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N

ONE  
NORTH  
DOCK

D



# A NEW HORIZON

One North Dock is being reimagined. This award winning, landmark building on the River Liffey is being redesigned and repositioned to create a beautiful and inspiring modern workplace.



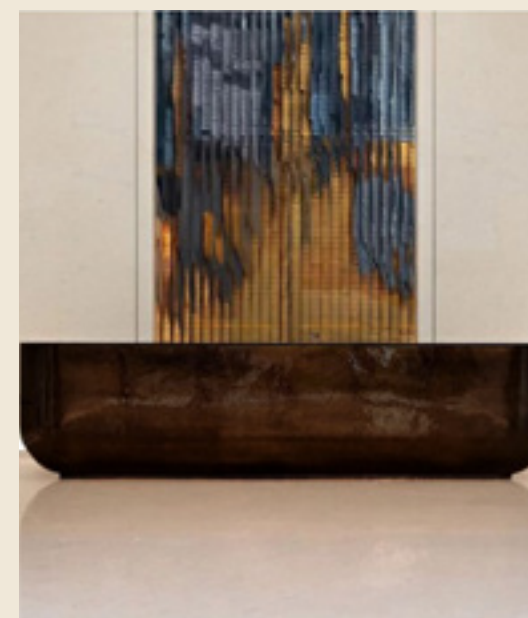
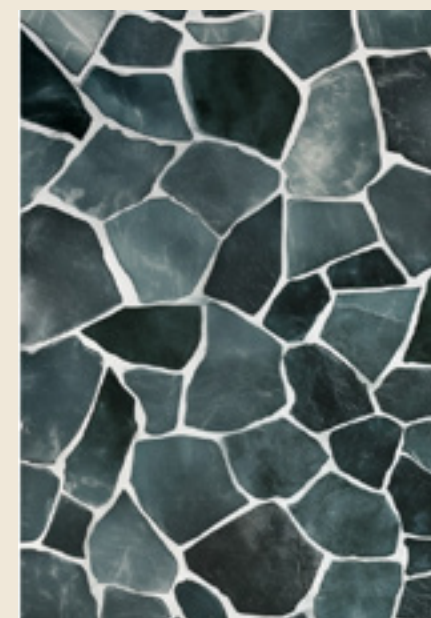
150 FEET OF  
UNINTERRUPTED  
WATER FRONTAGE



# MODERNISED FOR THE FUTURE

A bold redesign is underway. One North Dock is being transformed with an elevated sense of arrival, enlarged and upgraded HQ reception, and improvements to lift lobbies and wayfinding.

The light filled central atrium is being transformed into a luxurious executive lounge for occupiers, offering a dedicated space for networking, collaboration, and private events. A communal wellness suite, exclusive boardroom as well as excellent cycling, shower, and upgraded end-of-trip facilities will ensure best-in-class occupier amenities.



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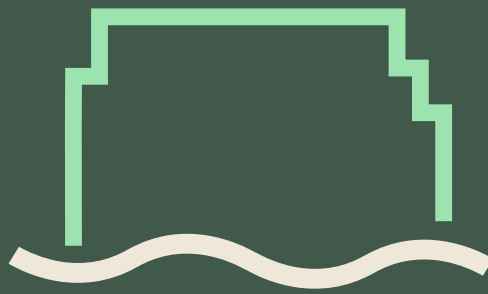
The repositioned One North Dock is about to be brought to life. After months of planning, the new design will capture the collective vision of One North Dock as the Dockland's premier office destination"

Finghin Curraoin

Henry J Lyons Architects



# KEY BUILDING ATTRIBUTES



203,000 SQ FT  
LANDMARK OFFICE HQ

65% leased/reserved.



LEADING  
THE WAY

Dublin's first Near  
Zero Energy  
Building.



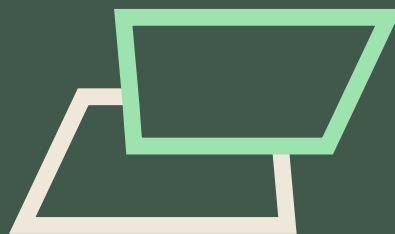
FUTURE  
FOCUSSED

Major enhancement  
programme underway.



SUPER CONNECTED

17 minutes to  
St Stephen's Green  
by Luas.



PILLAR FREE  
FLOORPLATES

Accommodating flexible  
requirements from  
4,700 – 67,000 sq ft.



150 FEET OF  
UNINTERRUPTED  
WATERFRONT VIEWS

Floor-to-ceiling  
glazing.



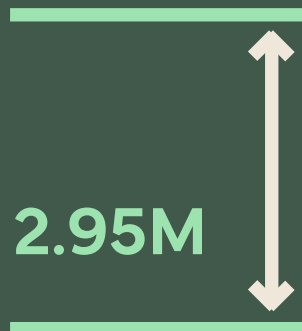
BIKE SPACES

266 secure bike spaces.



SHOWERS

30 showers within  
large dedicated  
changing rooms.



2.95M

CEILING HEIGHT

Extra high  
ceilings.





# A CONNECTED RIVERFRONT COMMUNITY

ON  
ONE NORTH DOCK  
D



DUBLIN  
BIKES  
1 MIN  
WALK



LUAS  
POINT  
STATION  
2 MINS  
WALK



DART  
STATION  
10 MINS  
BY BIKE



DUBLIN  
AIRPORT  
12 MINS  
BY CAR



# JOIN AN ELITE COMMUNITY

1. An Post, Ancestry.com, Yahoo
2. Interactive Brokers, Gilead Sciences, LCI Operations Ltd
3. NTMA
4. Central Bank of Ireland
5. Salesforce
6. PWC
7. Fiserv
8. State Street
9. JP Morgan
10. Indeed
11. Matheson
12. AirBnB
13. DocuSign
14. William Fry
15. McCann FitzGerald
16. A&L Goodbody
17. BNY Mellon, Danske Bank
18. HSBC
19. Wells Fargo
20. Google
21. Citi new HQ
22. TikTok



Red Luas



Green Luas



Dart / Rail



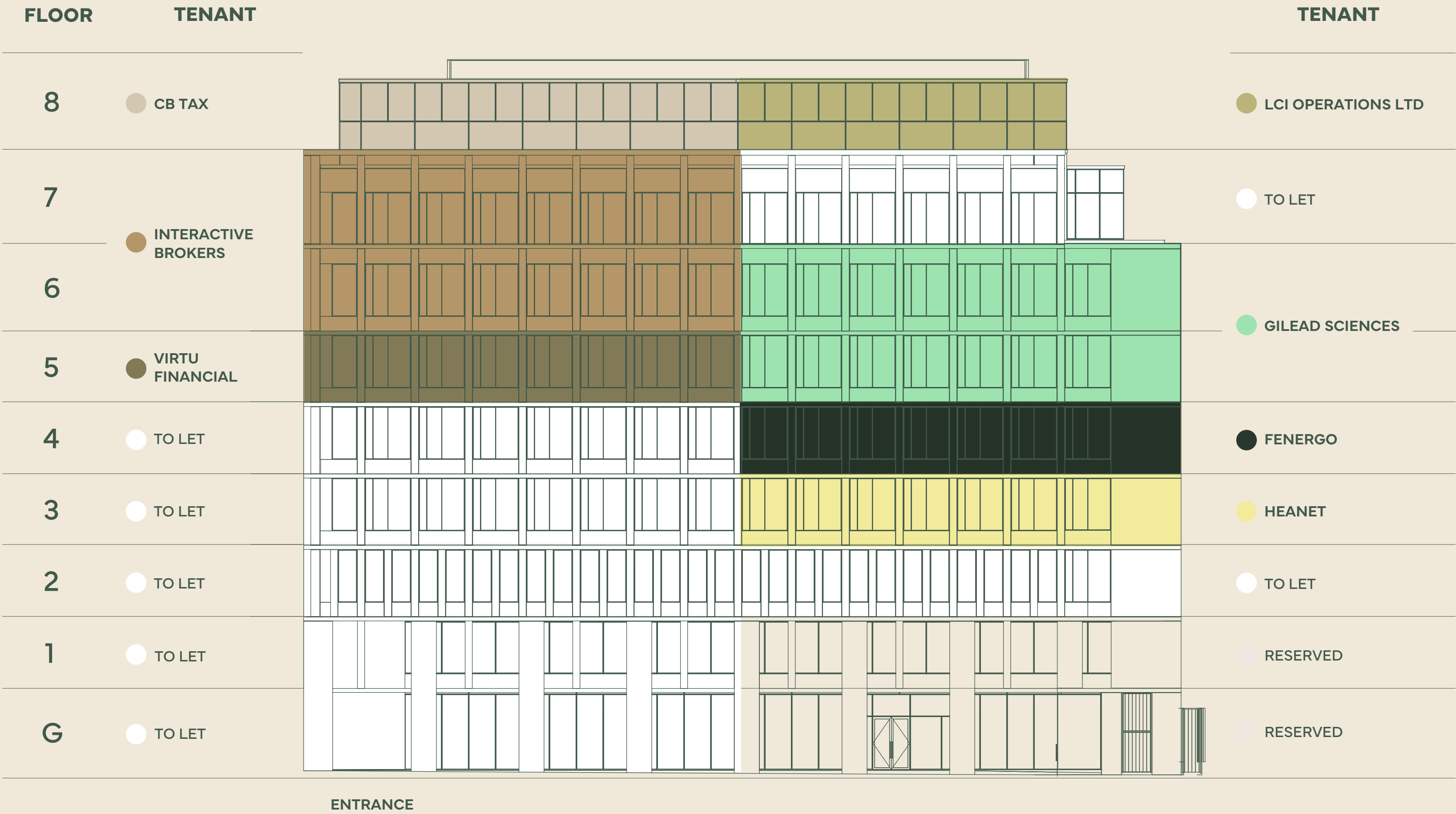
Busáras



Dublin Bikes



# OCCUPANCY STACKED PLAN



65% leased/reserved

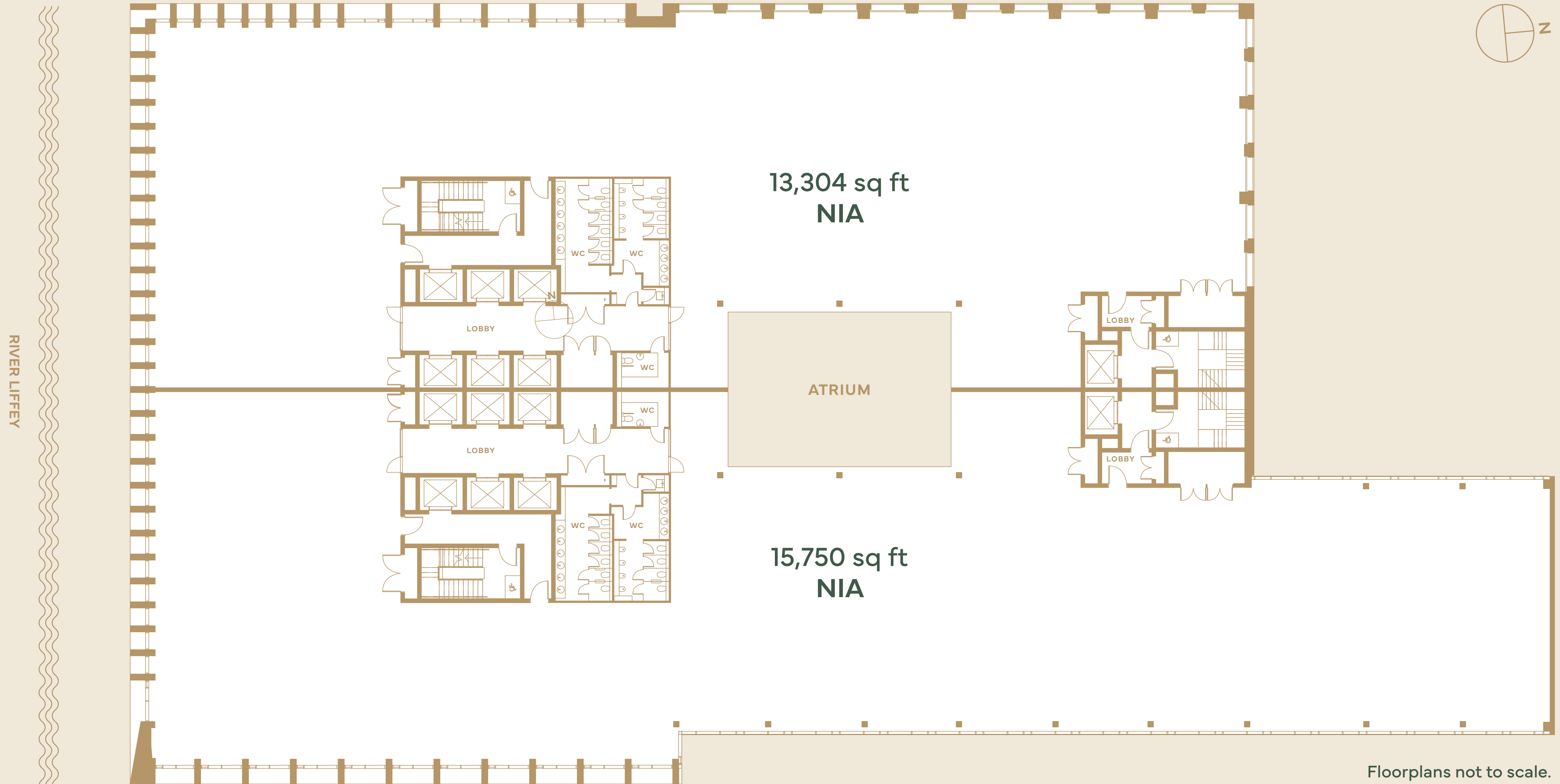
## AVAILABLE TO LET

FLOOR ONE NORTH DOCK

8	LEASED
7	4,788 sq ft
6	LEASED
5	LEASED
4	13,290 sq ft
3	13,299 sq ft
2	22,587 sq ft
1	12,094 sq ft
G	1,610 sq ft

TOTAL 67,668 sq ft

# TYPICAL FLOOR



# DESIGN TEAM

LANDLORD



ARCHITECT

Henry J Lyons

PROJECT MANAGER



FIRE CONSULTANT



M&E CONSULTANT

CEL

LETTING AGENT



SHANE DUFFY

Director

Tel: +353 1 618 1351

Mobile: +353 87 782 6357

Email: shane.duffy@savills.ie

ROLAND O'CONNELL

Director

Tel: +353 1 618 1315

Mobile: +353 87 244 2514

Email: roland.oconnell@savills.ie

KATE HEALY

Associate Director

Tel: +353 1 618 1391

Mobile: +353 86 066 6725

Email: kate.healy@savills.ie