

IPUT

The Exchange second floor brochure

May 2024

Begley Hutton

Front and back covers



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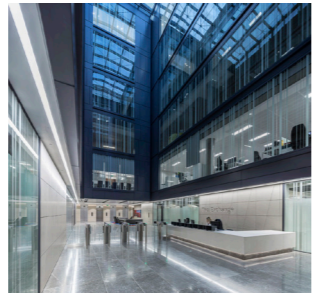
A5 6 panel spreads

EFFICIENT FLEXIBLE CONNECTED




Occupying a prominent corner position in Dublin's Financial Business District The Exchange extends to 106,000 sq ft across 6 floors and is home to leading occupiers Walkers Global, Liquidnet, Partner Re, Mediolanum RD.U, Food Safety Authority.


Designed to the highest standards with an emphasis on sustainability, the quality and attention to detail is reflected in a central glass atrium which rises through the building radiating natural light to all floors.




Full height atrium



View across atrium

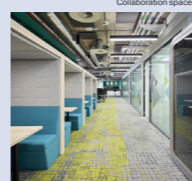


Break out space





Open-plan office

19,000 sq ft fully fitted and furnished office accommodation available from Q2 2025.



Collaboration space

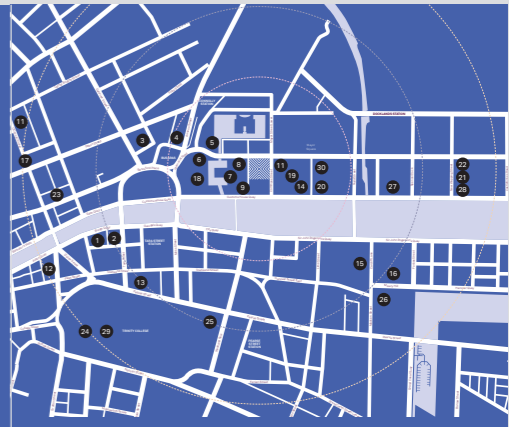




THE MOST HIGHLY CONNECTED OFFICE LOCATION IN IRELAND

The Exchange has unrivalled connectivity to local, national and international transport nodes.

- LUAS: 1 mins walk
- Bike: 3 mins walk
- DART/Train: 5 mins walk
- Bus: 6 mins walk
- Airport: 25 mins drive



Restaurants/Cafés 1 The Vintage Kitchen 2 Mulgerris 3 El Vigorato Restaurant 4 The Brew Dock 5 Harbourmaster 6 Munchies 7 Ely Wine Bar 8 Starbucks 9 Coffee Angel CHQ 10 Drunken Fish	Hotels 11 The Gresham Hotel 12 The Westin 13 Trinity City Hotel 14 Spencer Hotel 15 Clayton Hotel 16 The Marker	Cultural 23 The Abbey Theatre 24 Trinity College Dublin 25 Science Gallery 26 Grand Canal Theatre 27 Dublin Convention Centre 28 3 Arena
Lifestyle 17 O'Connell Street 18 CHQ 19 Marks & Spencer 20 Spencer Health Club 21 Odeon Cinema 22 Point Village	Educational 29 Trinity College Dublin 30 National College of Ireland	

5 MINS 10 MINS 20 MINS

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SUMMARY SPECIFICATION

IPUT are committed to designing a building around people while achieving the highest international standards for sustainable design and responsible construction.

- Raised access floors
- Four-pipe fan coil air conditioning
- Energy efficient LED lighting
- Mixture of open plan and cellular offices
- Break out space
- Canteen
- LEED Gold Energy Rating
- Low water usage sanitary fittings
- Shower, cyclist parking, and locker facilities

TYPICAL FLOOR

Furniture plan
1,785 sq m / 19,213 sq ft

Open plan workstations	105	Boardroom	1
Office	7	Focus / Study room	2
Meeting rooms	8	Mothers room	1

IPUT REAL ESTATE DUBLIN

DUBLIN'S LEADING PROPERTY INVESTMENT COMPANY

We own, develop and manage 75 assets around the city. Our fund has a track record of over 55 years in Ireland, and we are the largest owner of offices and logistics assets in the country.

We are a socially and environmentally conscious investor with an unrivalled reputation for delivering the highest standards of design and placemaking.

Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Passionate about shaping our city

We create exceptional workplaces for premium local and international occupiers and deliver outstanding long-term dividends to our shareholders.

We see every investment, every development, every building as an opportunity to make places that people will enjoy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities for the benefit of everyone who lives, works and socialises in our capital city.

Tap to bottom:
 The Royal Warehouse, Dublin 2
 10 Molesworth Street, Dublin 2
 One Wilton Park, Dublin 2
 No. 3 Dublin Landings, Dublin 1



Thank You

For more information please contact:

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