



# 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.

## CONTENTS

<b>Building</b>	3
<b>Location</b>	5
<b>Sustainability</b>	8
<b>Accommodation</b>	9
<b>Workspaces</b>	10
<b>Amenities</b>	21
<b>About IPUT Real Estate</b>	23
<b>Team</b>	25

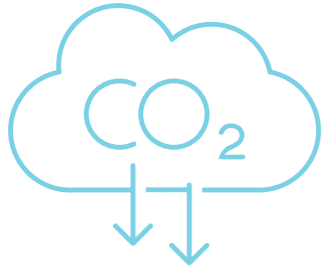
# PANORAMIC VIEWS OVER THE RIVER LIFFEY



# 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.



Two Riverside reception







**Two Riverside**  
Sir John Rogerson's Quay, Dublin 2

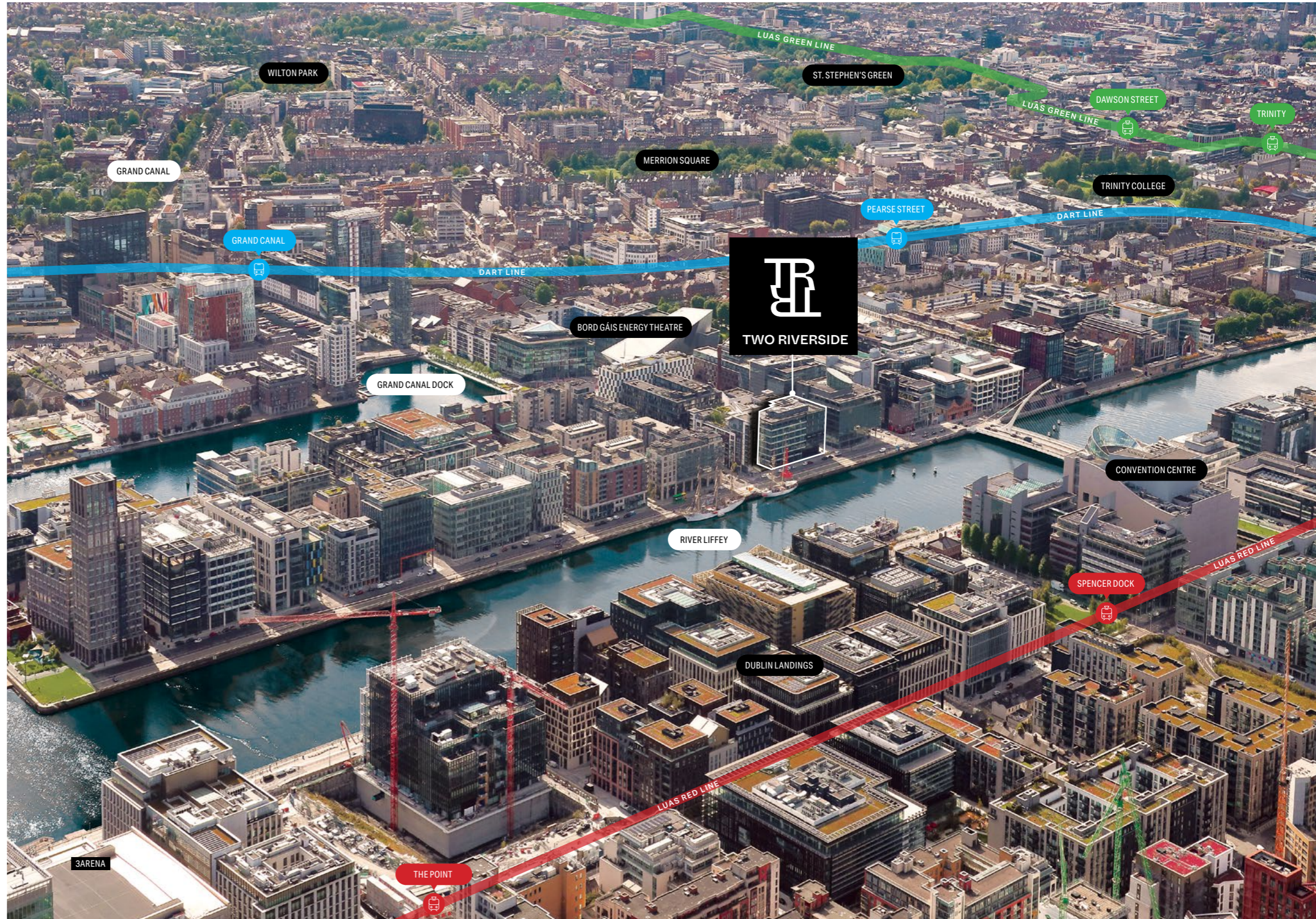
## CONNECTED LOCATION

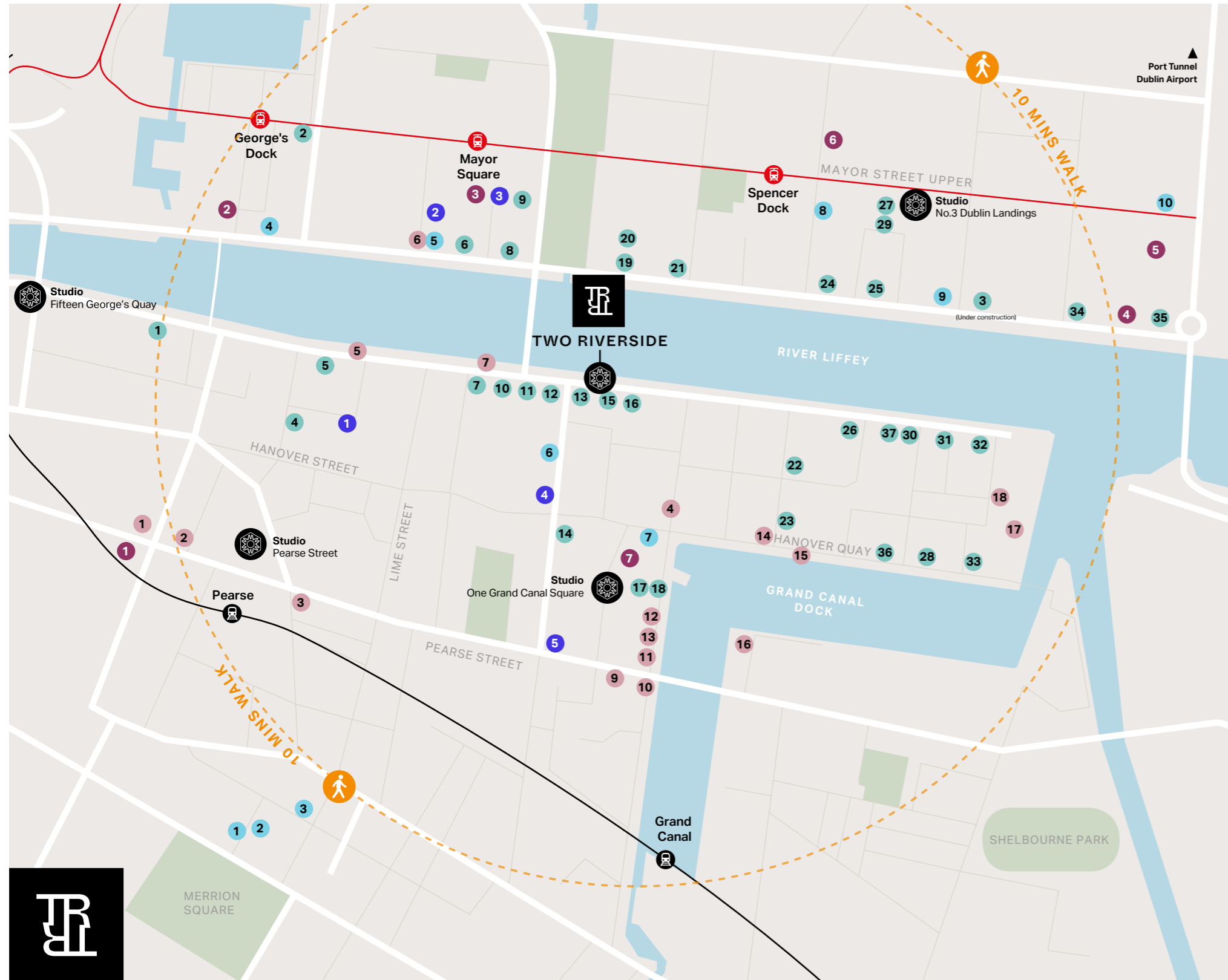
Located on Sir John Rogerson's Quay in Dublin 2, Two Riverside offers a central position within the city's Docklands business district.

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

## SUSTAINABILITY STRATEGY AT TWO RIVERSIDE



### 1 **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.



### 2 **Renewable energy**

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



### 3 **Delivering energy efficiencies**

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



### 4 **Engaging for performance**

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



### 5 **Sustainability reporting**

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

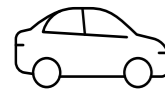
ACCOMMODATION  
 SCHEDULE

73,500 sq ft

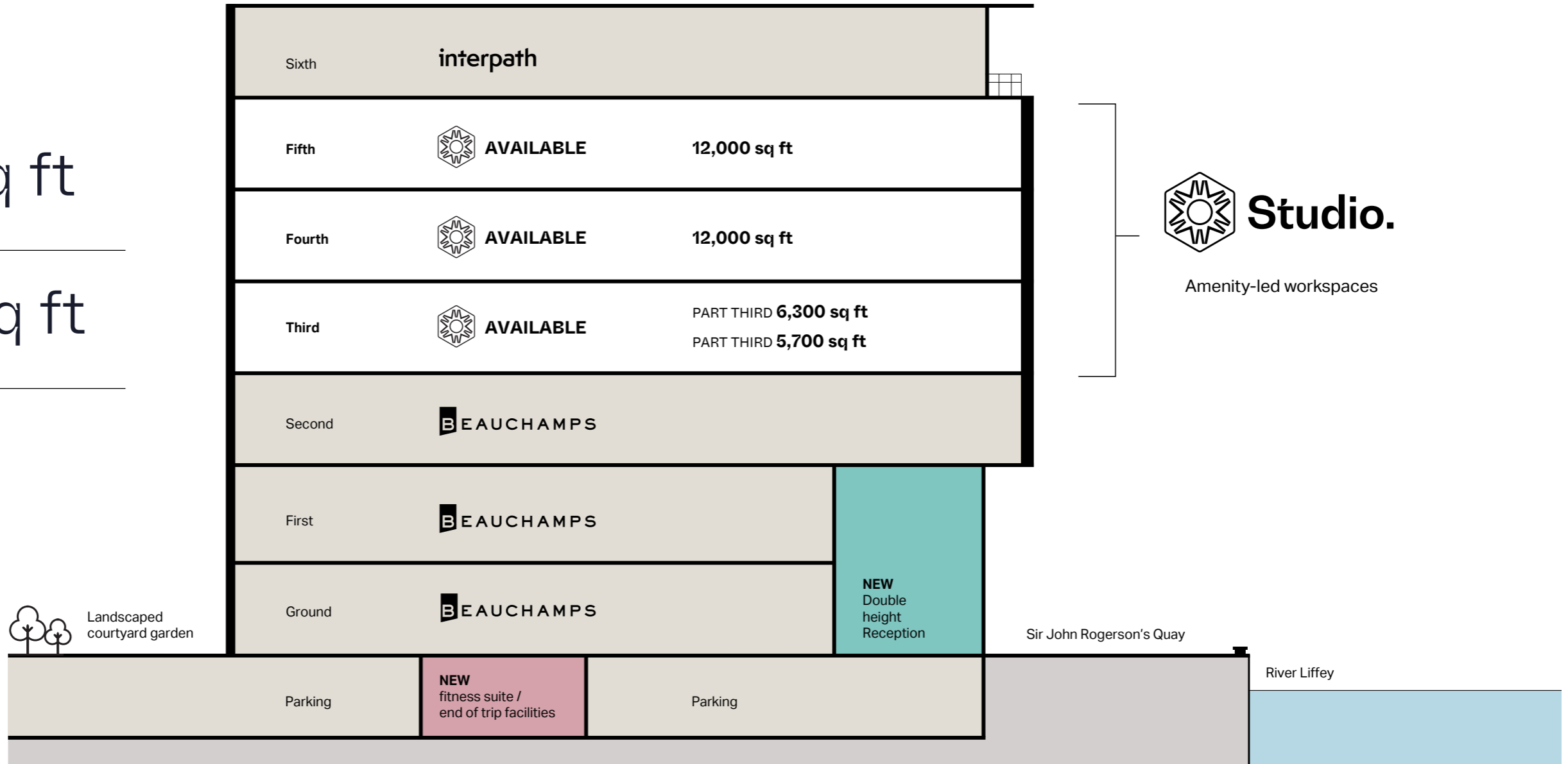
Total

36,000 sq ft

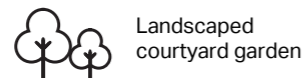
Available

 28 spaces

 65 spaces



Amenity-led workspaces



Landscaped courtyard garden

Sir John Rogerson's Quay

River Liffey



# Studio.

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

Pictured:  
Studio - Reception and enclosed meeting space  
Two Riverside, Dublin 2



Example of Studio gym fit out



## 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.



Example of landscaping





## 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	✓	x
Personalised branding	✓	x
Utilities, cleaning and waste management	✓	x
Compliance management, repairs and maintenance	✓	x
Office equipment, healthy snacks and refreshments supplied	✓	x
One all-inclusive bill	✓	x

Pictured:  
**Studio workspaces**  
at Two Riverside, Dublin 2





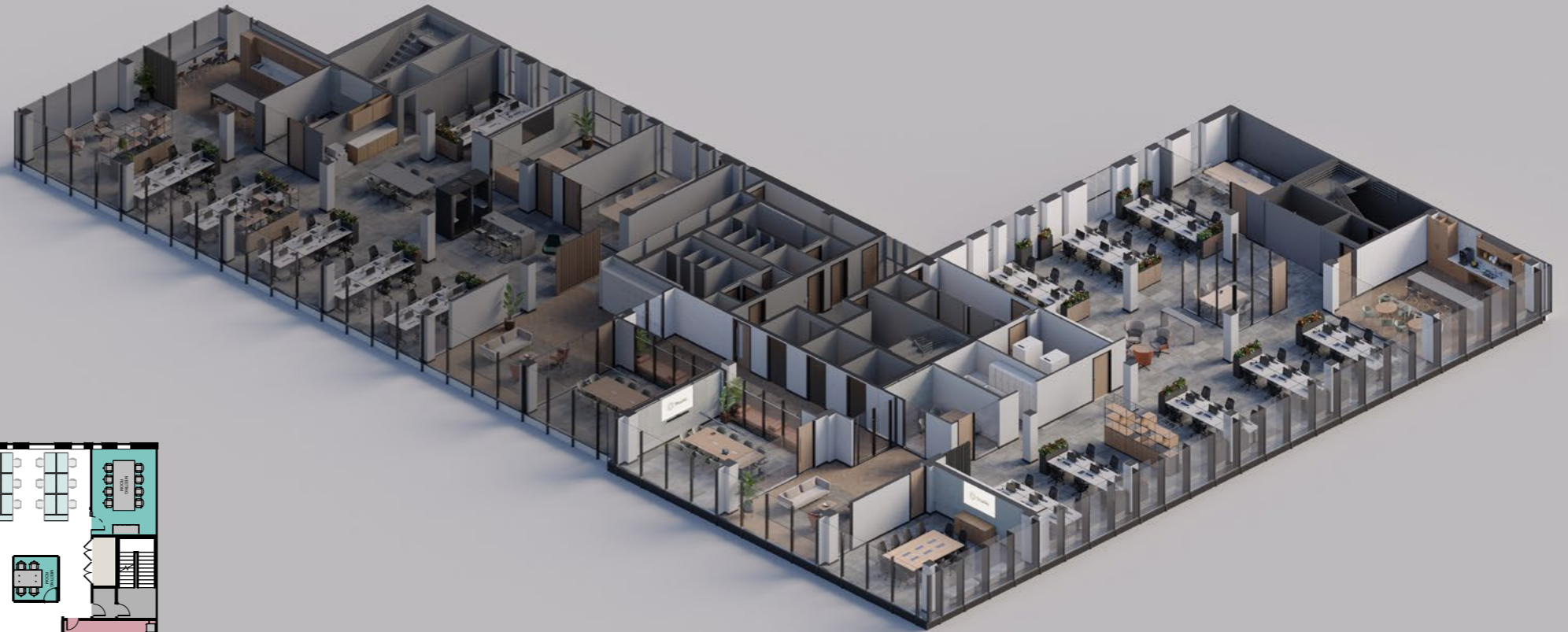
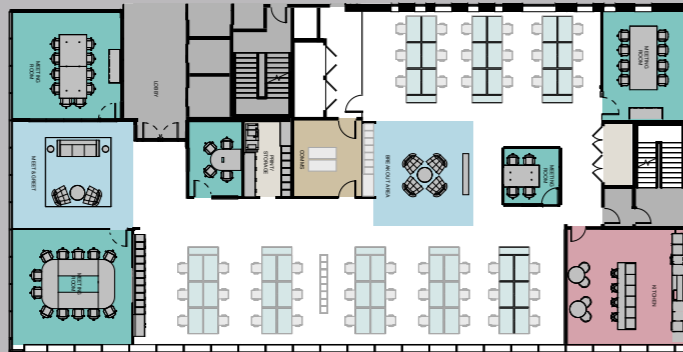
## THIRD FLOOR WEST

# 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





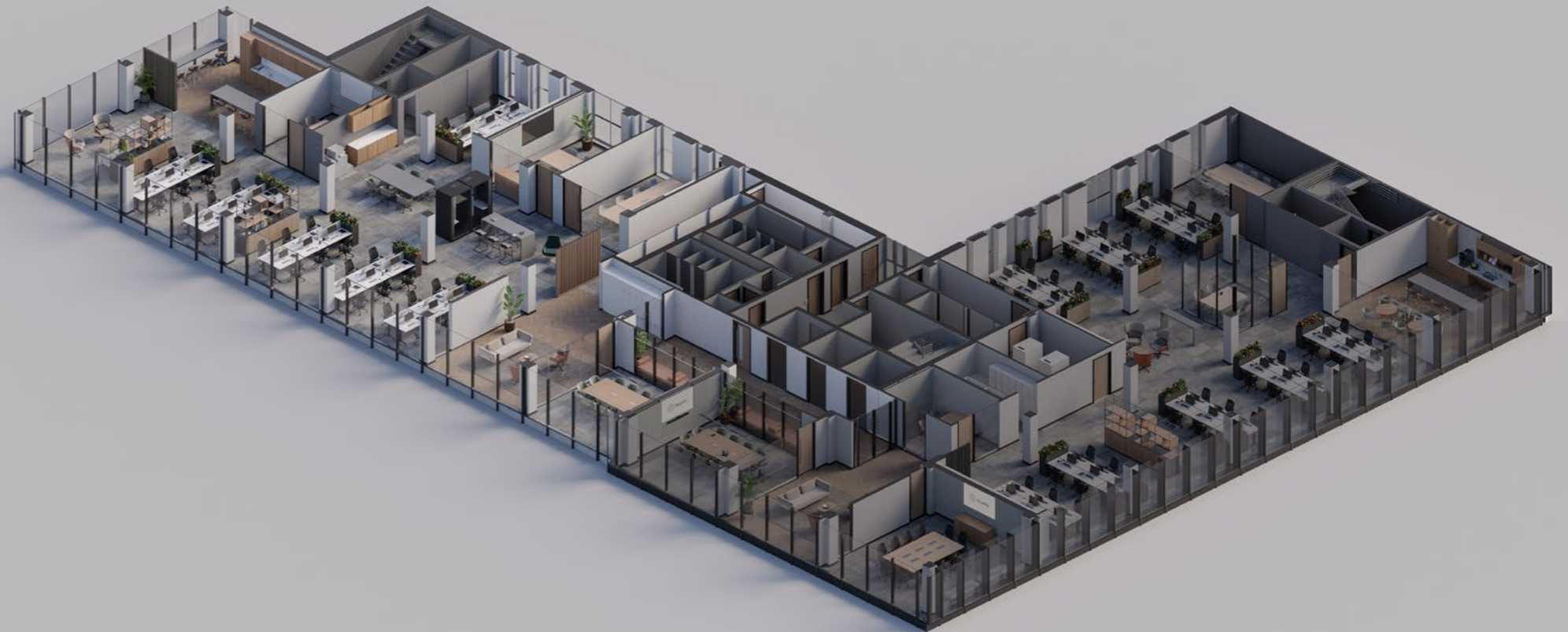
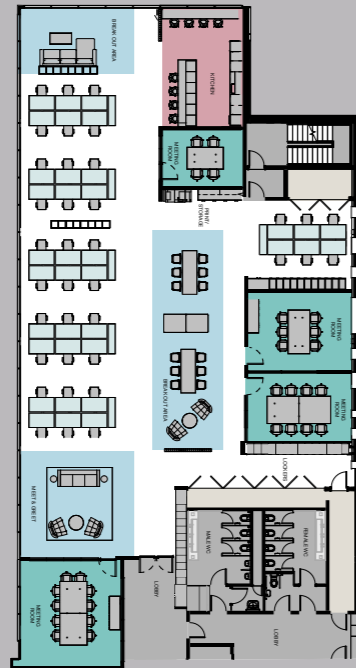
## THIRD FLOOR EAST

# 5,700 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

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





Pictured:  
Studio - Kitchen, Two Riverside, Dublin 2





## 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
- 6** meeting rooms
- 5** phone booths
- 5** car spaces
- 5** collaboration areas
- 1** wellness suite with gym





Pictured:  
Studio - Break out area, Two Riverside, Dublin 2





Pictured:  
Studio - Reception, Two Riverside, Dublin 2



## FIFTH FLOOR

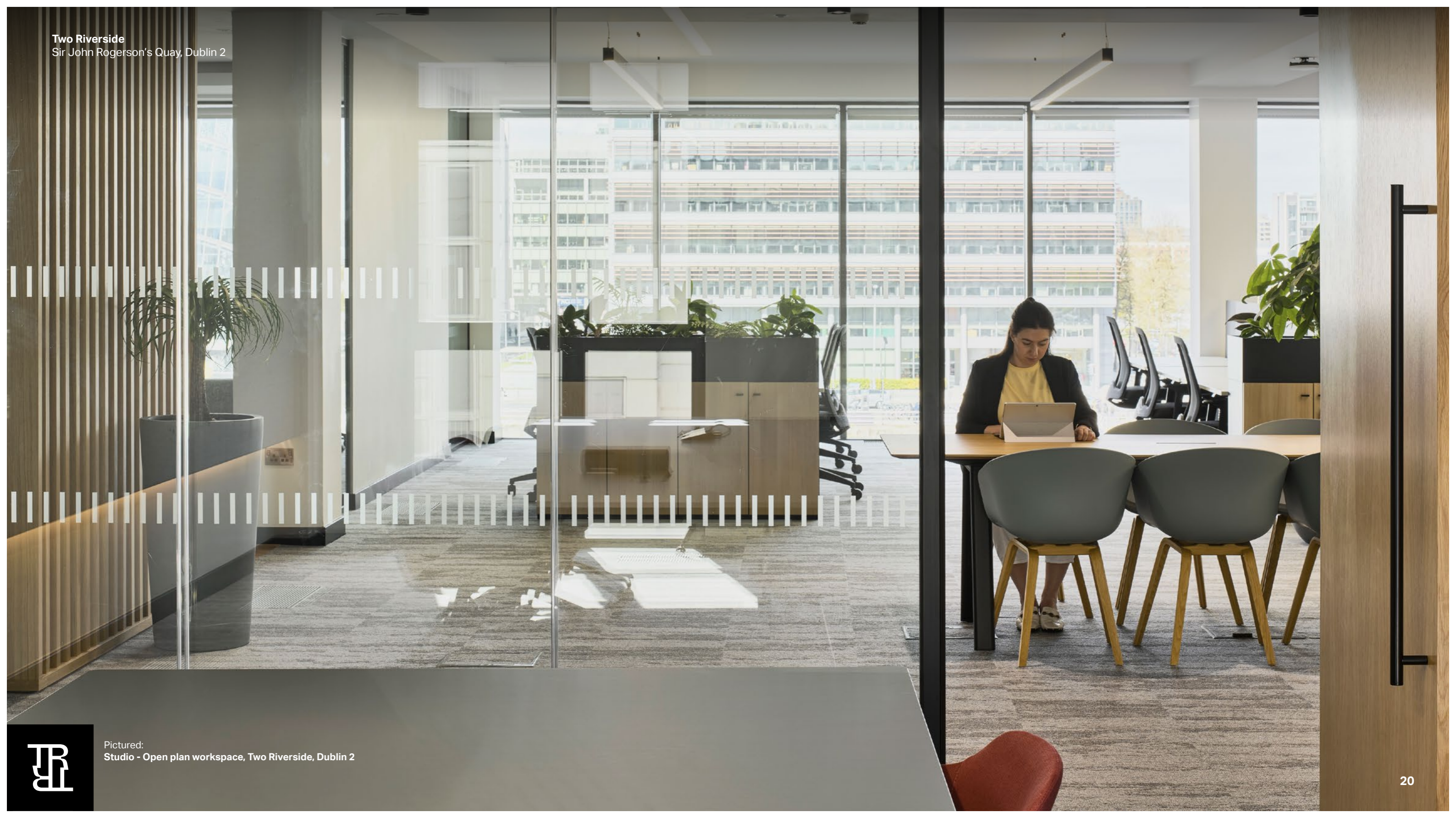
# 12,000 sq ft

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







## 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:

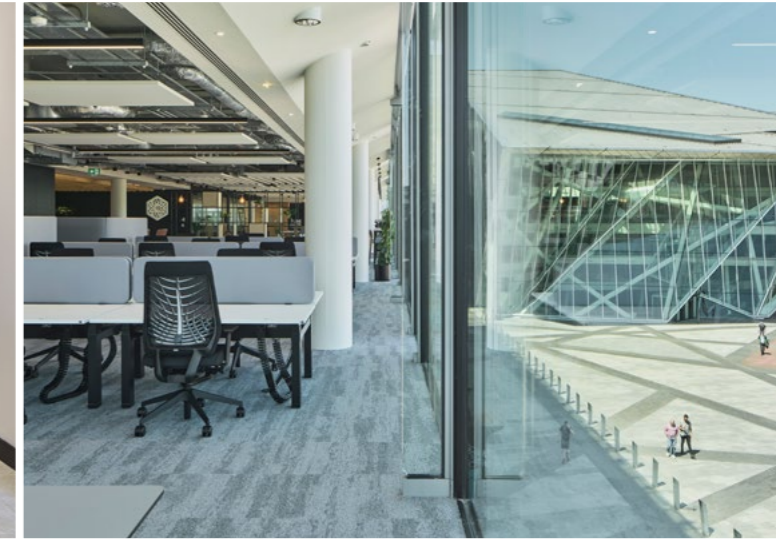
- Business lounges
- Roof garden
- Event spaces
- Meeting rooms
- Media room
- Auditorium
- Fitness suites



**Pictured (clockwise from top)**

- Business lounge at No.3 Dublin Landings
- Auditorium at Pearse Street
- Boardroom at Fifteen George's Quay
- Roof garden at Fifteen George's Quay
- Business lounge at Fifteen George's Quay

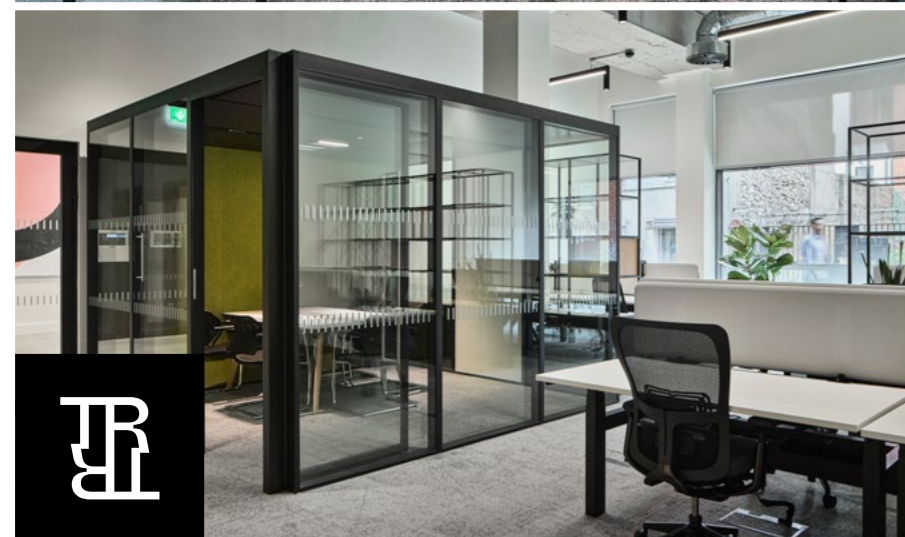




**WORKSPACES THAT GROW WITH YOU**

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   



**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.

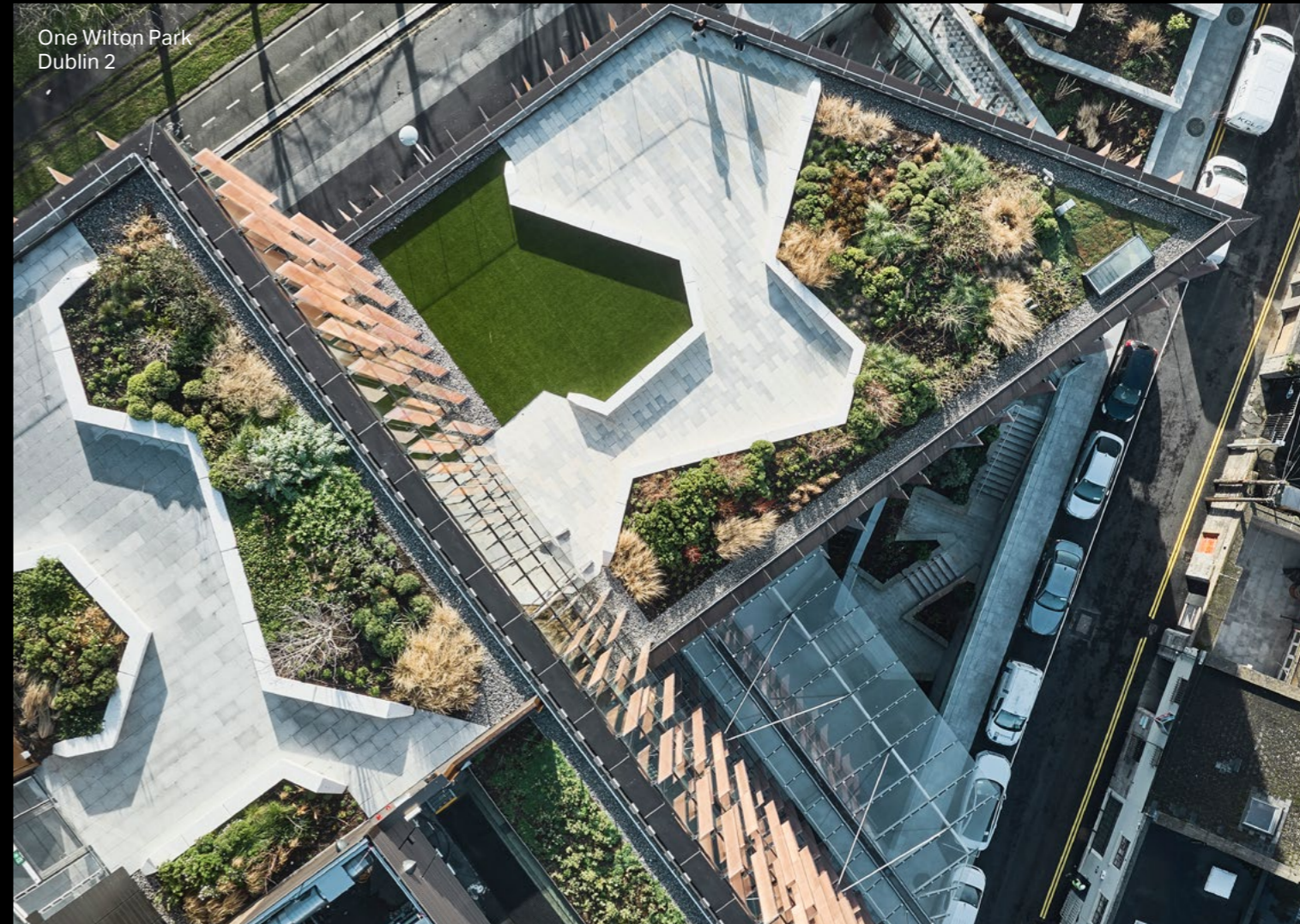
### Working with our occupiers

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)



One Wilton Park  
Dublin 2

## FOR FURTHER INFORMATION



[knightfrank.ie](http://knightfrank.ie)

---

Jim O'Reilly

+353 86 811 7451  
[jim.oreilly@ie.knightfrank.com](mailto:jim.oreilly@ie.knightfrank.com)

---

Tom McNamara

+353 86 063 4625  
[tom.mcnamara@ie.knightfrank.com](mailto:tom.mcnamara@ie.knightfrank.com)

---

LRN: 001266

### 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



**Studio.**

[studiodublin.com](http://studiodublin.com)

---

Simon McEvoy

+353 86 773 4599  
[smcevoy@iput.com](mailto:smcevoy@iput.com)

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   