

TOOL

St. Stephen's Green
D u b l i n 2

The Ultimate Address



The Ultimate Address

100

100 St. Stephen's Green is located on the south side of the Green which is the ultimate location in Dublin and is at the centre of Dublin's commercial, administrative and cultural headquarters.

St. Stephen's Green
Dublin 2



Grafton Street



Trinity College Dublin



Government Buildings



St. Stephen's Green Park



Shanahan's



St. Stephen's Green Park



St. Stephen's Green Shopping Centre



The Shelbourne Hotel

Location

100

St. Stephen's Green
Dublin 2

100 St. Stephen's Green is the ultimate corporate address. St. Stephen's Green is Dublin's premier address at the very heart of the city centre surrounded by the best of hotels, restaurants, offices, bars and theatres. The five-star Shelbourne and Merrion Hotels are located close-by and Grafton Street, one of Dublin's principal shopping streets is within 150m.

100 which overlooks St. Stephen's Green is also close to the oasis that is The Iveagh Gardens to the rear. "The Green" is the chosen location for a number of European Headquarters as well as the location for several Government Departments and the Royal College of Surgeons.

The area's character, history, first class amenities and transport links make it Dublin's No. 1 corporate location and what better address could you get than 100 St. Stephen's Green.



100

- 1. Conrad Hotel
- 2. AerCap
- 3. Maples and Calder
- 4. Department of Foreign Affairs
- 5. Iveagh Gardens
- 6. Standard Life
- 7. Department of Finance
- 8. Activate Capital
- 9. Sky Aviation
- 10. KPMG
- 11. O'Callaghan Stephen's Green Hotel
- 12. Shanahan's Restaurant
- 13. Royal College of Surgeons
- 14. Fitzwilliam Hotel
- 15. Grafton Street
- 16. ESB International
- 17. Shelbourne Hotel
- 18. Irish Life and Permanent
- 19. St. Stephen's Green

St. Stephen's Green

Created in 1670 St. Stephen's Green is the oldest and largest of Dublin's City Georgian Squares consisting of 22 acres (8.9 ha) of landscaped gardens and walkways. The Green was enclosed by a wall in 1664 and access to the Green was restricted to local residents until 1877 when Parliament passed an Act to open it to the public.

Sir Arthur Guinness, a member of the Guinness brewing family was a driving force behind the opening of the Green to the public and paid for the laying of the Green in its current form.

St. Stephen's Green retains many of the features created in 1880 including the large pond (which is fed from the Grand Canal at Portabello), a bandstand, Gardeners Cottage, the Fusiliers Arch at the corner of the park opposite Grafton Street and the St. Stephen's Green kiosk, opposite The Shelbourne Hotel.

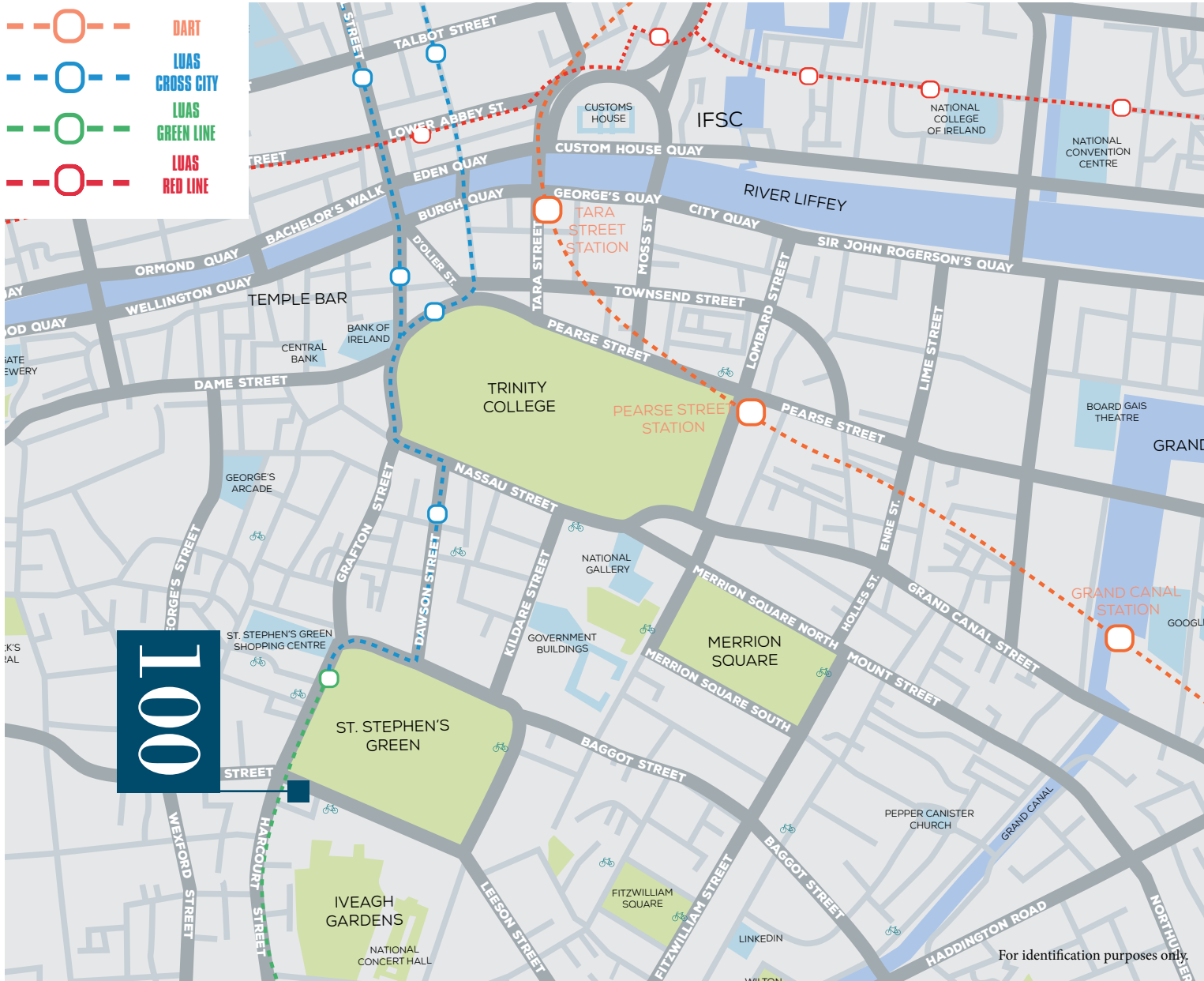


St. Stephen's Green Park



Shelbourne Hotel

- - - ○ - - - DART
- - - ○ - - - LUAS CROSS CITY
- - - ○ - - - LUAS GREEN LINE
- - - ○ - - - LUAS RED LINE



Brown Thomas



O' Donoghues



Luas

Transport

The area is well served by public transport with the Luas Green Line terminal at St. Stephen's Green which connects the city centre with the south suburbs. The Luas is currently undergoing a programme of upgrades which will link the Green Line with the Red Line, which serves the west of the city and a new cross link to Broadstone in the north of the city.

The DART (Dublin Area Rapid Transport) and main line train services are located within ten minutes' walk with numerous cross-city bus routes operating from St. Stephen's Green.

Description

100 St. Stephen's Green is undergoing a complete refurbishment and upgrade to bring it up to the same exacting standards that were recently completed on the adjoining No's 97, 98 and 99 St. Stephen's Green. This four-storey over basement Georgian office building, overlooking St. Stephen's Green, provides a total of 328.5 sq.m. (3,536 sq.ft.) of office accommodation which is beautifully presented throughout and also includes a basement one bedroom apartment.

The property is being decorated under the guidance of an interior designer that will emphasise the elegance and style of this magnificent building. Services are being replaced throughout with Cat 6 cabling and power wiring to the floor boxes, gas fired central heating, showers and kitchen.



Sample finishes for indicative purposes



Sample finishes for indicative purposes



Sample finishes for indicative purposes



Sample finishes for indicative purposes



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Sample finishes for indicative purposes

Accommodation

Approx. net internal floor area of offices and gross floor area of apartment:

	Sq. m.	Sq. ft.
Hall Floor	53.8	579
First Floor	64.0	689
Second Floor	63.9	688
Third Floor	64.3	692
Sub-Total	246.0	2,648
Basement (Apartment)	82.5	888
Total	328.5	3,536

Specification

100 St. Stephen's Green is currently undergoing major refurbishment which when completed in February/March 2017 will offer:

- Ideal Headquarter Building
- Fully refurbished offices
- Cat 6 computer cabling
- Decorative scheme by Interior Designer
- High-quality carpeting
- Fire and intruder alarm systems
- Fitted kitchen and shower facilities

Further Information

Lease Terms

On Application.

Viewing

By appointment with
Sole Agents,
Finnegan Menton.

A Development by



Having already completed the restoration of No's. 97, 98 and 99 St. Stephen's Green, Davy Real Estate is now undertaking the refurbishment of No. 100 St. Stephen's Green.

Letting Agents



Contact

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