

Sir John Rogerson's Quay, Dublin 2



**TWO RIVERSIDE**



**Studio.**

Amenity led workspaces



**TWO RIVERSIDE** sets a new standard, featuring fully furnished workspaces by Studio, a reimaged double-height reception, an exclusive fitness suite, and a landscaped garden courtyard – all within a sustainably operated landmark riverside building.

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Two Riverside  
Sir John Rogerson's Quay, Dublin 2

PANORAMIC VIEWS OVER THE RIVER LIFFEY

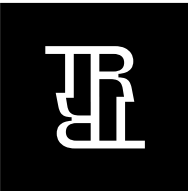






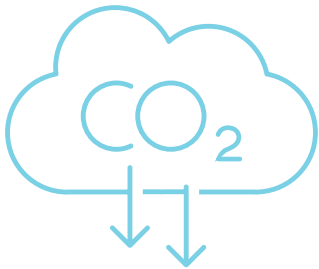
Pictured: CGI of Two Riverside reception

REIMAGINED DOUBLE-HEIGHT RECEPTION





**KEY FEATURES**



**FULLY ELECTRIFIED**

Powered by 100% renewable energy with heating, cooling and hot water provided by heat pumps.



**FULLY FURNISHED WORKSPACES**

Custom-designed, fully fitted and furnished workspaces by Studio.



**AMENITIES**

Dedicated Technogym equipped fitness suite, showers, landscaped garden area and access to Studio amenities within the IPUT portfolio.

**BER B1**



**SUSTAINABILITY**

BER B1 rating and LEED Gold Operations & Maintenance accreditation.











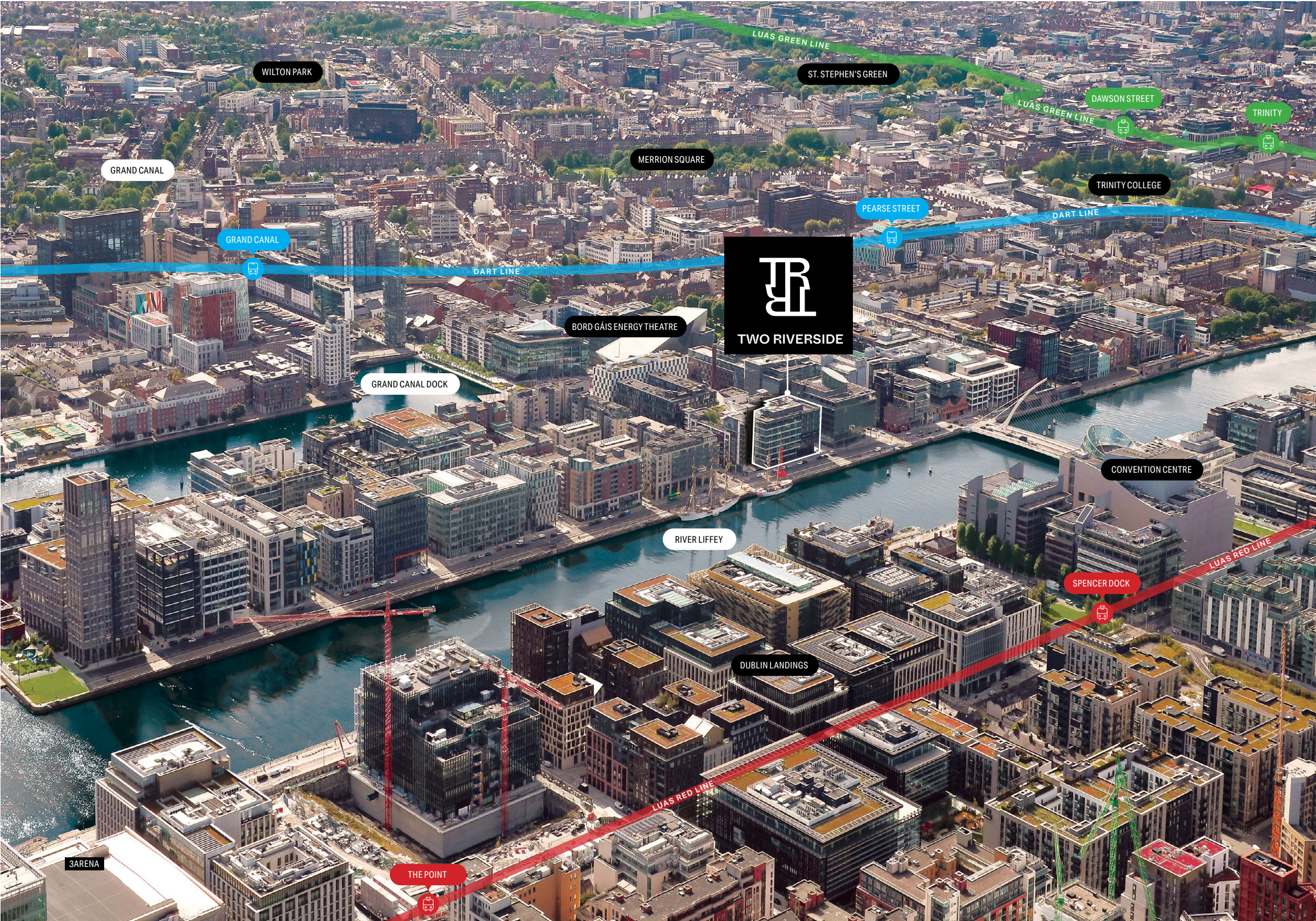
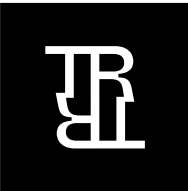
CONNECTED LOCATION

Located on Sir John Rogerson's Quay in Dublin 2, Two Riverside offers a central position within the city's Docklands business district.

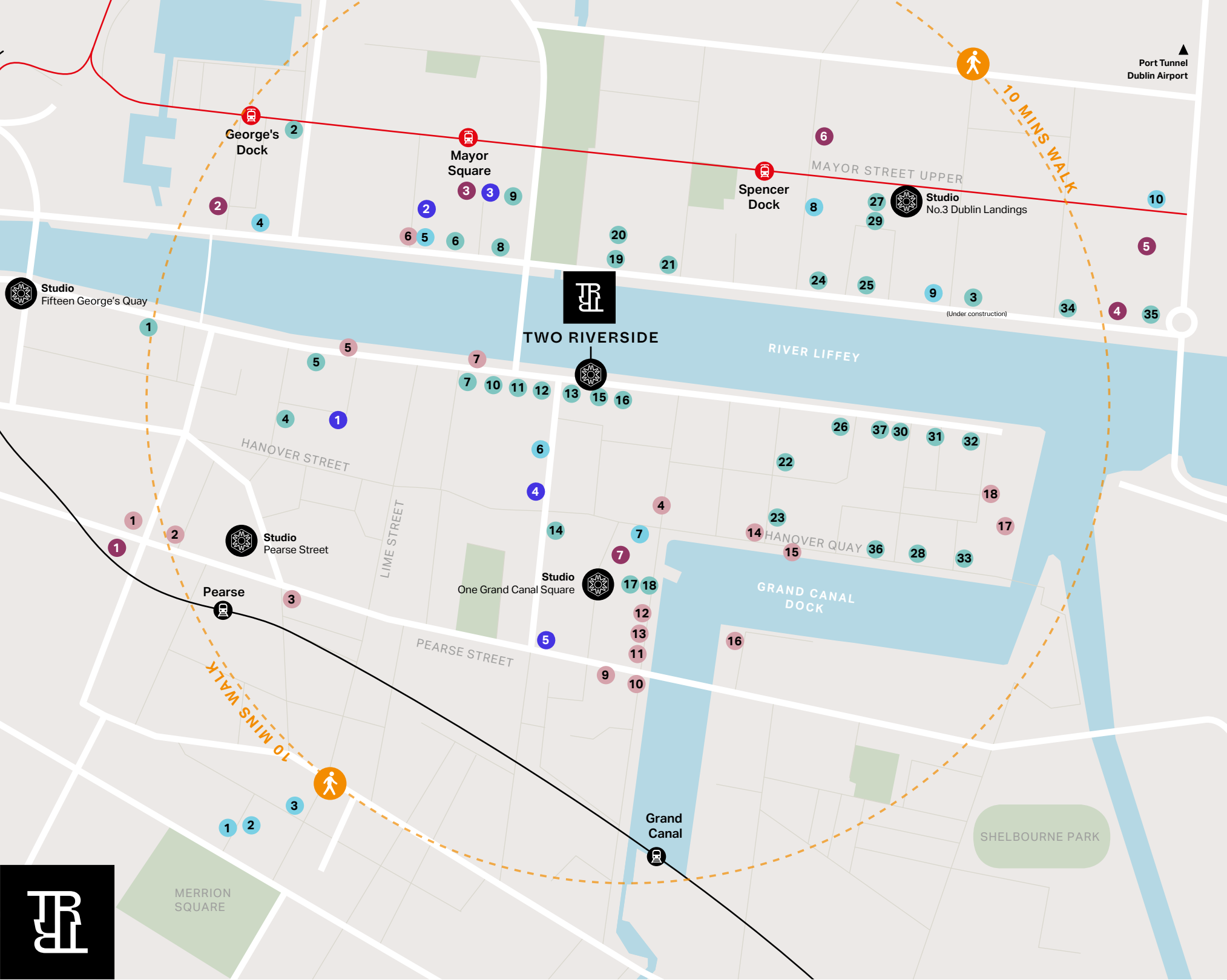
The area is home to major tech, finance, and legal firms, making it a strategic choice for businesses.

The location is well-served by public transport, with multiple Luas and Dart stations nearby, providing easy access across Dublin.

-  2 mins walk to bus stop
-  2 mins walk to DublinBikes
-  8 mins walk to LUAS Red Line
-  10 mins walk to DART/Rail station
-  9 mins drive to Dublin Port Tunnel
-  20 mins drive to Dublin Airport







NEIGHBOURHOOD

- COMPANIES**

  1. US Bank
  2. Partner RE
  3. Citi Group
  4. Honeywell
  5. Hubspot
  6. A&L Goodbody
  7. BNY
  8. AIG
  9. Datadog
  10. Three
  11. Tik Tok
  12. Dillon Eustace
  13. McCann Fitzgerald
  14. William Fry
  15. Beauchamps
  16. Interpath
  17. Accenture
  18. HSBC
  19. PwC
  20. Optum
  21. Salesforce
  22. Boeing
  23. Docusign
  24. Central Bank of Ireland
  25. NTMA
  26. Matheson
  27. Hannover RE
  28. Airbnb
  29. Mediolanum
  30. State Street
  31. JP Morgan
  32. Indeed
  33. Fiserv
  34. Fenargo
  35. An Post
  36. Accenture
  37. Booking Holdings
- FOOD & BEVERAGE**

  1. Camile Thai
  2. Honey Truffle
  3. The Pig and Heifer
  4. Lolly & Cooks
  5. Gerard's Deli
  6. East
  7. Sprout & Co
  8. The Ferryman Pub
  9. KC Peaches
  10. The Art of Coffee
  11. Il Valentino
  12. Fresh Food Market
  13. Nut Butter
  14. Herbstreet
  15. Milano
  16. Charlotte Quay
  17. Brew Dog
  18. Allta
- HOTELS**

  1. The Mont Hotel
  2. The Davenport Hotel
  3. The Alex Hotel
  4. Hilton Garden Inn
  5. Spencer Hotel
  6. The Clayton Hotel
  7. The Marker Hotel
  8. The Samuel Hotel
  9. The Mayson Hotel
  10. The Gibson Hotel
- WELLNESS**

  1. Perpetua Gym
  2. Spencer Health Club
  3. SV Fitness
  4. Flyefit
  5. Educo Gym
- CULTURAL**

  1. Trinity College
  2. Epic Ireland
  3. National College
  4. 3 Arena
  5. ODEON Cinema
  6. International Centre for the Image
  7. Bord Gais Energy Theatre



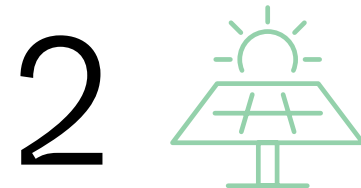
SUSTAINABILTY STRATEGY  
AT TWO RIVERSIDE



**Pathway to  
Net Zero Carbon**

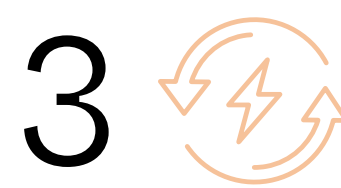
Conversion to an all-electric strategy, with boilers replaced by heat pumps.

A roof-mounted PV array installed, and BMS upgraded.



**Renewable  
energy**

Free of fossil fuels, the building supply is 100% renewable electricity from Irish wind farms.



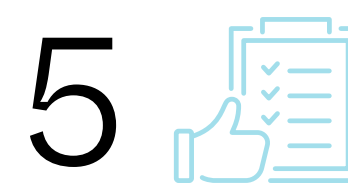
**Delivering energy  
efficiencies**

Continuous focus on optimising building performance, , resulting in a 33% reduction in energy consumption in the last five years.



**Engaging for  
performance**

IPUT monitors performance data on an ongoing basis with our occupiers to collaborate on delivering efficiencies.



**Sustainability  
reporting**

Occupiers are provided with audit grade data for their reporting needs.



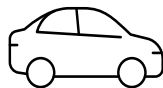
ACCOMMODATION  
SCHEDULE

73,500 sq ft

Total

36,000 sq ft

Available



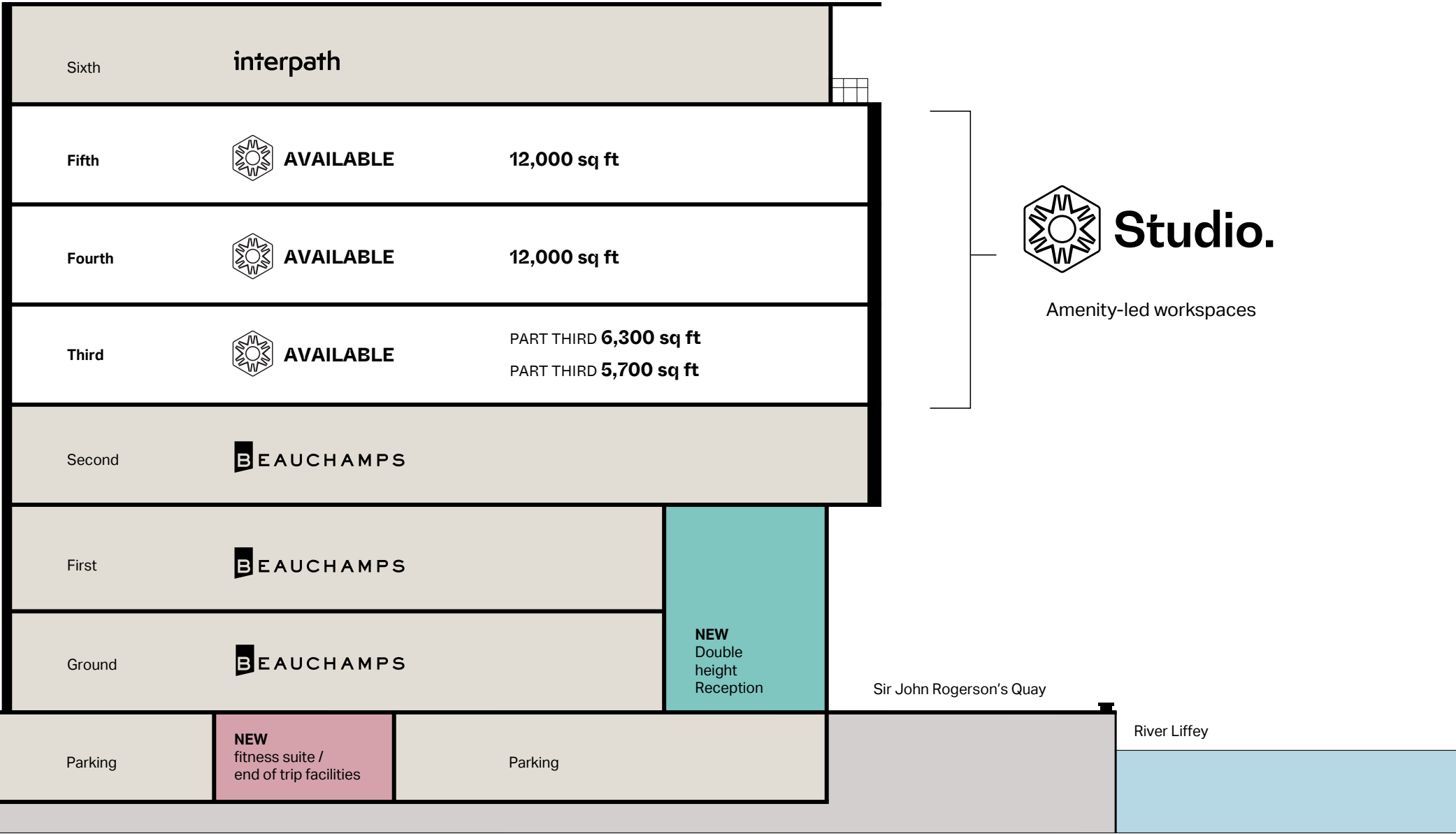
28 spaces



65 spaces

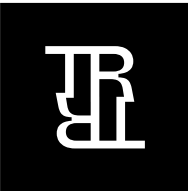


Landscaped  
courtyard garden



**Studio.**

Amenity-led workspaces







# Studio.

Studio offers amenity led workspaces across Dublin designed to meet the needs of modern businesses.

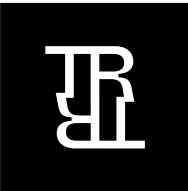
Pictured:  
Studio - Penthouse, Two Riverside, Dublin 2





## AMENITIES AT TWO RIVERSIDE

On-site amenities include a Technogym-equipped fitness suite, showers with towel service, a landscaped courtyard, and secure bike parking — supporting active commuting, stress relief, and daily bicycle movement to help employees stay healthy, focused, and performing at their best.







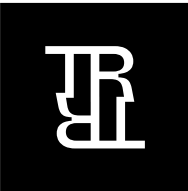
## WORKSPACES AT TWO RIVERSIDE

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

Larger workspaces are available with or without management.

Delivered for you	Furnished and managed	Furnished
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	✓	✓
Studio customer 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:  
**CGI's of Studio workspaces**  
at Two Riverside, Dublin 2







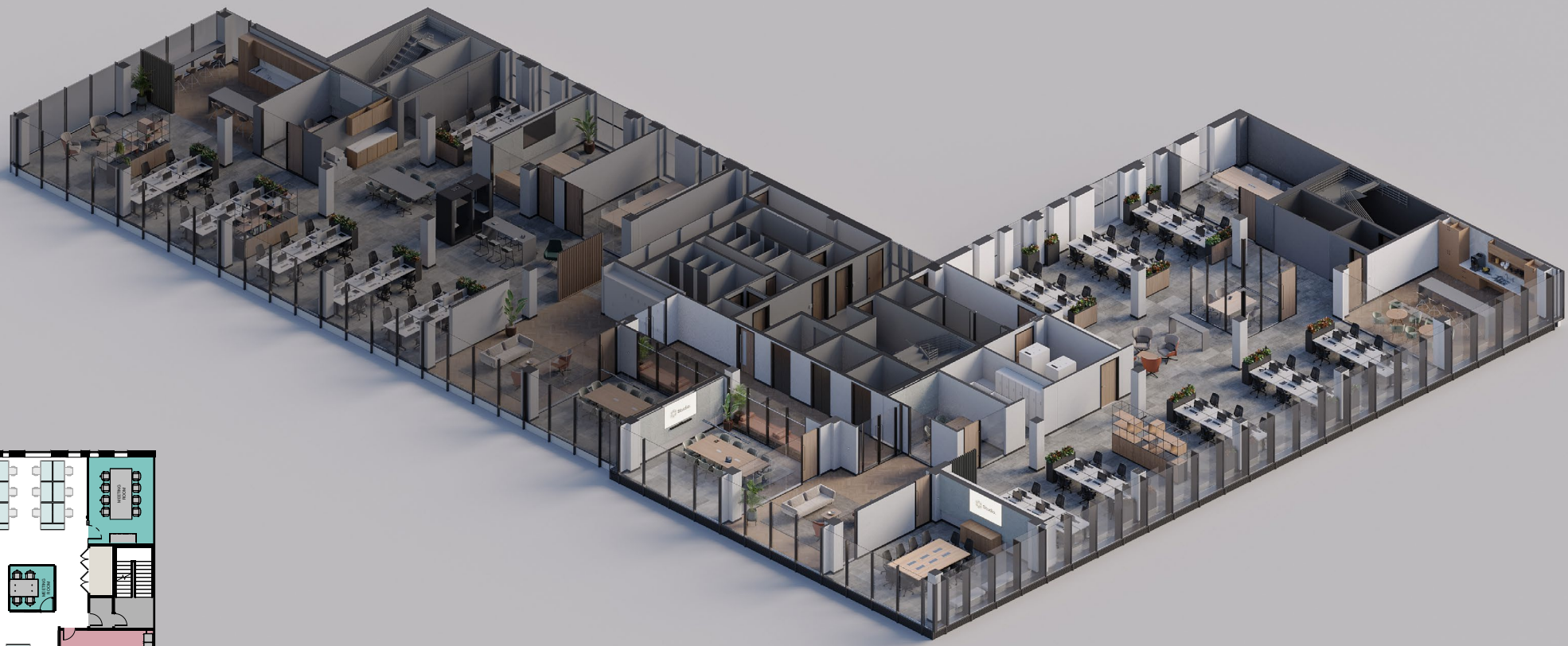
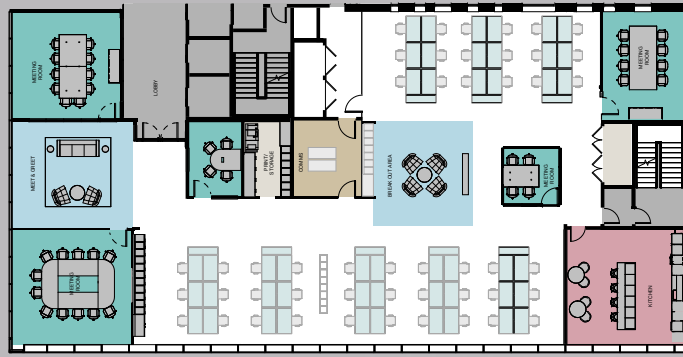
THIRD FLOOR WEST

6,300 sq ft

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

- 48 desks
- 3 meeting rooms
- 2 phone booths
- 3 car spaces
- 3 collaboration areas
- 1 wellness suite with gym



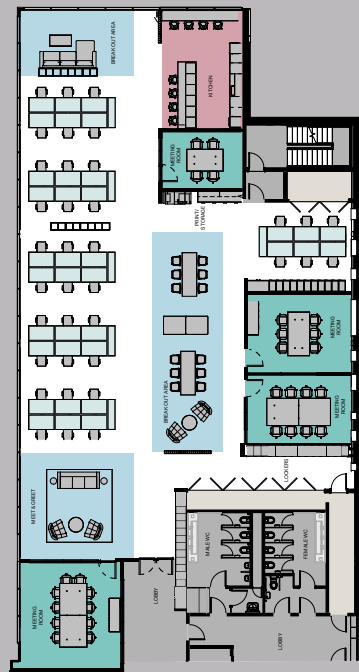




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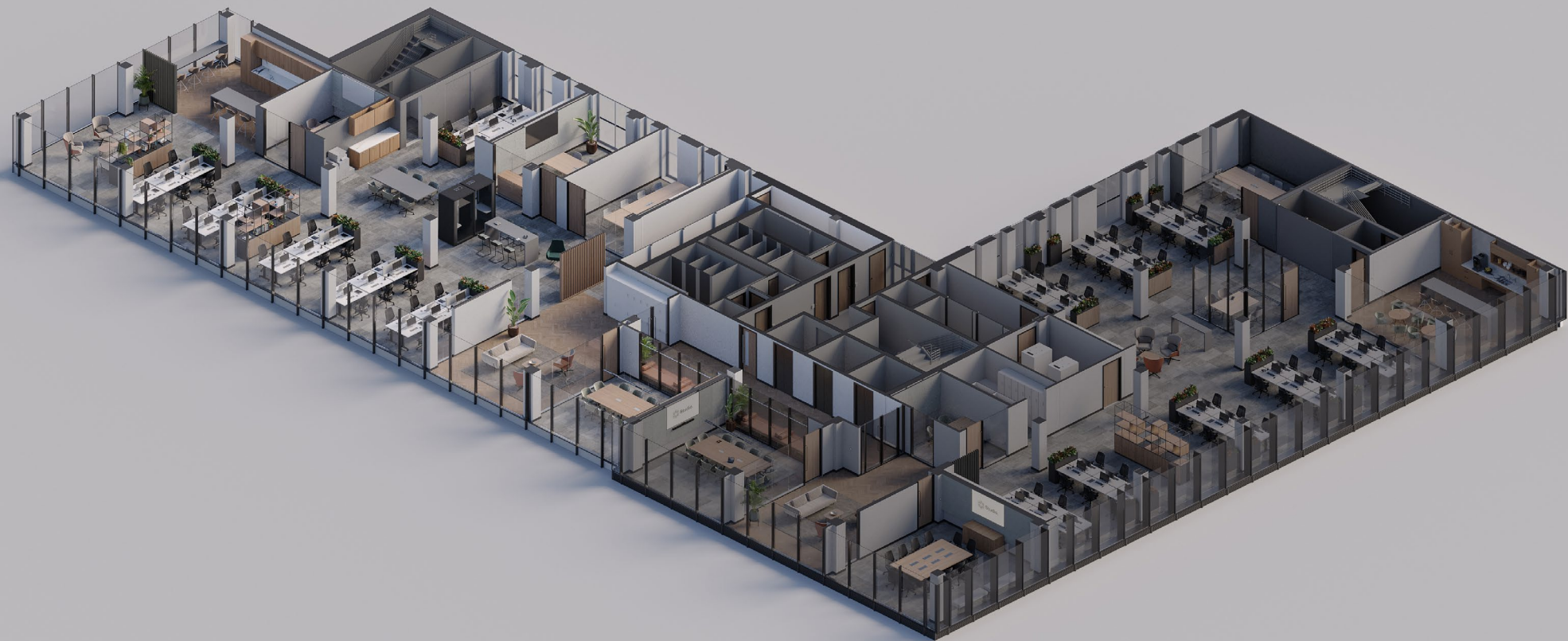
- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Comms room
- Library space
- Storage room

- 36 desks
- 4 meeting rooms
- 2 phone booths
- 3 car spaces
- 3 collaboration areas
- 1 wellness suite with gym



THIRD FLOOR EAST

5,700 sq ft







CGI of lobby and meeting rooms, 3rd floor Studio





Professionally designed, ready-to-use workspaces available on longer-term leases — perfect for businesses seeking a seamless move-in and a stable, long-term base.

- Work seats
  - Enclosed meeting
  - Collaboration
  - Reception
  - Kitchen / Kitchenette
  - Comms room
  - Library space
  - Storage room
- |     |                         |
|-----|-------------------------|
| 100 | desks                   |
| 6   | meeting rooms           |
| 5   | phone booths            |
| 5   | car spaces              |
| 5   | collaboration areas     |
| 1   | wellness suite with gym |



FOURTH FLOOR

12,000 sq ft















Professionally designed, ready-to-use workspaces available on longer-term leases — perfect for businesses seeking a seamless move-in and a stable, long-term base.

- Work seats
  - Enclosed meeting
  - Collaboration
  - Reception
  - Kitchen / Kitchenette
  - Comms room
  - Library space
  - Storage room
- |     |                         |
|-----|-------------------------|
| 100 | desks                   |
| 5   | meeting rooms           |
| 5   | phone booths            |
| 5   | car spaces              |
| 5   | collaboration areas     |
| 1   | wellness suite with gym |



FIFTH FLOOR

12,000 sq ft







CGI of Studio reception area





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.

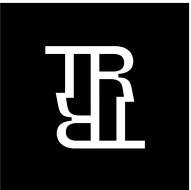
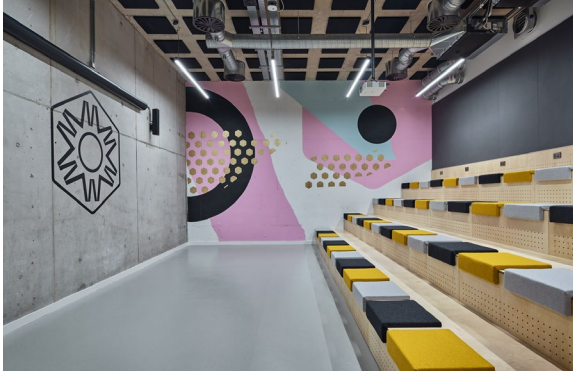
Exclusive amenities include:

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

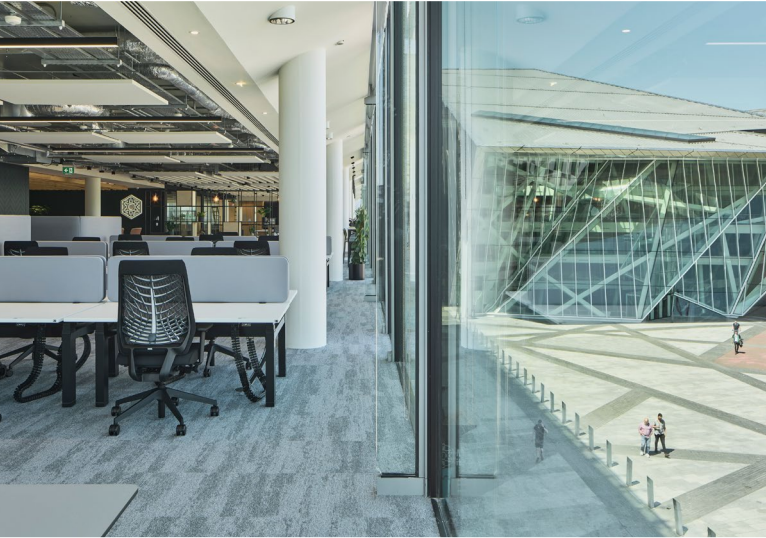


Pictured (clockwise from top)

- 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



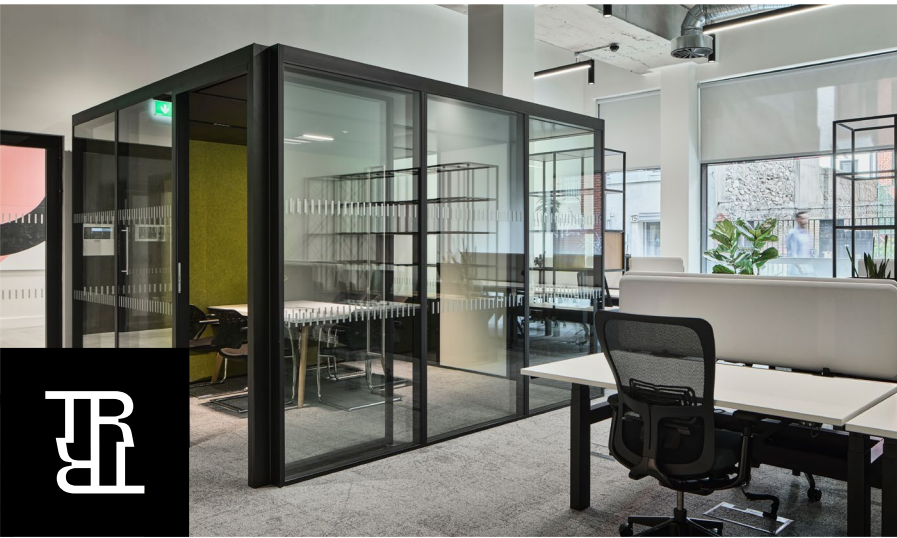




**WORKSPACES THAT  
GROW WITH YOU**

Studio workspaces are designed and delivered with flexibility to meet the high standards expected by corporate occupiers.

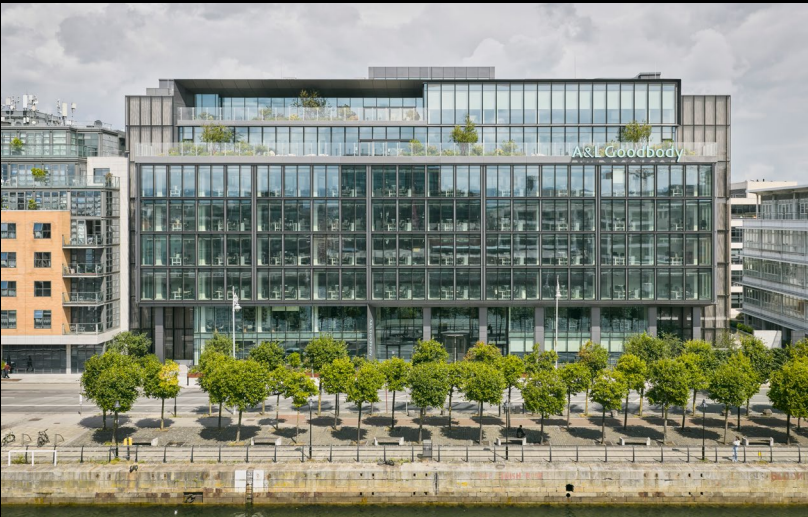
Each workspace is a self-contained office with versatile design, personalised with your company branding and with a variety of workplace settings to foster team collaboration and individual focus.





**IPUT** REAL ESTATE  
DUBLIN

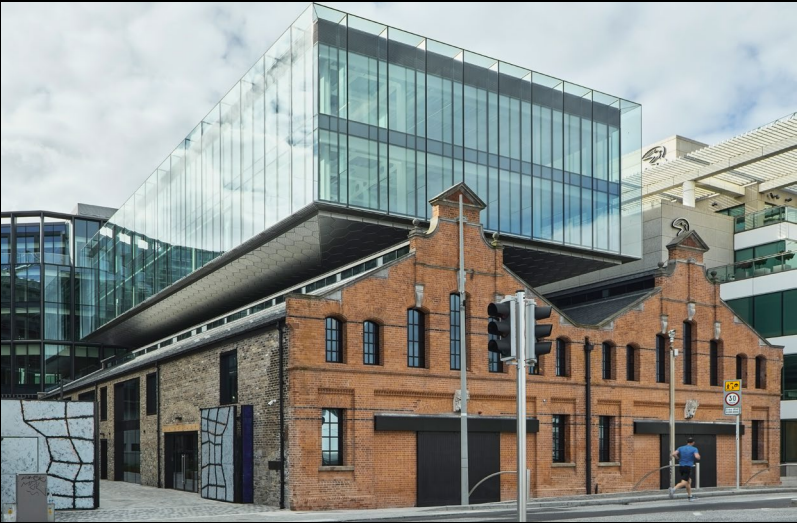
**DUBLIN'S LEADING PROPERTY  
INVESTMENT COMPANY**



**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](https://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



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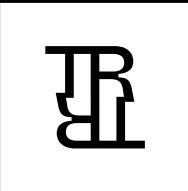
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A development by

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