



N₀3 DUBLIN
LANDINGS



Studio.

Amenity led workspaces

A striking office building extending to over 119,000 sq ft in the centre of the Dublin Docklands



Nº3 DUBLIN LANDINGS

At the centre of Dublin's thriving Docklands, No.3 forms part of the established Dublin Landings scheme which is a mixed use development extending to over 1 million sq ft and is home to leading occupiers such as The National Treasury Management Agency (NTMA), The Central Bank of Ireland, Mediolanum International Funds, ESW, Telus and Hannover Re. Dublin Landings offers over 270 high-end residential apartments, a range of eateries, leisure offerings and a boutique hotel.

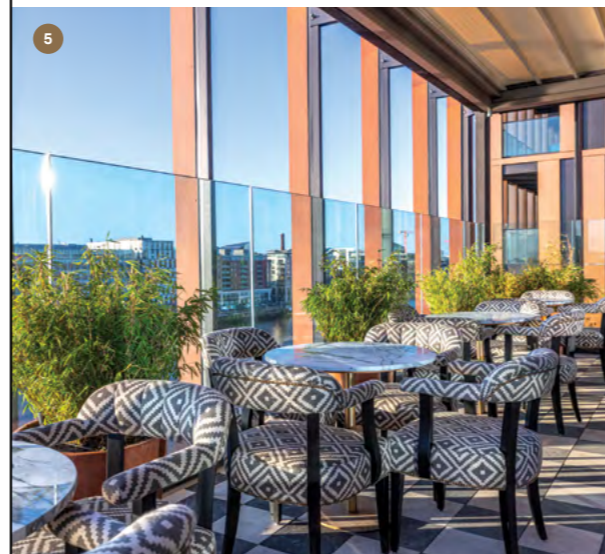




The Docklands: Dublin's vibrant hub for work, life, and play

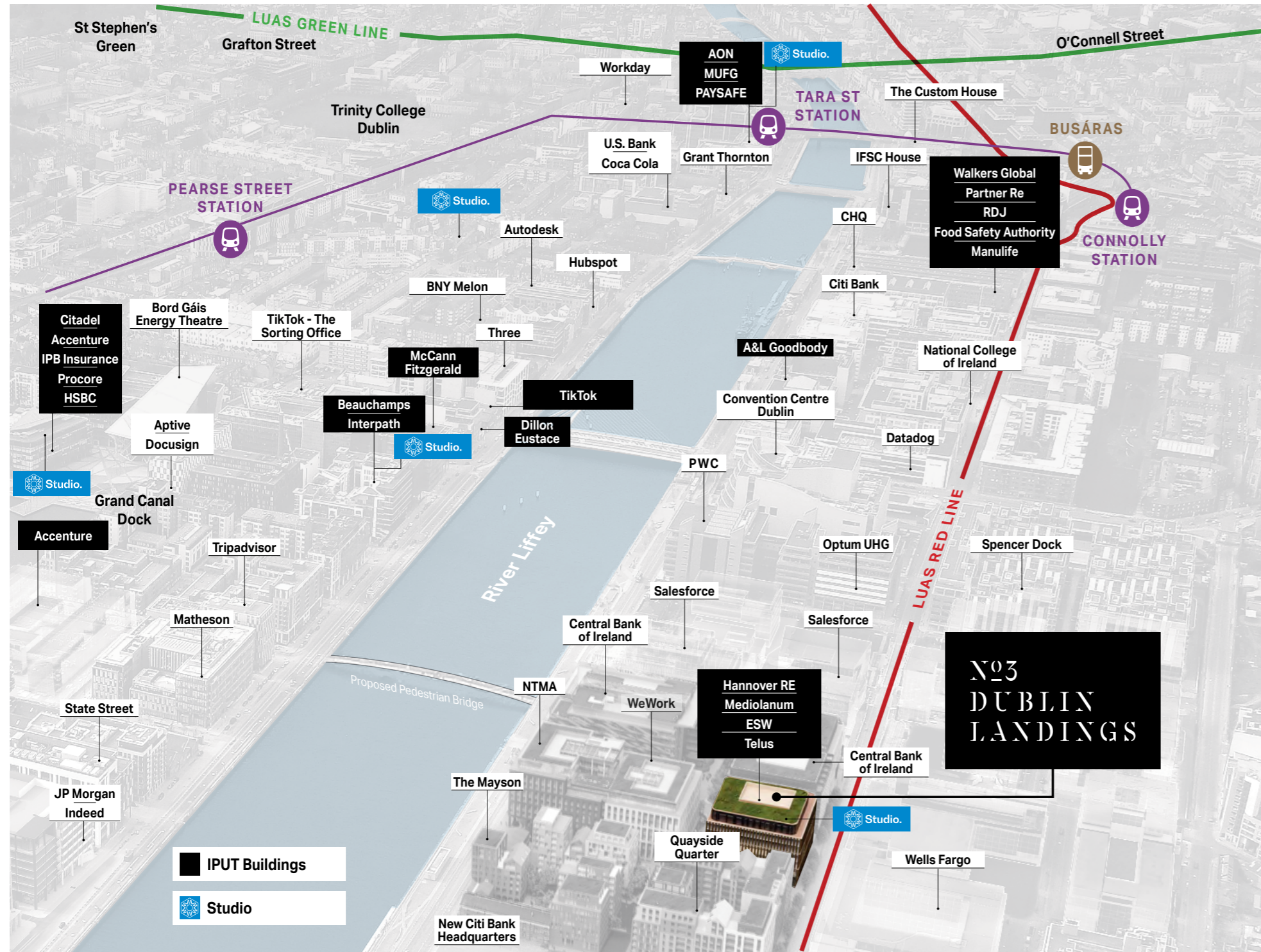
The Docklands is home to a diverse mix of international companies, premium residential developments, and an eclectic selection of restaurants, bars, and coffee spots.

This unique balance of work and lifestyle has made the Docklands one of Dublin's most sought-after office locations, with No. 3 Dublin Landings positioned at its core.

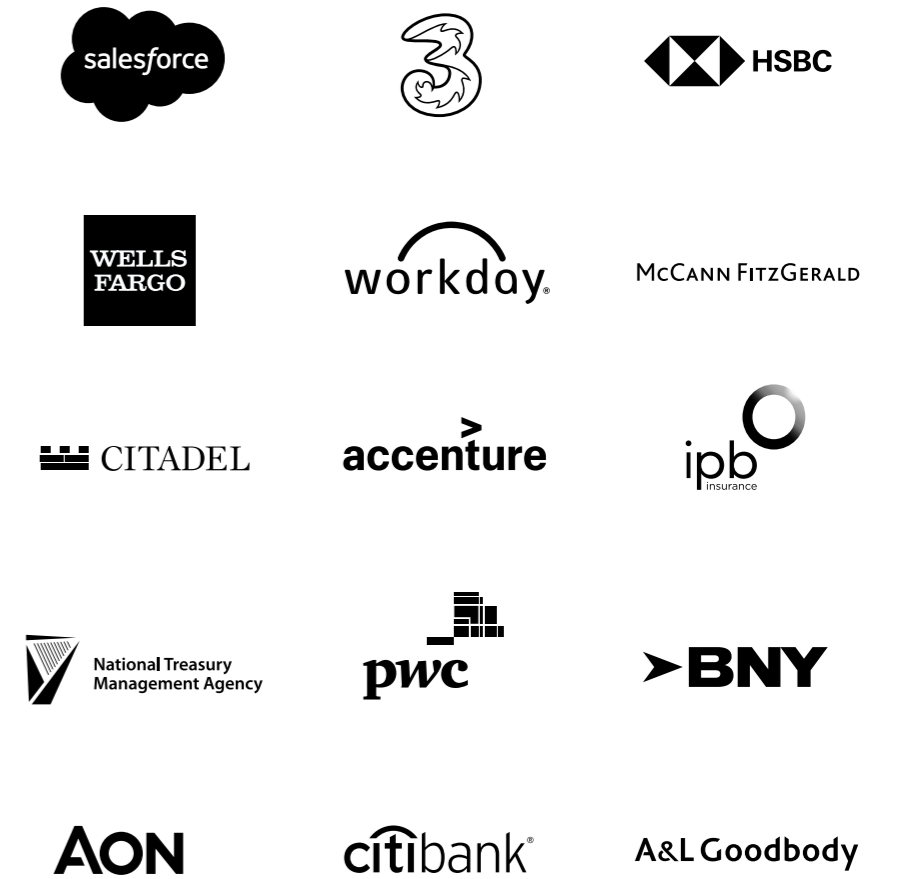


1. Feel the benefits of a morning run on the banks of the River Liffey
2. Catch up with friends at the Bakehouse
3. Casual lunch at Bar Italia
4. No. 3 Dublin Landings
5. Rooftop cocktails in Ryleigh's Rooftop Grill
6. Entertain clients or host company events at The Mayson Hotel






No.3 Dublin Landings
Dublin 1



The Docklands is a hub for innovation, and home to world leading technology, professional and financial institutions



Well-connected and amenity-rich location

-  **2 mins** Walk to Bus stops
-  **2 mins** Walk to Dublinbikes station
-  **4 mins** Walk to LUAS Red Line
-  **2 mins** Walk to Dublinbikes station
-  **15 mins** Drive to Dublin International Airport

Food & drink

1. The Grill by Chaska
2. The Bakehouse Express
3. Urban Brewing
4. Salsa
5. Toss'd
6. Insomnia
7. Drunken Fish Pub
8. The Natural Bakery
9. Hot Chix
10. Musashi
11. Il Fornaio
12. Milano
13. East Restaurant
14. J2 Sushi and Grill
15. Gerard's Deli
16. Sprout
17. The Ferryman Bar
18. Boca Café
19. Lolly & Cooks
20. Fresh Food Market
21. Herb Street
22. The Bottle Boy
23. Ryleigh's Rooftop Grill
24. Pita Pit
25. Starbucks
26. Ruby's Pizza and Grill
27. Salad Box
28. Brewdog

Hotels

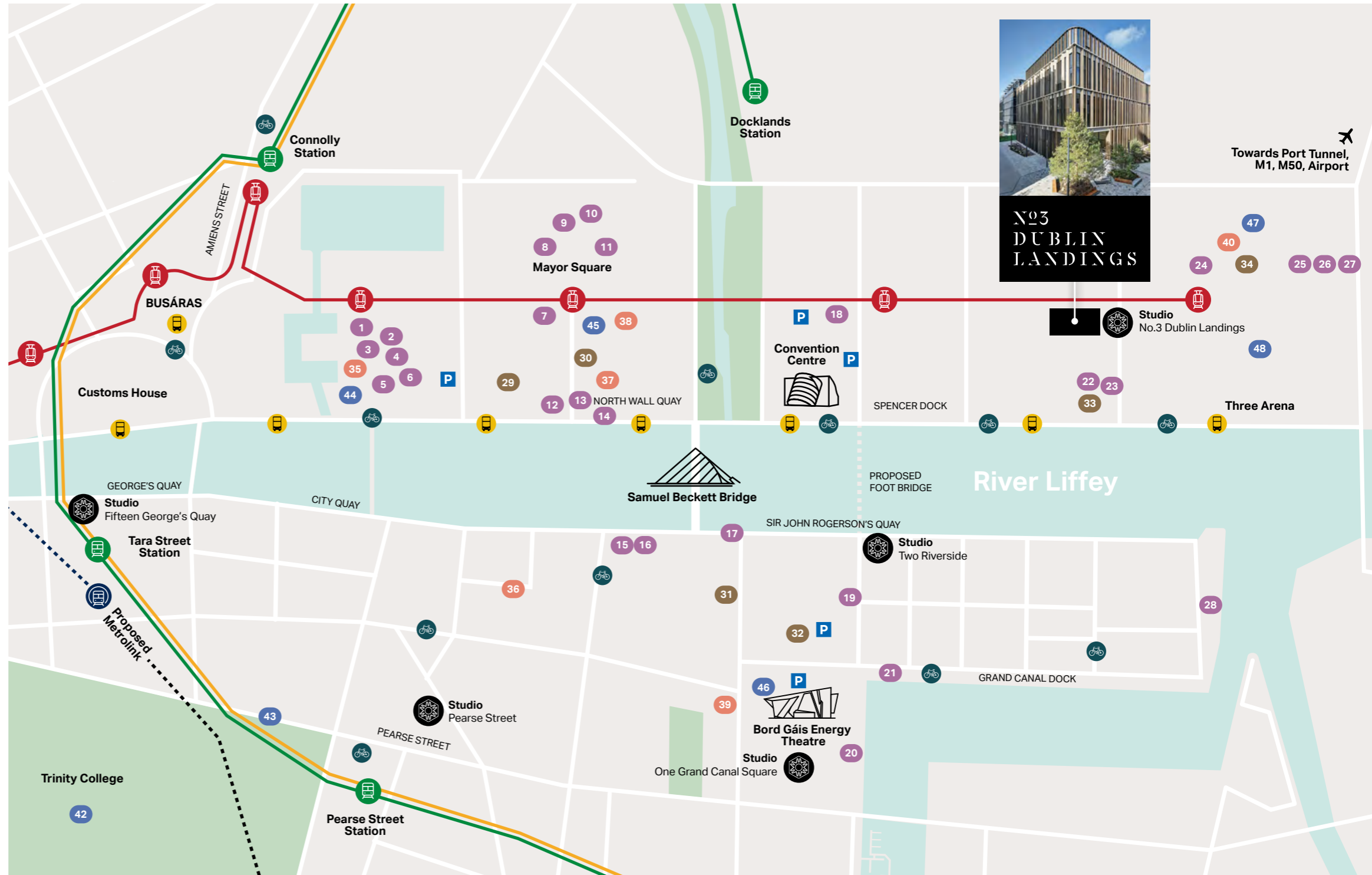
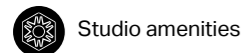
29. Hilton Garden Inn
30. The Spencer Hotel
31. Clayton Hotel
32. The Marker
33. The Mayson
34. The Gibson

Wellness

35. Flyefit
36. Perpetua Gym
37. Spencer Health Club
38. Sv Fitness
39. Flyefit
40. Crossfit 365

Cultural

41. Abbey Theatre
42. Trinity College
43. Science Gallery
44. Epic Ireland
45. National College of Ireland
46. Bord Gáis Energy Theatre
47. Odeon Cinema
48. Three Arena



SUSTAINABILITY STRATEGY AT NO.3 DUBLIN LANDINGS



Platinum standards

Designed, built and managed to Platinum standards, with this LEED rating achieved under both the shell and core, and operations and maintenance schemes.



Pathway to net zero carbon

The building's electricity supply is 100% renewable from Irish wind farms. A rooftop PV array also helps to meet operational demands.



Delivering energy efficiencies

Since 2022, we have optimised building performance in this A3-rated building, resulting in a 29% reduction in energy consumption since then.



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. The building has a WiredScore Platinum rating.



Pictured:
Studio lounge at No.3 Dublin Landings

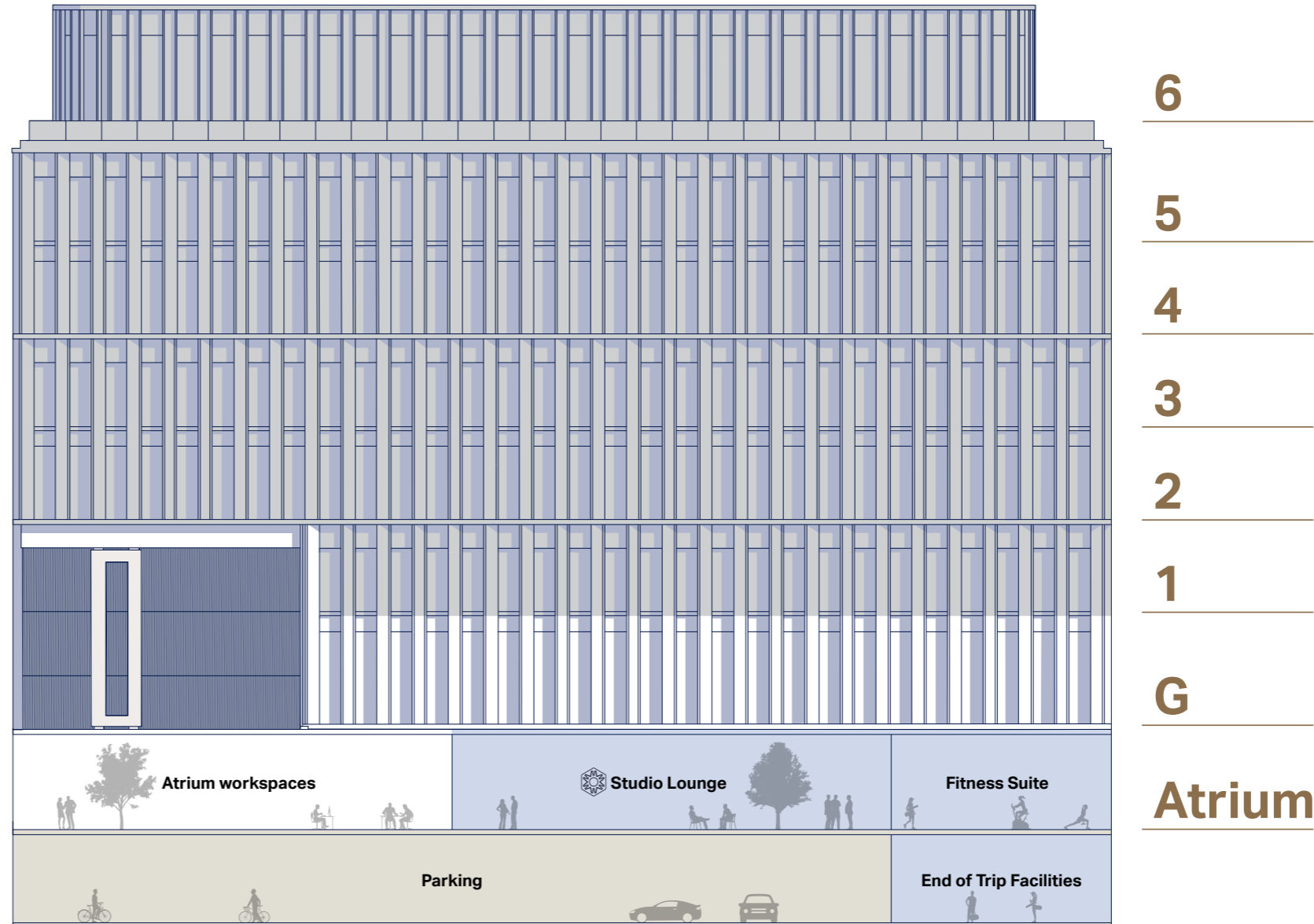
Accommodation

119,000 sq ft **Total**

15,400 sq ft **Available**

Floor		
Sixth	hannover re	
Fifth	esw.	
Fourth	mediolanum	
Third	mediolanum	
Second	mediolanum	
First	TELUS	
Ground	Studio One	280 sq m 3,000 sq ft
Ground	DRAFT KINGS	
Ground	Kennedys	
Atrium	Atrium One	780 sq m 8,400 sq ft
	Atrium Two	370 sq m 4,000 sq ft

Parking
1:4,000 sq ft



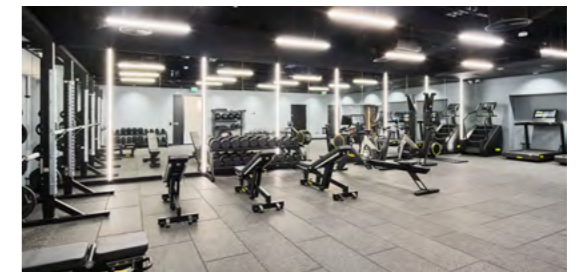
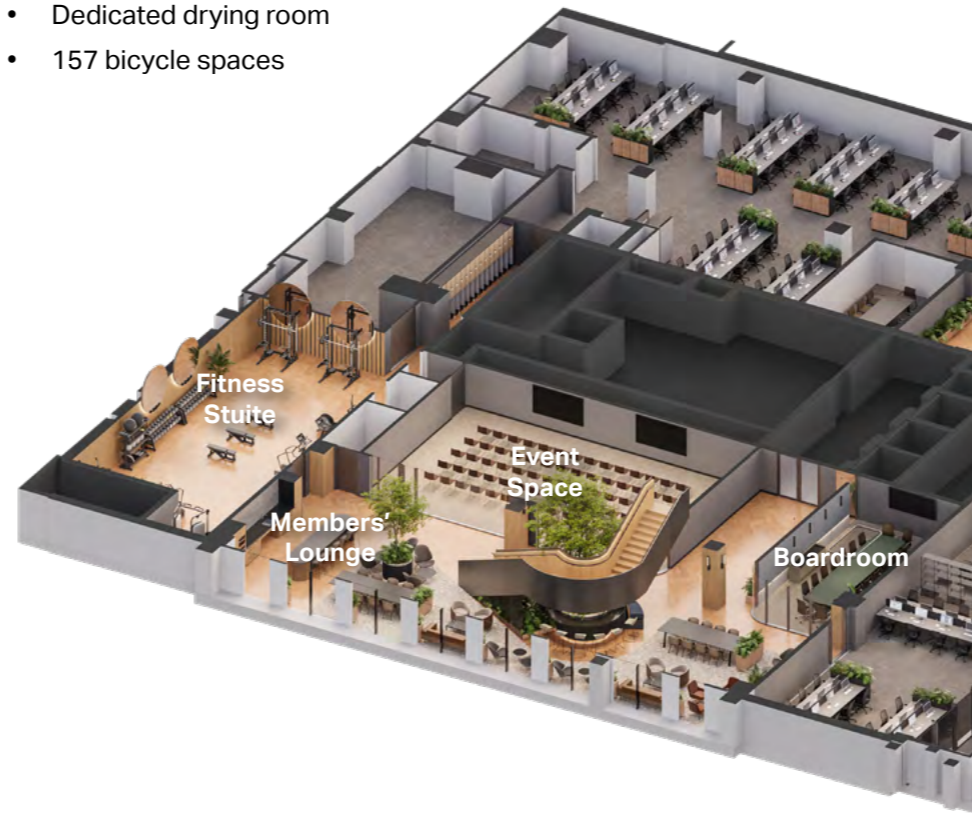


Pictured:
Studio lounge at No.3 Dublin Landings



Curated workspaces & amenities

- 40 seat exclusive Studio members' lounge
- 120 person seated event space
- 20 person executive boardroom
- 2,000 sq ft 'Technogym' equipped fitness suite
- 22 showers
- 127 lockers
- Dedicated drying room
- 157 bicycle spaces






Pictured:
Studio lounge at No.3 Dublin Landings



Pictured:
Open plan Studio workspace

Workspaces at No.3 Dublin Landings

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

Delivered for you	 Studio. 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 platform concierge	✓	Optional *
Personalised branding	✓	Optional *
Utilities, cleaning and waste management	✓	Optional *
Compliance management, repairs and maintenance	✓	Optional *
Office equipment, healthy snacks and refreshments supplied	✓	Optional *
One all-inclusive bill	✓	Optional *

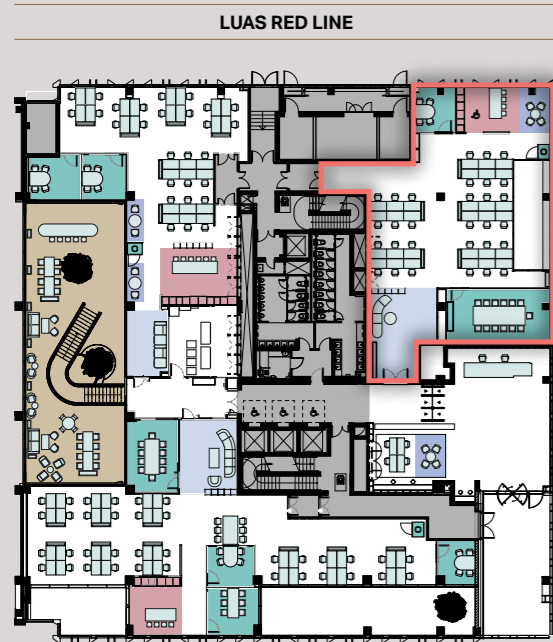
* Available with Studio Management



Studio One | 3,000 sq ft

Furnished and managed

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
- Storage room

30 desks

2 meeting rooms

1 phone booths

1 kitchen





Pictured:
Reception at No.3 Dublin Landings



Pictured:
Kitchen at No.3 Dublin Landings

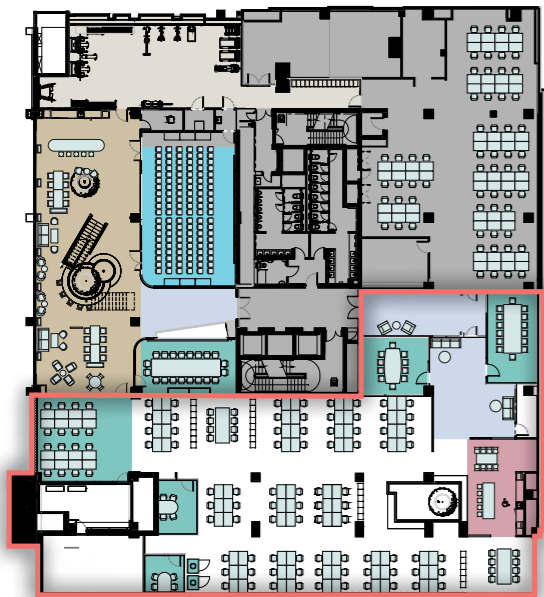


Pictured:
Lobby at No.3 Dublin Landings

Furnished

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.

LUAS RED LINE



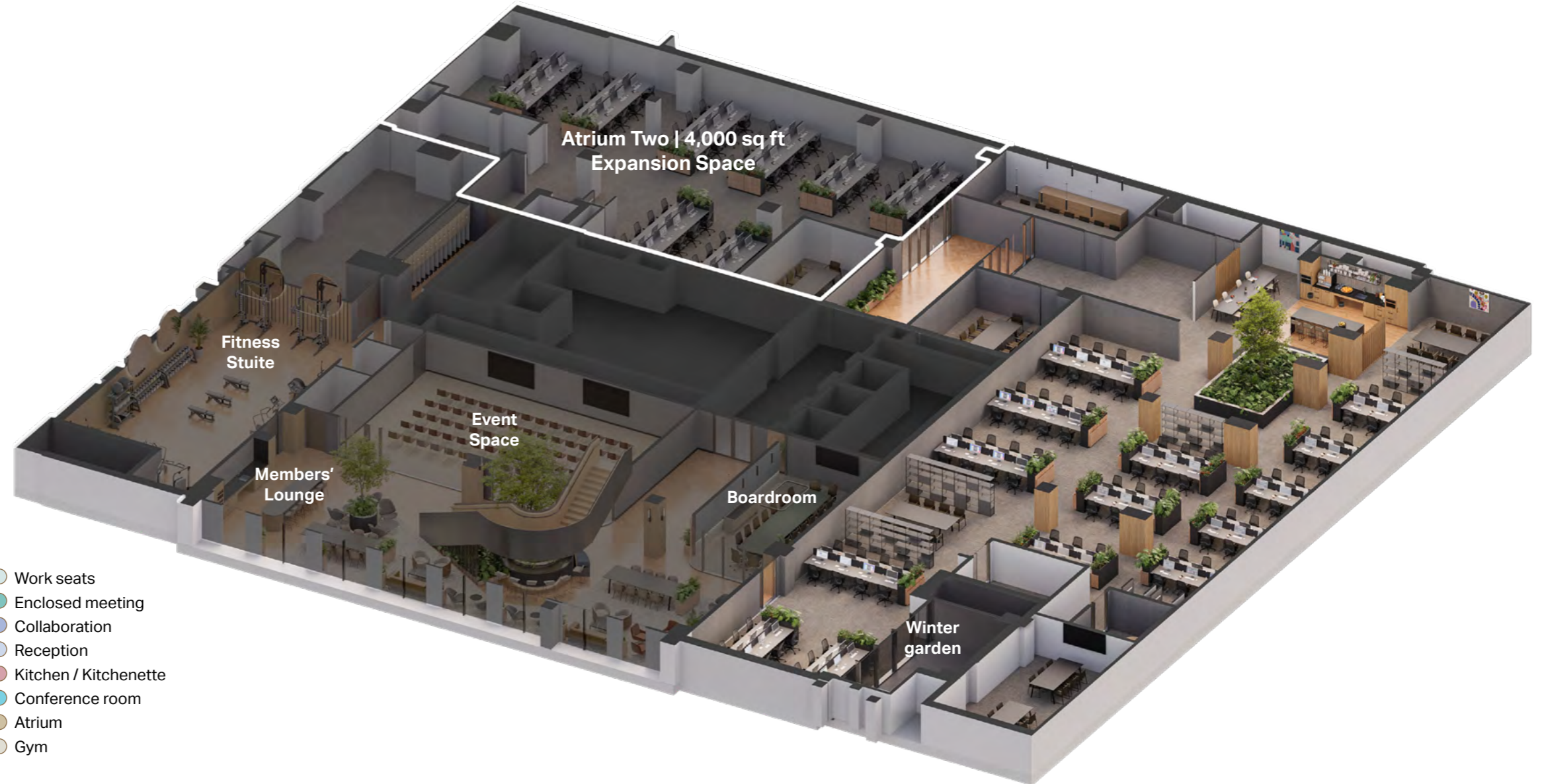
Atrium One

96 desks

5 meeting rooms

2 phone booths

1 kitchen



- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Conference room
- Atrium
- Gym

Atrium One | 8,400 sq ft

Asset Services Team

No. 3 Dublin Landings is directly managed by IPUT's Asset Services Team, who provide a hospitality-led approach to all aspects of the management of the building. Led by the appointed IPUT Senior Property Manager, our on site team comprising of Darrell Byrne, Building Manger, and Irene Medel, Concierge, will support all occupier needs whilst providing the highest standards of facilities management services.

Regular engagement is key to our approach to ensure your experience as an IPUT occupier continuously meets your expectations.



Darrell Byrne
Building Manager



Irene Medel
Concierge

How we enhance the occupier experience:



My IPUT occupier app

A platform to communicate IPUT events, local discounts and all building and amenity information.

All building information in one easy to access location

Direct contact with building management



Concierge services

Our concierge team provides personalised services and expert recommendations to enhance both the guest and occupier experience.

Personalised meet and greet welcome at reception

Booking of Studio meeting and event spaces at No. 3 Dublin Landings and Fifteen Georges Quay

Booking executive transfers

Recommendations for local restaurants and hotels

Assistance with guest parking



Occupier engagement

Regular engagement is key to our approach to ensure your experience as an IPUT occupier continuously meets your expectations.

Regular meetings with the IPUT team to discuss landlord services and standards

Advice from our sustainability team on reducing energy consumption and cost

Green Committee forum for collaboration on ESG initiatives

Feedback forum for service requests and improvement ideas

IPUT REAL ESTATE
DUBLIN

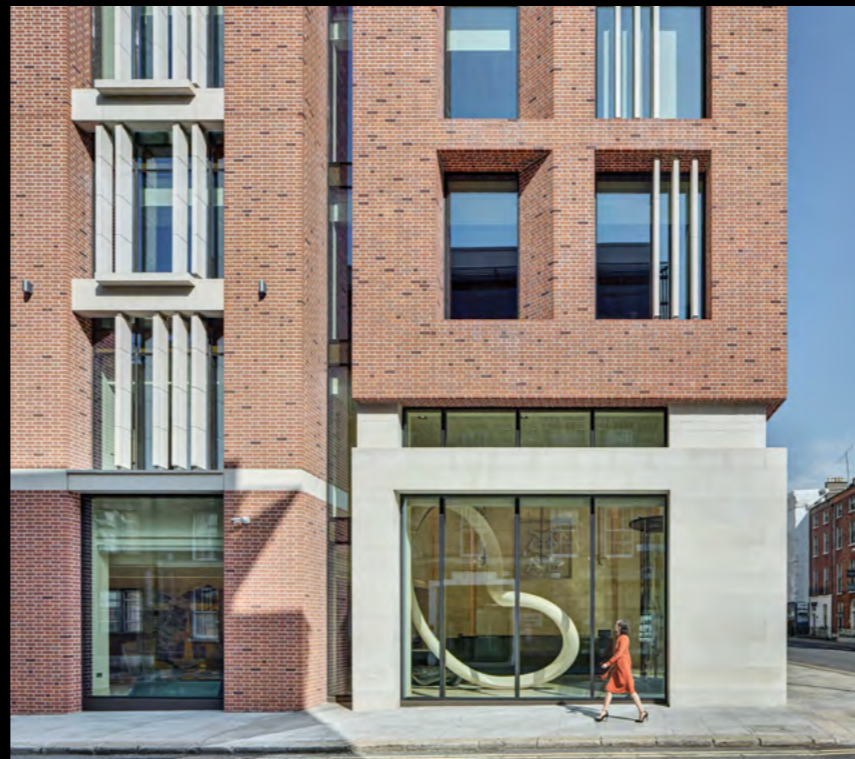
**Dublin's leading property
investment company**



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.

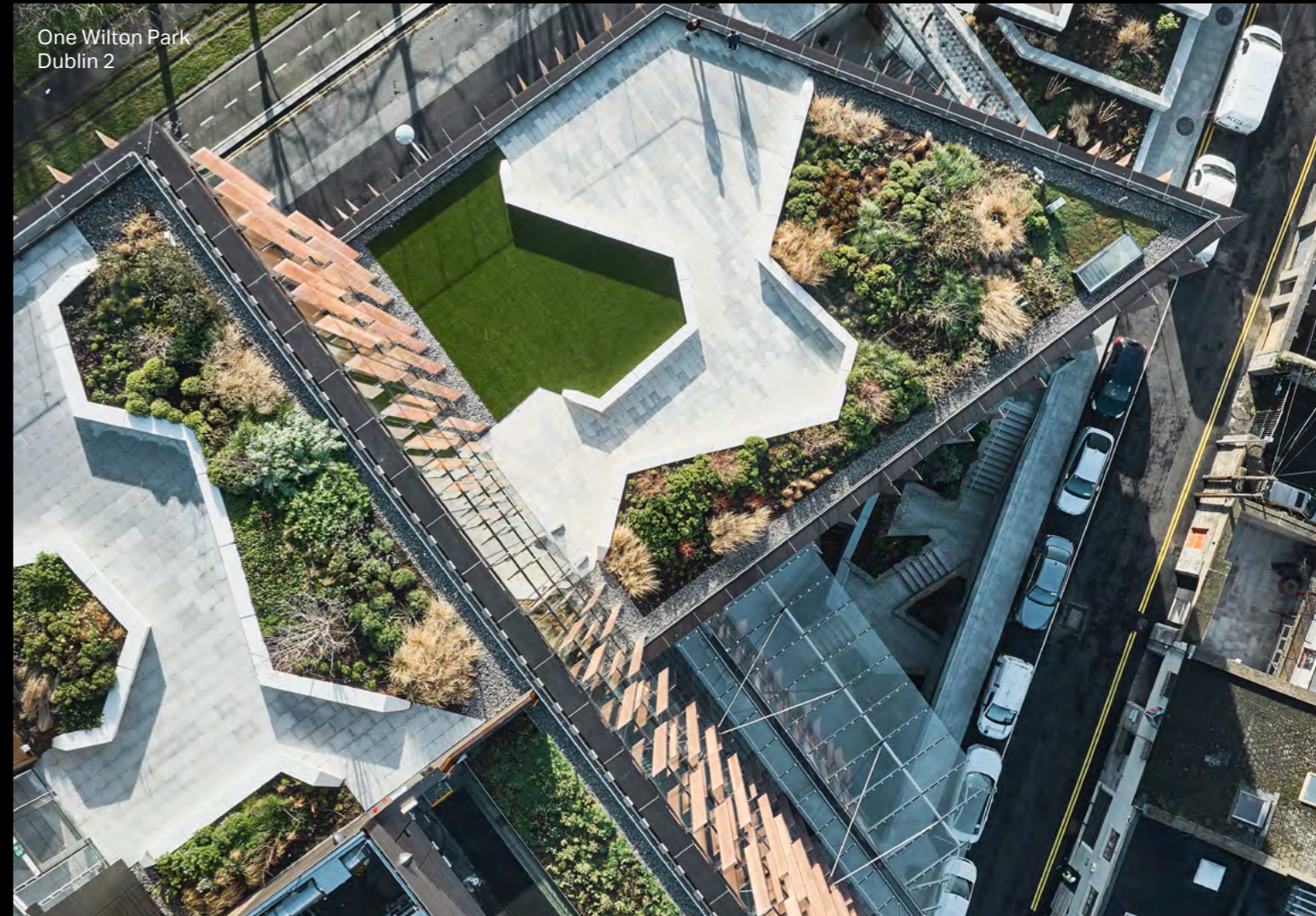
Working with our occupiers

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





Amenities across the IPUT Portfolio

Additional amenities at nearby Fifteen George's Quay 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 lounge
- Meeting rooms (2 - 14 people)
- Event space (130 people)
- Podcast media room (5 people)
- Auditorium (50 people)
- Roof garden
- Fitness suites



Pictured (clockwise from top)

- Business lounge at Fifteen George's Quay
- Media room at Fifteen George's Quay
- Boardroom at Fifteen George's Quay
- Business lounge at Fifteen George's Quay
- Auditorium at Pearse Street



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