

2 HUME STREET
DUBLIN 2



Studio.

Amenity led workspaces

A design-led, fully furnished Studio workspace at 2 Hume Street.

A 3,000 sq ft Studio workspace, available immediately and ready for occupation.

This Studio offering by IPUT delivers a brand-aligned, hospitality-led workspace, combining considered design with seamless functionality to remove the time and cost associated with fit-out, while creating an environment teams actively choose.

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



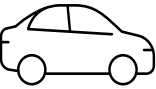
ACCOMMODATION
SCHEDULE

16,930 sq ft

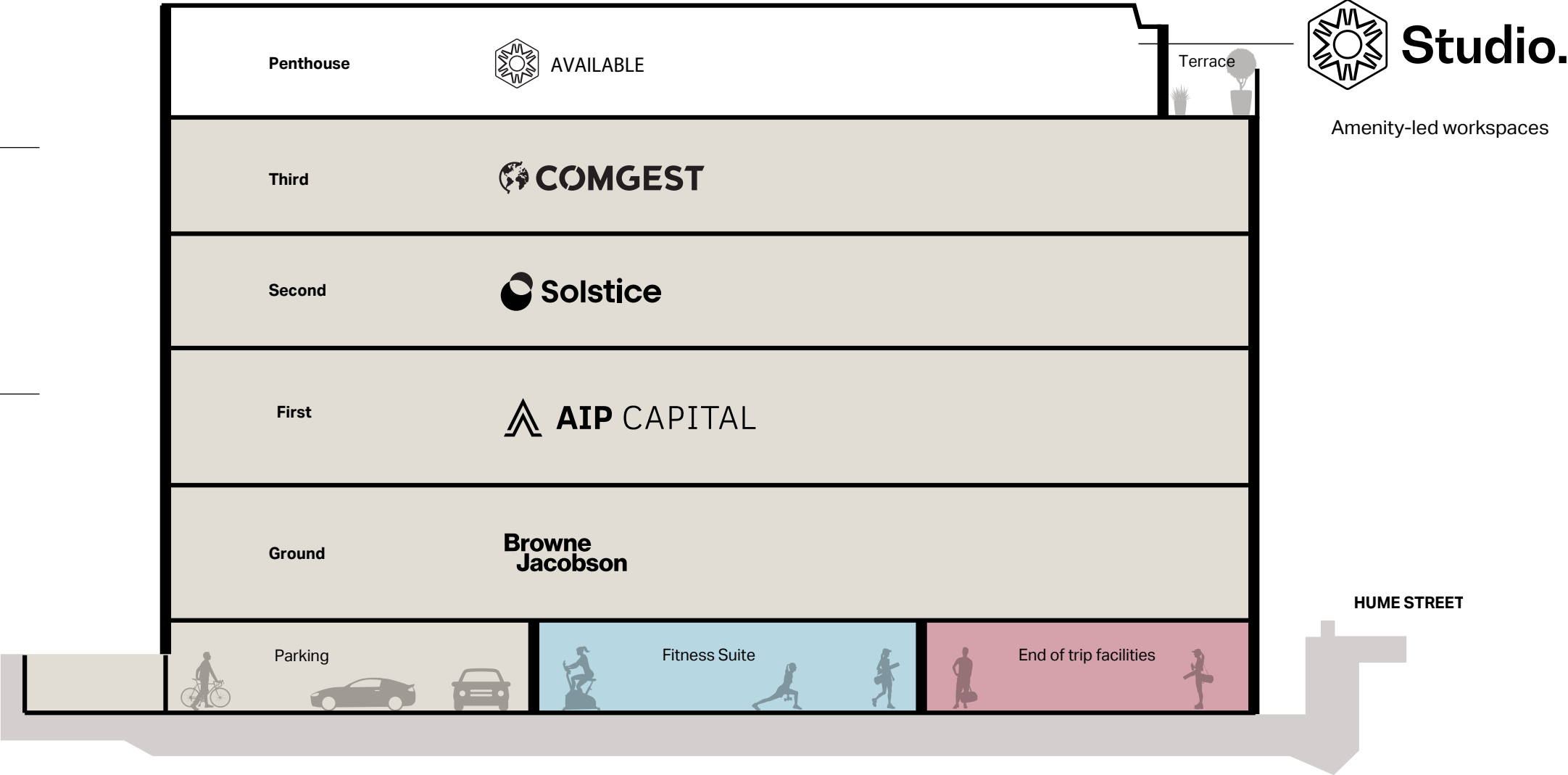
TOTAL

3,000 sq ft

AVAILABLE

 2 spaces

 43 spaces



2 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.

Furnished & managed



Furnished, self-contained floor



Private kitchens and meeting spaces



Private terrace overlooking St Stephen's Green



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



Sustainable green operations



Pictured:
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



HUME STREET

PENTHOUSE FLOOR

3,000 sq ft



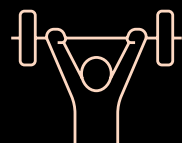
HUME STREET



Studio - enclosed office space, 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



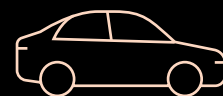
43 secure bicycle
parking spaces



Smart monitoring
of energy and
water to optimise
consumption



Resilient digital
infrastructure and
smart technology



2 car spaces



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



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.



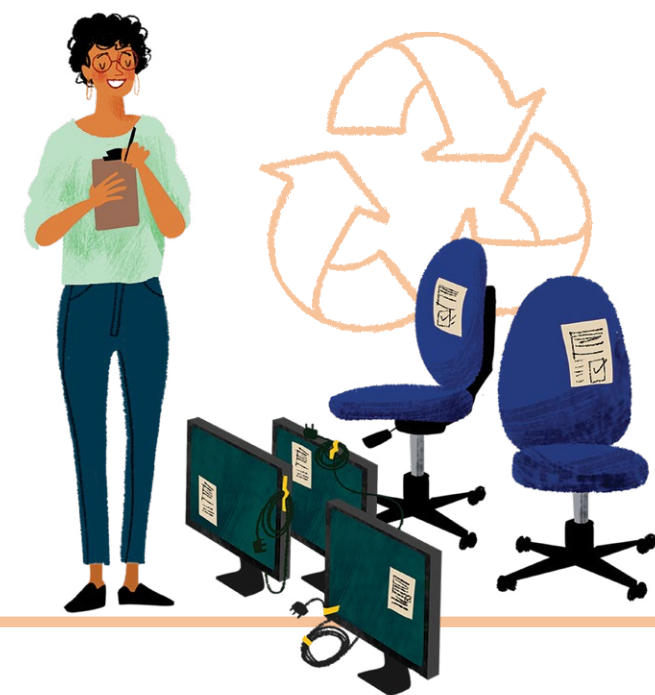
Health and wellbeing

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





AMENITIES ACROSS THE IPUT PORTFOLIO

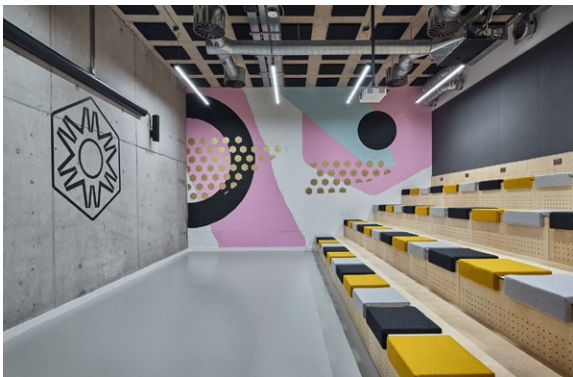
Studio members can access a portfolio of premium shared amenities across Dublin, from the auditorium at Pearse Street to the lounge and roof garden at Fifteen George's Quay. These spaces are designed to support everything from client meetings and events to quieter moments of restoration and connection.

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
 - Event space at No. 3 Dublin Landings
 - Roof garden at Fifteen George's Quay
 - Business lounge at Fifteen George's Quay



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



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