



'GRADE A' OFFICES AT THE HEART OF DUBLIN'S
MOST EXCITING COMMERCIAL LOCATION





OFFICE ACCOMMODATION THAT EXCEEDS
MODERN OCCUPIERS' REQUIREMENTS WITH
A FOCUS ON ESG CREDENTIALS











HIGHLY EFFICIENT AND FLEXIBLE FLOORS REFURBISHED TO THE HIGHEST SPECIFICATION

EXECUTIVE SUMMARY

2 Grand Canal Plaza is the centrepiece of a three building office development at the heart of Dublin's most exciting commercial location.

The property offers occupiers:

-  Refurbished accommodation to International Grade A standard.
-  BREEAM Very Good offices designed to meet the expected market standard ESG credentials with a landlord who has retained the entire development since it's original construction.
-  A unique opportunity to acquire space in a landmark building, surrounded by a landscaped plaza, overlooking Dublin's famous Grand Canal.
-  An unrivalled location with excellent transport links and an abundance of amenities on the doorstep.
-  Immediate proximity to major international occupiers.
-  Flexible design to suit modern office requirements efficiently.



DEDICATED SHOWERS, DRY ROOM AND CHANGING FACILITIES



HIGH SPECIFICATION LIFT AND TOILET LOBBIES

DUBLIN'S CITYSCAPE

Grand Canal Plaza is at the centre of Dublin City's thriving business district and in immediate proximity to leading national and global occupiers.

Your day to day corporate requirements can be readily serviced by leading accounting, financial, legal, technology and utility companies operating within the city centre.



International and national travel are easily accessible from 2 Grand Canal Plaza where Dublin International Airport and the motorway network of Ireland are only 20 minutes from the door.

2 GRAND CANAL PLAZA - THE CENTRE OF BUSINESS IN THE CITY





TRAIN STATION AT GRAND CANAL PLAZA



MULTIPLE BUS ROUTES



DUBLIN CITY BIKES



LUAS IN DUBLIN CITY



TAXIS

TRANSPORT

EASY ACCESS TO AND FROM EVERYWHERE

2 Grand Canal Plaza has excellent transport links and is easily accessible by public transport or by private car.

Rail – Grand Canal Dock Train and DART Station is immediately adjacent to the building. The DART service provides immediate access from the city centre and from north and south suburban Dublin. The station also links services to major suburban and inter-city train services.

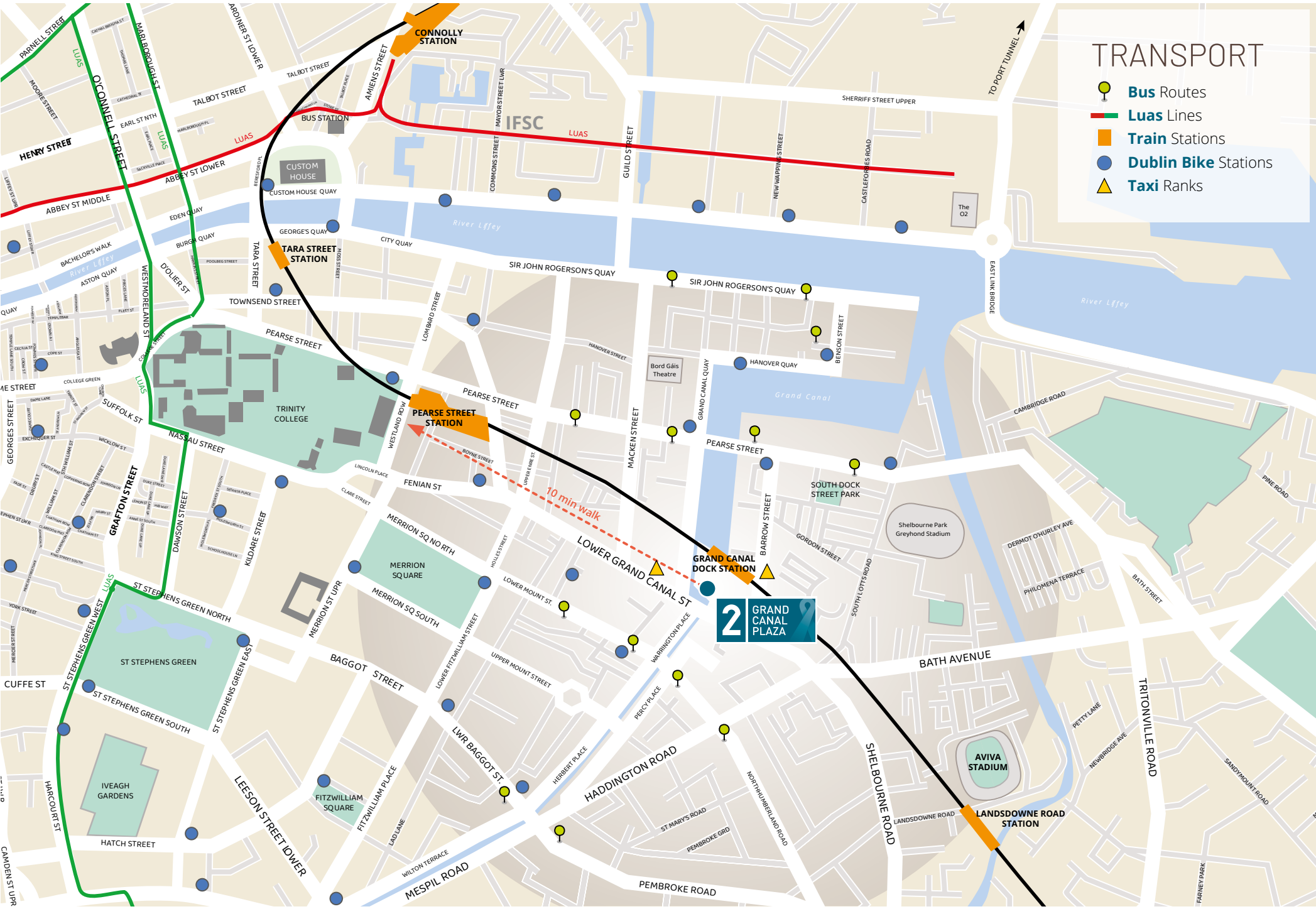
Bus – Over 10 public bus routes serve Grand Canal Plaza and all are within a 10 minute walk, granting staff access from all over Dublin city and suburbs.

Cycle – The Dublin Bike scheme, with over 100 pick-up and drop-off points, provides staff with convenient and cost effective access to all parts of the city centre. The nearest stop is only a 2 minute walk from the building.

Luas – The Green and Red lines servicing south and west Dublin are within a 15 minute walk.

Drive – Grand Canal Plaza is easily accessible by car from all parts of Dublin city and its surrounding hinterland. The proximity to Dublin Port Tunnel provides ease of access to and from the M50 Motorway in 20 minutes.

Air – Dublin International Airport is a 20 minute drive from the building via Dublin Port Tunnel. The Airport can also be accessed easily using private and public bus services. The nearest bus stop serving the airport is only a 2 minute walk from the building.



AMENITIES WITHIN A 10 MINUTE WALK

15

Restaurants

14

Cafés

12

Bars / Pubs

9

Hotels

7

Gyms

6

Convenience
Stores

GRAND CANAL PLAZA LOCATION

ALL DUBLIN CAN OFFER - RIGHT ON YOUR DOORSTEP

This vibrant urban area is bustling with successful commercial occupiers including Accenture, BT, Google, KBC Bank, Facebook, Capita and ESB.

2 Grand Canal Plaza is surrounded by an

exceptional array of shops, bars, restaurants and cultural activities.

Occupiers locating their business here will provide staff with an exceptional location in which to work, socialise and live.



STARBUCKS COFFEE



AVIVA STADIUM



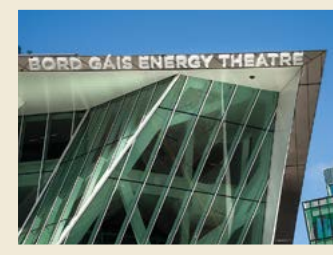
FLYEFIT GYM



GRAND CANAL MARKET



MILANO RESTAURANT



BORD GÁIS ENERGY THEATRE



THE CONVENTION CENTRE DUBLIN



SLATTERY'S PUBLIC HOUSE



LOCAL
GLOBAL
EMPLOYERS

Google

BT

HSBC

LinkedIn

STATE STREET

accenture

facebook

CAPITA

KBC

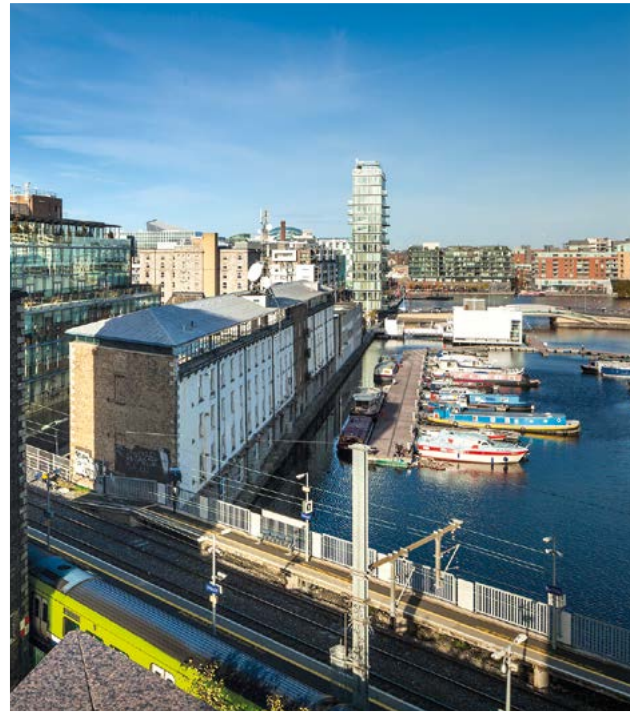
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GRAND CANAL PLAZA



VIEW OVER GRAND CANAL PLAZA



VIEW OVER GRAND CANAL DOCK



VIEW OVER SOUTH DUBLIN

ENHANCED STANDARDS

2 Grand Canal Plaza provides occupiers with Grade A office accommodation that is designed to the requirements of market leaders.

The building offers refurbished space to the highest specification with efficient and flexible floors.

The developer, Rohan Holdings, has provided for current user trends incorporating luxury showers, a dry room and changing facilities on the ground floor with separate rear access.

Walking through the landscaped plaza into the new impressive double height atrium and reception, the building has a distinct character and grandeur. The specification displays quality, longevity and modernity in a design that can cater for flexibility, which will appeal to a broad range of occupiers.

ENHANCED SPECIFICATION

Reception

- ▶ Double-height glazed reception area.
- ▶ Feature reception station.
- ▶ Non-slip natural stone floors including under-floor heating.
- ▶ Wall finishes to include natural stone panels, high gloss finish wood and glass panels.
- ▶ Colour co-ordinated soft furnishings.

Shower & Changing Facilities

- ▶ Dedicated dry room.
- ▶ Non-slip natural slate floors including under-floor heating.
- ▶ Unisex shower cubicles finished to highest standard.
- ▶ Alternative access from rear of building.

Office Accommodation

- ▶ Raised access and carpeted floors.
- ▶ Suspended metal ceiling tiles.
- ▶ CAT 2 recessed lighting throughout.
- ▶ Floor grommets wired for power (1:8 sq.m.).
- ▶ Four-pipe fan coil air conditioning.
- ▶ Dedicated on-floor toilet facilities.

Parking

- ▶ Staff car and bicycle parking available within the plaza (including EV charging).

Additional Services

- ▶ Managed reception area.
- ▶ Monitored security.
- ▶ Professionally managed building.



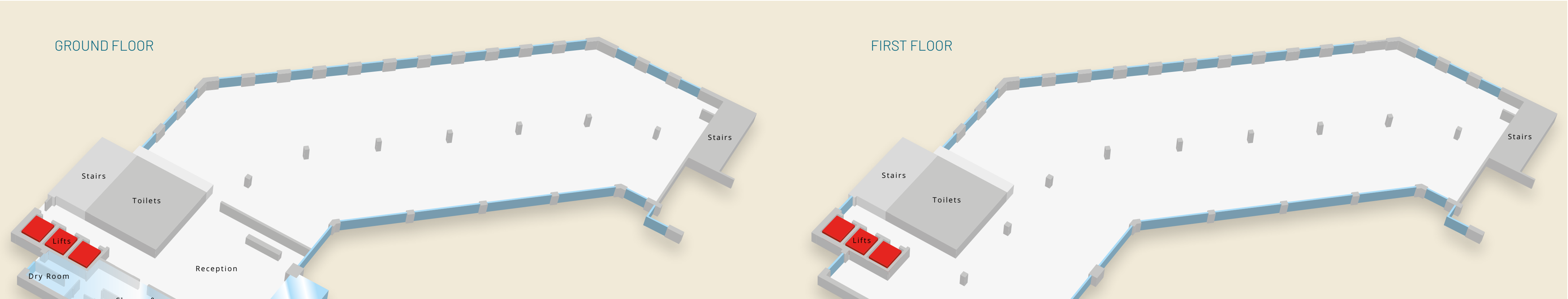
TYPICAL OFFICE LAYOUT



DEDICATED SHOWERS, DRY ROOM AND CHANGING FACILITIES



LIFT LOBBY



FLOOR PLANS & ACCOMMODATION SCHEDULE

2 Grand Canal Plaza offers flexible floor plates as follows:

Floor	Net Sq m	Net Sq ft
First	771	8,304
Ground	652	7,023
Total	1,423	15,327

“Flexible design to suit modern office requirements efficiently”





THE DEVELOPER



www.rohanholdings.ie

The Rohan group of companies is a leader in the complex business of developing prestige offices and high quality business parks.

We are one of Ireland's primary private property investment and development companies, with extensive interests in both Ireland and the UK.

With over 40 years' experience in land acquisition, design, planning, construction and tenant fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime commercial space and excel in the creation of high quality, actively managed business environments that create and sustain investment value.

Rohan Holdings' ability to deliver quality environments is most evident in our key projects and we are proud to count amongst our clients many leading local and global businesses.

Grand Canal Plaza is a central feature of our commercial property portfolio, having been developed and retained by Rohan in its entirety. We have continually invested in the development to ensure it provides prestige Grade A office accommodation for our existing and future clients. The refurbishment and upgrade of 2 Grand Canal Plaza in 2014 was a continuation of this policy with imminent plans to grow the ESG credentials as part of the appropriate asset management strategy for this facility.

21 Charlemont was developed in 2017 by Rohan Holdings, delivering 36,800 sq ft of Grade A office accommodation in the heart of Dublin's central business district. With a significant focus on ESG, the building was designed to a BER A3 rating along with LEED Gold Certification.

Prior to Practical Completion, 21 Charlemont was signed in its entirety to Viasat.





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BER No. 800239410

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