

MALT
HOUSE

5 STAR OFFICE EXPERIENCE





RECEPTION



3RD FLOOR



ROOF GARDEN

MALT HOUSE

Delivering 48,000 sq.ft. of best in class office accommodation in a unique waterfront setting, right in the heart of Dublin's thriving South Docklands.

The Malt House is adaptable to single or multi-tenant use, offering bright spacious floor plates ranging in sizes from 4,000 sq.ft. to 7,000 sq.ft. with generous floor to ceiling heights throughout.

FLOOR PLANS

INDICATIVE FLOOR AREAS

AREA	NET (SQ.FT.)
Ground Floor (incl. Café)	4,048
Café	1,101
1st Floor	5,468
2nd Floor	5,457
3rd Floor	5,445
4th Floor	4,975
5th Floor	7,365
6th Floor	7,515
7th Floor	7,565
Roof Terrace	approx. 1,140
Total	47,838 sq.ft.



LEGEND

-  Office Area
-  Common Areas
-  Café Area

BUILDING SPECIFICATION

STRUCTURE:

- Steel frame with concrete floor slabs

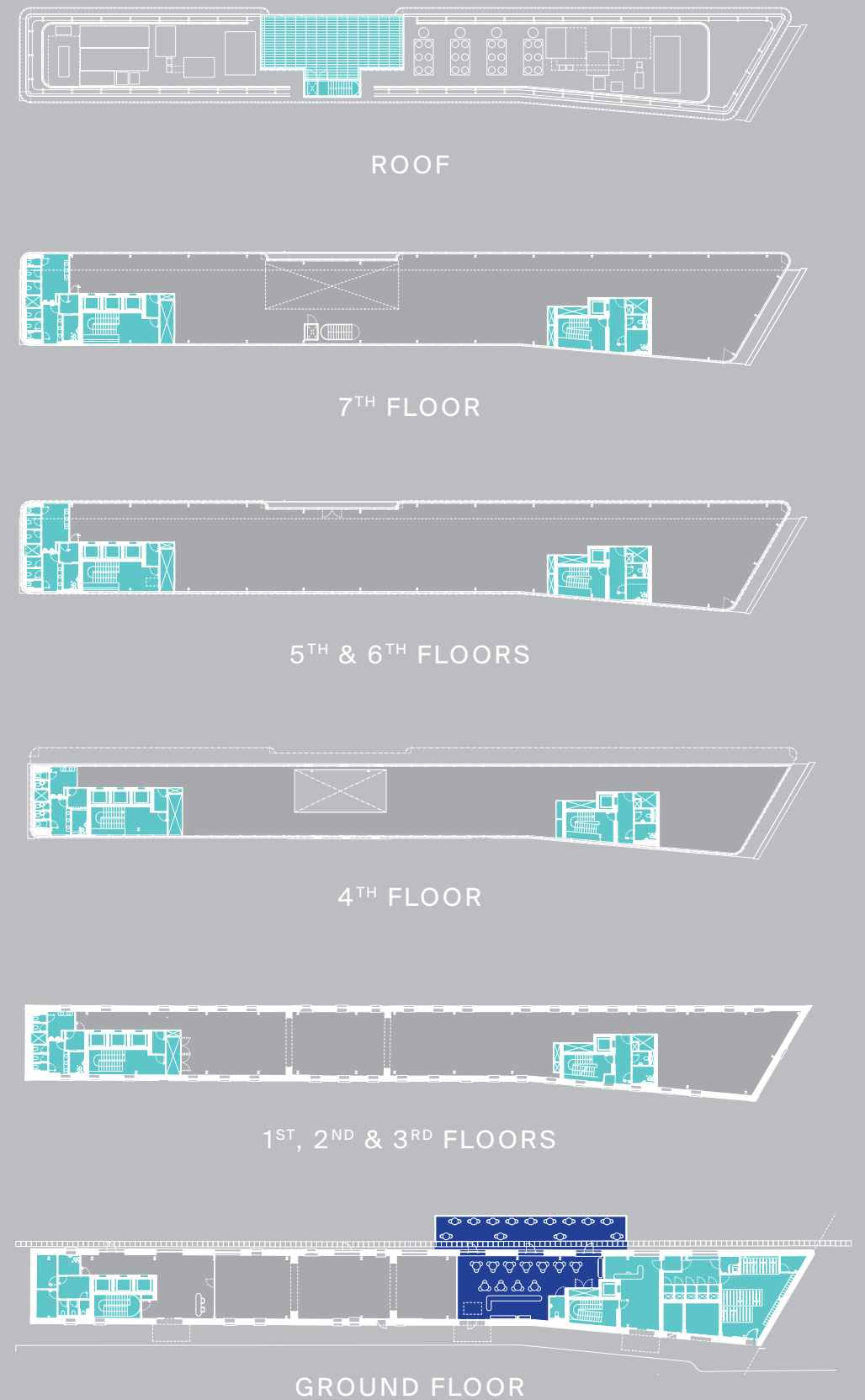
FAÇADE:

- Unitised glazing system
- Existing brick façade with new slim framed double glazed windows.

GENERAL:

- Target LEED Platinum
- Target BER A3
- WELL enabled
- Cat A fit-out
- 2.7m to 2.8m floor to ceiling height
- 100mm raised access flooring
- HVAC 4 pipe fan coil system
- 15 car parking spaces available
- 60 bike spaces
- 40 lockers
- Clubhouse standard showers
- Original limestone walls
- LED lighting
- 4 passenger lifts

**Subject to Contract / Contract Denied / Without Prejudice



** For indicative purposes only / Not to scale

PENTHOUSE

Showcasing a spectacular penthouse on the 7th floor featuring a double height atrium space looking out onto a waterfront terrace, complete with rooftop garden, the Malt House is indeed your quintessential 5 star office experience.



UNRIVALLED WATERFRONT VIEWS





A CHANGING LANDSCAPE

Constructed in 1859 by the Guinness family, Malt House is a building steeped in history and forms an integral part of Dublin's dockland heritage.

This iconic development will provide a contrasting blend of Victorian and contemporary design, with a stunning 4 storey glass extension rising above the existing stone clad building.

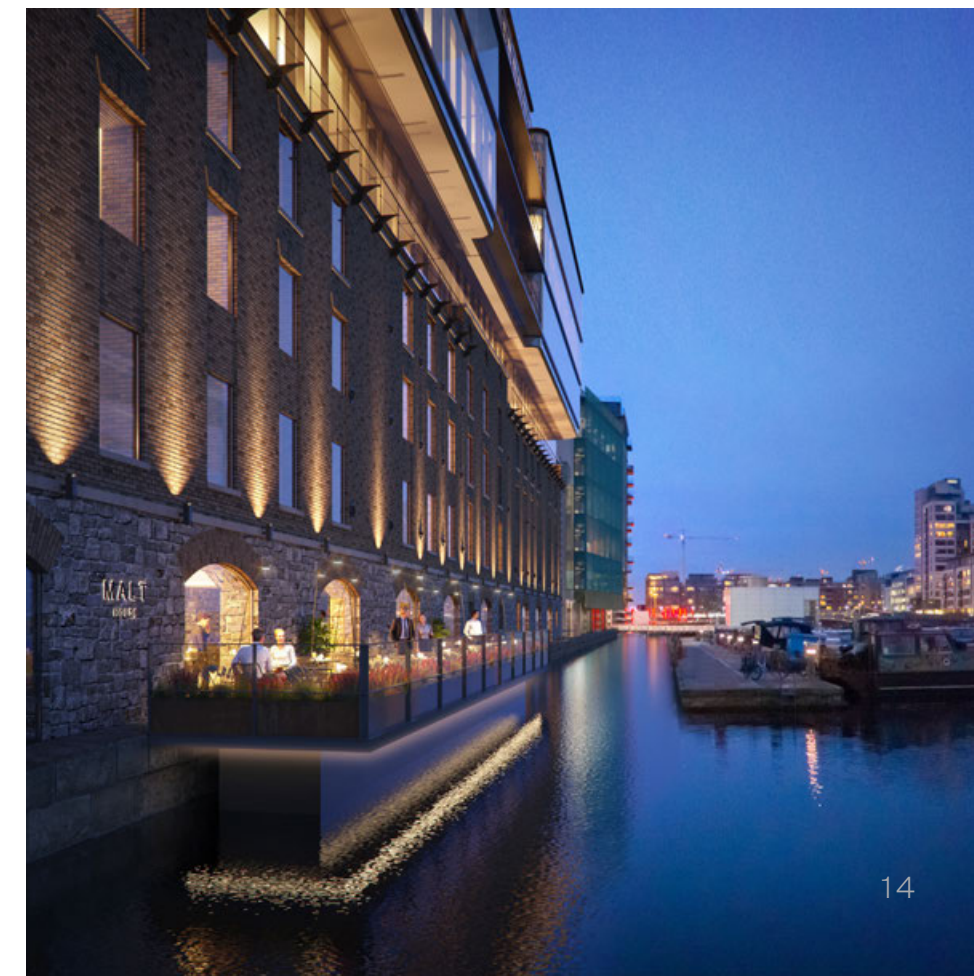


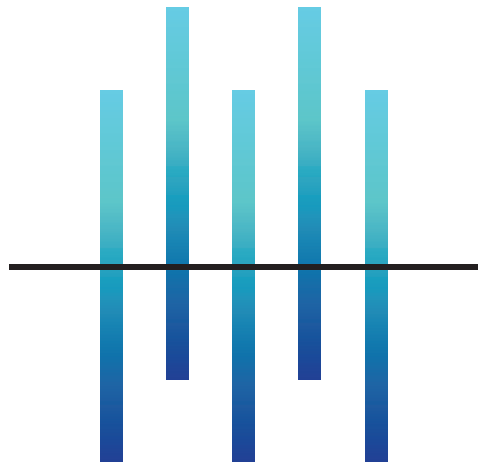
GRAND CANAL QUAY 1970'S



CAFÉ




The Malt House will feature a dedicated Café/ Restaurant on the ground floor. Diners will enjoy the impressive vista of Grand Canal Dock suspended over the canal basin in a unique outdoor waterfront setting.

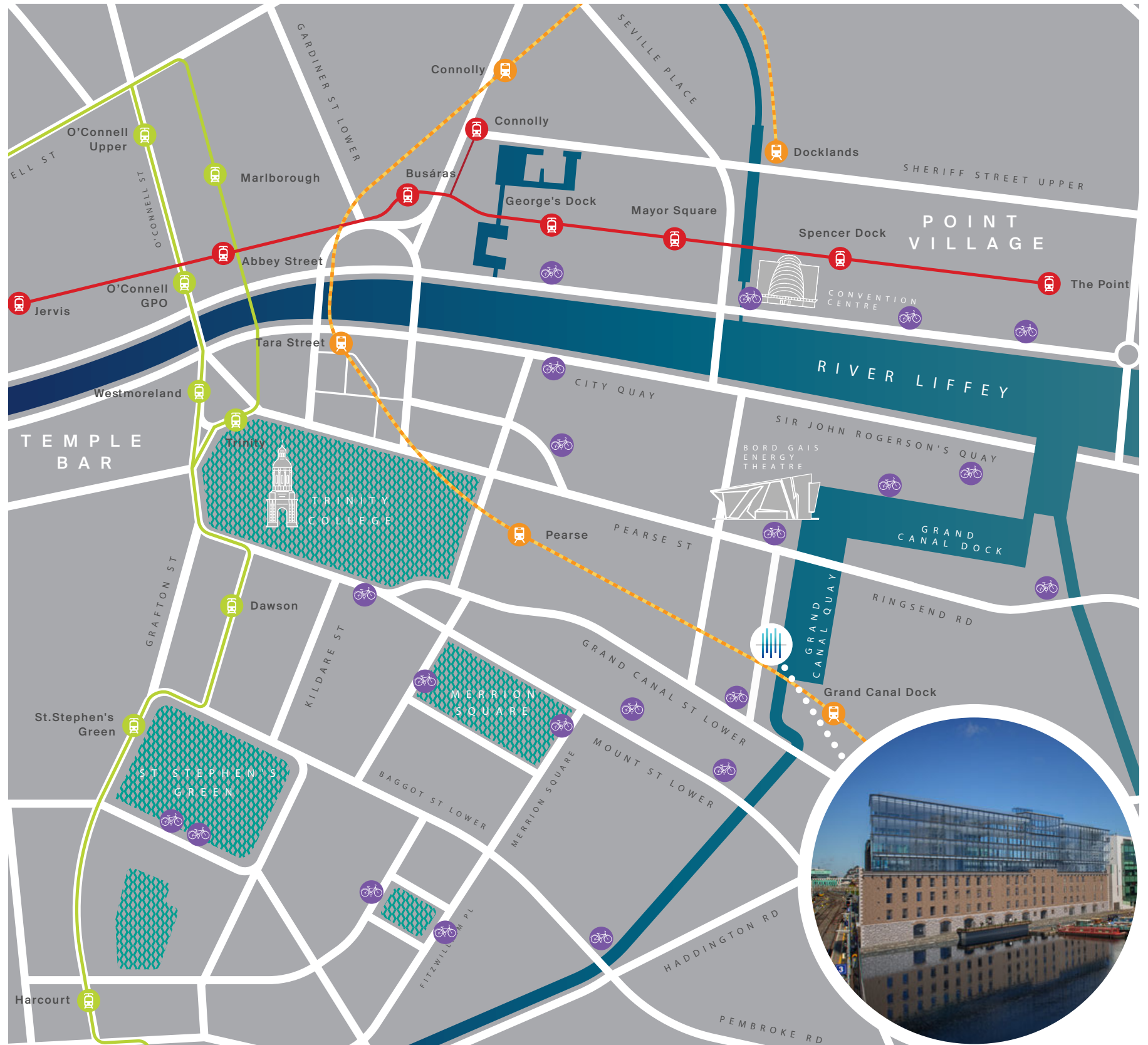




MALT HOUSE

CENTRAL LOCATION

-  GREEN LUAS LINE
-  RED LUAS LINE
-  DART LINE
-  DUBLIN BIKE STATION



MEET THE NEIGHBOURS



PROFESSIONAL SERVICES

- 1 Grant Thornton
- 2 Accenture
- 3 William Fry
- 4 Dillon Eustace
- 5 Simmons & Simmons
- 6 McCann Fitzgerald
- 7 Beauchamps
- 8 PWC
- 9 Mason Hayes & Curran
- 10 Fragomen
- 11 Matheson

TMT

- 1 Zalando
- 2 Hubspot
- 3 Tenable
- 4 TikTok
- 5 Google
- 6 BT
- 7 Facebook (Meta)
- 8 Telnyx
- 9 Salesforce
- 10 Aptiv, DocuSign
- 11 Airbnb
- 12 Indeed
- 13 LogMeIn, Wix

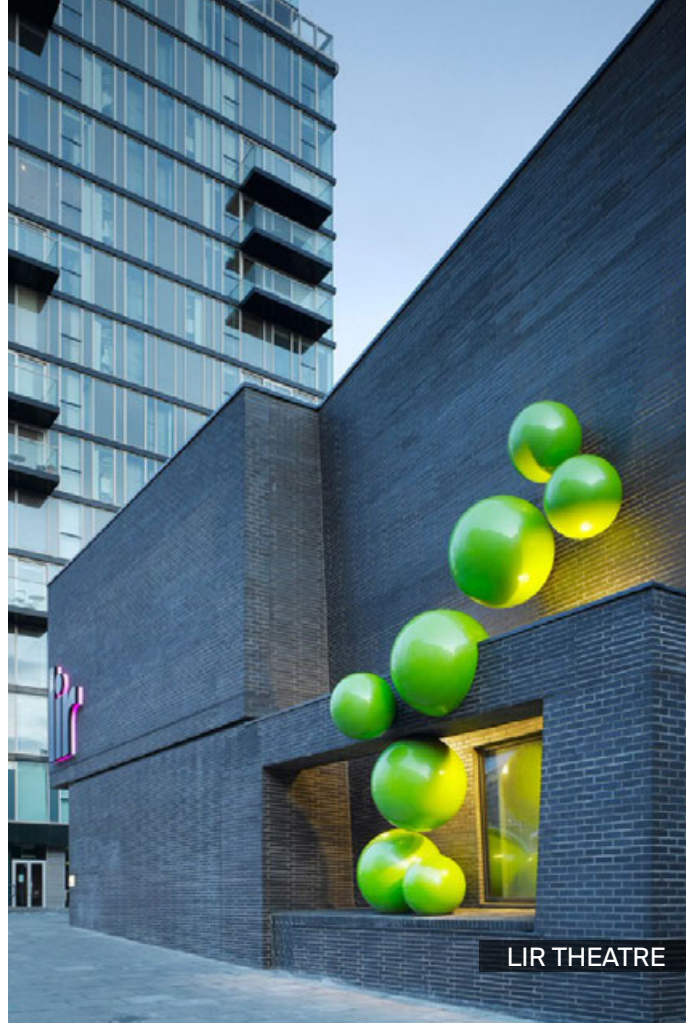
FINANCIAL OCCUPIERS

- 1 KBC
- 2 Stripe
- 3 US Bank
- 4 S & P Global
- 5 HSBC
- 6 The Irish Tax Institute
- 7 Central Bank
- 8 Rabobank
- 9 State Street
- 10 JP Morgan

OTHER

- 1 Perrigo
- 2 European Refreshments
- 3 Bord Gáis Energy Theatre
- 4 Convention Centre Dublin
- 5 The Marker Hotel
- 6 WeWork
- 7 NTMA / NAMA
- 8 Gasworks
- 9 3 Arena

LOCAL AMENITIES



LIR THEATRE



LUAS



GRAND CANAL



3FE



DART



OSTERIA LUCIO



THE ART OF COFFEE



BORD GAIS ENERGY THEATRE



DUBLIN BIKES

MEET THE TEAM

LETTING AGENTS



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Target



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DEVELOPER

Chudnam Ltd

ARCHITECTS

de Blacam and Meagher Architects

STRUCTURAL & CIVIL

Fearon O'Neill Rooney Consulting Engineers

MECHANICAL & ELECTRICAL ENGINEERS

OCSC

QUANTITY SURVEYORS

Linesight

FAÇADE

BDA Façade Consultants

A unique waterfront HQ offering contemporary workspace, blended with unrivalled character.



