

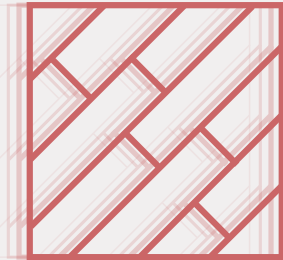
4<sup>TH</sup>, 5<sup>TH</sup> & 6<sup>TH</sup> FLOORS

# 5 HARCOURT ROAD

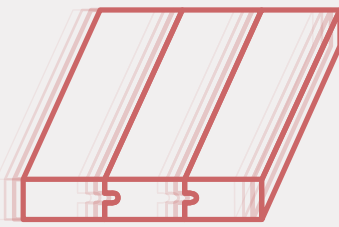
DUBLIN 2

BER B1

# WELCOME TO 5 HARCOURT ROAD



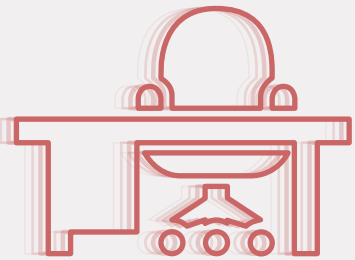
FULLY FITTED OFFICE FLOORS



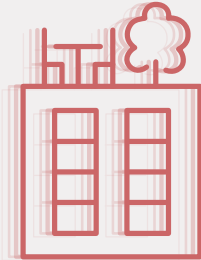
FLOOR PLATES FROM 7,000 – 8,000 SQ.FT



SUPERB LOCATION



OPEN PLAN WITH MIX OF MEETING ROOMS AND PRIVATE OFFICES



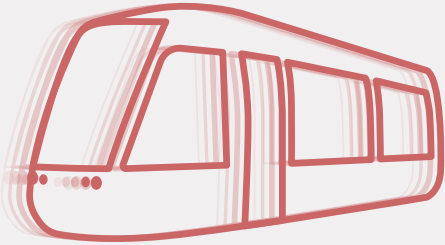
PENTHOUSE WITH TERRACE



END OF TRIP FACILITIES



5 CAR SPACES



LUAS LIGHT RAIL (GREEN LINE)



IVEAGH GARDEN ON YOUR DOORSTEP



LEED GOLD



BER B1

**5 HARCOURT ROAD.  
A LEED GOLD OFFICE BUILDING**



# THE BUILDING

The 4th, 5th, and 6th floors at 5 Harcourt Road present a prime opportunity for occupiers seeking 22,000 sq. ft. of fully fitted office space in one of Dublin's most prestigious locations. Designed by the renowned Scott Tallon Walker, this LEED Gold-certified building boasts an B1 BER rating, reflecting its top-tier standards in energy efficiency and sustainability. Each floor offers a highly sought-after floor plate ranging from 7,000 to 8,000 sq. ft., with a total available area of 22,339 sq. ft.

The floors feature floor-to-ceiling glazing, providing an abundance of natural light and breathtaking views of the Dublin Mountains. The floors are fully fitted and thoughtfully designed with a mix of open plan space with kitchenettes, meeting rooms, private offices and break out space ensuring the space is ready for immediate occupancy upon signing of the lease. Moreover, the fitouts can be easily customized to work. Tenants can enjoy convenient access to showers, lockers, and secure bike storage in the basement, with direct lift access to their floors.



# THE BUILDING

LEED GOLD OFFICE BUILDING READY FOR IMMEDIATE OCCUPATION

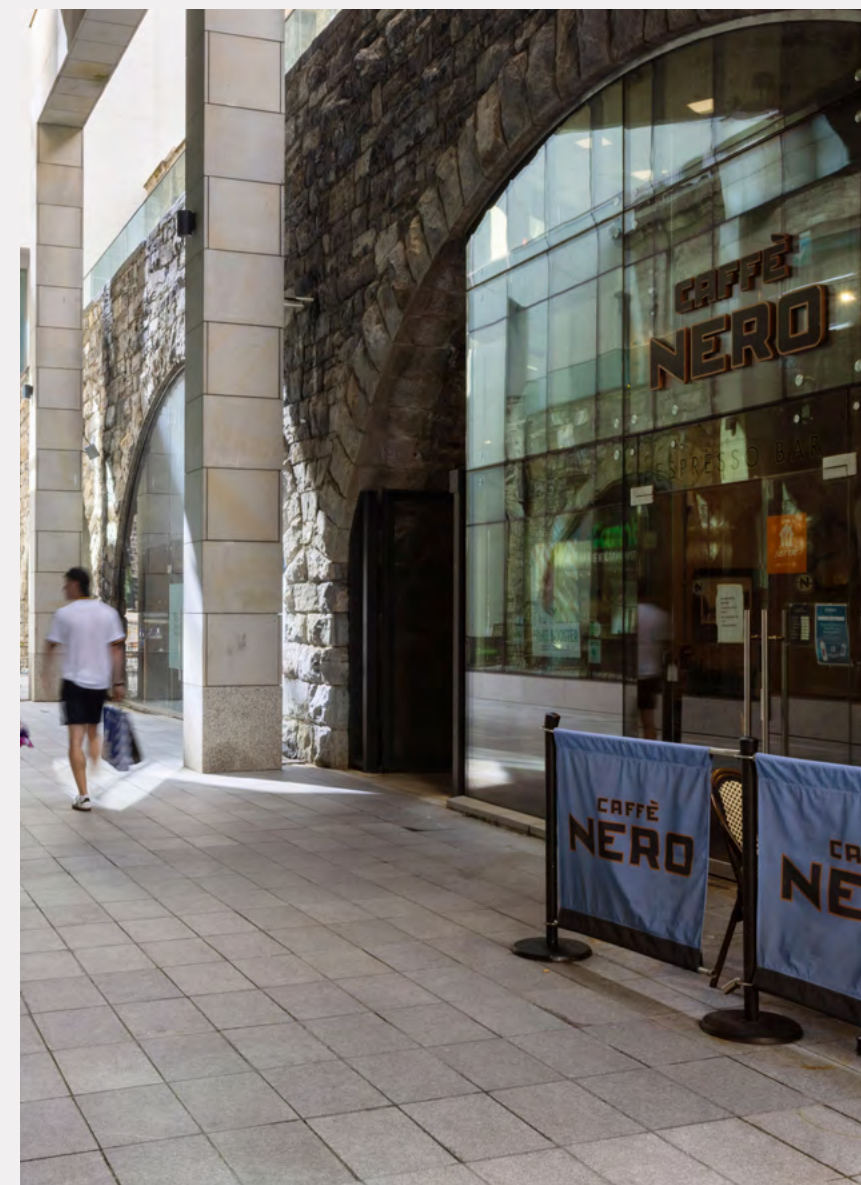
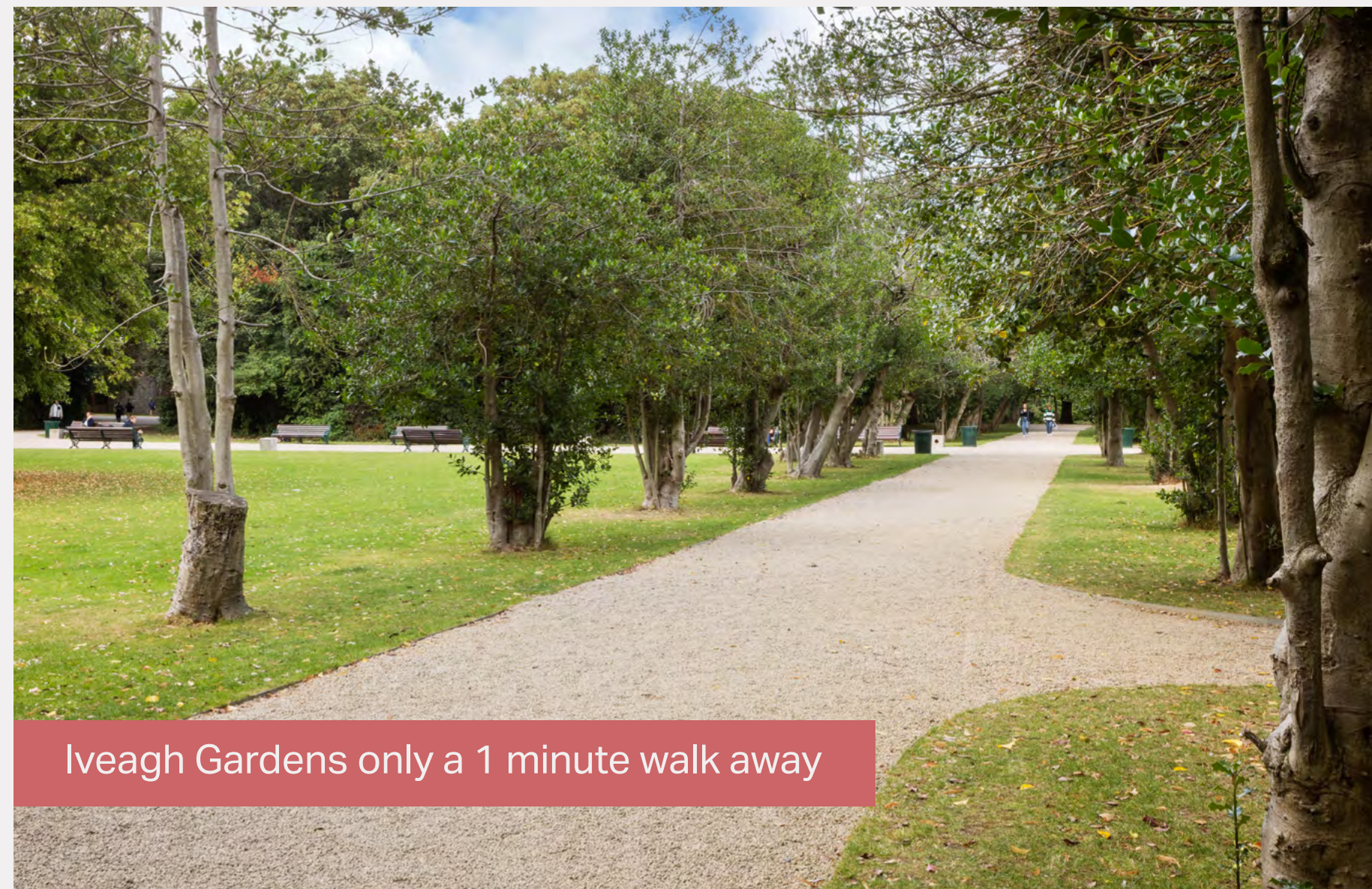
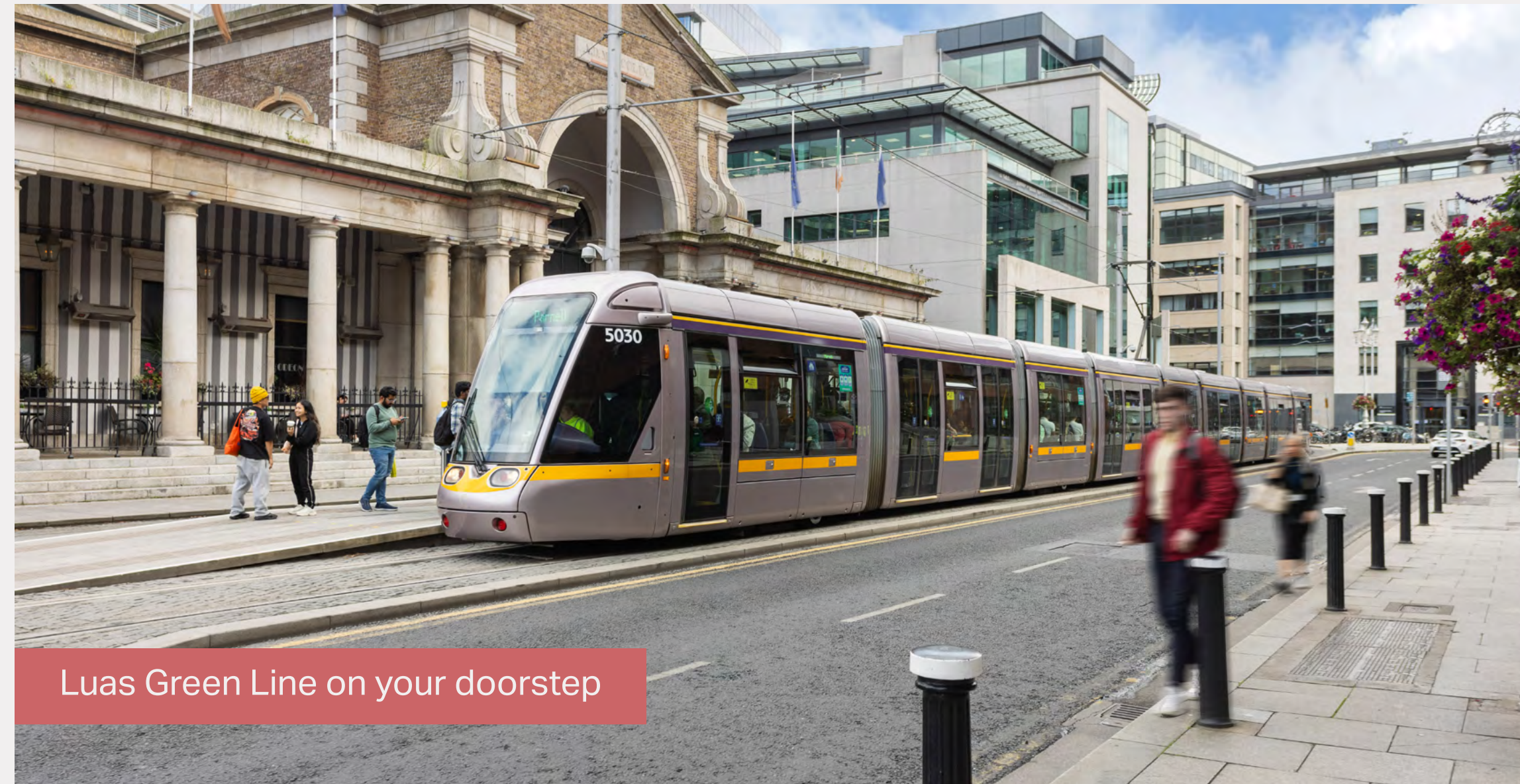


# TERRACE OVERLOOKING THE STUNNING DUBLIN MOUNTAINS



# LOCATION

5 Harcourt sits in one of Dublin's most established locations. Situated in the heart of the city, this address offers unrivaled access to a wealth of local amenities, including renowned restaurants, cafés, and shopping destinations, ensuring convenience and a vibrant working environment for your team.



## AMENITIES

★ PRET ★

tír

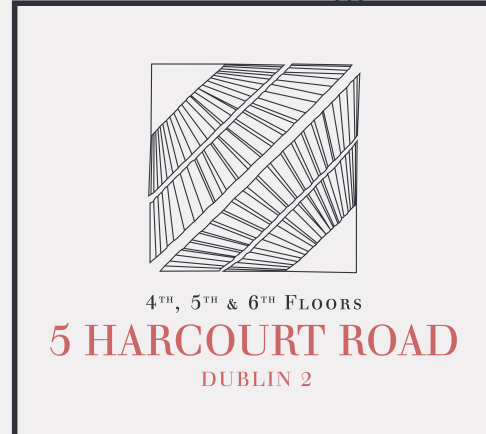
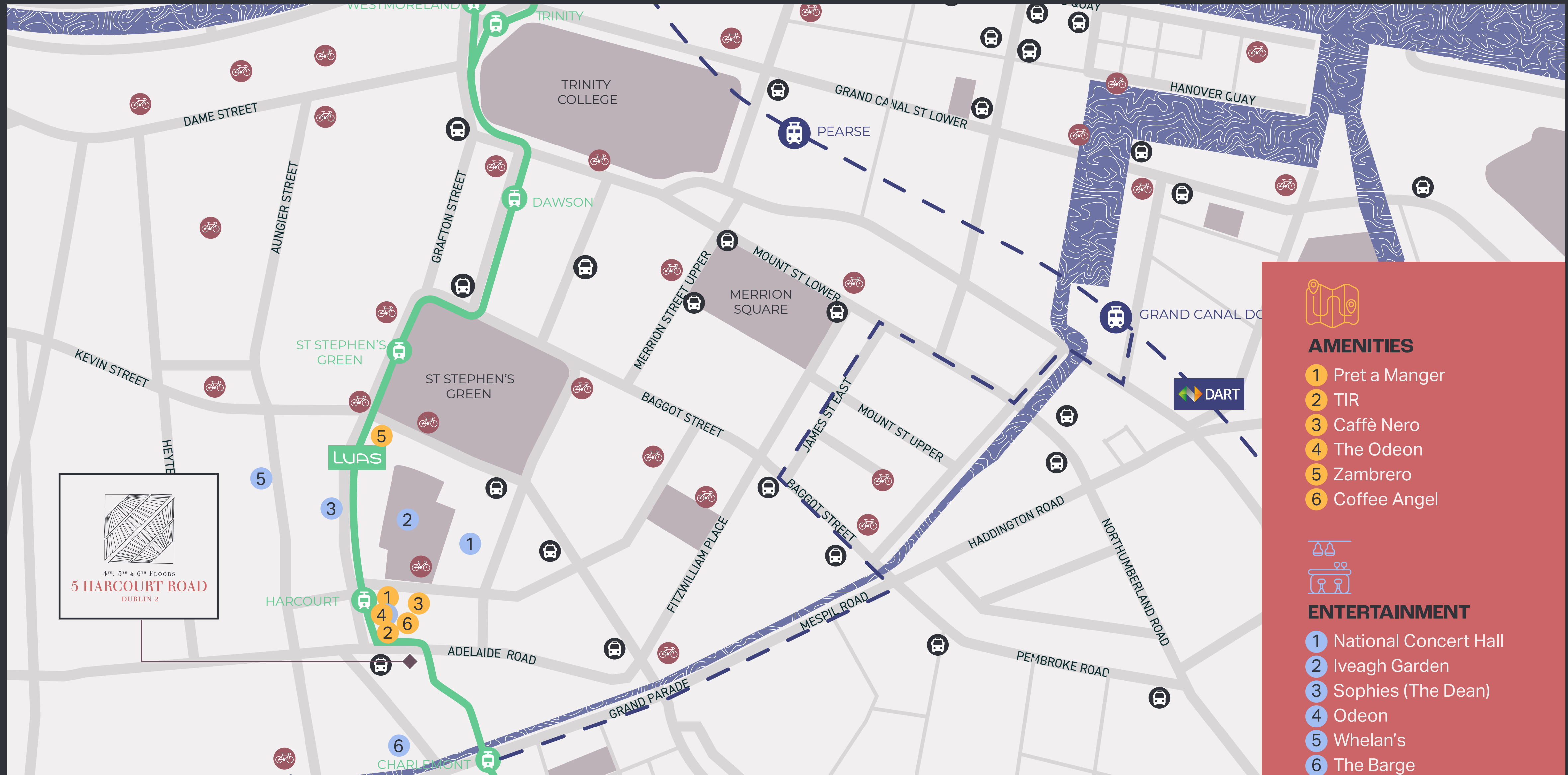
CAFFÈ  
NERO



Zambrello  
coffeeangel

morton's  
Established 1984





**AMENITIES**

- 1 Pret a Manger
- 2 TIR
- 3 Caffè Nero
- 4 The Odeon
- 5 Zambrero
- 6 Coffee Angel

**ENTERTAINMENT**

- 1 National Concert Hall
- 2 Iveagh Garden
- 3 Sophies (The Dean)
- 4 Odeon
- 5 Whelan's
- 6 The Barge

**SUPERB CONNECTIVITY**



# IN GOOD COMPANY

MARK ANTHONY BRANDS  
BLOOMBERG  
SEI

SMT FUND SERVICES

AMAZON

MARSH

MERCER

WEWORK

EY

FORVIS MAZARS

LIONCOR

KPMG  
(NEW HO)

INVESTEC

RCSI

OPW

FIDELIS

DROPBOX

DELOITTE  
(NEW HO)

LUAS

L'OREAL

BANK OF AMERICA

LAVELLE PARTNERS

BEARING POINT

BYRNE WALLACE

IVEAGH GARDENS

IDA IRELAND  
SEAI

TOAST

ST STEPHEN GREEN

NATIONAL  
CONCERT HALL

DELOITTE

ARTHUR COX



4<sup>TH</sup>, 5<sup>TH</sup> & 6<sup>TH</sup> FLOORS  
5 HARCOURT ROAD  
DUBLIN 2

# OUTLINE SPECIFICATION



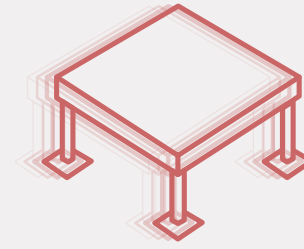
FULLY FITTED WITH FURNITURE



LEED GOLD CERTIFICATION



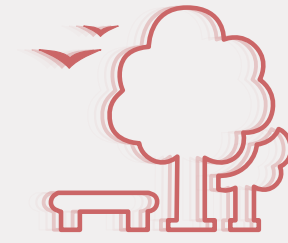
BER B1



RAISED ACCESS FLOORS



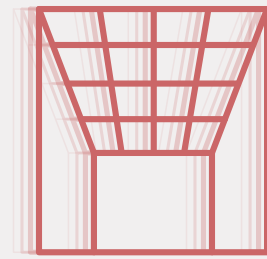
FLOOR GROMMETS WIRED FOR POWER AND DATA CABLING



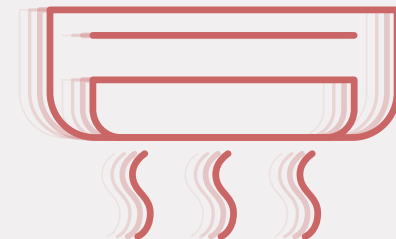
ROOF TERRACE ON THE 6<sup>TH</sup> FLOOR



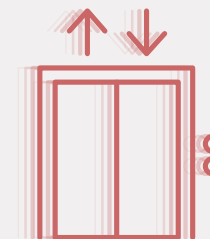
DEDICATED COMMS ROOM FOR EACH FLOOR



MIX OF EXPOSED & SUSPENDED CEILINGS



AIR CONDITIONING



3 HIGH SPEED LIFTS



SHOWERS WITH CHANGING AREAS



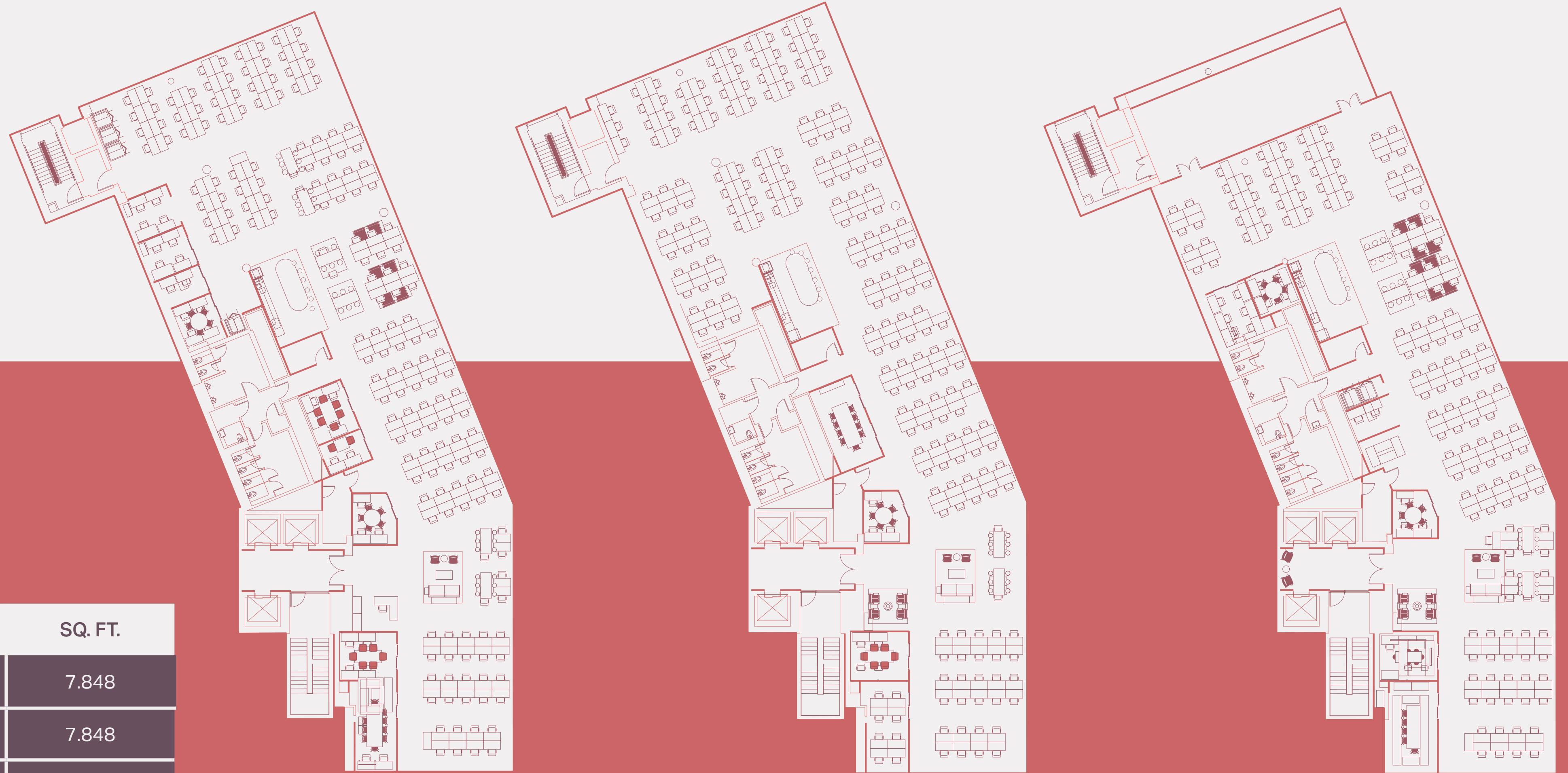
SECURE BIKE STORAGE



5 CAR SPACES



# FLOOR PLANS



FOURTH  
FLOOR

FIFTH  
FLOOR

SIXTH  
FLOOR

FLOOR	SQ. M.	SQ. FT.
FOURTH	729.1	7.848
FIFTH	729.1	7.848
SIXTH	616.2	6.643
TOTAL	2,075	22.339

# CONTACT

## CONOR LENNON

**E:** Clennon@lisney.com

**P:** 01 6382700

## JAMES NUGENT

**E:** jnugent@lisney.com

**P:** 01 6382700

The Lisney logo consists of the word "Lisney" in a white, sans-serif font, centered within a red square. A thin white horizontal line is positioned below the text.

St. Stephens Green House,  
Earlsfort Terrace,  
Dublin 2,  
D02 PH42

PSRA: 001848

# FURTHER INFORMATION

Viewings Strictly by appointment only.  
Lease terms and details available on request.

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

