



NO 3 DUBLIN LANDINGS



Studio.

Curated workspaces & amenities

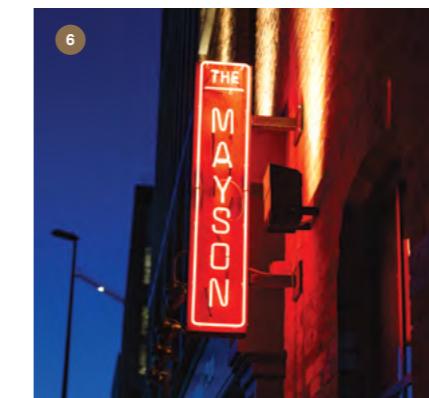
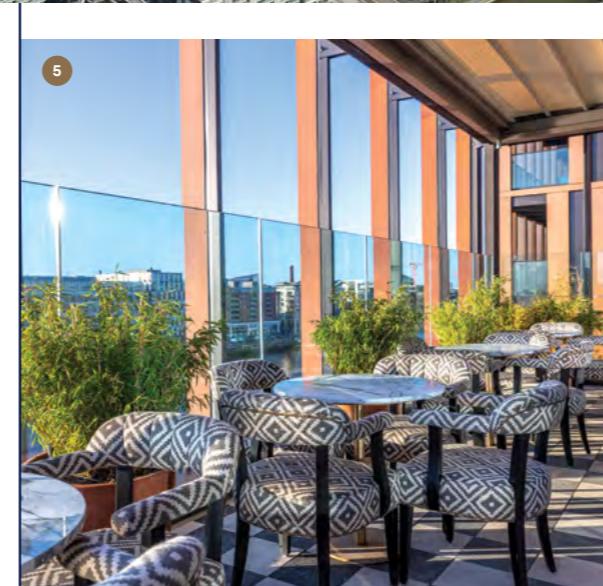
A striking office building extending to over 119,000 sq ft in the centre of the Dublin Docklands



Nº3 DUBLIN LANDINGS

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 and is home to leading occupiers such as The National Treasury Management Agency (NTMA), The Central Bank of Ireland, Mediolanum International Funds, ESW, Telus and Hannover Re. Dublin Landings offers over 270 high-end residential apartments, a range of eateries, leisure offerings and a boutique hotel.





The Docklands: Dublin's vibrant hub for work, life, and play

The Docklands is home to a diverse mix of international companies, premium residential developments, and an eclectic selection of restaurants, bars, and coffee spots.

This unique balance of work and lifestyle has made the Docklands one of Dublin's most sought-after office locations, with No. 3 Dublin Landings positioned at its core.

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



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



McCANN FITZGERALD



Well-connected and amenity-rich location

 **2 mins** Walk to Bus stops

 **2 mins** Walk to Dublinbikes station

 **4 mins** Walk to LUAS Red Line

 **2 mins** Walk to Dublinbikes station

 **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 Forno
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

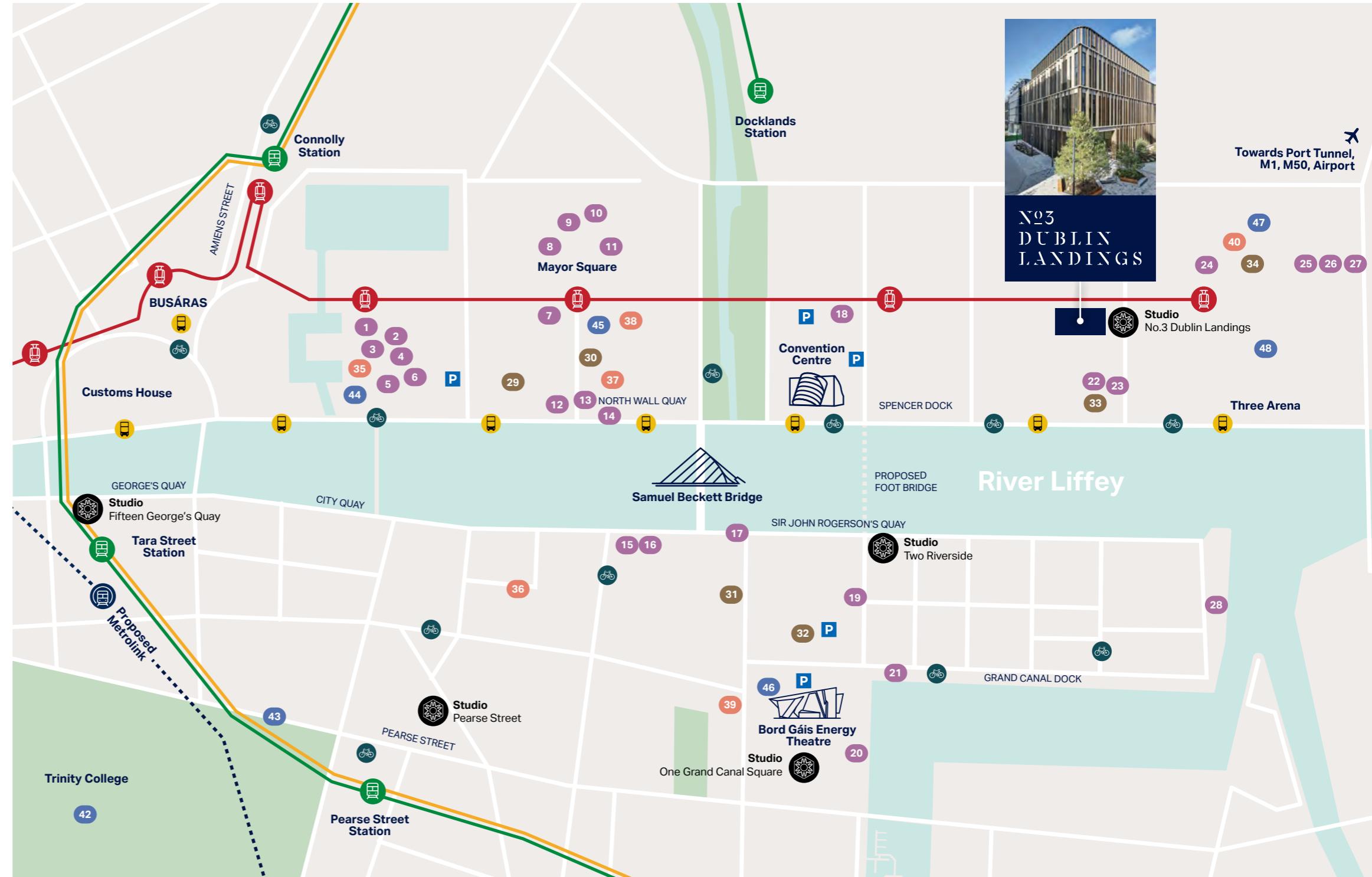
Wellness

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

 Studio amenities



SUSTAINABILITY STRATEGY AT NO.3 DUBLIN LANDINGS



Platinum standards

Designed, built and managed to Platinum standards, with this LEED rating achieved under both the shell and core, and operations and maintenance schemes.



Pathway to net zero carbon

The building's electricity supply is 100% renewable from Irish wind farms. A rooftop PV array also helps to meet operational demands.



Delivering energy efficiencies

Since 2022, we have optimised building performance in this A3-rated building, resulting in a 29% reduction in energy consumption since then.



Engaging for performance

INPUT monitors performance data on an ongoing basis with our occupiers to collaborate on delivering efficiencies.



Sustainability reporting

Occupiers are provided with audit grade data for their reporting needs. The building has a WiredScore Platinum rating.

No.3 Dublin Landings
Dublin 1



Pictured:
CGI of Kitchen, Atrium One

Accommodation

119,000 sq ft

Total

21,700 sq ft

Available

Floor

Sixth **hannover re**

Fifth **esw.**

Fourth **mediolatum**

Third **mediolatum**

Second **mediolatum**

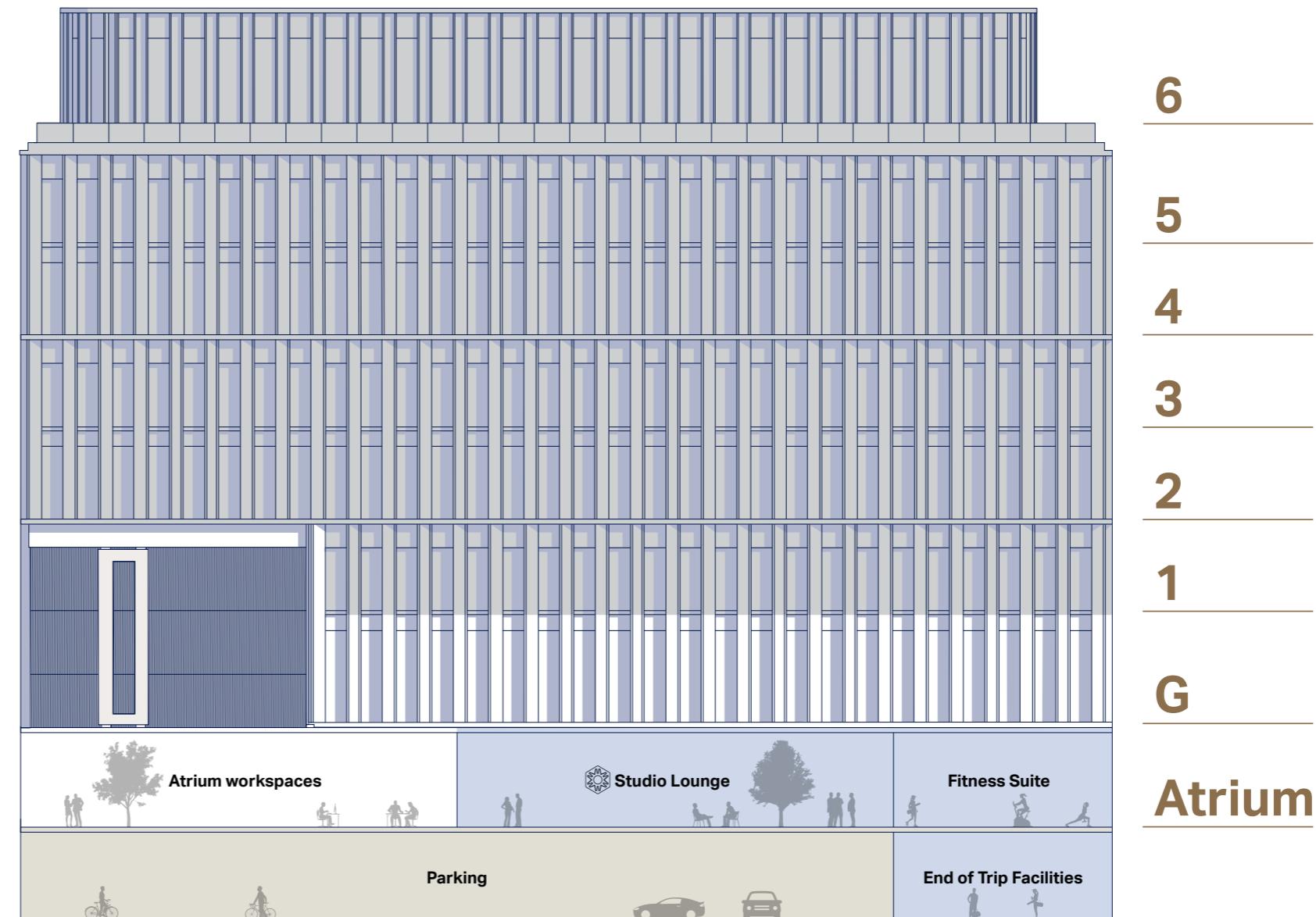
First **TELUS**

Ground Studio One 280 sq m | 3,000 sq ft
 Studio Two 240 sq m | 2,600 sq ft
 Studio Three 345 sq m | 3,700 sq ft

Atrium Atrium One 780 sq m | 8,400 sq ft
 Atrium Two 370 sq m | 4,000 sq ft

Parking

1:4,000 sq ft



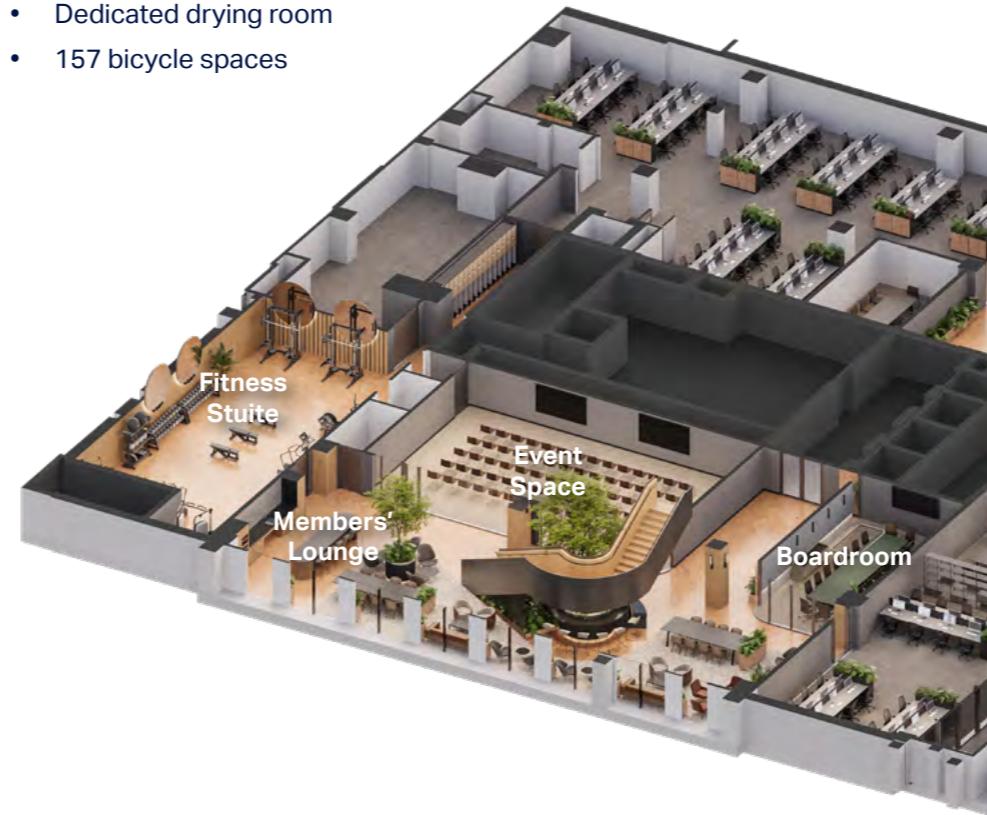


Pictured:
Feature double height reception



Curated workspaces & amenities

- 40 seat exclusive Studio members' lounge
- 120 person seated event space
- 20 person executive boardroom
- 2,000 sq ft 'Technogym' equipped fitness suite
- 22 showers
- 127 lockers
- Dedicated drying room
- 157 bicycle spaces



No.3 Dublin Landings
Dublin 1



Pictured:
CGI of Studio lounge



Pictured:
CGI of open plan Studio workspace

Workspaces at No.3 Dublin Landings

Flexible, self-contained offices tailored to corporate standards, featuring versatile layouts, company branding, and settings that support both collaboration and focused work.



Delivered for you

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



Studio 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



Furnished

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



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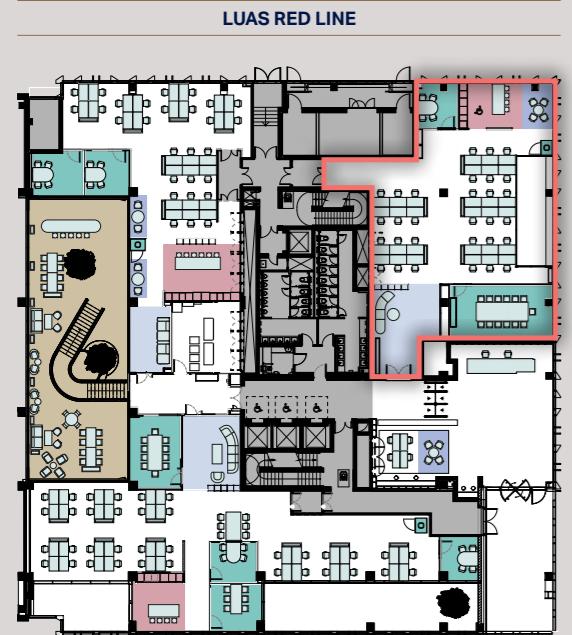
* Available with Studio Management



Studio One | 3,000 sq ft

Furnished and managed

Fully set-up workspaces with ongoing services and support, available on flexible short-term licences — ideal for teams who want to focus on work while everything else is taken care of.



LUAS RED LINE

- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Comms room
- Storage room

30 desks

2 meeting rooms

1 phone booths

1 kitchen

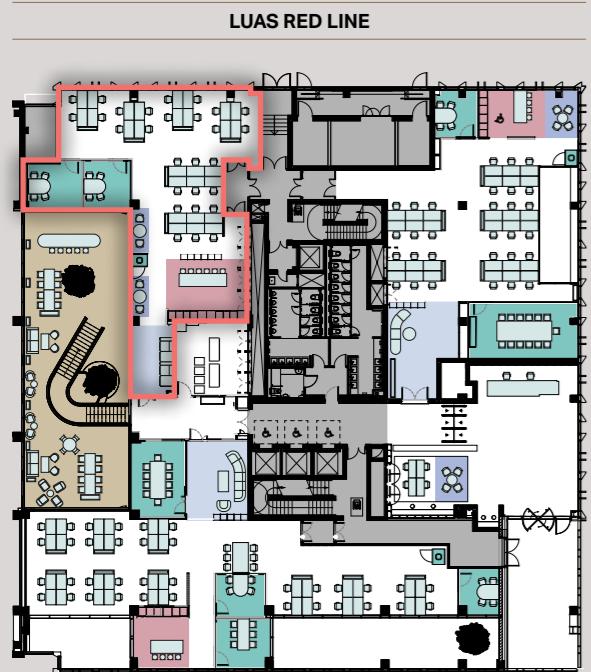




Studio.

Furnished and managed

Fully set-up workspaces with ongoing services and support, available on flexible short-term licences — ideal for teams who want to focus on work while everything else is taken care of.



- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Comms room
- Storage room

- 28 desks
- 2 meeting rooms
- 1 phone booths
- 1 kitchen

Studio Two | 2,600 sq ft

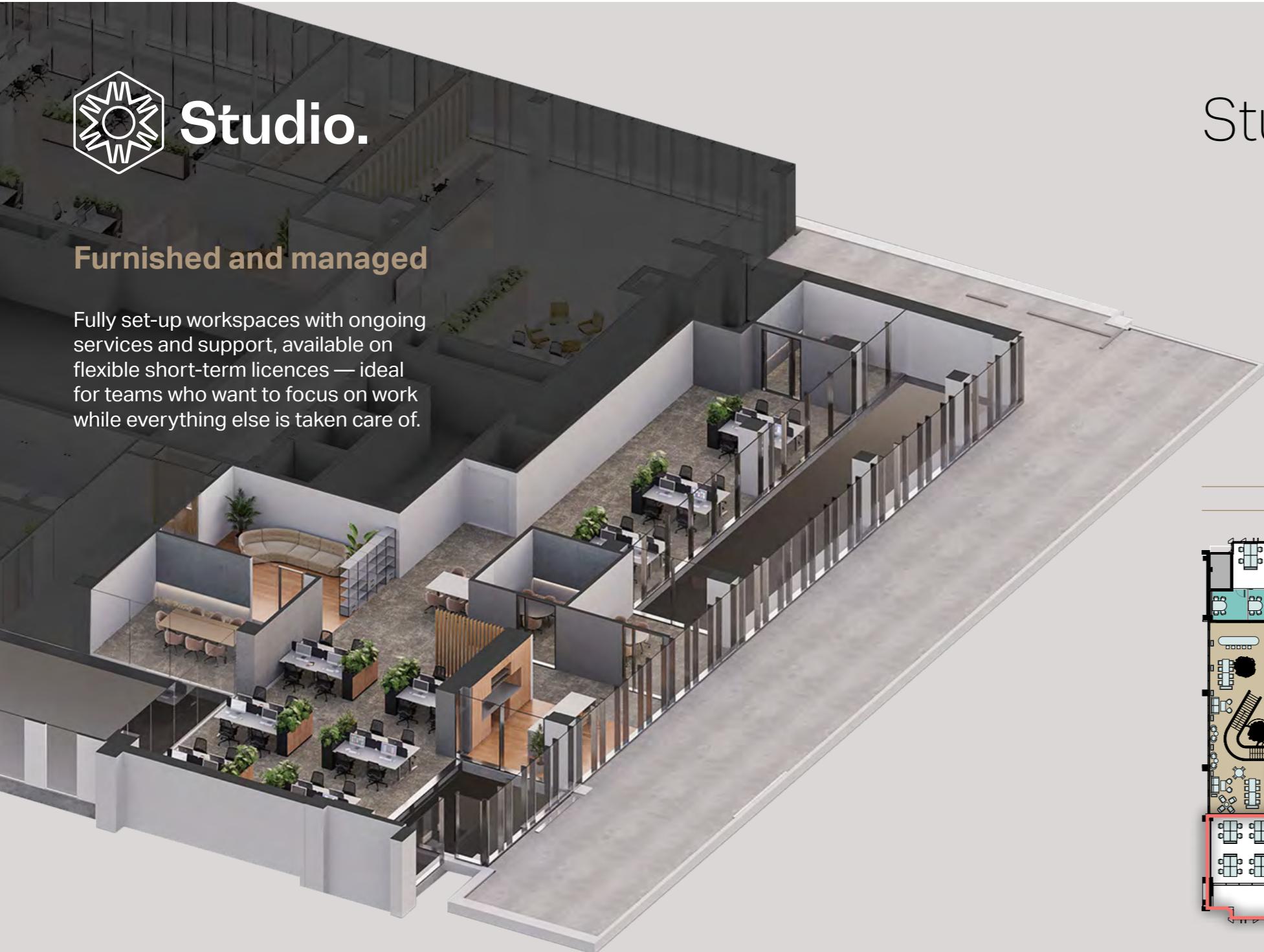




Studio.

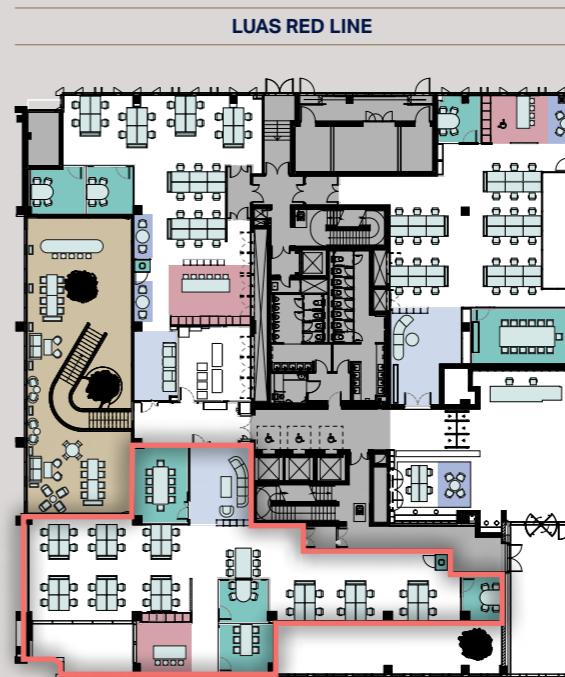
Furnished and managed

Fully set-up workspaces with ongoing services and support, available on flexible short-term licences — ideal for teams who want to focus on work while everything else is taken care of.



Studio Three

3,700 sq ft



- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Comms room
- Storage room

36 desks

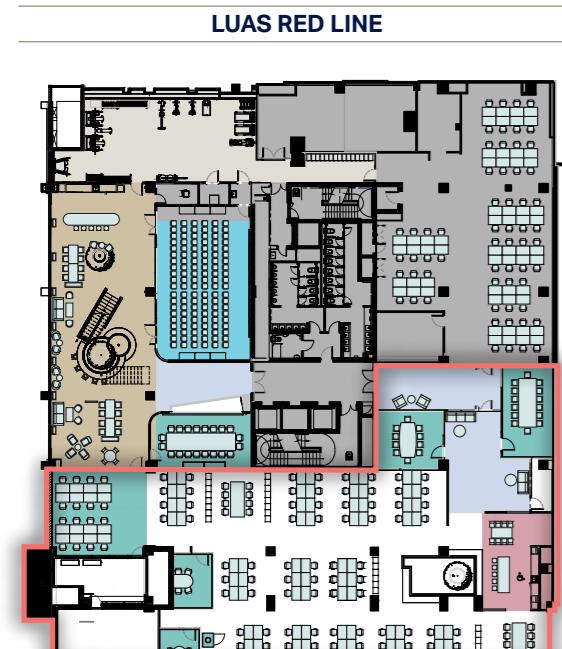
4 meeting rooms

1 phone booths

1 kitchen

Furnished

Professionally designed, ready-to-use workspaces available on longer term leases — perfect for businesses seeking a seamless move-in and a stable, long-term base.



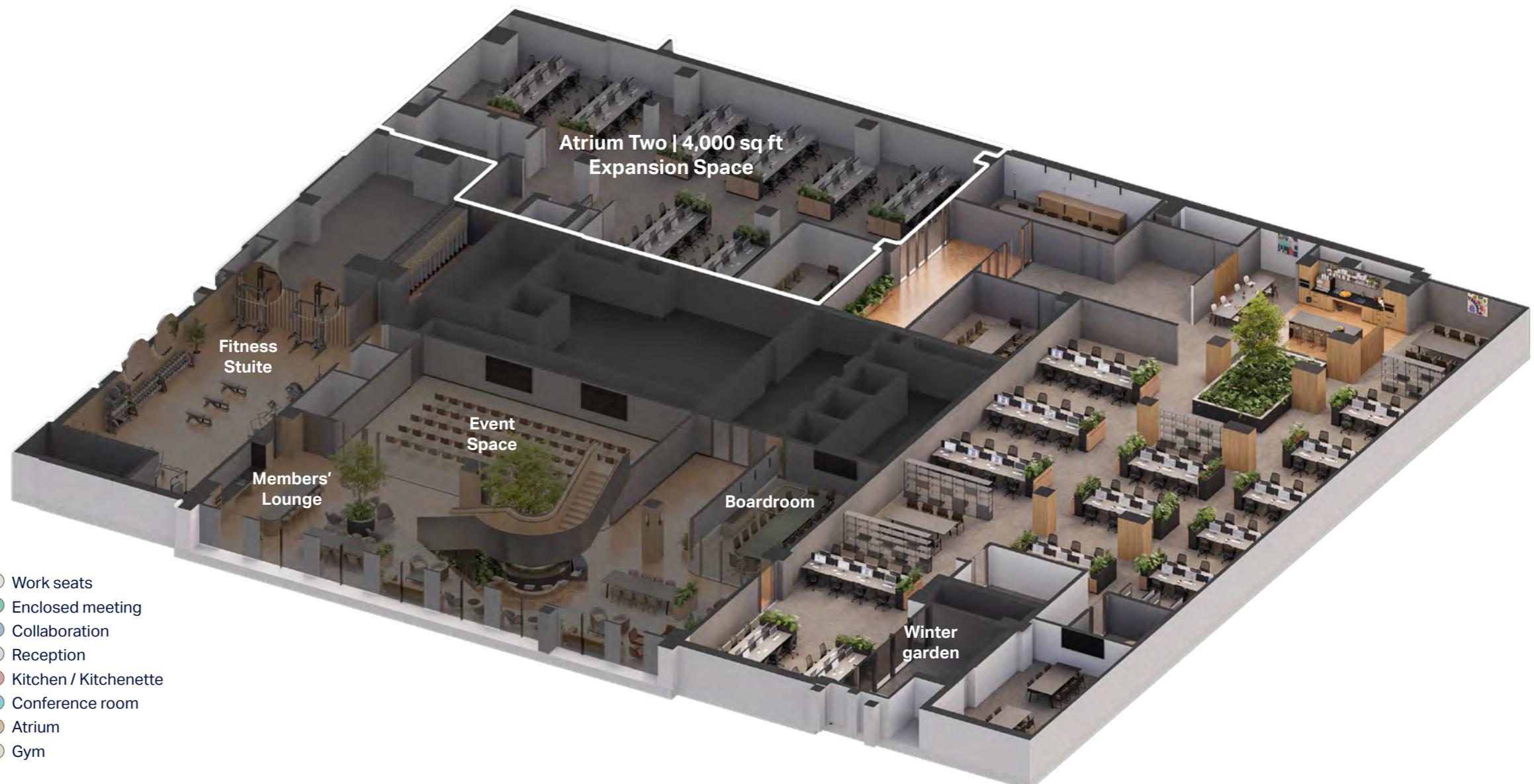
Atrium One

96 desks

5 meeting rooms

2 phone booths

1 kitchen



Atrium One | 8,400 sq ft

Asset Services Team

No. 3 Dublin Landings is directly managed by IPUT's Asset Services Team, who provide a hospitality-led approach to all aspects of the management of the building. Led by the appointed IPUT Senior Property Manager, our on site team comprising of Darrell Byrne, Building Manager, and Irene Medel, Concierge, will support all occupier needs whilst providing the highest standards of facilities management services.

Regular engagement is key to our approach to ensure your experience as an IPUT occupier continuously meets your expectations.



Darrell Byrne
Building Manager



Irene Medel
Concierge

How we enhance the occupier experience:



My IPUT occupier app

A platform to communicate IPUT events, local discounts and all building and amenity information.

All building information in one easy to access location

Direct contact with building management



Concierge services

Our concierge team provides personalised services and expert recommendations to enhance both the guest and occupier experience.

Personalised meet and greet welcome at reception

Booking of Studio meeting and event spaces at No. 3 Dublin Landings and Fifteen Georges Quay

Booking executive transfers

Recommendations for local restaurants and hotels

Assistance with guest parking



Occupier engagement

Regular engagement is key to our approach to ensure your experience as an IPUT occupier continuously meets your expectations.

Regular meetings with the IPUT team to discuss landlord services and standards

Advice from our sustainability team on reducing energy consumption and cost

Green Committee forum for collaboration on ESG initiatives

Feedback forum for service requests and improvement ideas

INPUT REAL ESTATE DUBLIN

Dublin's leading property
investment company



Delivering the highest quality in everything we do.

We are custodians of our city, and take pride in the buildings we develop, own and manage. We build workplaces that are healthy and fulfilling places to spend time in, and by delivering high-quality sustainable buildings we attract major global companies to Dublin.

input.com



Pictured (clockwise from top)

- 25 North Wall Quay, Dublin 1
- Wilton Park, Dublin 2
- Tropical Fruit Warehouse, Dublin 2
- 10 Molesworth Street, Dublin 2

Responsible investment

At INPUT, we strive to be the market leaders in responsible investing. Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Our Responsible Investment Strategy focuses on three pillars that underpin our ability to make long-term positive impacts on our city.

1 Climate action



- Enhancing the resilience of our portfolio.
- Transitioning to a low carbon economy.
- Continuing to pioneer net zero carbon buildings across our portfolio.

2 Resource efficiency



- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.

3 Social value



- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact on our city.

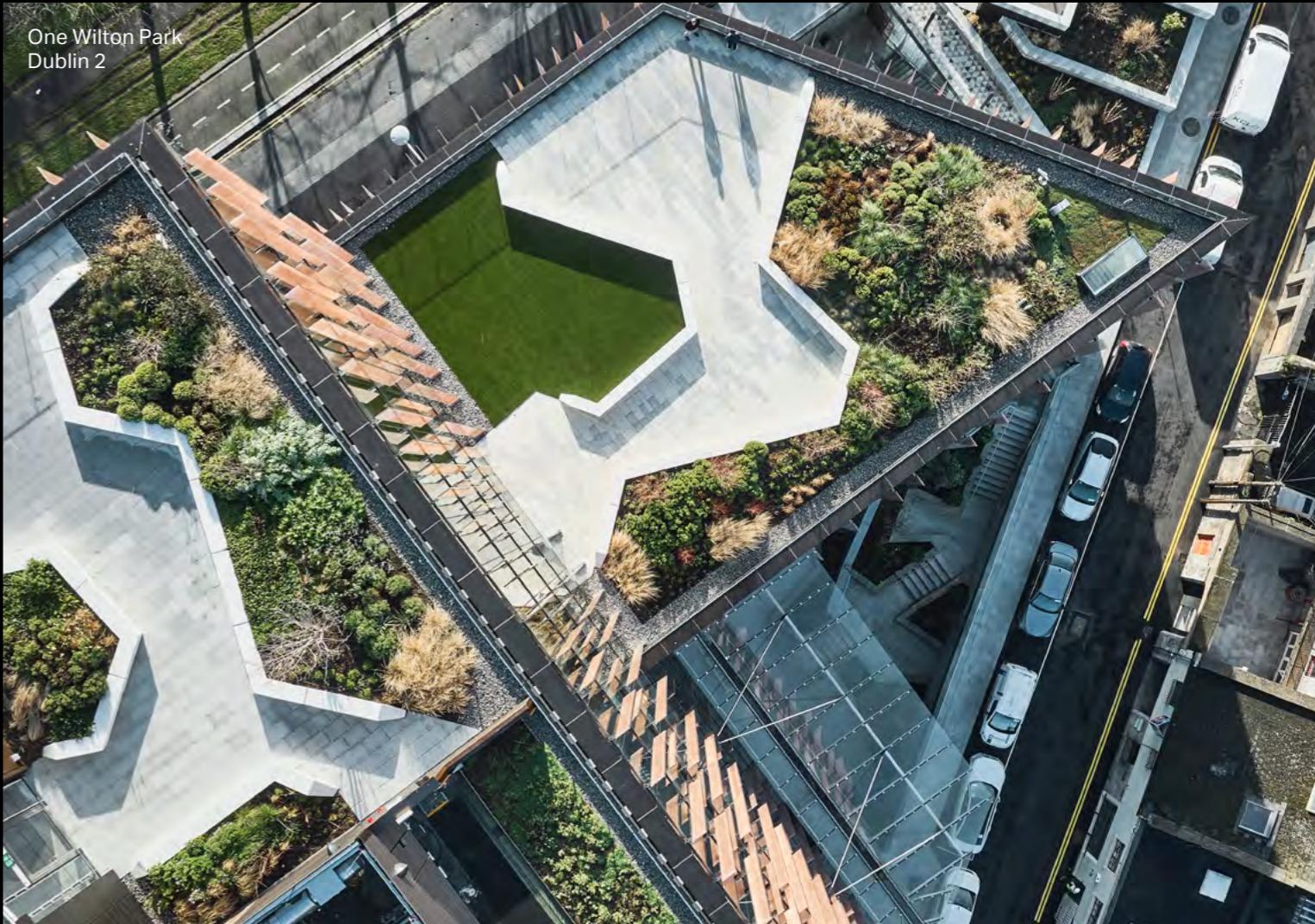
Working with our occupiers

We continuously engage with and support our occupiers to help deliver on our shared sustainability ambitions:

- We use our expertise to help our occupiers make cost savings through design decisions and proactive management.
- We include environmental performance clauses in all our leases.
- We use smart building technology to reduce and optimise energy use.
- We enhance occupier experience through our MyINPUT app.

Learn more about our approach to responsible investment:

INPUT.com/responsibility





Studio.

Amenities across the IPUT Portfolio

Additional amenities at nearby Fifteen George's Quay and Pearse Street provide the perfect complement to your workspace. Available to all occupiers across the IPUT portfolio, these features are designed to enhance collaboration, productivity, and comfort.

Exclusive amenities include:

- Business lounge
- Meeting rooms (2 - 14 people)
- Event space (130 people)
- Podcast media room (5 people)
- Auditorium (50 people)
- Roof garden
- Fitness suites



Pictured (clockwise from top)

- Business lounge at Fifteen George's Quay
- Media room at Fifteen George's Quay
- Boardroom at Fifteen George's Quay
- Business lounge at Fifteen George's Quay
- Auditorium at Pearse Street



Contacts



knightfrank.ie

Jim O'Reilly

+353 86 811 7451

jim.oreilly@ie.knightfrank.com

Tom McNamara

+353 86 063 4625

tom.mcnamara@ie.knightfrank.com

LRN: 001266



cbre.ie

Alan Moran

+353 86 874 9169

alan.moran@cbre.com

Robert Mulcair

+353 87 213 0000

robert.mulcair@cbre.com

LRN: 001528



Studio.

studiodublin.com

Simon McEvoy

+353 86 773 4599

smcevoy@iput.com

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INPUT REAL ESTATE
DUBLIN

INPUT plc, 47-49 St. Stephen's Green, Dublin 2, D02 W634, Ireland
T +353 1 661 3499 E info@input.com

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