



2 Hume Street

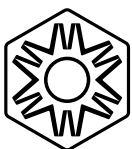
2nd floor / 3,500 sq ft

Exceptionally fitted
and uniquely flexible

WHAT'S INCLUDED:

- 30 x 1400 sit stand desks and ergonomic chairs
- 3 x private meeting rooms
- 2 x focus / quiet rooms
- 1 x dedicated kitchenette
- 1 x collaboration area
- 32 x lockers
- 2 x car spaces
- Access to St Stephen's Green Estate wellness suite with gym
- **Studio** business lounge membership

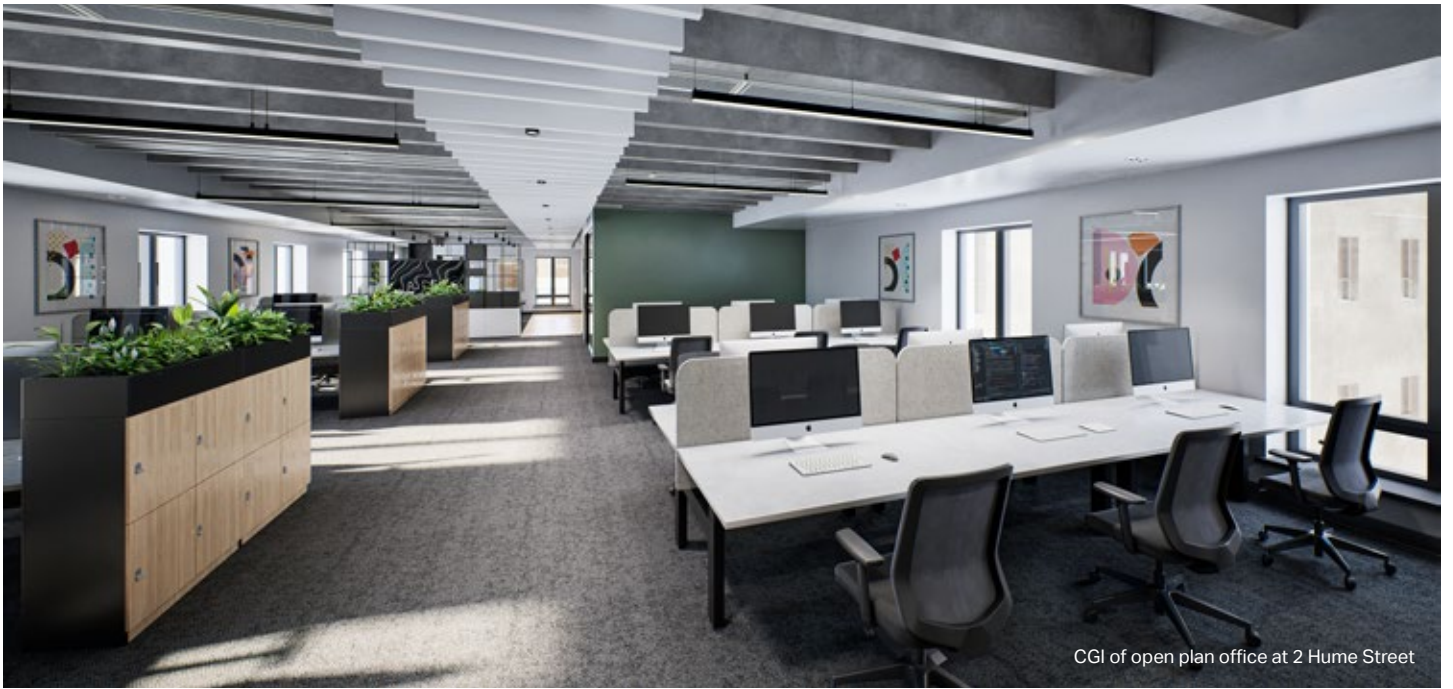
Making it Work.



Exceptional workspaces
makingitwork.ie

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IPUT REAL ESTATE
DUBLIN



CGI of open plan office at 2 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 reception area at 2 Hume Street



CGI of kitchenette at 2 Hume Street



2 HUME STREET, 2ND FLOOR

This office is located adjacent to St Stephen's Green and the best amenities in Dublin.



Clockwise from top:

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

2 HUME STREET, 2ND FLOOR

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



Total headcount

1,400 x 800mm desks **30**

Enclosed meeting

Meeting rooms **3**
Focus / quiet room **2**

Social & open meeting

Kitchenette **1**
Lounge **1**
Flexible desks **8**

Support

Copy/print **1**
Storage/lockers **32**

2 HUME STREET, 2ND FLOOR

Sustainability & wellness

2 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.

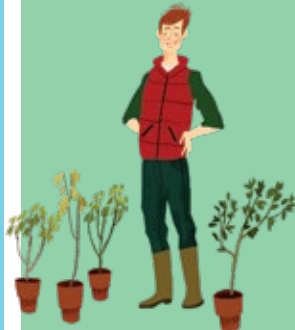
Data-driven operations

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



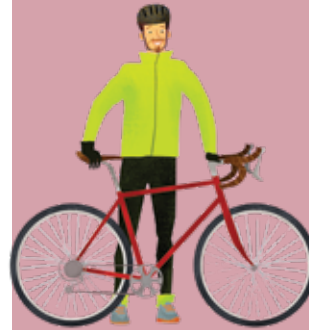
Biophilic design

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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Making it Work.

Occupier amenities

We are 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.



Auditorium at Pearse Street

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.

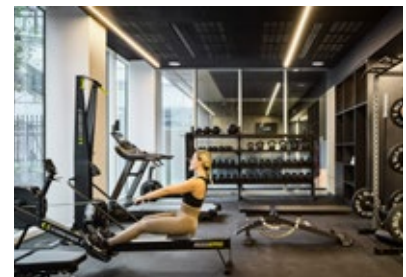


Earlsfort Gardens

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.

Wellness

We are focused on providing facilities within our buildings that promote health and well being.



Gyms

Occupants of IPUT buildings with gyms enjoy complimentary open access to the facilities. Group classes require booking and are available to all portfolio members.

