

ORMONDE — — HOUSE

TO LET

12 - 13 LOWER LEESON STREET, DUBLIN 2



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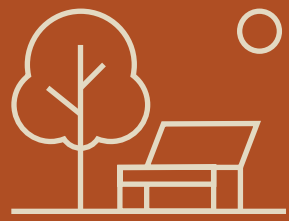
TURNKEY GRADE A
OFFICE SPACE ON
THE CORNER OF ST.
STEPHEN'S GREEN



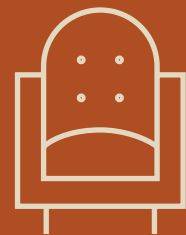


EXECUTIVE SUMMARY

Ormonde House is being redefined. This landmark 5-storey office building is being modernised to provide 21,873 sq ft of turnkey, fully fitted office space in the heart of Dublin’s Central Business District. Requirements from 3,771 sq ft can be accommodated.



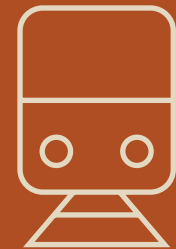
Prime CBD location on the corner of St Stephen’s Green



Premium turnkey tenant fit out



206 fixed work stations with ancillary meeting rooms and kitchenettes



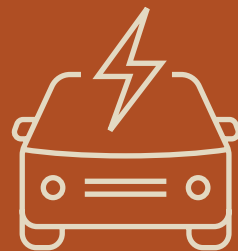
Exceptional connectivity with immediate access to Green Luas line



BER A-rated office building with strong sustainability features



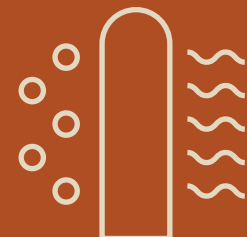
Premium tenant amenities, showers and changing facilities



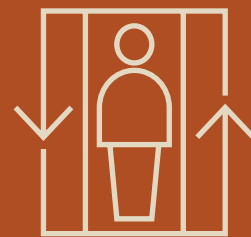
14 car spaces including 5 EV spaces and secure bicycle store



Refurbished WCs and lift lobbies



New HVAC system and bespoke LED lighting



2 newly installed passenger lifts

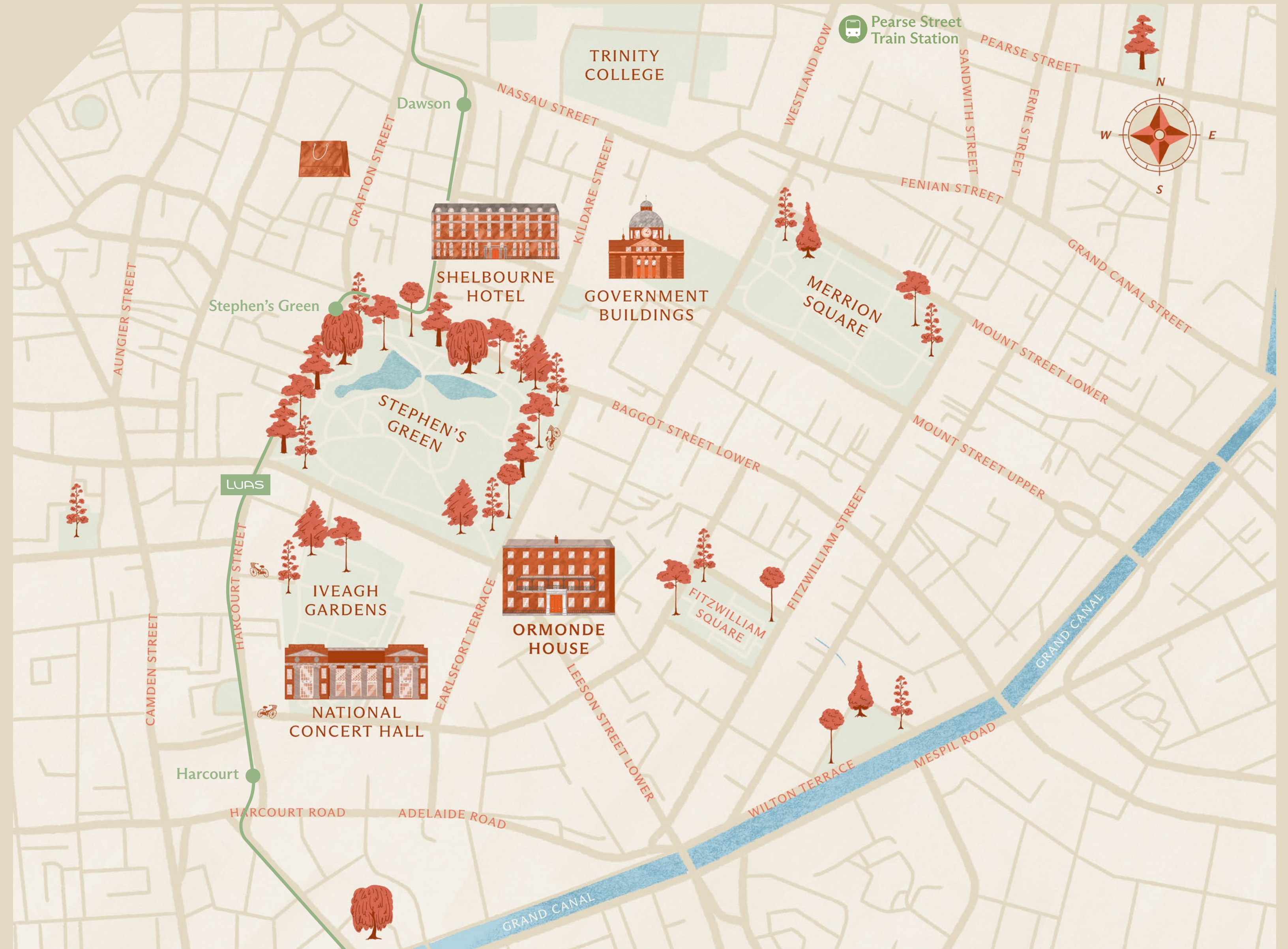


LOCATION

Occupying a prominent position on Leeson Street Lower, Ormonde House sits within the heart of Georgian Dublin, an area steeped in history, close to the corner of St. Stephen's Green.

Widely considered to be Dublin's premier business and lifestyle destination, the area offers occupiers immediate access to some of the city's finest restaurants, cafes, bars and hotels, alongside renowned cultural and recreational amenities including St Stephen's Green and the National Concert Hall.

The area's continued appeal is reflected in the range of occupiers, with a strong presence of multinational corporations, professional services firms and government departments. Neighbouring occupiers include AerCap, Maples Group, Vodafone and Standard Life, while state occupiers in the locality include the OPW at their new offices at Leeson Lane, the Department of Justice, the Department of Transport and the Department of Foreign Affairs.





CONNECTIVITY

The property is well connected, benefiting from numerous Dublin Bus routes on its doorstep, convenient access to the Luas Green Line at St Stephen's Green, multiple Dublin Bike stations and DART and Intercity rail services via Pearse Station. The extensive accessibility enables seamless commuting for staff and visitors alike.

TRAVEL TIMES:

- **Bus Stops**
1 min walk
- **Dublinbikes**
5 min walk
- **Green Line Luas**
10 min walk
- **DART/Train Station**
14 min walk
- **Red Line Luas**
26 min walk







AMENITIES

Ormonde House provides immediate access to the city’s thriving social and cultural quarter around St. Stephen’s Green.





THE BUILDING

Ormonde House is entering a new era. Spread across five floors, the building is undergoing a significant refurbishment programme, offering prospective tenants fully fitted turnkey floorplates with a target A BER rating.





TURNKEY TENANT FITOUT

Designed by MDO Architect's, the renovation consists of an extensive internal and external upgrade to include buffed brickwork, repair works to the intricate ironmongery balcony of the first floor, and enhanced arrival experience. Internally, the new reception area leads into the upgraded lift lobby incorporating two new passenger lifts.

Each floor will be laid out in a predominantly open plan configuration, with kitchen and amenity areas making the most of the curved, northern façade. The building has been designed to cater for both single occupiers and tenants on a floor by floor basis. Tall sash windows to the front of the floorplates fill the floors with natural light, and meeting rooms of varying sizes will appeal to a variety of occupiers. In addition to the office space, the lower ground floor will feature new end of trip facilities including shower and locker amenities. A secure underground car park will allow for dedicated car and bicycle parking facilities.





FLOOR-BY-
FLOOR LETTINGS
AVAILABLE

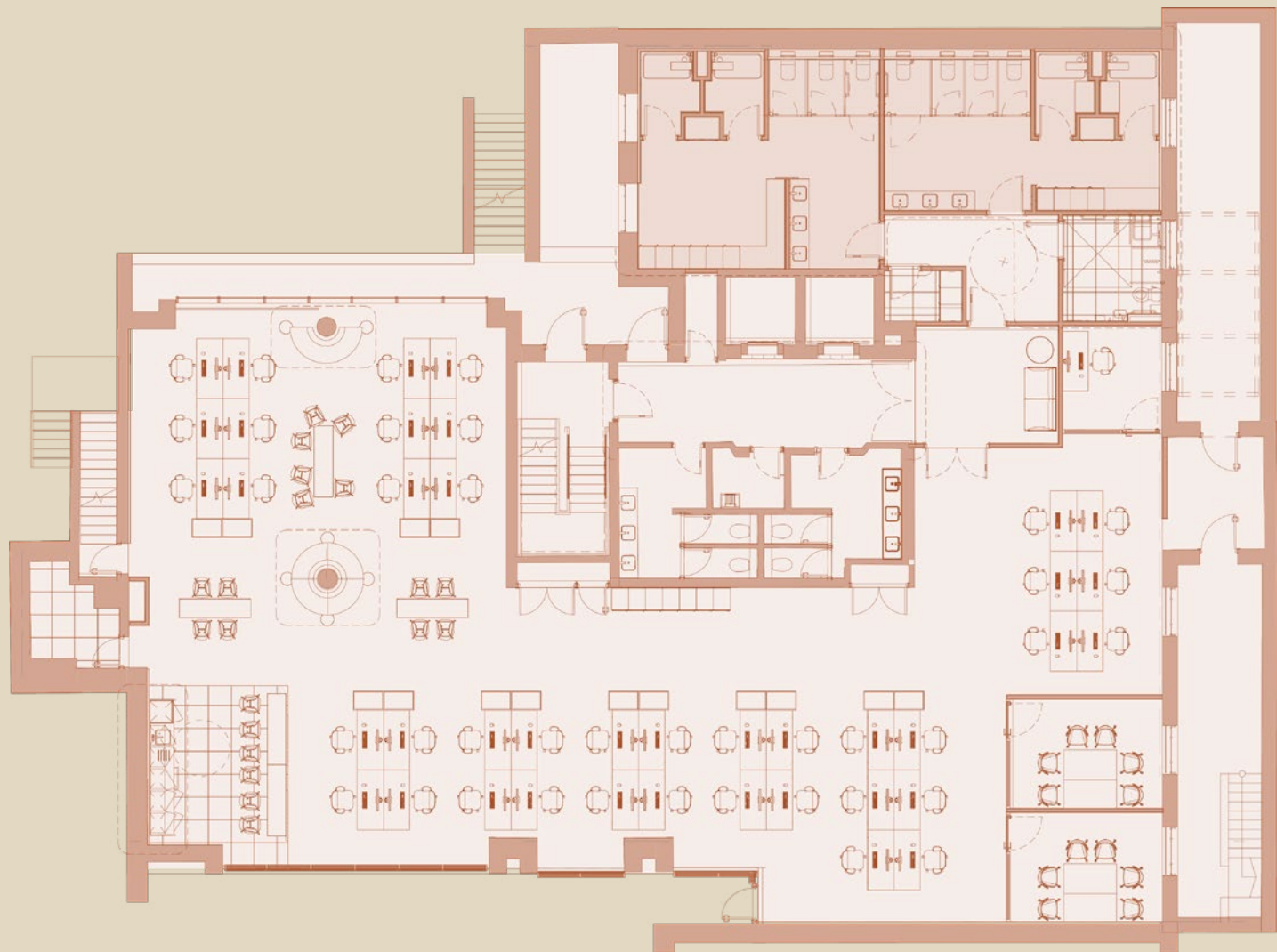




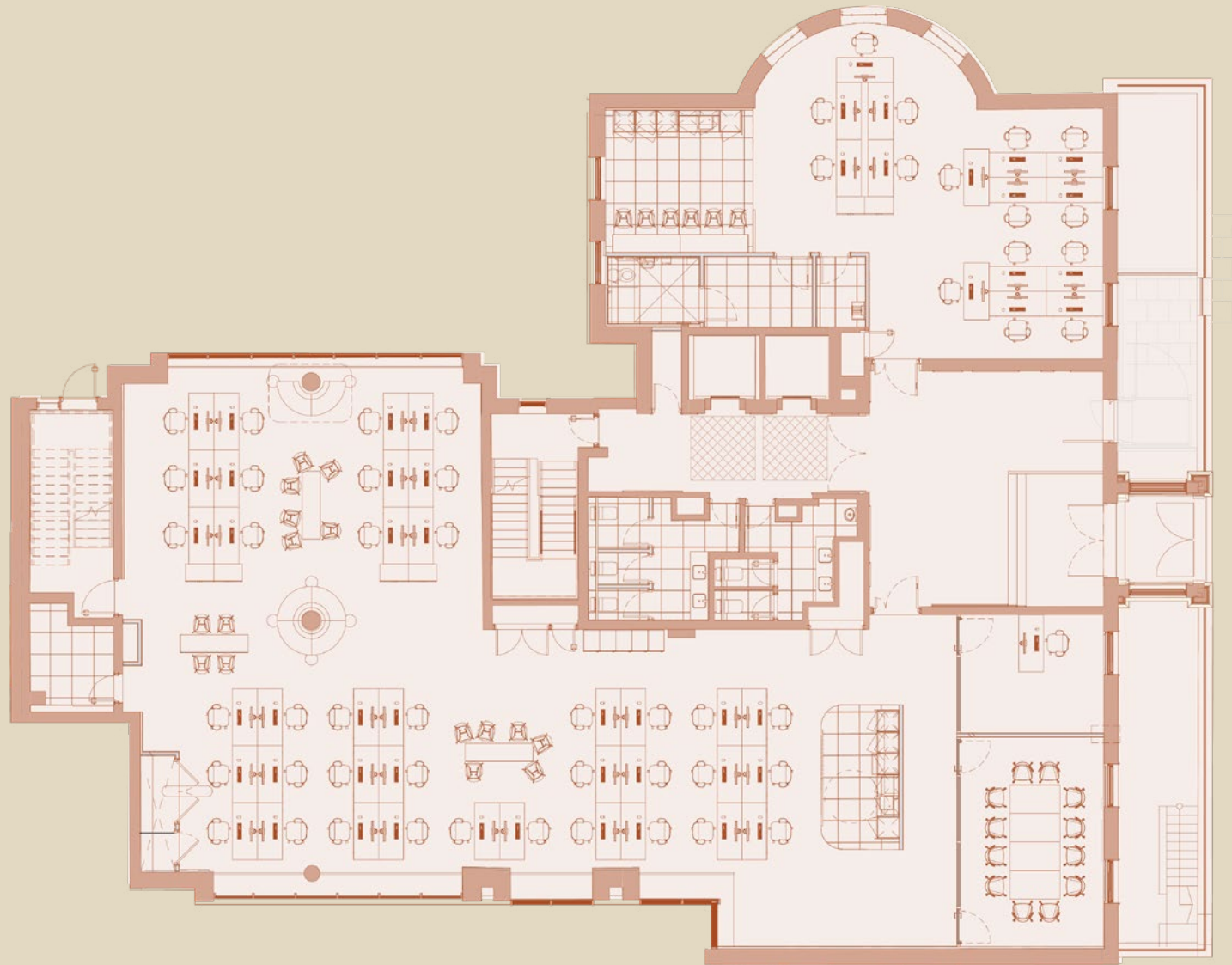
FLOOR PLANS

ACCOMMODATION SCHEDULE:

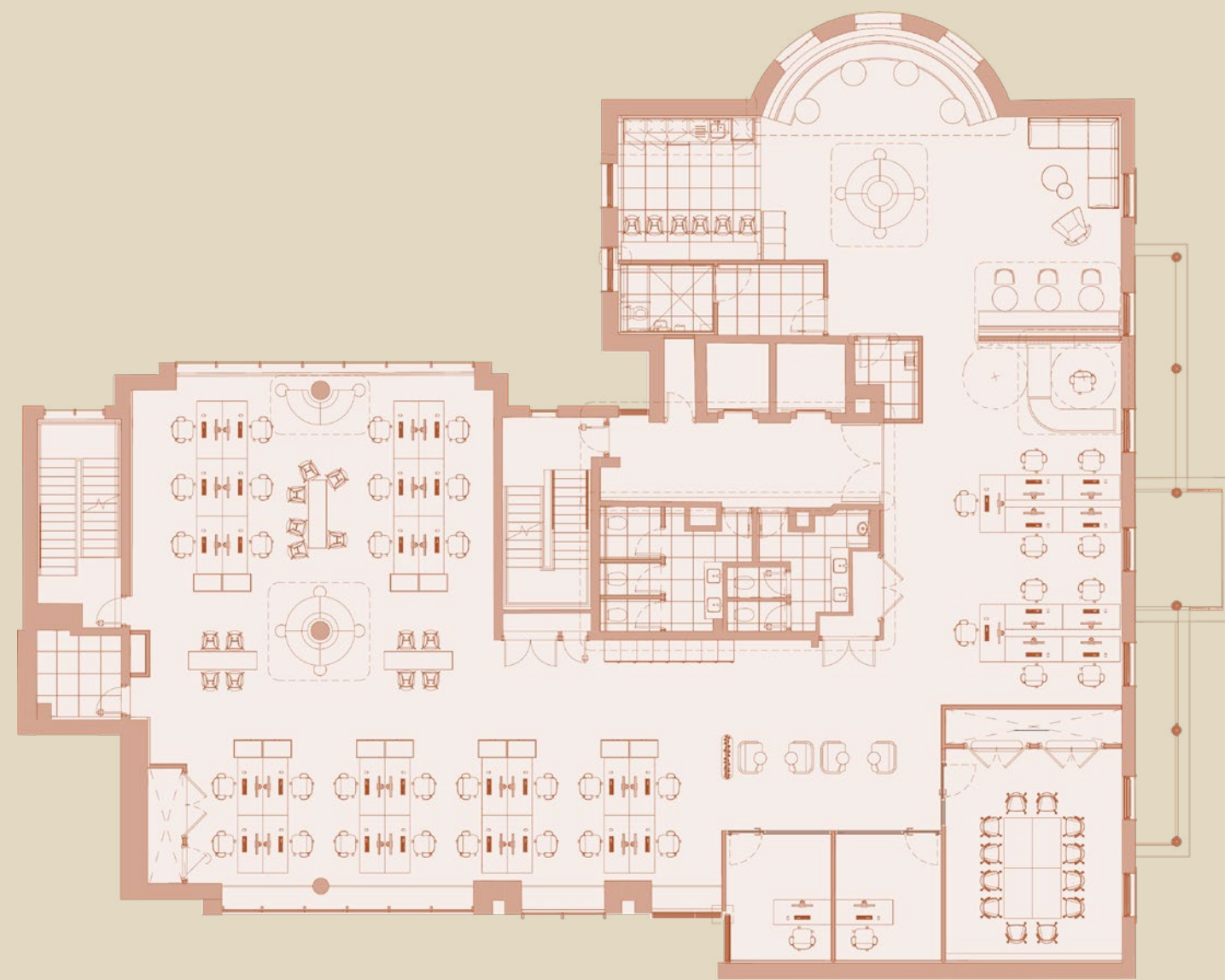
FLOOR	SQ M	SQ FT
Lower Ground Floor	328.8	3,539
Ground Floor	389.5	4,193
First Floor	438.2	4,717
Second Floor	438.1	4,716
Third Floor	437.4	4,708
Total	2,032.1	21,873



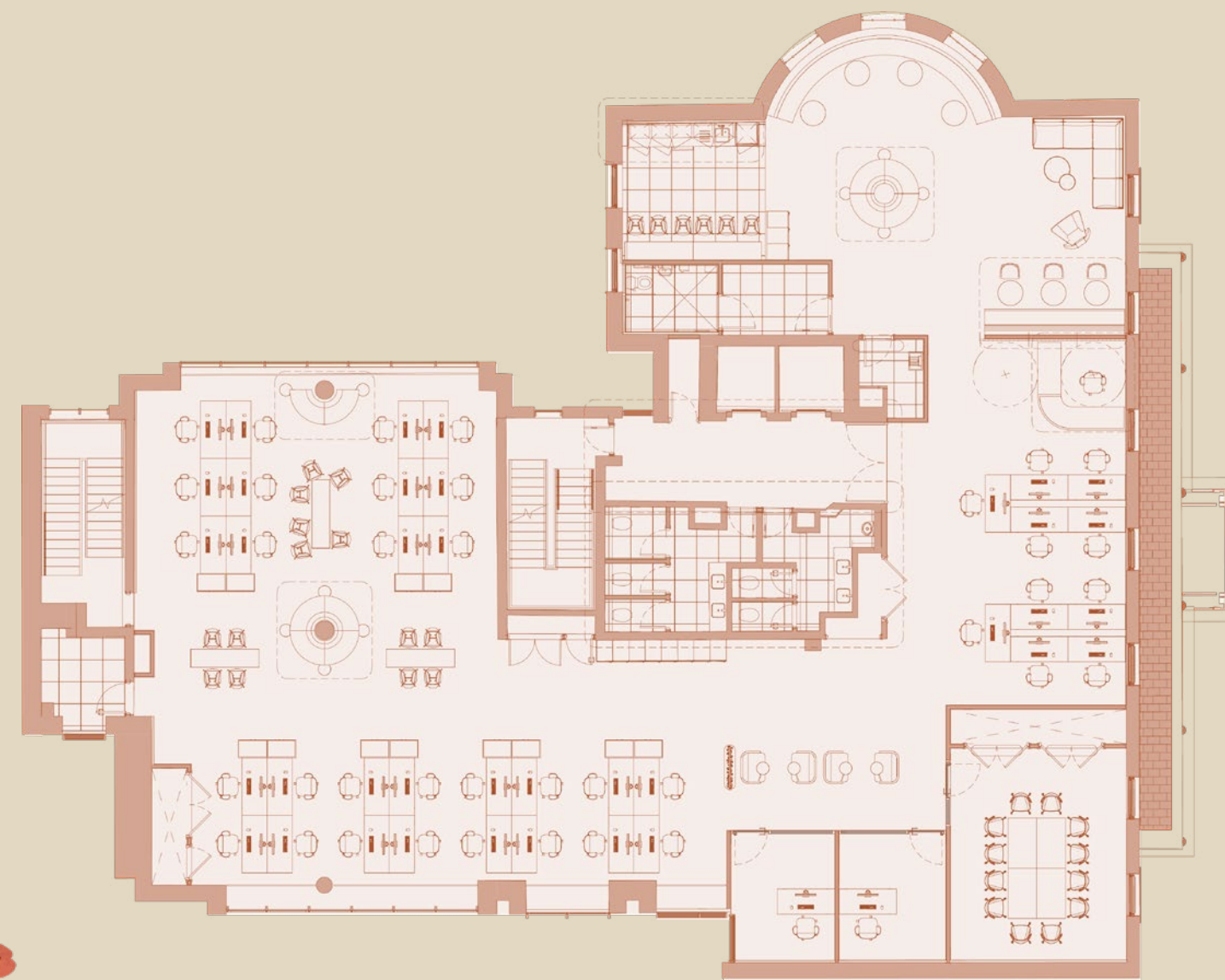
LOWER GROUND FLOOR
328.8 sq m / 3,539 sq ft



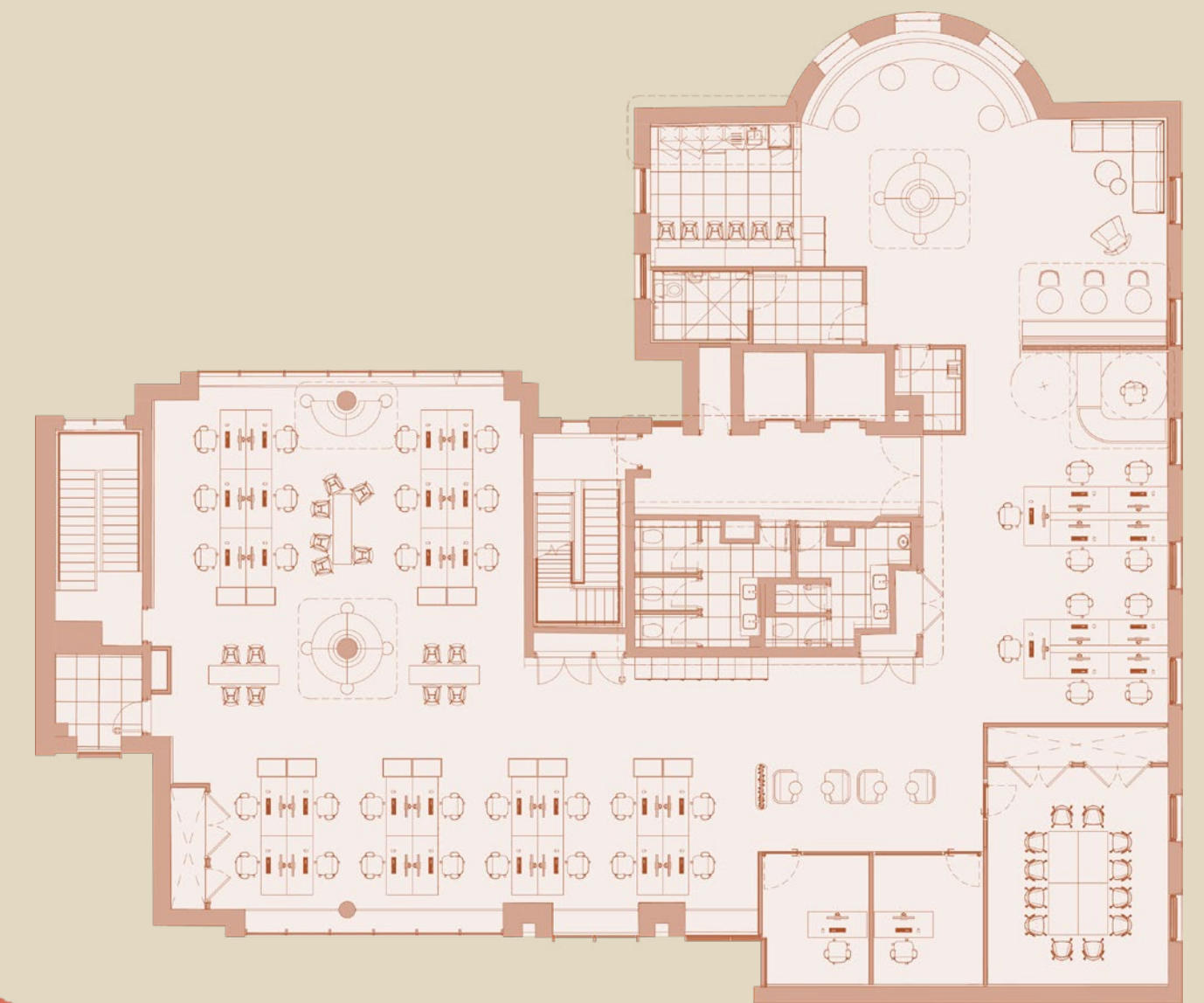
UPPER GROUND FLOOR
389.5 sq m / 4,193 sq ft



FIRST FLOOR
438.2 sq m / 4,717 sq ft



SECOND FLOOR
438.1 sq m / 4,716 sq ft



THIRD FLOOR
437.4 sq m / 4,708 sq ft

DESIGN TEAM

Developer:



Main contractor:



Architect:



Mechanical and Electrical Engineer:



Quantity Surveyor:



Civil and Structural Engineer:



Sustainability Consultant:



Acoustic Consultants:



Lift Design Consultant:



Fire Engineer:





FURTHER INFORMATION

VIEWINGS

For further information, or to arrange a viewing, please contact the joint agents Savills and BNP Paribas Real Estate

BUILDING ENERGY RATING

Target:



Target:



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