



# 1 Hume Street

2,600 sq ft

Exceptionally fitted  
and uniquely flexible  
own door office

## WHAT'S INCLUDED:

- 24 x 1400 sit stand desks and ergonomic chairs
- 2 x private meeting rooms
- 1 x dedicated kitchenette
- 1 x collaboration area
- 32 x lockers
- 1 x car space
- Access to St Stephens Green Estate wellness suite with gym
- **Studio** business lounge membership

# Making it Work.



Exceptional workspaces  
makingitwork.ie

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**IPUT** REAL ESTATE  
DUBLIN





CGI of open plan office at 1 Hume Street

## Making it Work Occupier Survey Results 2024



Quality of fit out, furniture and finishes



Satisfaction with facilities and amenities



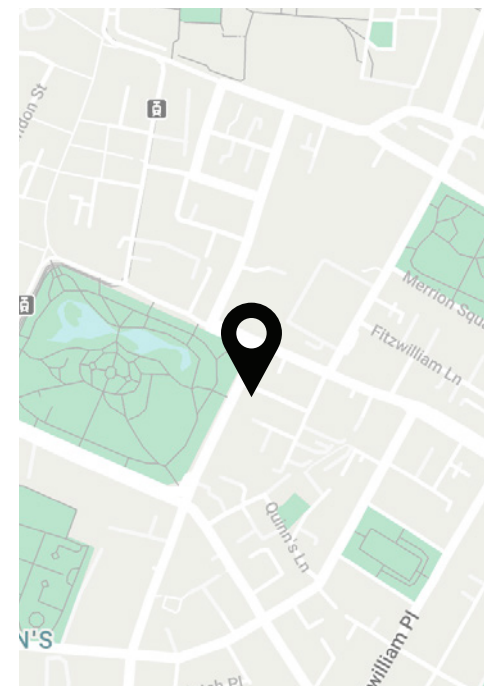
Level of maintenance and support services



Overall experience with Making it Work



CGI of meeting room at 1 Hume Street





## 1 HUME STREET

This bright own door office is located adjacent to St Stephens Green and the best amenities in Dublin.



**Clockwise from top:**

The Shelbourne Hotel, St. Stephen's Green, Trinity College Dublin, Grafton Street, National Concert Hall

## 1 HUME STREET

# The smarter choice for your business

### Making it Work includes:

	Furnished & managed
Dedicated self-contained fitted and furnished floor	✓
Private kitchens and meeting spaces	✓
Biophilic design with extensive internal and external planting	✓
Occupational ready resilient private fibre network	✓
Direct relationship with simplified legal agreement	✓
Making it Work customer app and platform concierge	✓
Personalised branding	✓
Utilities, cleaning and waste management	✓
Compliance management, repairs and maintenance	✓
Office equipment, healthy snacks and refreshments supplied	✓
One all-inclusive bill	✓

## Floor plan



- Reception
- Enclosed meeting
- Kitchen / lounge
- Print / locker
- Work seats
- Collaboration
- Toilet amenities

Total headcount		Enclosed meeting		Social & open meeting		Support	
1,400 x 800mm desks	24	Meeting rooms	2	Kitchen	1	Copy/print	1
				Lounge	1	Storage/lockers	4
				Collaboration	1		



## 1 HUME STREET

# Sustainability & wellness

1 Hume Street is an all-electric building that has WELL and WiredScore certifications.

The building also benefits from an on-site gym, showers and serviced changing facilities, car and bicycle parking.

### Data-driven operations

Smart monitoring of energy and water to optimise consumption and indoor air quality management programme to drive improvements in workplace comfort.



### Biophilic design

Creating spaces full of life and energy, providing the perfect way to connect with nature.



### Health and wellbeing

End of trip facilities to support active travel and ergonomic office furniture to enhance occupier comfort.



### Circular economy

Adopted circular economy principles as part of the Making it Work fit-out.



Access to onsite private gym



7 showers



43 secure bicycle parking spaces



Smart monitoring of energy and water to optimise consumption



Tech enabled all electric building

## For further information please contact:

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# Occupier amenities

We're constantly looking for ways to add value for the people who use our buildings.

As an occupier you'll enjoy access to our exclusive amenities throughout Dublin city.



## Studio at Fifteen George's Quay

Over 4,000 sq ft situated on the ground floor of Fifteen George's Quay, blending business lounge elements, meeting and event spaces, and a podcast studio.



## Roof Garden at Fifteen George's Quay

This landscaped 2,000 sq ft roof garden provides the perfect location to take a break and enjoy panoramic views of the city or host a unique private event.



## Pearse Street Auditorium

The 50 seater bleacher-style auditorium equipped with state of the art audio visual and video conferencing is ideal for hosting client presentations, internal training and all-hands events.

# Urban parks

We are custodians of our city, and take pride in the buildings we develop, own, and manage. Where we can, we extend these principles to the areas around our buildings and deliver spaces that are amenities for all to enjoy.



## Wilton Park

Located between Baggot Street and Leeson Street Bridges, this one acre restored park is a popular destination for people that live and work in the area.



## Earlsfort Gardens

With views of the National Concert Hall, the park's sustainable urban landscaping and reflective water feature provides a tranquil public place for occupiers and visitors alike.

