

1 Sir John  
Rogerson's Quay  
Dublin 1



2<sup>ND</sup> FLOOR

# LSJRQ





## DESCRIPTION

1 SJRQ is a Grade A office building with excellent ESG credentials. The building has a BER of A3 and achieved an accreditation of LEED Platinum.



The second floor offers splits of 9,730 sq.ft. & 9,246 sq.ft. and is available by way of a sublease offering occupiers fitted accommodation on flexible terms.



The office is mostly open plan and comes fitted with meeting rooms, a boardroom, private offices and an impressive kitchenette / breakout space.



# BUILDING HIGHLIGHTS



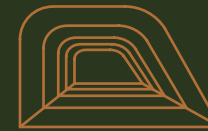
LEED  
Platinum



4 pipe fan coil  
air-conditioning



Raised access  
floors



Impressive atrium  
at reception



Shower facilities  
with towel service



Secure bike  
storage



Exposed ceiling  
tiles



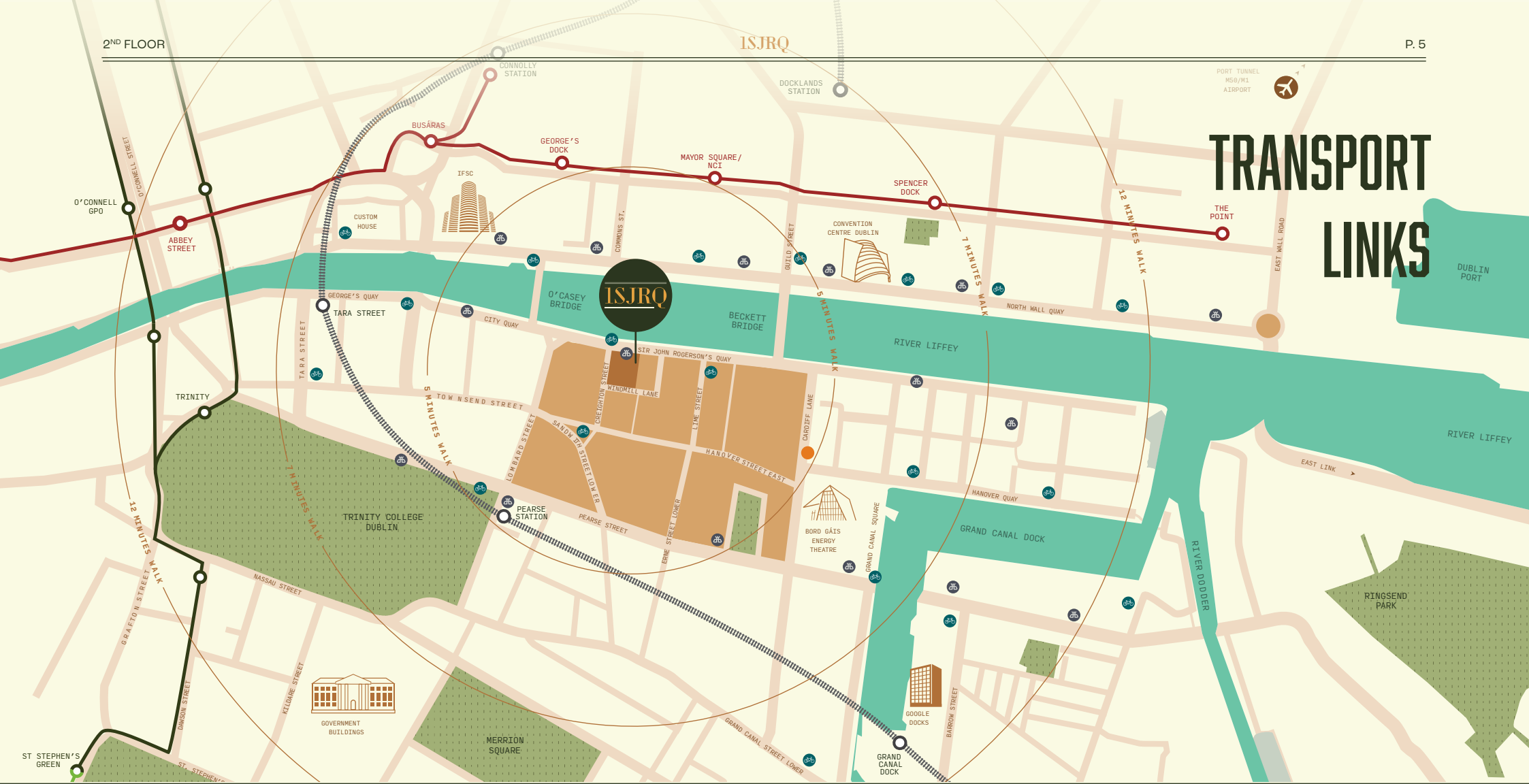
Stunning views of  
the river liffey



2.8m floor to  
ceiling height



4 car  
spaces



# TRANSPORT LINKS

Your neighbours are:



**TRAIN/DART**  
Pearse Train Station 5 minute walk



**DUBLIN BIKES**  
On your doorstep



**LUAS RED LINE**  
8 min walk



**DUBLIN BUS**  
Numerous routes passing in close proximity



**LUAS GREEN LINE**  
10 min walk



**PORT TUNNEL**  
Provides a 20-minute drive to the airport



AMENITIES

ON

YOUR

DOORSTEP



## NEARBY OCCUPIERS

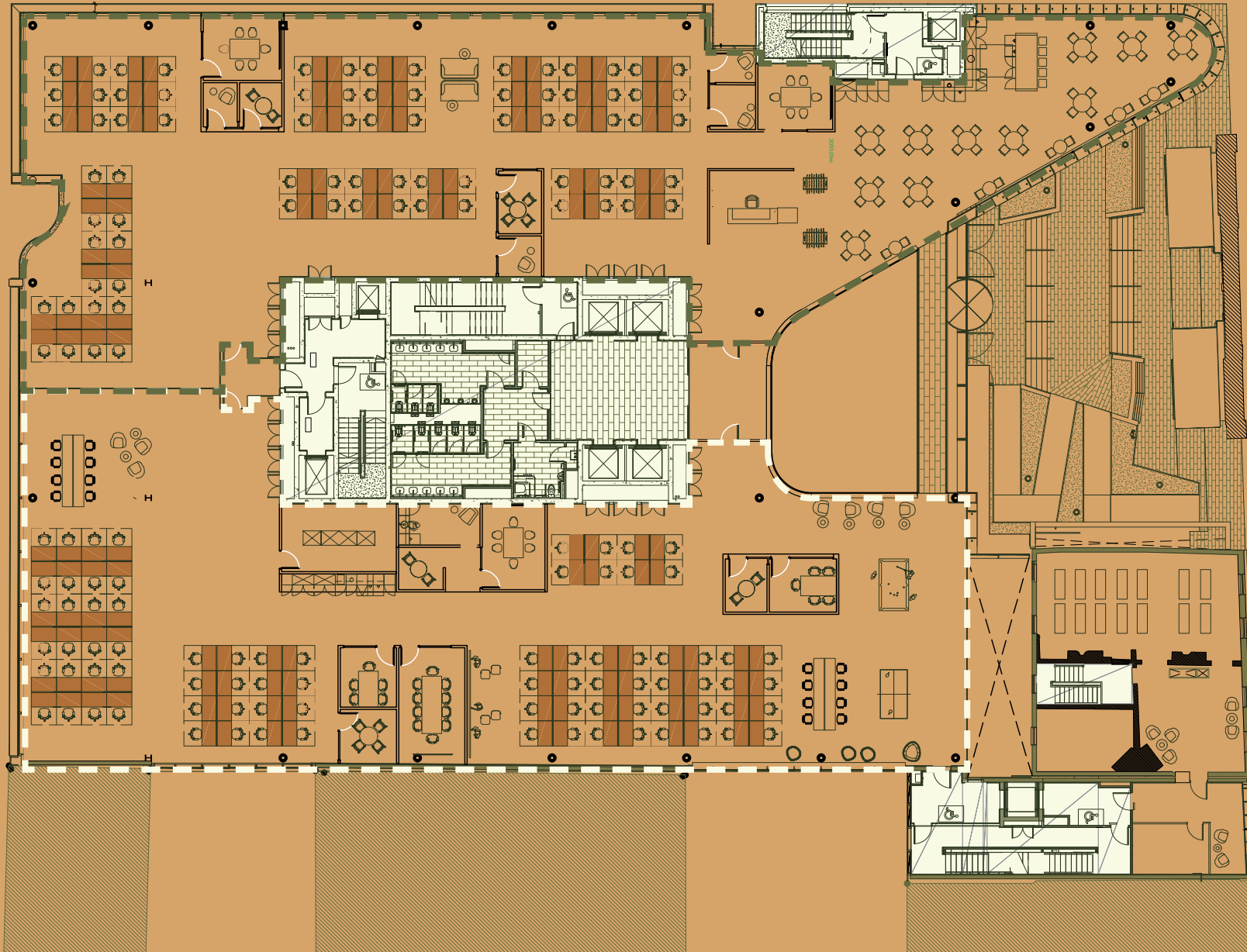
1. Google
2. RaboBank
3. DocuSign
4. Okta
5. The Marker Hotel
6. William Fry
7. Ancestry.com
8. Meta
9. Salesforce
10. Beauchamps
11. McCann Fitzgerald
12. The Clayton Hotel
13. Tik Tok
14. Dillon Eustace
15. Three
16. Convention Centre
17. Udemy
18. Zalando
19. Bloomberg
20. AIG
21. Auto Desk
22. HubSpot
23. Riot Games
24. A&L Goodbody
25. Citi Bank
26. The Hilton Garden
27. Workday
28. Walkers
29. GAM Fund
30. Crowley Millar
31. CHQ
32. Chubb
33. PGIM



# ACCOMMODATION

**SPLIT 1**  
9,730  
SQ. FT.  
904  
SQ.M.

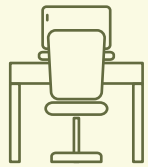
**SPLIT 2**  
9,246  
SQ. FT.  
859  
SQ. M.



**SECOND  
FLOOR**  
1,852  
SQ. M.  
19,934  
SQ. FT.



# OUTLINE SPECIFICATION



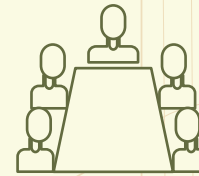
**Fully fitted**  
(Furniture can be provided)



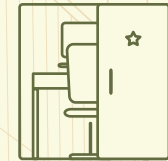
**Raised access floors with floor boxes wired for power & CAT 6 data cabling**



**Meeting rooms**



**Boardrooms**



**Private offices**



**Four pipe fan coil air conditioning**



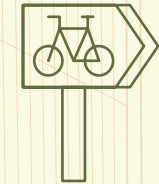
**LED lighting**



**Kitchenette facility**



**Breakout rooms**



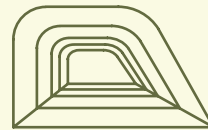
**Secure basement bike parking**



**Showers with towel service and drying room**



**4 basement car spaces**



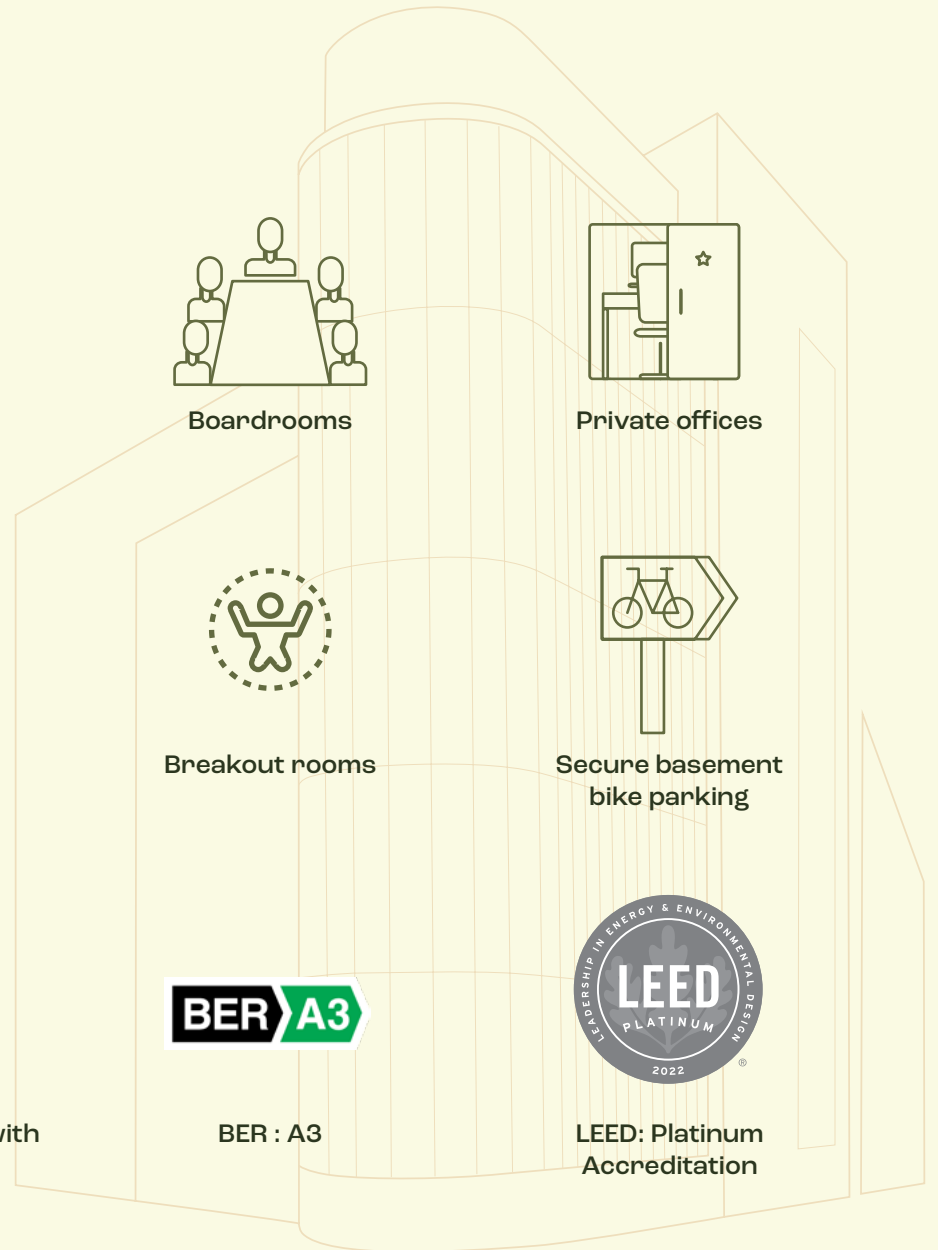
**Impressive reception with full height atrium**



**BER : A3**



**LEED: Platinum Accreditation**



## CONTACT

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## FURTHER INFORMATION

Lease terms and details available on request. Viewings strictly by appointment through sole letting agents Lisney.

**Disclaimer:** Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction



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