



## 7 Exchange Place

IFSC, Dublin 1

BER D1

Ground and First Floor Offices  
c.97.5 - 287sq.m. (1,050 - 3,100sq.ft.)



**FINNEGAN**  
Menton

## Location:

7 Exchange Place is centrally located in the heart of the IFSC (International Financial Services Centre) close to the junction with Mayor Street Lower and adjacent to Hilton Garden Inn Hotel and the IFSC multi-storey car park.

Occupiers benefit from the amenities in the vicinity with cafes, bars and restaurants within a stroll of the building.

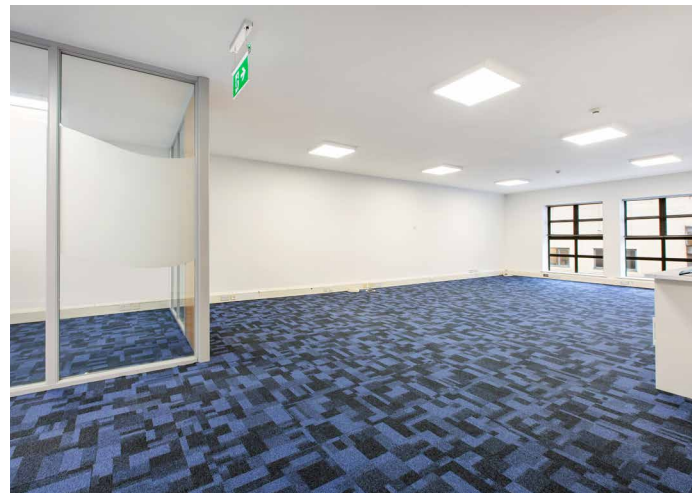
The IFSC has excellent transport links with the LUAS Red Line running directly outside the entrance to Exchange Place. Connolly Station is a 5 minute walk from the building which gives direct access to all DART , Suburban and Intercity rail lines.



## Description:

Modern open plan flexible office floors of c.98.0 sq.m. per floor that can be leased individually or combined with the adjoining no 6 Exchange to provide interconnecting open plan floors of c.190.5 sq.m. and in total up to c.288.0 sq.m over the ground and first floor levels, with future growth potential within the buildings which total c.790.0 sq.m. combined.

The offices are fully fitted providing majority open plan with high quality executive offices and kitchenette/break out areas. The offices are fully cabled. The offices have the advantage of excellent natural light and openable windows with fan coil air conditioning units.

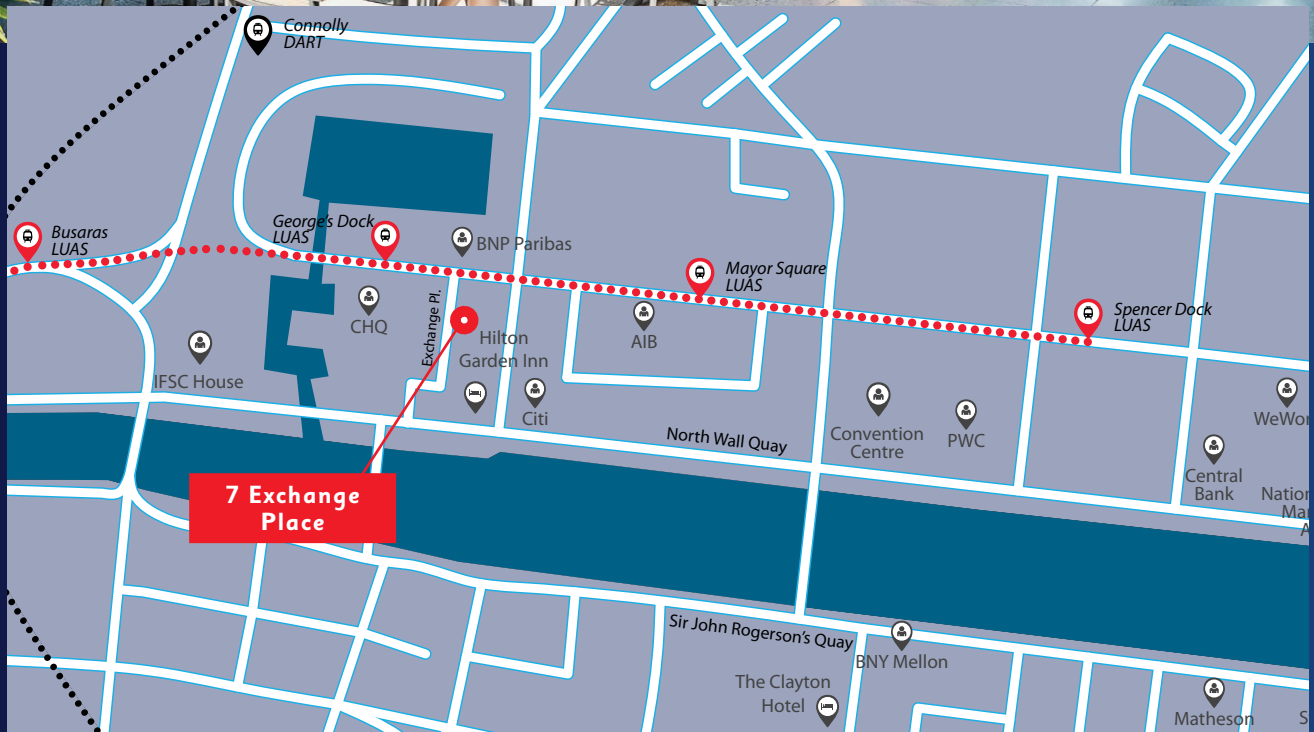


## Accommodation:

Available as a single letting or on a floor by floor basis.  
The approximate net internal floor area is as follows:

	Sq.m.	Sq.ft.
Ground Floor	98.0	1,055
First Floor	97.5	1,050
<b>OR</b>		
First Floor (No's 6 & 7)	195.5	2,050
<b>Total No. 7:</b>	<b>195.5</b>	<b>2,105</b>
<b>Total Overall Size: ( 6 &amp; 7 )</b>	<b>288.0</b>	<b>3,100</b>





### BER:

B.E.R.: D1 588.06kWh/m2/yr  
B.E.R. Number: 800191892

### Lease:

Available on New Flexible Lease Terms.

### Rent:

On Application.

### Viewing:

By appointment only with sole agents Finnegan Menton.  
Contact Nicholas Corson or David Rowe on 01 614 7900.



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