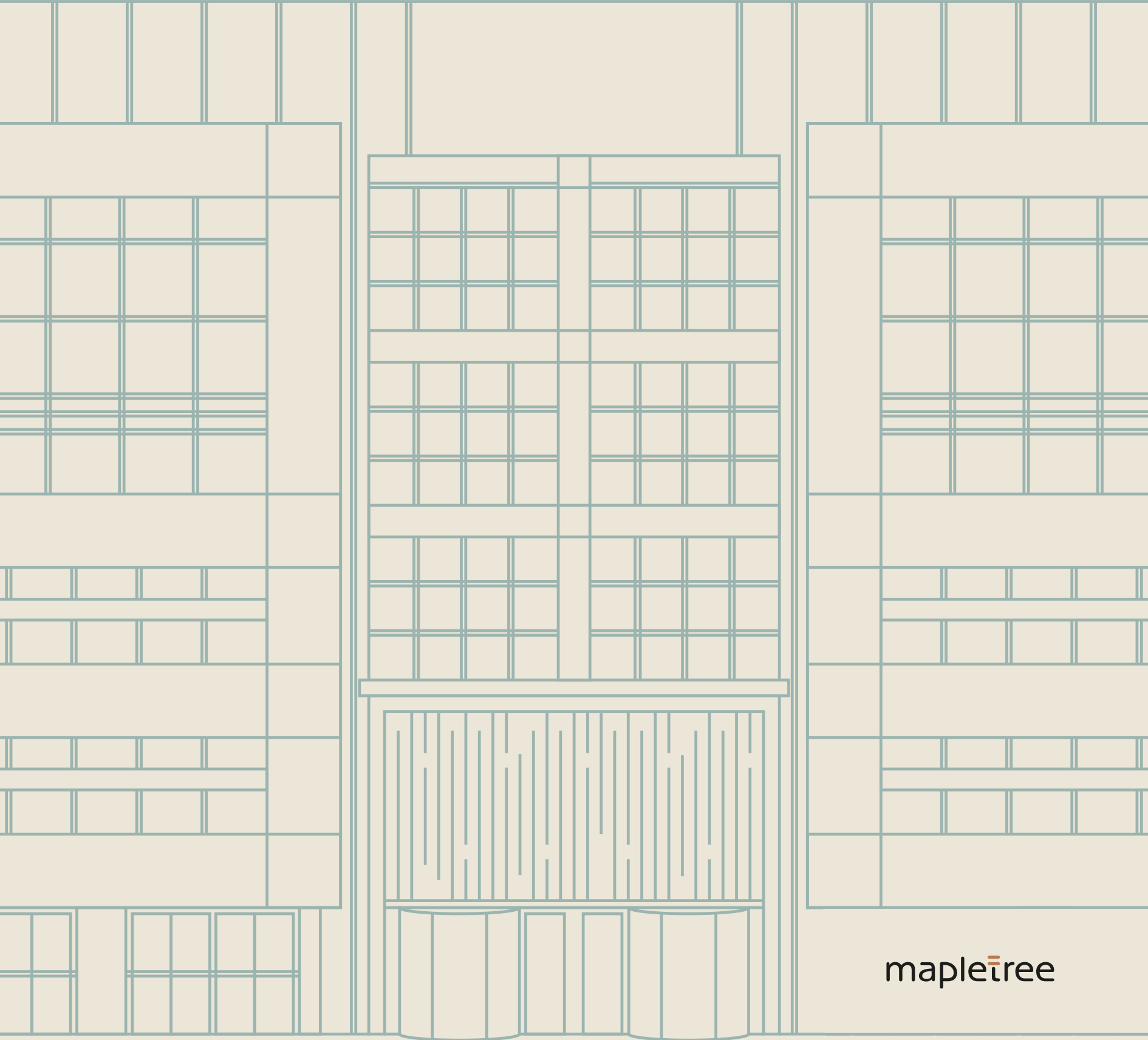


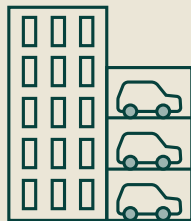
NOVA TRIA

SANDYFORD DUBLIN





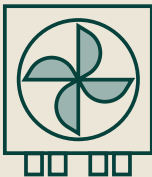
KEY HIGHLIGHTS



128 BASEMENT
CAR SPACES



TENANT PORTAL
/ EVENTS



NEW A/C SYSTEM



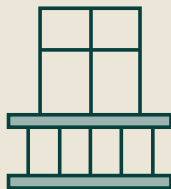
SHOWER FACILITIES



LARGE ATRIUM & SOCIAL
COMMON AREAS



AMPLE
AMENITIES NEARBY



PRIVATE BALCONIES



FIFTH FLOOR: BER B1
GROUND & FIRST FLOOR:
TARGET BER B1



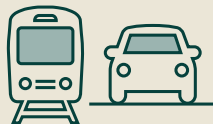
CYCLE HUB
336 BIKES



WIRED SCORE GOLD



LED LIGHTING



EXCELLENT TRANSPORT
CONNECTIONS

WELCOME TO NOVA ATRIA

This impressive landmark office gives occupiers the opportunity to occupy stunning modern office space within the Nova Atria community.



ENTRANCE LOBBY

Past the entrance lobby, you are welcomed into the atrium where you will find communal work stations and collaboration areas.



COFFEE CART

Step out for a moment of calm. A nearby bespoke coffee van offers expertly crafted coffee, ideal for recharging between meetings.





CGI for illustration purposes only.



**REFURBISHED
OFFICE SUITES**



**LIGHT FILLED FLEXIBLE
FLOORPLATES**



**PRIVATE
TERRACES**



**DEDICATED ENTRANCE
FROM LIFT LOBBY**



**IMPRESSIVE
ATRIUM**



**NEW
CARPETS**



**LED STRIP
LIGHTING**



**FULLY FITTED GROUND
FLOOR RECEPTION AREA**

AVAILABILITY

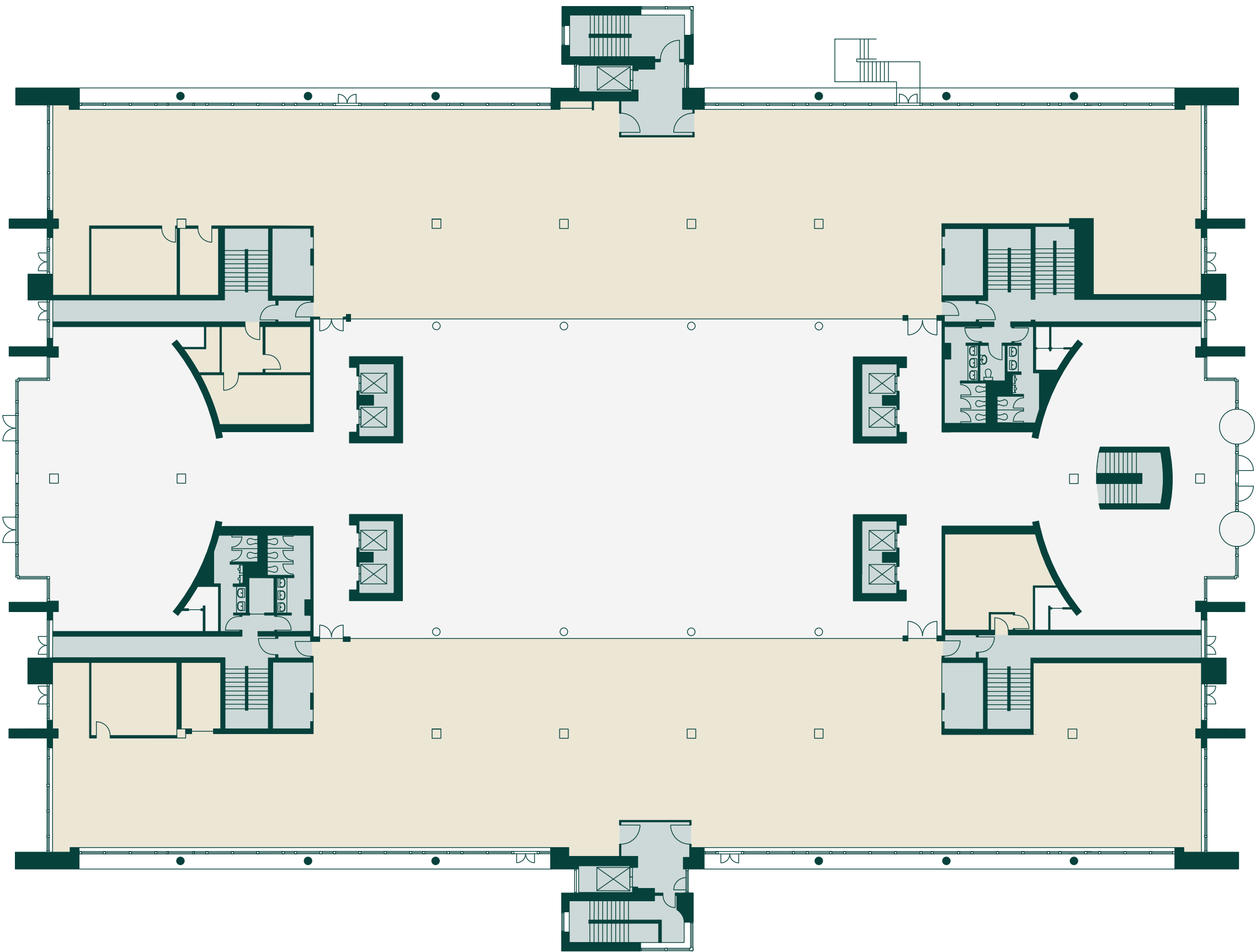
| FLOOR | SQ FT (GIA) | SQ M (GIA) | AVAILABLE |
|--------|-------------|------------|-------------|
| FIFTH | 12,037 | 1,118 | IMMEDIATELY |
| FIRST | 23,439 | 2,177 | APRIL 2026 |
| GROUND | 20,187 | 1,875 | APRIL 2026 |
| TOTAL | 55,663 | 5,170 | |

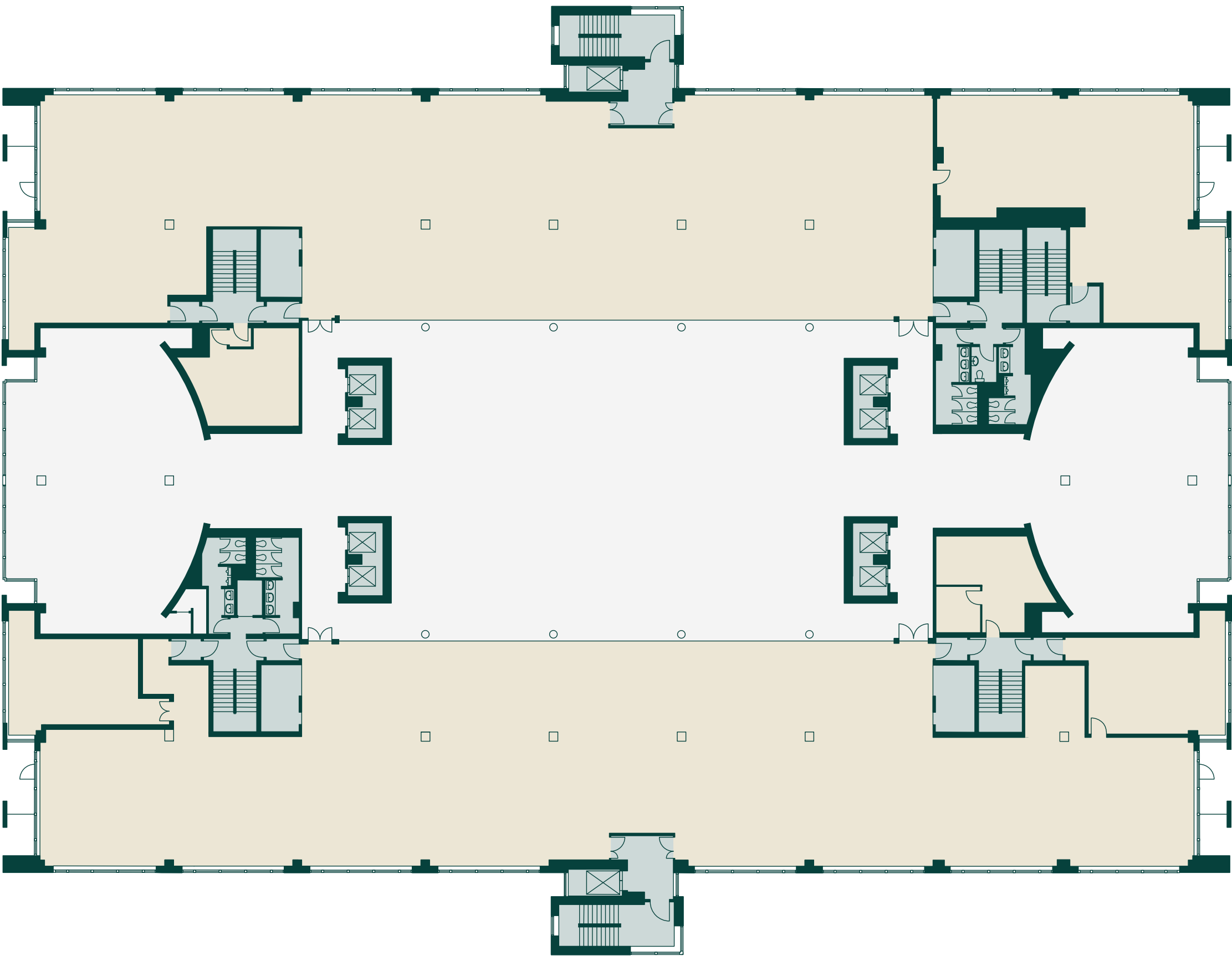


GROUND FLOOR

20,187 sq ft GIA
1,875 sq m GIA

Available April 2026





FIRST FLOOR

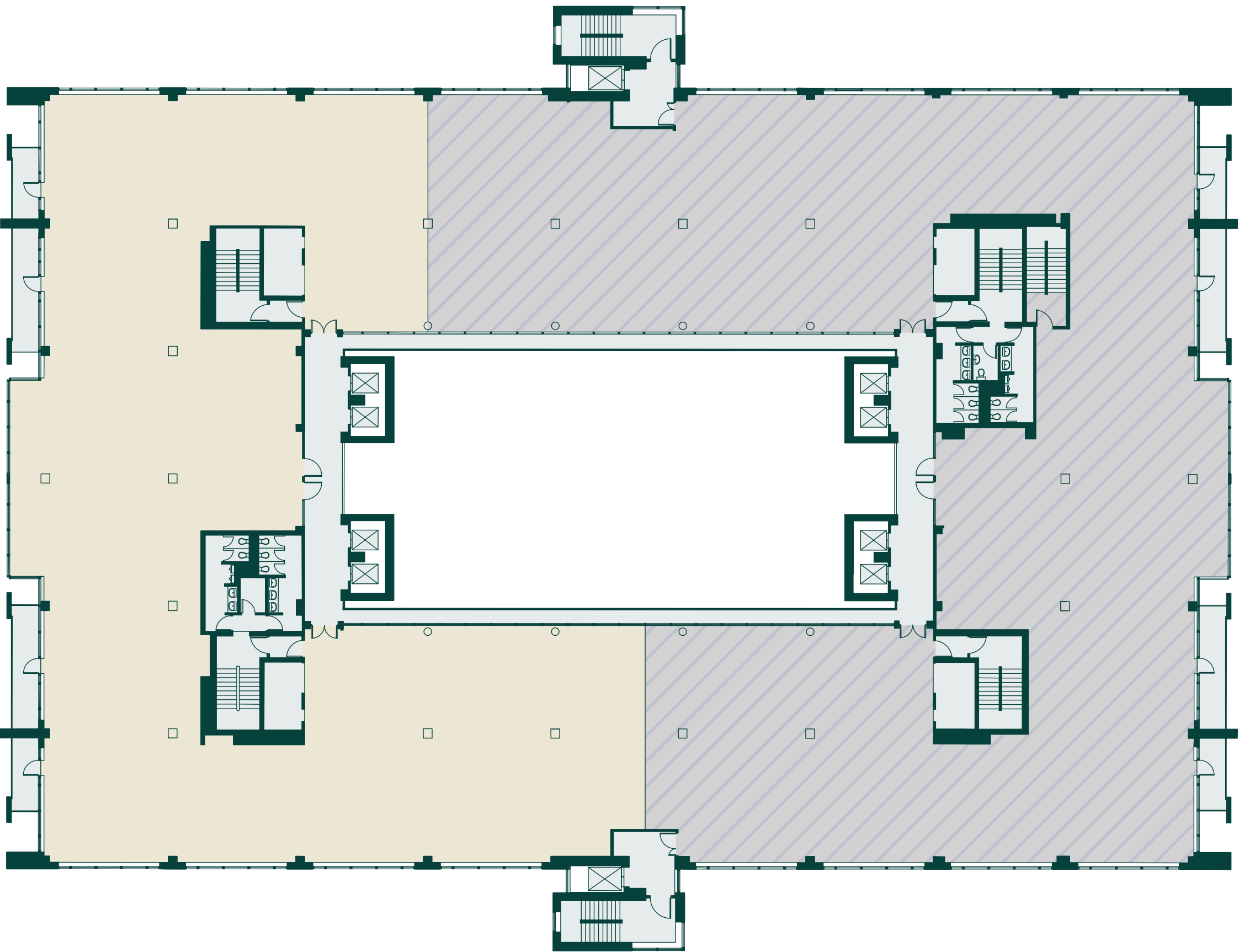
24,439 sq ft GIA
2,177 sq m GIA

Available April 2026

FIFTH FLOOR

12,037 sq ft GIA
1,118 sq m GIA

Available Immediately



PRIVATE TERRACE

Available on the 5th floor
penthouse office suite.









SANDYFORD, DUBLIN

DUBLIN'S LEADING SUBURBAN OFFICE LOCATION

18 mins from Dublin city centre

EXCELLENT PUBLIC TRANSPORT LINKS

LUAS, Bus and M50 network

KEY OCCUPIERS IN THE VICINITY

Microsoft, Meta, Google,
Salesforce, Mastercard, Vodafone

13 of the 2025 fortune
500 Companies are
located in Sandyford
and the surrounding
area, 6 of these are
ranked on the fortune
50 list.

SANDYFORD STATION



LUAS

STILLORGAN STATION



M50
CONNECTS TO AIRPORT
IN 30 MINS BY CAR



LUAS CONNECTS
DUNDRUM - 8 MINUTES
CITY CENTRE - 18 MINUTES

AMENITIES

Enjoy your breaks in style with the ample lunch destinations and leisure options.



Leopardstown Golf Centre



Leopardstown Racecourse



Crossfit



LA Dolce Vita



Insomnia Coffee



China Sichuan



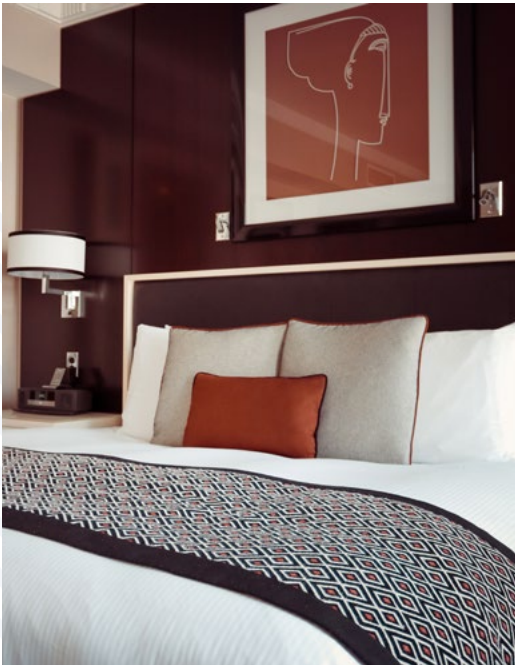
The Climbing Wall



Dunnes Stores



The Leopardstown Inn



Clayton Hotel

NEIGHBOURING OCCUPIERS

NOVA TRIA

MICROSOFT

MASTERCARD

VODAFONE

MERRILL
LYNCH

LEASEPLAN

GOOGLE

AIB

BNP PARIBAS

REZMED

JACOBS

DALATA

RBK

META

SALESFORCE

VERIZON

GOOGLE

ERICSSON

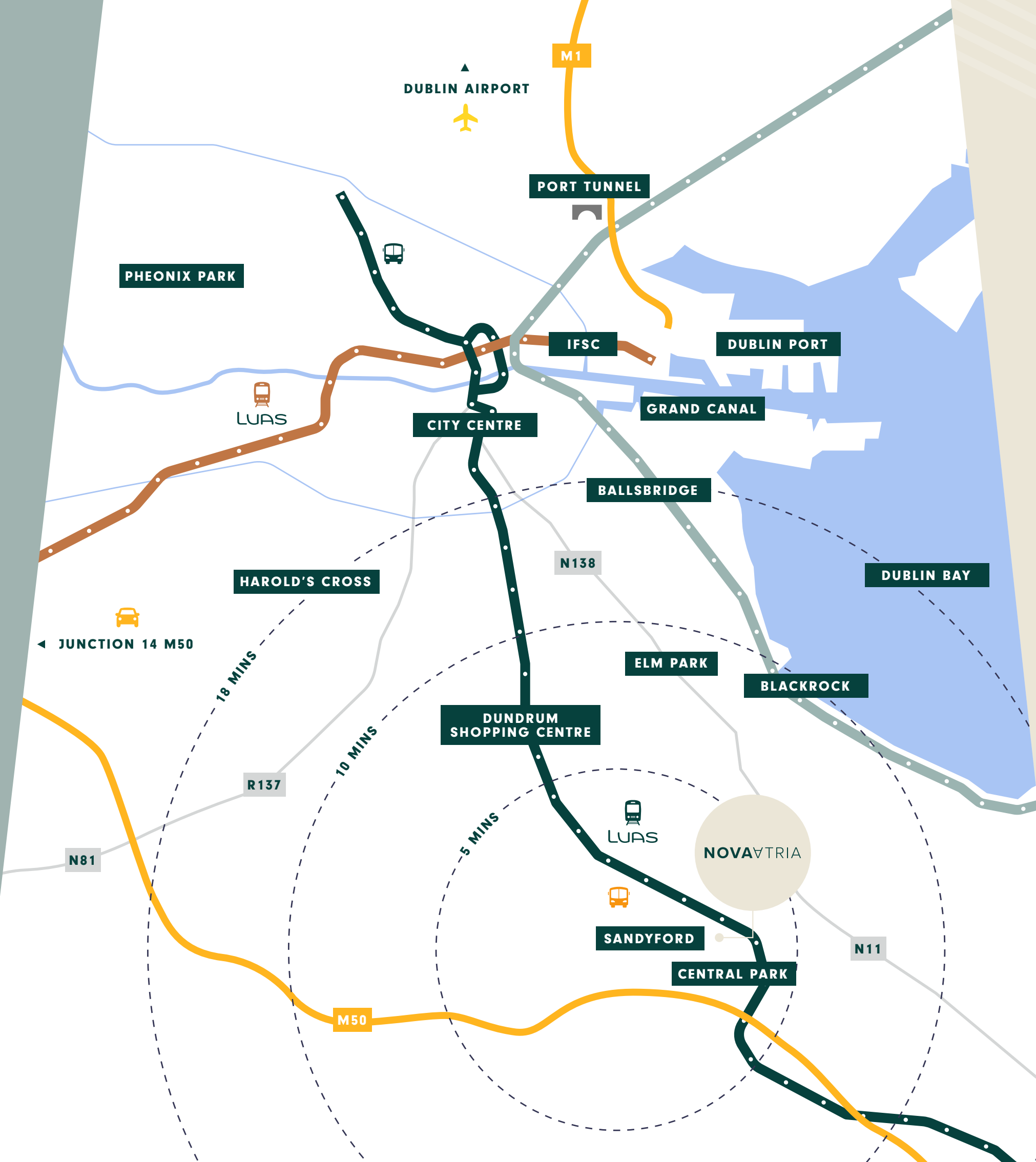
DUN & BRADSTREET

REGUS

CONNECTIVITY

Sandyford is the most connected suburban office location in Dublin and is served by all major transport links.

-  LUAS Green Line
-  LUAS Red Line
-  Dublin Airport
-  Junction 14 M50
-  Bus and Aircoach
-  Port Tunnel
-  Dart line





mapletree

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistently attractive returns across real estate asset classes.

The Group manages three Singapore-listed real estate investment trusts (“REITs”) and nine private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom (“UK”) and the United States (“US”). As at 31 March 2025, Mapletree owns and manages \$80.3 billion of logistics, office, data centre, student housing and other properties.

The Group’s assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these markets.

For more information, please visit www.mapletree.com.sg

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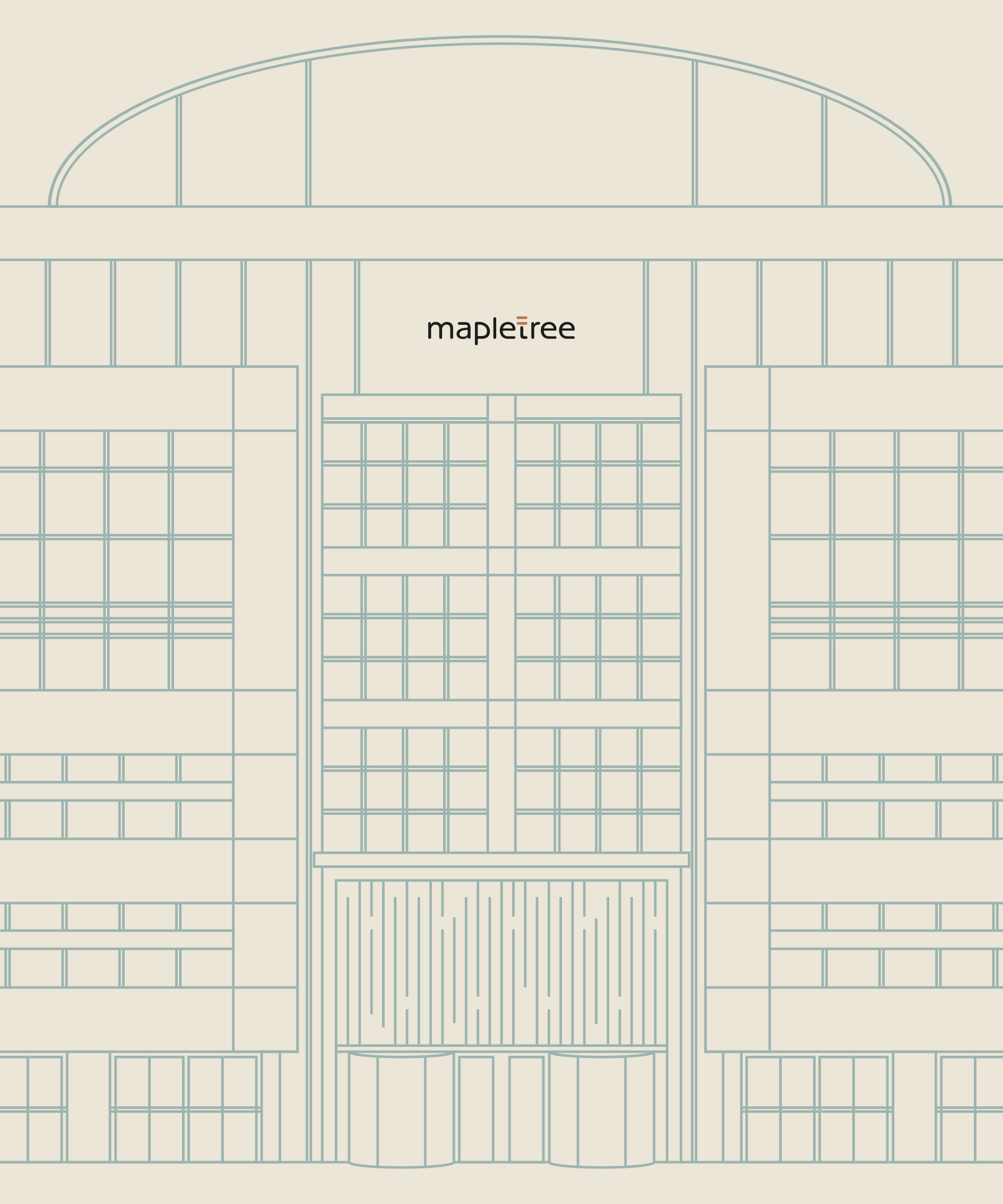
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