

2 HUME STREET
DUBLIN 2



Studio.

Amenity led workspaces

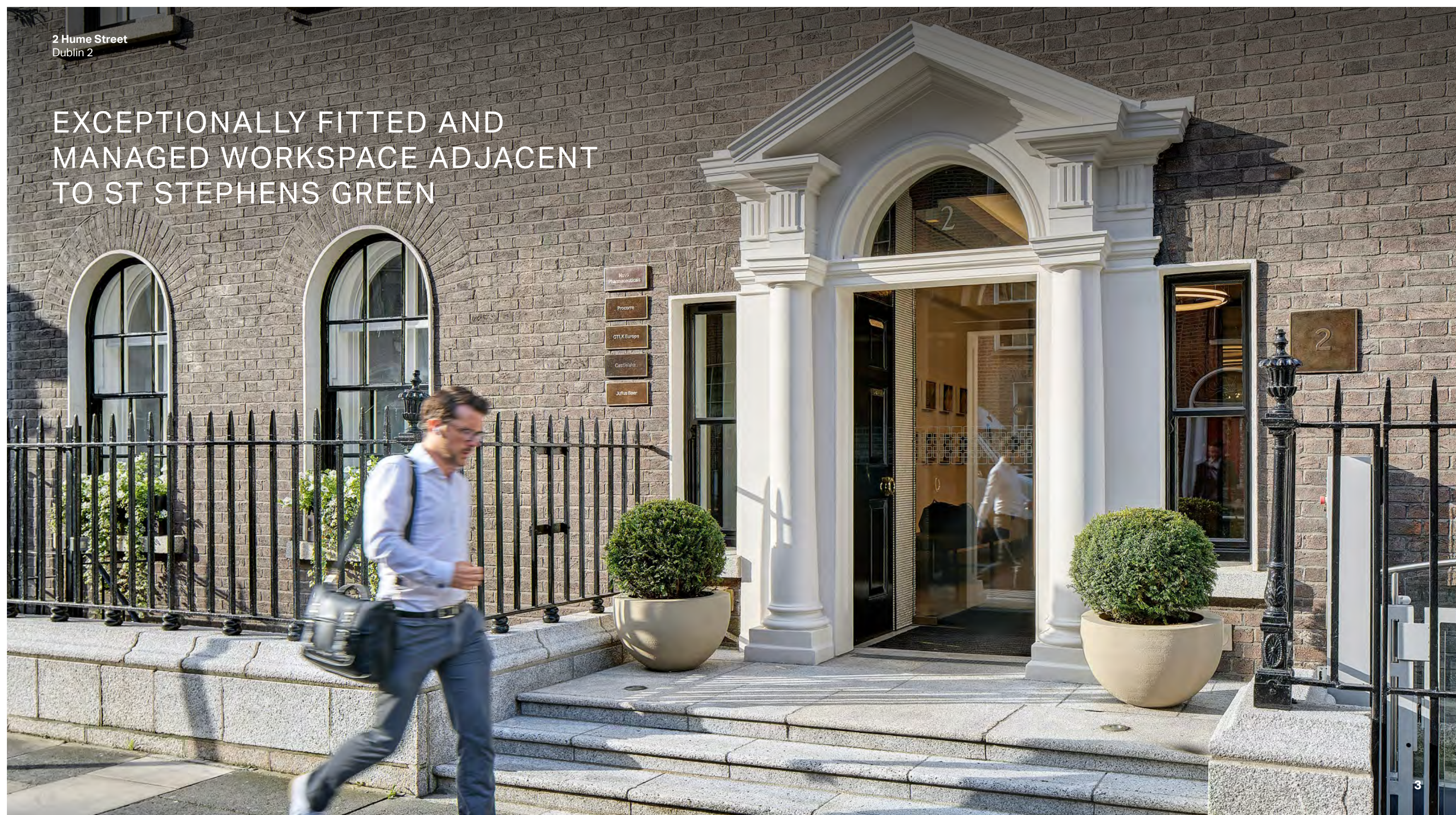
Studio, penthouse floor at 2 Hume Street is a fully furnished, self-contained workspace by IPUT. Adjacent to St. Stephen’s Green, this self-contained office features open-plan, collaborative and private areas. Amenities include a rooftop terrace, kitchen, lockers, and access to an on-site gym, showers and parking - all within a LEED Gold O&M building.

CONTENTS

Building	3
Location	5
Sustainability	8
Workspaces	10
About IPUT Real Estate	23
Contact	25

2 Hume Street
Dublin 2

EXCEPTIONALLY FITTED AND MANAGED WORKSPACE ADJACENT TO ST STEPHENS GREEN

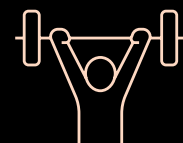




Studio - CGI of reception area, 2 Hume Street, Dublin 2

KEY FEATURES

Avail of access to the dedicated Wellness Suite.
This facility includes a 900 sq ft gym, along with
seven showers and two dry changing rooms.



Access to onsite
private gym



7 showers



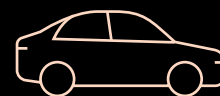
43 secure bicycle
parking spaces



Smart monitoring
of energy and
water to optimise
consumption



Resilient digital
infrastructure and
smart technology

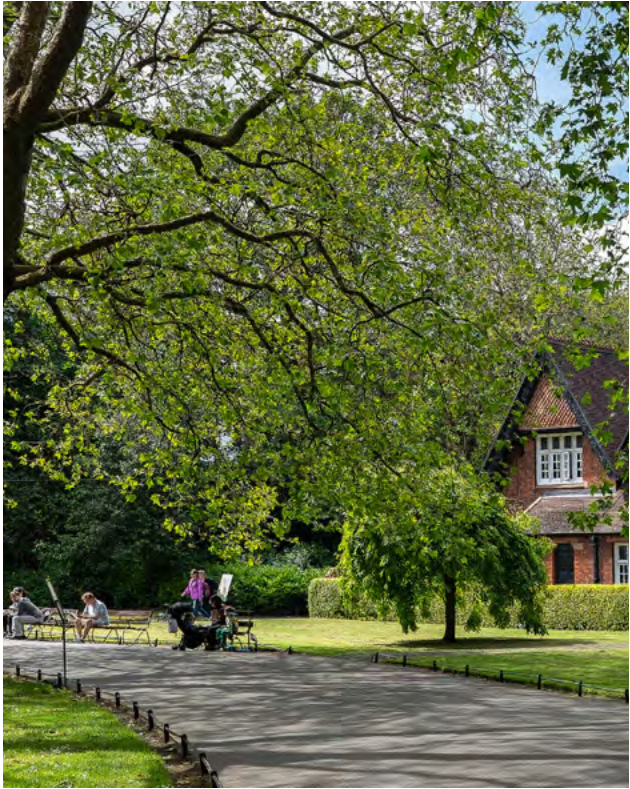


2 car spaces



2 Hume Street
Dublin 2

LOCATED
ADJACENT
TO ST. STEPHEN'S
GREEN



Clockwise from above:

St. Stephen's Green, 2 Hume Street,
The Shelbourne Hotel, St. Stephen's Green,
aerial view of St. Stephen's Green,

PRIME LOCATION

2 Hume Street is at the epicentre of so much that Dublin City has to offer. The vibrant street life makes this a lively and energetic location for business and entertainment.

- 1. Grafton Street
- 2. Mansion House
- 3. Shelbourne Hotel
- 4. Government HQ
- 5. Merrion Square
- 6. Merrion Hotel
- 7. St. Stephen's Green
- 8. Fitzwilliam Square
- 9. Leeson Street
- 10. Conrad Hotel
- 11. Iveagh Gardens
- 12. LUAS Station
- 13. Fitzwilliam Hotel
- 14. St. Stephen's Green Shopping Centre



WELL CONNECTED

2 Hume Street has the benefit of superb transport links on its doorstep and is one of the best served locations in the city centre.

-  1 min walk to bus stop
-  1 min walk to DublinBikes
-  5 mins walk to LUAS Green Line
-  13 mins walk to LUAS Red Line
-  20 mins walk to DART/Rail station
-  30 mins drive to Dublin Airport

 Studio, amenity-led workspaces





Studio - CGI of open plan office space, 2 Hume Street, Dublin 2

SUSTAINABILITY & WELLNESS



Data-driven operations

Smart monitoring of energy and water to optimise consumption and indoor air quality management programme to drive improvements in workplace comfort.



Biophilic design

Creating spaces full of life and energy, providing the perfect way to connect with nature.



Health and wellbeing

End of trip facilities to support active travel and ergonomic office furniture to enhance occupier comfort.



Circular economy

Adopted circular economy principles as part of the Studio fit-out.



2 Hume Street
Dublin 2



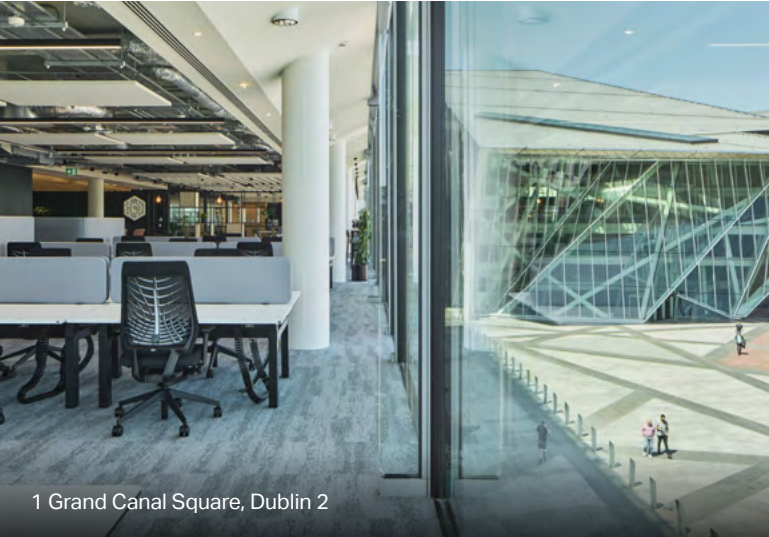
Two Riverside, Dublin 2



2 Hume Street, Dublin 2



1 Hume Street, Dublin 2



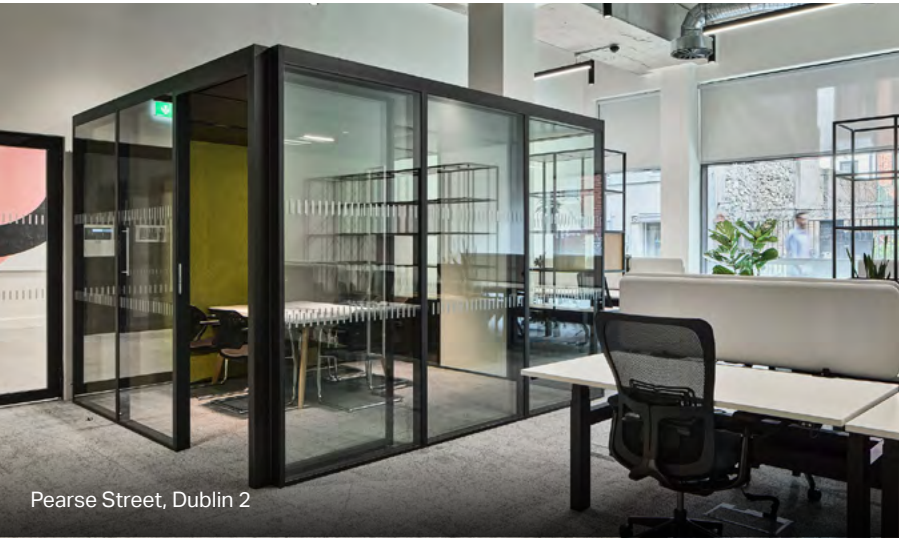
1 Grand Canal Square, Dublin 2



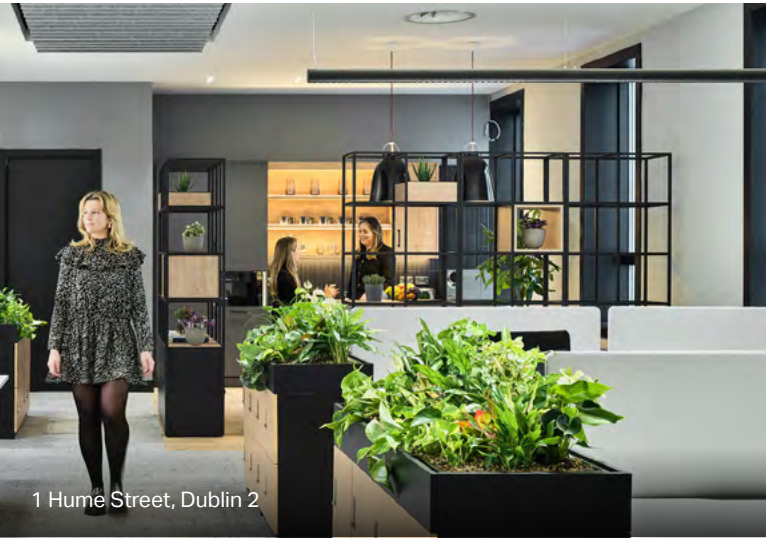
1 Grand Canal Square, Dublin 2



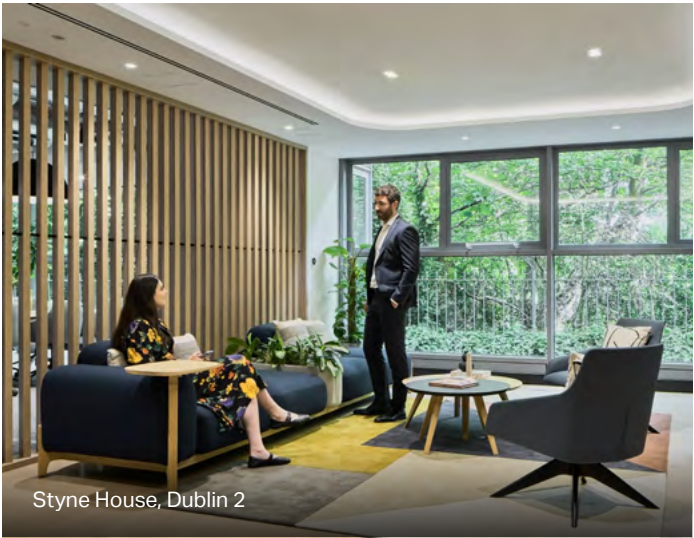
2 Hume Street, Dublin 2



Pearse Street, Dublin 2



1 Hume Street, Dublin 2



Styne House, Dublin 2



1 Hume Street, Dublin 2



PENTHOUSE FLOOR 3,000 SQ FT

Flexible, self-contained offices tailored to corporate standards, featuring versatile layouts, company branding, and settings that support both collaboration and focused work.

Studio workspaces include:

Furnished & managed

Dedicated self-contained fitted and furnished floor	✓
Private kitchens and meeting spaces	✓
Biophilic design with extensive internal and external planting	✓
Occupational ready resilient private fibre network	✓
Direct relationship with simplified legal agreement	✓
Occupier app and platform concierge	✓
Personalised branding	✓
Utilities, cleaning and waste management	✓
Compliance management, repairs and maintenance	✓
Office equipment, healthy snacks and refreshments supplied	✓
One all-inclusive bill	✓



Pictured:
**CGIs of Studio workspaces
at 2 Hume Street, Dublin 2**



Fully set-up workspaces with ongoing services and support, available on flexible short-term licences — ideal for teams who want to focus on work while everything else is taken care of.

- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Comms room
- Library space
- Storage room

- 18 desks
- 3 meeting rooms
- 1 Focus/quiet rooms
- 1 kitchen
- 1 collaboration areas
- 1 lounge



PENTHOUSE FLOOR

3,000 sq ft





Studio - CGI of enclosed meeting space, 2 Hume Street, Dublin 2



AMENITIES ACROSS THE IPUT PORTFOLIO

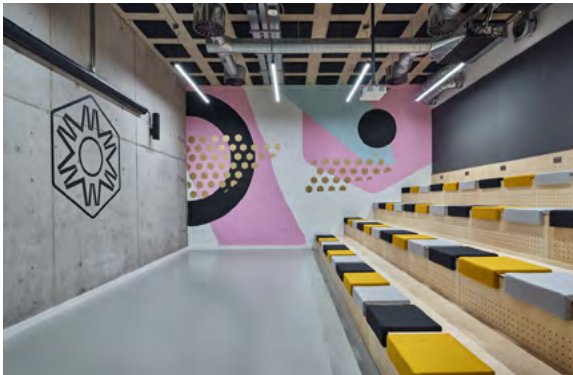
Additional amenities at nearby Fifteen George's Quay, No. 3 Dublin Landings, and Pearse Street provide the perfect complement to your workspace. Available to all occupiers across the IPUT portfolio, these features are designed to enhance collaboration, productivity, and comfort.

Exclusive amenities include:

- Business lounges
- Roof garden
- Event spaces
- Meeting rooms
- Media room
- Auditorium
- Fitness suites



- Pictured (clockwise from top)**
- Business lounge at Fifteen George's Quay
 - Auditorium at Pearse Street
 - Boardroom at Fifteen George's Quay
 - Roof garden at Fifteen George's Quay
 - Business lounge at No.3 Dublin Landings



IPUT REAL ESTATE
DUBLIN

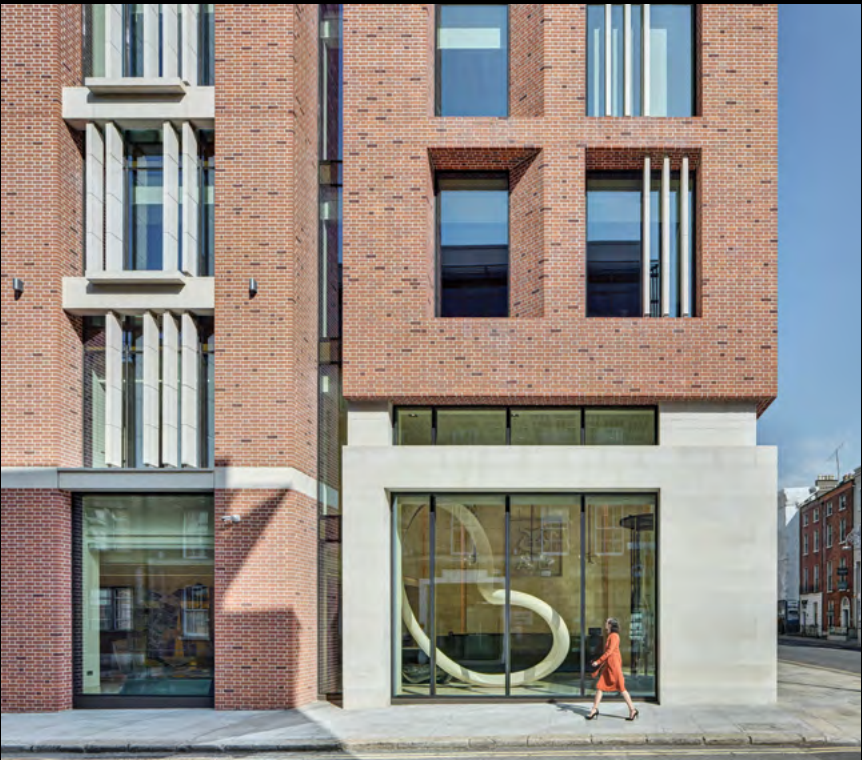
DUBLIN'S LEADING PROPERTY
INVESTMENT COMPANY



Delivering the highest quality in everything we do.

We are custodians of our city, and take pride in the buildings we develop, own and manage. We build workplaces that are healthy and fulfilling places to spend time in, and by delivering high-quality sustainable buildings we attract major global companies to Dublin.

iput.com   



Pictured (clockwise from top)

- 25 North Wall Quay, Dublin 1
- Wilton Park, Dublin 2
- Tropical Fruit Warehouse, Dublin 2
- 10 Molesworth Street, Dublin 2

RESPONSIBLE INVESTMENT

At IPUT, we strive to be the market leaders in responsible investing. Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Our Responsible Investment Strategy focuses on three pillars that underpin our ability to make long-term positive impacts on our city.

1 Climate action



- Enhancing the resilience of our portfolio.
- Transitioning to a low carbon economy.
- Continuing to pioneer net zero carbon buildings across our portfolio.

2 Resource efficiency



- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.

3 Social value



- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact on our city.

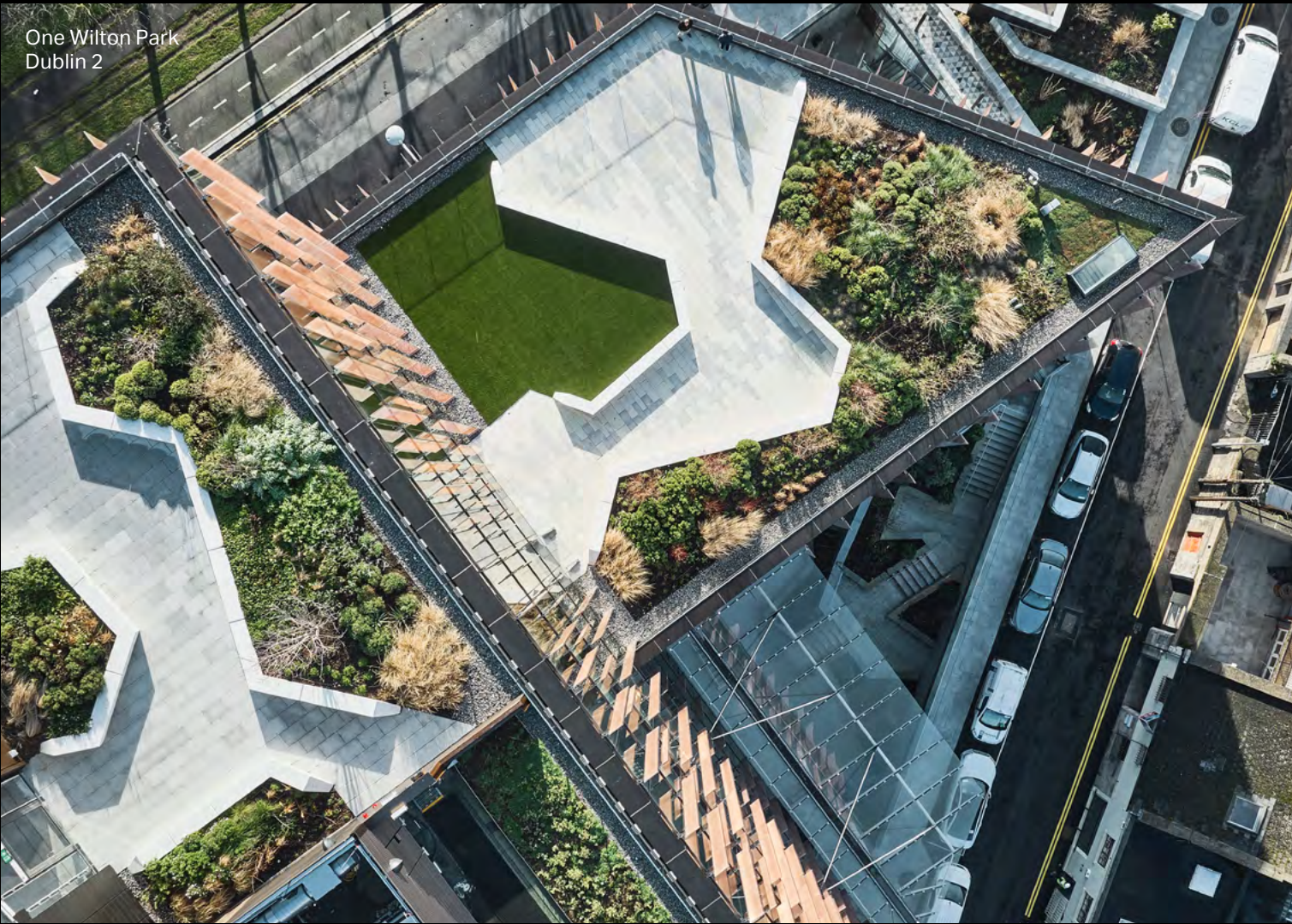
Working with our occupiers

We continuously engage with and support our occupiers to help deliver on our shared sustainability ambitions:

- We use our expertise to help our occupiers make cost savings through design decisions and proactive management.
- We include environmental performance clauses in all our leases.
- We use smart building technology to reduce and optimise energy use.
- We enhance occupier experience through our MyIPUT app.

Learn more about our approach to responsible investment:

[IPUT.com/responsibility](https://www.iput.com/responsibility)



FOR FURTHER INFORMATION



knightfrank.ie

Jim O'Reilly	+353 86 811 7451 jim.oreilly@ie.knightfrank.com
--------------	--

Tom McNamara	+353 86 063 4625 tom.mcnamara@ie.knightfrank.com
--------------	---

LRN: 001266



Studio.

studiodublin.com

Simon McEvoy	+353 86 773 4599 smcevoy@iput.com
--------------	--------------------------------------



Disclaimer

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. 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. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company Reg. No. 385044. PSR Reg. No. 001266

A development by

IPUT REAL ESTATE
DUBLIN

IPUT plc, 47-49 St. Stephen's Green, Dublin 2, D02 W634, Ireland

T +353 1 661 3499 E info@iput.com

iput.com   