



Nº3



DUBLIN
LANDINGS

FULLY FITTED OFFICE ACCOMMODATION



Impressive turn-key office specification



A striking office building extending to over 119,000 sq ft in the centre of the Dublin Docklands

Available Q1 2025

No. 3 Dublin Landings has been designed with an emphasis on sustainability and energy efficiency, underwritten by LEED accreditation, ensuring occupiers can minimise both operational costs and environmental impact.



BER A3

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No. 3 Dublin Landings has been designed to the highest standard, with premium finishes throughout

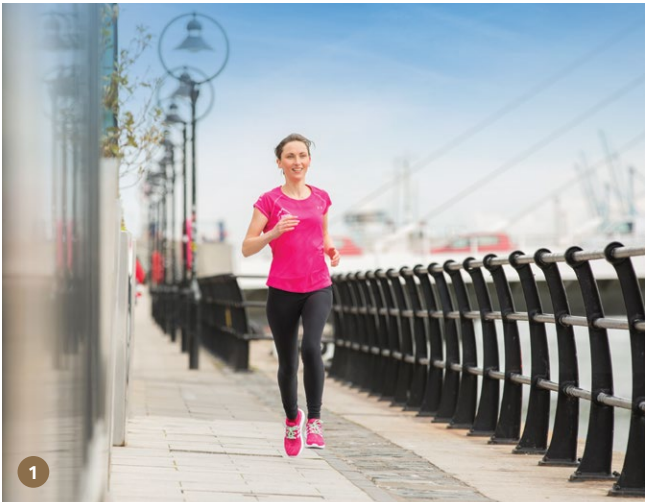
At the centre of Dublin's thriving Docklands, No. 3 forms part of the established Dublin Landings scheme which is a mixed use development extending to over 1 million sq ft (92,900 sq m) and is home to leading occupiers such as The National Treasury Management Agency (NTMA), WeWork, The Central Bank of Ireland and Microsoft. Dublin Landings offers over 270 high-end residential apartments, a range of eateries, leisure offerings and a boutique hotel.



Superior occupier amenities

- Feature double-height reception
- 22 individual showers
- 127 lockers
- Dedicated drying room
- 157 bicycle spaces
- 18 secure underground parking spaces





The Docklands is a thriving neighbourhood in the centre of Dublin that offers a vibrant lifestyle for a dynamic young workforce

The Docklands comprises of a mix of international companies, multiple high-end residential options and an eclectic range of restaurants, bars and casual coffee operators.

It is this balance of a living and working environment which makes the Docklands a sought after office location for world leading companies with No. 3 Dublin Landings located at its core.



1. Feel the benefits of a morning run on the banks of the River Liffey
2. Casual lunch at Bar Italia
3. Enjoy a cocktail at The Spencer Cocktail Bar
4. Rooftop cocktails in Ryleigh's Rooftop Grill
5. Catch up with friends at the Bakehouse
6. No. 3 Dublin Landings
7. Entertain clients or host company events at The Mayson Hotel

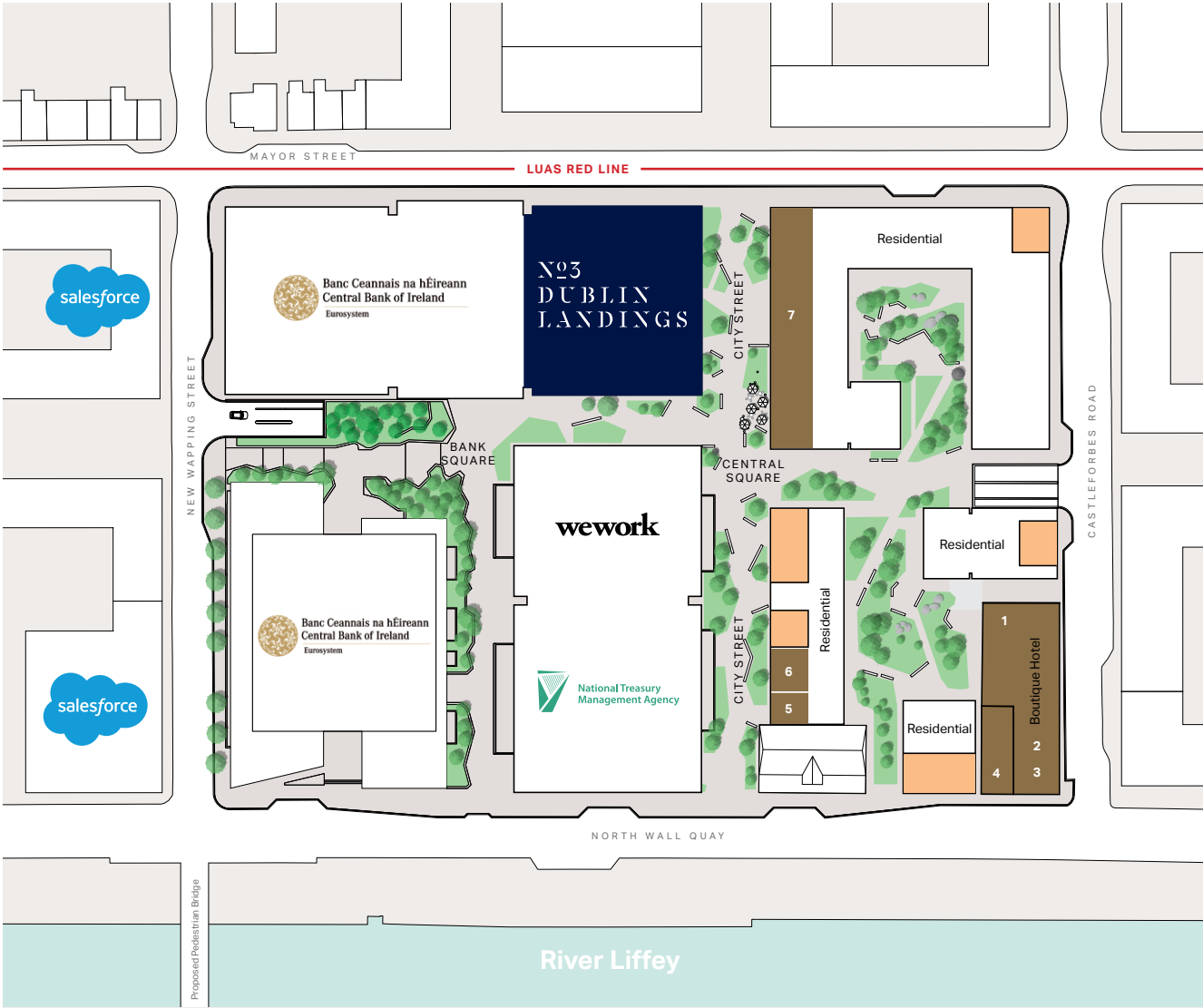
A THRIVING CENTRE FOR BUSINESS

The Docklands is a hub for innovation, and home to world leading technology, professional and financial institutions



NEW PLACES TO MEET & EAT

New city centre campus with an abundance of employee amenities on your doorstep



A CONNECTED LOCATION SURROUNDED BY A HOST OF AMENITIES

No. 3 Dublin Landings is at the core of the Docklands and is surrounded by a host of amenities and transport links



2 mins
Walk to Bus stops



2 mins
Walk to Dublinbikes station



4 mins
Walk to LUAS Red Line



5 mins
Commute to DART / Rail



15 mins
Drive to Dublin International Airport

- Food & drink**

 1. The Grill by Chaska
 2. The Bakehouse Express
 3. Urban Brewing
 4. Salsa
 5. Toss'd
 6. Insomnia
 7. Drunken Fish Pub
 8. The Natural Bakery
 9. Hot Chix
 10. Musashi
 11. Il Fornaio
 12. Milano
 13. East Restaurant
 14. J2 Sushi and Grill
 15. Gerard's Deli
 16. Sprout
 17. The Ferryman Bar
 18. Boca Café
 19. Lolly & Cooks
 20. Fresh Food Market
 21. Herb Street
 22. The Bottle Boy
 23. Ryleigh's Rooftop Grill
 24. Pita Pit
 25. Starbucks
 26. Ruby's Pizza and Grill
 27. Salad Box
 28. Brewdog
- Hotels**

 29. Hilton Garden Inn
 30. The Spencer Hotel
 31. Clayton Hotel
 32. The Marker
 33. The Mayson
 34. The Gibson
- Wellness**

 35. Flyefit
 36. Perpetua Gym
 37. Spencer Health Club
 38. Sv Fitness
 39. Flyefit
 40. Crossfit 365
- Cultural**

 41. Abbey Theatre
 42. Trinity College
 43. Science Gallery
 44. Epic Ireland
 45. National College of Ireland
 46. Bord Gáis Energy Theatre
 47. Odeon Cinema
 48. Three Arena



A generous mix of open plan
& cellular offices





Key features

An exceptional specification providing inspirational spaces to work, meet and collaborate



Raised access floors



2.8 m typical floor to ceiling height



Four pipe fan coil air conditioning



1:8 base occupancy (person / sq m)



LED lighting



3 x 17-person passenger lifts plus goods lift



18 secure basement car parking spaces



157 bicycle spaces



22 showers
127 lockers and drying room

Sustainability



LEED 'Platinum'

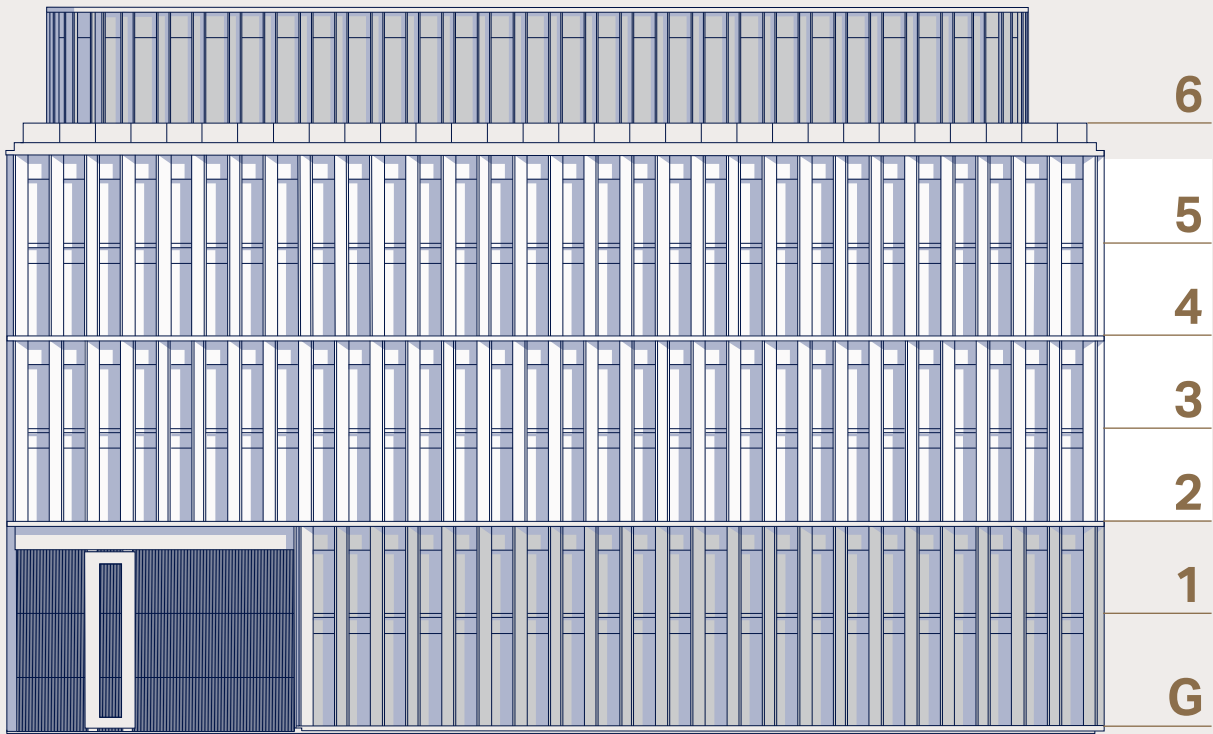


BER A3 rating



WIRED certified 'Platinum'

Accommodation

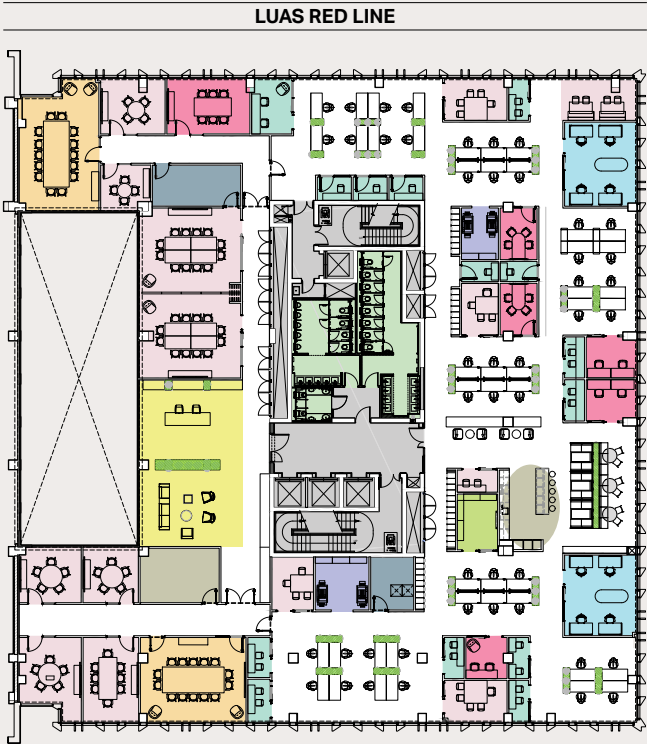


Net Internal Floor Areas	SQ M	SQ FT
Sixth		<i>hannover re</i>
Fifth	1,449.2	15,599
Fourth	1,458.0	15,693
Third	1,458.3	15,697
Second	1,457.2	15,685
First		Microsoft
Ground		Microsoft
Lower ground		Microsoft
Basement	18 secure basement car parking spaces, 157 bicycle space	
TOTAL AVAILABILITY	5,822.7	62,674

Second Floor

1,457.2 SQ M (15,685 SQ FT)

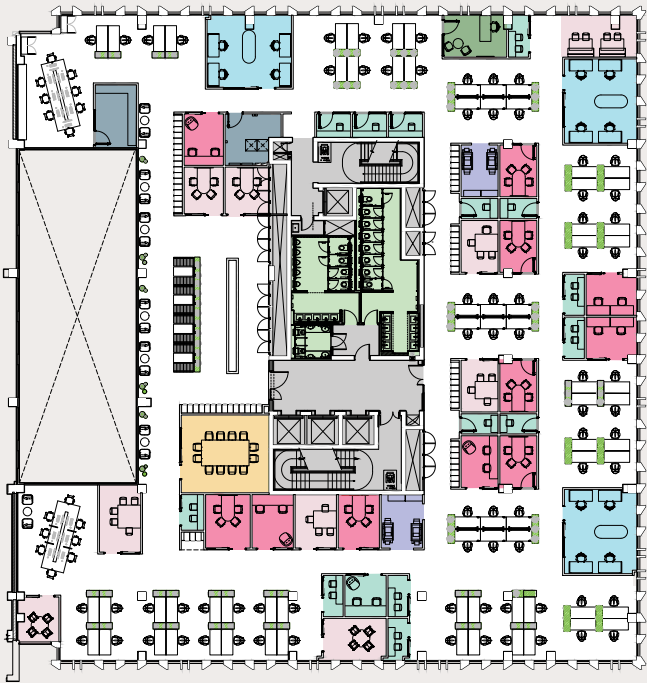
Open plan workstations	46
Boardrooms	2
Meeting Rooms	14
Focus / Huddle Rooms	6
Project Rooms	2



Third Floor

1,458.3 SQ M (15,697 SQ FT)

Open plan workstations	90
Private Office	1
Boardrooms	1
Meeting Rooms	9
Focus / Huddle Rooms	11
Project Rooms	3



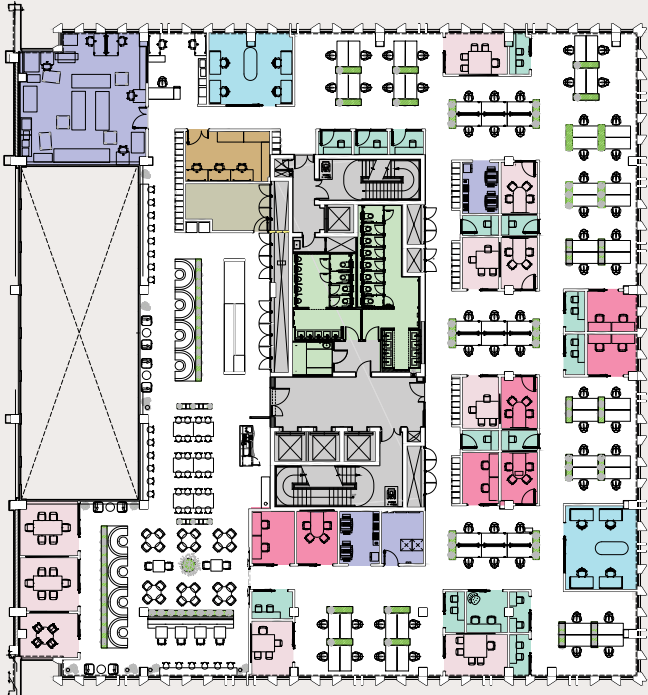
KEY

- Open plan
- Core
- Amenities
- Meeting rooms
- Boardrooms
- Shared office
- Private office
- Executive office
- Reception
- Phone room
- Print / storage
- Comms room / store
- Canteen / kitchenette
- Project room
- Focus / huddle room
- Post room

Fourth Floor

1,458.0 SQ M (15,693 SQ FT)

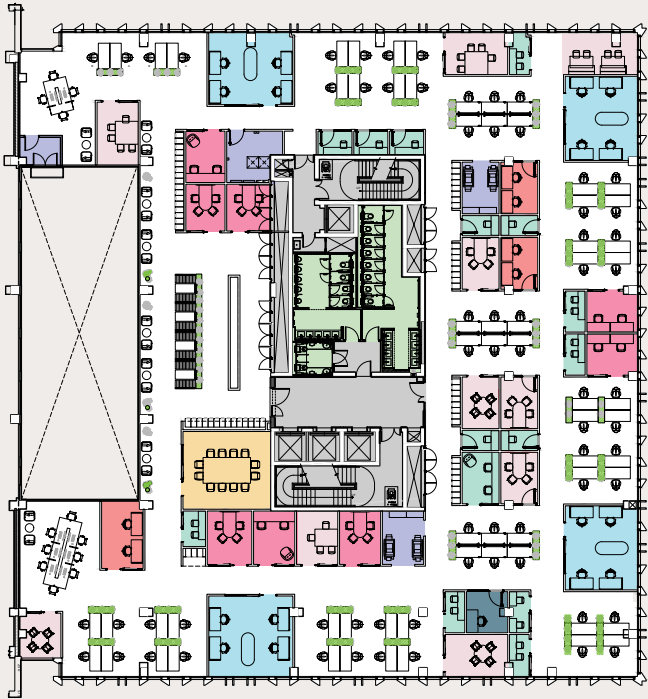
Open plan workstations	62
Meeting Rooms	10
Focus / Huddle Rooms	7
Project Rooms	2



Fifth Floor

1,449.2 SQ M (15,599 SQ FT)

Open plan workstations	78
Shared Office	3
Boardrooms	1
Meeting Rooms	10
Focus / Huddle Rooms	8
Project Rooms	4



Our vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who we are

We are Ireland’s leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with an over 57-year track record in real estate. We own and manage a portfolio comprising over 5.1 million sq ft, with a net asset value of over €2.8 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.

iput.com



Other assets in our portfolio:

- 1. 1 Grand Canal Square, Dublin 2
- 2. The Exchange, IFSC, Dublin 1
- 3. 10 Molesworth Street, Dublin 2
- 4. Riverside One & Two, Sir John Rogerson's Quay, Dublin 2



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