THE FINEST ADDRESS
DESERVES THE FINEST OFFICES

61,820 SQ FT
GRADE A FLEXIBLE OFFICE SPACE
ST. STEPHEN’S GREEN HAS CENTURIES OF HISTORY BEHIND IT. ONCE THE LARGEST SQUARE OF ITS TIME FOR A SMALL CITY, IT HAS BEEN DEFINED IN MAPS SINCE 1714.

IT HOLDS A VERY SPECIAL PLACE IN THE HEART OF ALL DUBLINERS AND VISITORS TO THE CITY ALIKE.
AN EXCLUSIVE ADDRESS TO ATTRACT THE BEST TALENT AND TO MAKE A LASTING IMPRESSION ON CLIENTS
### SCHEDULE OF AREAS

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fifth</td>
<td>803</td>
<td>8,639</td>
</tr>
<tr>
<td>Fourth</td>
<td>1,013</td>
<td>10,914</td>
</tr>
<tr>
<td>Third</td>
<td>1,013</td>
<td>10,898</td>
</tr>
<tr>
<td>Second</td>
<td>1,013</td>
<td>10,898</td>
</tr>
<tr>
<td>First</td>
<td>917</td>
<td>9,871</td>
</tr>
<tr>
<td>Ground</td>
<td>653</td>
<td>7,034</td>
</tr>
<tr>
<td>Upper Basement</td>
<td>331</td>
<td>3,565</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5,743</td>
<td>61,820</td>
</tr>
</tbody>
</table>

**IPMS 3 Office Total** | 5,774 | 62,151 |

### INTRODUCTION

**KEY FEATURES INCLUDE:**

- Historic Location
- Six Storey HQ Office Building
- Spectacular views over St. Stephen’s Green and Dublin City
- Energy efficient floor plates
- Targeting LEED Platinum
- Glazed floor to ceiling elevations providing exceptional natural light
- Roof Top Terraces on the Fifth Floor Level
- Fully Air Conditioned
- Raised Access Floors
- Floor to ceiling 2.85M on upper floors and 3.44M on ground floor
- Exceptional tenant amenity space
- Showers and changing facilities
- 20 secure basement car parking spaces
- 83 no. bicycle spaces

Set between St. Stephen’s Green and the Iveagh Gardens, 70 St. Stephen’s Green comprises 61,820 SQ FT of Grade A office accommodation at the heart of all Dublin city has to offer.
PERFECTLY POSITIONED

ST. STEPHEN'S GREEN IS THE BEATING HEART OF DUBLIN'S BUSINESS DISTRICT AND FIRMLY ESTABLISHED AS THE MOST PRESTIGIOUS AND SOUGHT AFTER OFFICE ADDRESS.

ARTS & CULTURAL
1. THE NATIONAL GALLERY OF IRELAND
2. NATIONAL MUSEUM OF IRELAND
3. THE NATIONAL LIBRARY
4. DUBLIN CASTLE
5. MANSION HOUSE
6. TRINITY COLLEGE DUBLIN
7. SCIENCE GALLERY
8. NATIONAL CONCERT HALL
9. THE GAIETY THEATRE

CAFÉS/RESTAURANTS
10. FUJI
11. EMER’S KITCHEN
12. ELY WINE BAR
13. PEARL BRASSERIE
14. PATRICK GUILBAUD
15. KC PEACHES
16. PEPLOE’S
17. THE GREEN HOUSE
18. FIRE
19. ONE PICO
20. MARCO PIERRE WHITE
21. FALLON & BYRNE
22. SHANAHAN’S ON THE GREEN

RETAILERS/SHOPPING
23. BROWN THOMAS
24. ST. STEPHEN’S GREEN SHOPPING CENTRE

HOTELS
25. DEAN HOTEL
26. THE SHELBOURNE
27. THE MERRION
28. O’CALLAGHAN HOTEL
29. THE WESTBURY
30. CLIFF TOWNHOUSE
31. CONRAD HOTEL

HEALTH AND FITNESS
32. EDUCOGYM
33. THE SPA AT THE SHELBOURNE

BARS AND NIGHT LIFE
34. HARTIGAN’S
35. EAST SIDE TAVERN
36. O’DONOGHUES
37. DOHENY AND NESBITT
38. 37 DAWSON STREET
39. CAFÉ EN SEINE
40. KEHOES

LIFESTYLE
41. ST. STEPHEN’S GREEN
42. FITZWILLIAM SQUARE
43. MERRION SQUARE
44. GRAFTON STREET
45. POWERSCOURT CENTRE
46. GEORGE’S STREET ARCADE
47. DUKE STREET
48. FADE STREET
49. SOUTH WILLIAM STREET
50. WICKLOW STREET
51. SOUTH KING STREET

TRANSPORT
DART / TRAIN
LUAS GREEN LINE
LUAS RED LINE
AIRCOACH
DUBLIN BIKES
70 St. Stephen’s Green is one of the most accessible locations in the city for both staff and clients, no matter what their method of travel.
FULL HEIGHT GLAZING
TO PROVIDE PANORAMIC VIEWS AND MAXIMIZE NATURAL LIGHTING

FEATURES:
- DOUBLE HEIGHT ENTRANCE HALL
- LUXURIOUS STONE AND BRONZE CLADDING
- STAINLESS STEEL FRAMED CURVED FEATURE GLAZING
- POLISHED LIMESTONE FINISH TO WALLS
- EFFICIENT CIRCULATION AND CORE DESIGN
- A PROJECTING UNIFORM GLASS FACADE TO THE UPPER FLOORS PROVIDES AN UNOBSTRUCTED PANORAMIC VIEW OF THE GREEN
LARGE OPEN FLOOR PLATES

GLAZED FLOOR TO CEILING ELEVATIONS
PROVIDING EXCEPTIONAL NATURAL LIGHT
STUNNING VIEWS

PANORAMIC VIEWS OVER ST. STEPHEN’S GREEN, THE NATIONAL CONCERT HALL ANDIVEAGH GARDENS TO THE REAR
TYPICAL FLOOR
10,898 sq ft / 1,013 sq m
FLOOR TO CEILING HEIGHT 2.85 m

FIFTH FLOOR
8,639 sq ft / 803 sq m
FLOOR TO CEILING HEIGHT 2.85 m
TYPICAL FLOOR - POTENTIAL SPACE PLAN A
1 PERSON / 8 SQ M

- 4 x EXECUTIVE OFFICES
- 4 x EXECUTIVE OFFICES WITH MEETING TABLE
- 4 x SUPPORT STAFF STATIONS
- 45 x GENERAL STATIONS
- 1 x SMALL MEETING ROOMS
- 2 x TELEPHONE BOOTHS
- 2 x LARGE CONFERENCE ROOMS - 18 SEATS
- 2 x SMALL CONFERENCE ROOMS - 16 SEATS
- 1 x RECEPTION AREA

TYPICAL FLOOR - POTENTIAL SPACE PLAN B
1 PERSON / 8 SQ M

- 2 x EXECUTIVE OFFICES
- 2 x EXECUTIVE OFFICES WITH MEETING TABLE
- 2 x SUPPORT STAFF STATIONS
- 121 x GENERAL STATIONS
- 2 x INFORMAL MEETING ROOMS
- 8 x TELEPHONE BOOTHS
THE BUILDING PROVIDES REAR ACCESS TO 20 SECURE BASEMENT CAR PARKING SPACES AND 83 BICYCLE SPACES ACCESSED VIA EARLSFORT TERRACE
1.0 STRUCTURE AND EXTERNAL FINISHES

1.1 SUBSTRUCTURES
- In situ concrete walls with full grade 3 waterproofing and plinths to form basement including associated drainage and water proofing.
- Basement floor slab 500mm thick reinforced concrete flat slab.

1.2 STRUCTURE
- In situ concrete frame, including smooth square concrete columns.
- In situ concrete structure with steel elements to provide column free zones to sixth floor plate below.
- 330mm flat slab in situ concrete floor slabs.
- Precast concrete stairs and landings.
- Reinforced in situ concrete walls to stairwells and lift core areas.

1.3 EXTERNAL WALLS
- Jura Limestone cladding with honed finish.
- Triple glazed aluminium unitized curtain walling system with PPC finish and fritted glass zone to conceal floor junction to upper floors north elevation and courtyard elevations.
- Twin skin aluminium unitized curtain walling system with PPC finish and integrated blind to south elevation for glare and heat gain control.
- Bespoke stainless steel stick curtain wall system with double glazed glass units to north elevation at first and ground floor levels.
- All glazing systems are full height clear glass, with thermal insulation and solar control to achieve high quality levels.
- Double Height 3 leaf revolving door with stainless steel frame, finish and specification to match stick curtain wall system to main entrance hall.
- Zinc cladding to roof access stair.

1.4 ROOF FINISHES
- Intensive green roof system to LEED Platinum requirements on built-up reinforced bitumen membrane waterproof roof covering.
- Built-up reinforced bitumen membrane warm deck roof covering to exposed walkway and plant areas with white finish resistant to foot traffic and to reduce Heat Island Effect.
- Full stairs access to roof.
- Roof fall arrest system allowing safe access to all roof areas for maintenance.
- Raised parapets and proprietary roof fouting systems for all roof plant.
- Insulated uPVC rainwater pipes within building non-insulated to basement. Cast iron pipework in basement.
- Composite acoustic fencing to plant areas.

1.5 SITEWORKS & DRAINAGE
- Americile Real Granite stone paving slabs to widened footpath to front and rear of building.
- Access control to car park and all main entrance doors.
- All roof areas with standard insulation and waterproofing with underfloor heating.
- Fully drained matwell.
- Feature illuminated glass wall to lift core wall.
- Polished bronze surrounds to lift with cast bronze overhead panel.

2.0 INTERNAL FINISHES

2.1 OFFICE FLOOR FINISHES
- Proprietary fully removable and interchangeable steel encapsulated chipboard core panels grade raised access floors (screw down type) to all office areas.
- Promat or similar fire barriers to floor voids and ceiling voids.

2.2 OFFICE CEILING FINISHES
- ‘SAS 330’ or equivalent perforated metal suspended ceiling system with lay-in tiles to office areas including fume backing for enhanced acoustic performance.
- Perimeter plasterboard bulkheads to edges of suspended ceilings and structural column surrounds.

2.3 INTERNAL OFFICE WALL FINISHES
- Painted and skinned plasterboard finish with vertical and horizontal joints to service core walls to conceal access panel doors.
- Gypsum plaster on cement gauged undercoat with painted finish general internal office walls and columns.
- Painted MDF skirtings to base of all walls.

2.4 JOINERY TO OFFICE AREAS
- Solid doors faced with selected hardwood veneer to service core area, fire rated as necessary.
- Glazed timber frame screens to main circulation areas.
- Solid doors faced with white painted MDF panels to service risers to be concealed with wall panelling. All doors fire rated as necessary.

2.5 IRONWORKING
- Proprietary ‘KCC D-Line’ stainless steel ironmongery.
- All stair and lobby core doors allow for hidden wiring for access control.

2.6 ENTRANCE LOBBY FINISH
- Floor of 40mm polished Americile Real granite with feature polished Jura limestone inserts to entire reception area floor with feature broadloom carpet inlay to seating area.
- In situ insulated concrete core screwed with underfloor heating.

2.7 LOBBY FINISH
- ‘Italgraniti Heritage Naturale Rettificato’ porcelain tiling finish to circulation lobby floor.
- ‘Florim Magnum oversize Floor Gres Styletech Metalstyle’ large format porcelain tiling to walls.
- ‘Casoline MF’ type plasterboard ceiling system with painted skinned plasterboard finish.
- Feature recessed strip lighting to plasterboard ceiling.

2.8 TOILET FITTINGS & FINISHES
- Ideal Standard ‘Concept’ ceramic wall mounted WC with concealed cisterns and polished chrome dual flush systems or similar.
- 12mm Krion solid surface countertop with Krion ‘Unique’ bit200 50x360mm wash hand basins.
- Armitage Shanks contour ‘HygenIQ’ bowl urinals with concealed cisterns and automatic electronic flush systems or similar.
- ‘Thrislington’ toilet cubicles with full height flush walls and doors with a back painted glass finish and stainless steel ironmongery.
- Glass mirrors finished flush with tiling.
- ‘Ceramica Magica’ Marstood Marble 03 Matt R10 600mm x 600mm porcelain floor tiles.
- ‘Italgraniti White Experience Apruno’ List. Mix 200mm x 1200mm porcelain wall tiles.

2.9 STAIR FINISHES
- Brushed stainless steel handrails with glass balustrade to stair stair. American white oak to stair wall.
- Brushed stainless steel handrails and balustrades will be provided to secondary staircases. Painted MDF board to stair wall.
- Selected Linoleum floor finish to all stairs.
- Proprietary aluminium ‘Gradus’ nosings to thread and riser to all steps.

2.10 SHOWER AREA FITTINGS AND FINISHES
- ‘Idealrain M1’ rain shower fixed 200mm shower head with 300mm horizontal arm.
- ‘Ceramica Magica’ Marstood Marble 03 Matt R10 600mm x 600mm porcelain floor tiles.
- ‘Italgraniti White Experience Apruno’ List. Mix 200mm x 1200mm porcelain wall tiles.

2.11 SHOWER AREA FITTINGS AND FINISHES
- ‘Italgraniti White Experience Apruno’ List. Mix 200mm x 1200mm porcelain wall tiles.
- ‘MF’ type plasterboard ceiling systems with concealed access panels to all services above.
- Recessed compact LED down-lighters.
1.0 MECHANICAL

1.1 DESIGN CRITERIA

INDOOR CLIMATE: Operative temperature
Winter mode: 21 ± 2°C
Summer mode: 22.5 ± 1.5°C

Air velocity within the occupation zone:
Summer mode: 0.25 m/s
Winter mode: 0.15 m/s

1.2 HEATING SYSTEM

The building will have the ability to operate 24 hour / 7 days a week.
Summer mode: 22.5 ± 1.5°C
Winter mode: 21 ± 2°C

1.3 COOLING SYSTEM

The chiller will have at least two independent compressor circuits for redundancy. Free cooling to be maximised.

1.4 AIR-CONDITIONING SYSTEM

A 4-pipe Fan Coil AC System shall be utilised throughout. The units are generally to be above ceiling concealed units ducted to supply air grilles. Fan coil units shall be provided with EC electronically commutated fans to maximise efficiency. Return air grilles in the ceiling will allow for a return path.

1.5 WATER SERVICES

24 hour water storage shall be provided based on 65 litres per person and one person per 8m². Potable water shall be available to each floor.

1.6 FIRE FIGHTING

First aid firefighting will be provided in accordance with building regulation requirements.

1.7 SANITARY

The soils and waste installation shall be in lead free uPVC with provision for grease traps from kitchen or oil separators to be provided by the Developer. SMU or cast iron shall be used in basement areas and plant areas.

1.8 SUSTAINABILITY TARGETS

BER A3. LEE Platinum. Full Certification will be provided.

2.0 ELECTRICAL

2.1 DESIGN CRITERIA

The building will be designed on the basis of 1 workstation per 8m². Each workstation will have the capacity for 6 x power sockets and 3 x data outlets (Data outlets and cabling by Tenant).

A maximum total power requirement of 350w/m² is to be available for building use with a minimum of 50w/m² available on each floor for small power usage.

2.2 INCOMING POWER SUPPLY

The supply to the building will be at the LV rate for Multi Tenancy but can be at the MV rate for a single Tenant. The incoming power supply will have sufficient capacity to increase the contracted load by 20%.

The LT Switchboard will be designed to accommodate a main distribution board suitable for multi-tenancy metering (have an automatic switchover to standby generator for a single occupancy), provision for power factor and surge protection equipment and have spare space of 10% for new equipment. Main power supply cables will have a spare capacity of 20%.

Switchgear shall be located in areas protected from flooding or water ingress.

2.3 SWITCHGEAR & DISTRIBUTION BOARDS

Low voltage switchgear will be designed for a 5 conductor system with a pull-out main switch of the cassette type. The energy of each station and outgoing low voltage group will be measured.

All main distribution boards will be Form 4b with Local Board from 3b. A separate Landlord distribution board will be provided along with at least one distribution board per floor located in dedicated electrical riser.

• 20% spare circuit breakers will be provided on all switchgear and distribution boards.

• The busbars connecting the circuit breakers will be 10% longer than the length needed for the specified groups and standby groups.

2.4 STANDBY POWER SUPPLY

Standby generator will be provided by the Landlord to support all fire fighting and life safety systems in the building only. In addition, plant space shall be provided to house single Tenant standby generator capable of meeting the complete electrical design requirements of the building.

2.5 POWER FACTOR CORRECTION

Power Factor Correction equipment will be provided by the Landlord to ensure a minimum corrected value of 0.95 exists on all phases.

2.6 VOLTAGE EQUALISING EQUIPMENT

The building will be equipped with lightning arresters in the form of roof leads, down-leads, ring leads and foundation earth points. The buildings will be equipped with a leading in protector to eliminate transient overvoltages that may enter the building through the external cable network.

2.7 CABLE DISTRIBUTION (DISTRIBUTION SYSTEMS)

The duct system will include for three separate vertical cable runways.
• One for power, control and supervisory equipment.
• One for the data network.
• One for security functions.

Vertical ducts from the power supply rooms, PABX room and data room will be easily connectable to the horizontal underfloor distribution. No containment is provided under RAC.

The vertical ducts will be readily accessible from a general circulation area.

All duct systems will have a spare capacity of 20%.

2.8 WORK STATIONS

For the purposes of calculating electrical requirements workstations will be provided based on one per 8m². Floor grommets will be provided at a rate of one per 8m².

Workstations will be served from busbar power modules located in the raised access floor with no more than four workstations per power module.

Power modules to the desk are by the Tenant.

2.9 GENERAL & EMERGENCY LIGHTING

The lighting installation will be designed according to current EU Directive on interior lighting and the CIBSE / IES / SLL Code for Lighting 2016.

Lighting in general office areas will be by 1200mm x 300mm dimmable LED modules in the suspended ceiling. These luminaries will be fitted with a louvre for use with V.D.U. screens and will be designed to maintain 500 lux and a uniformity of 0.7.

A lighting control system will be included in the design incorporating presence sensors and an ability to incorporate daylight control by the Tenant which will automatically dim lights to save energy when daylight is available.

Lights in toilet and core areas will be energy efficient LED recessed down lights to an average of 200 lux.

Lighting in plant areas will be provided by surface battens with vapour resistant (only) carbonaceous diffusers. They will be IP61 rated.

External lighting to highlight the façade of the building in an appropriate manner shall be provided. The emergency lighting installation will comply with IES 3230. Emergency lighting shall be provided via battery packs contained within the fittings. In the event of power failure these battery packs will power the fittings for 3 hours and will provide adequate light for safe escape. An emergency lighting central test unit shall be installed. Emergency LED type fittings may also be used from a Central System.
2.10 FIRE ALARM INSTALLATION
The fire alarm system will comply with BS5839. The system should be designed for L-1 coverage as defined in BS5839. The fire alarm system will be fully addressable and capable of interfacing with other systems.

2.11 EARTHING & BONDING
Equipment such as metallic floor panels, ceiling tiles and suspension systems, metallic cladding systems and window frames, bathroom fixtures, all incoming services pipework and lightning protection installation shall all be bonded. Bonding shall be carried out across non-metallic apparatus such as GRP water tank.

2.12 SECURITY AND CABLEWAY PROVISION
The building will come complete with access control, CCTV and intruder alarm systems installed at main cores, main entrance, car park and exit points to the building. These systems will be IP type adaptable to an open network and fully expandable to incorporate the tenant’s requirements.

In addition all doors above ground level will be provided with non visible cable ways for the future installation of the following systems:-
- Alarms for emergency exit doors
- Access control system
- Entrance intercom

3.0 LIFTS
3.1 PASSENGER LIFTS
All lifts to comply with EN 81 1998 & Future Standard EN 2050.

Passenger lifts are located centrally in the main service core to maximise use by occupants.

The passenger lifts will provide a level of service which meets or exceeds the following:-
- Waiting interval – less than 25 seconds.
- Five minute handling capacity – greater than 15%.
- Design population – 1 person per 8m².
- Lift capacity factor 80%.
- Lift door clear height 2100mm.
- Lifts serve all floors including basement and have the following minimum capacity:-
  - Weight capacity: 1600kg.
  - Car Dimension: 1400mm wide x 2400mm deep x 2400mm high.
  - Door ope: 1300mm wide x 2200mm clear.
  - Durable internal car finish.

The goods lift is accessible from a delivery service area.

Energy Rating: A

3.3 FIRE FIGHTING LIFT
Not required

3.4 VEHICLE LIFTS
- 2 No. 6000kg Car Lifts with travel from ground level to Basement -2 level.
- All lifts to comply with EN 81 1998 & Future Standard EN 2050.
- Lift Car size: 2800mm wide x 5250mm deep x 2600mm high.
- Centre opening car and landing door: 2600mm high x 2400mm wide.
- Hoist way: 4000mm wide x 6000mm deep, pit depth: 2000mm.
- Motor room to be located in separate vented room at lower basement level.
- Control options – access fob required.
- Durable internal car finish.

4.0 BUILDING CONTROL SYSTEM
A complete Building Management Control System including all necessary motor control centres and front end FC is provided.

The Building Management Control System will operate on an open network.

Lighting Controls.
The Building Management Control System provides the following:-
- Status of all plant.
- Record energy consumed.
- Monitor and adjust temperature set points.
- Monitor and adjust time schedules and sequence of operation of all plant.
- Be compatible for remote connections.
- Have at least two user licences.
- Allow for sub tenant billing.

5.0 PLANT SPACE AND RISER STRATEGY
5.1 MINIMUM SERVICE ZONES
- Ceiling Void: 500mm incl. Tile
- Data Centres.
- Kitchen / Restaurant Area.
- Fitness Area.

5.2 VERTICAL DISTRIBUTION
Vertical service risers will have 20% spare capacity to accommodate specialist tenant services such as but not limited to:-
- Fire Fighting Lift
- Goods Lift

5.3 TENANTS’ PLANT SPACE
The following tenant plant areas have been allocated:-
- Air cooled condensers for computer rooms.
- Tenants generator space.
- Restaurant ventilation plant.

5.4 UNINTERRUPTED POWER SUPPLY (UPS): By Tenant.

5.5 SATELLITE LINKS
Space for 2 no. 1.2m (nominal diameter) satellite dishes are allowed for on the roof.

5.6 CABLE MANAGEMENT & RISER STRATEGY
Incoming services provision include:-
- Cable entry to be suitable for two suppliers and each entry to consist of 4 no. 100mm ducts.
- At entry point, a dedicated Frame Room is provided for cable termination to transfer from external to internal grade cables.
- Targeting Wiredscore Certification.
Irish Life Investment Managers (ILIM) is the appointed asset manager to Irish Life Group and part of Great-West Lifeco, a global leader in financial services. At ILIM we continually strive to meet and exceed the expectations of our stakeholders. We deliver investment solutions and services to meet the evolving needs of our domestic and international retail, corporate and institutional clients. We work with integrity and ambition to deliver on our promises and our people are valued for their contribution. We are recognised as trusted business partners and take pride in supporting the communities where we live and work.

With over €2.5 billion in property assets under management we use our experience, financial strength and global reach to secure better futures for our customers and their families. We work with integrity and ambition to deliver on our promises and our people are valued for their contribution. We are recognised as trusted business partners and take pride in supporting the communities where we live and work.

PROFESSIONAL TEAM

ARCHITECT | WA WEJCHERT ARCHITECTS
PROJECT MANAGERS | URBAN SOLUTIONS
CIVIL / STRUCTURAL ENGINEER | LMC CONSULTING ENGINEERS
MECHANICAL / ELECTRICAL ENGINEERS | HOMAN O’BRIEN
QUANTITY SURVEYOR | TURNER & TOWNSEND
PLANNING CONSULTANT | TOM PHILLIPS+ASSOCIATES
FIRE SAFETY CONSULTANT | JEREMY GARDNER ASSOCIATES
FAÇADE CONSULTANT | BILLINGS DESIGN
ACCESSIBILITY CONSULTANT | OHAC
LEED CONSULTANT | MEEHAN ASSOCIATES
PSDP | TURNER & TOWNSEND
ASSIGNED CERTIFIER | GARLAND & ASSOCIATES
LEED ENERGY MODEL | IES
FEATURE LIGHTING | WINK LTD
SOLICITORS | WILLIAM FRY
FACILITIES AND PROPERTY MANAGEMENT | ARAMARK PROPERTY LTD

KEY SUSTAINABILITY FEATURES INCLUDE

- LEED PLATINUM TARGETED STATUS
- TARGET BER OF A3
- WELL CERTIFIED
- WIREDSCORE CERTIFIED
- GREEN ROOF SYSTEM
- INSULATED UPVC RAINWATER HARVESTING
- ICE BANK + PV
- FULL LED LIGHTING THROUGHOUT

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All images depicting 70 St. Stephen’s Green are CGI’s (Computer Generated Images). All Plans are indicative and not to scale.

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JOINT AGENTS

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