

The background features a repeating pattern of vertical double lines. In the spaces between these lines, there are teardrop-shaped motifs that resemble stylized leaves or petals, pointing both upwards and downwards. The entire design is rendered in a light gold or yellow color against a dark blue background.

STYNE HOUSE

70,400 SQ FT ON
THE CORNER OF
HARCOURT AND
HATCH STREET



Adjacent to the Iveagh Gardens, at the centre of Dublin's CBD, Styne House is already home to JLL, L'Oréal, Bank of China, The Law Reform Commission, S&P Global and Active Campaign.

A complete transformation, the distinctive new glazed façade with feature fins enhances the building's appearance while improving environmental performance.



Styne House, Upper Hatch Street, Dublin 2

STATEMENT ENTRANCE EXPERIENCE

The quality of design and attention to detail is reflected in the new double height reception. The rich mixture of terrazzo, walnut and bronze creates a sense of arrival for occupiers and visitors.



Styne House, reception area.



View into Coffeangel cafe

CONVENIENCE AT YOUR FINGERTIPS

A buzzing street level café creates a vibrant space encouraging occupier interaction and collaboration.





House Espresso Forsä Gåla	
Espresso	2.20 / 3.00
Americano	3.00 / 3.50
Flat White	3.00 / 3.50
Cappuccino	3.00 / 3.50
Latte	3.70 / 4.50

Flavour Latte	4.50 / 5.50
Mocha	4.50 / 5.50
Iced Coffee	3.50 / 4.50
Hot Choc.	3.70 / 4.50

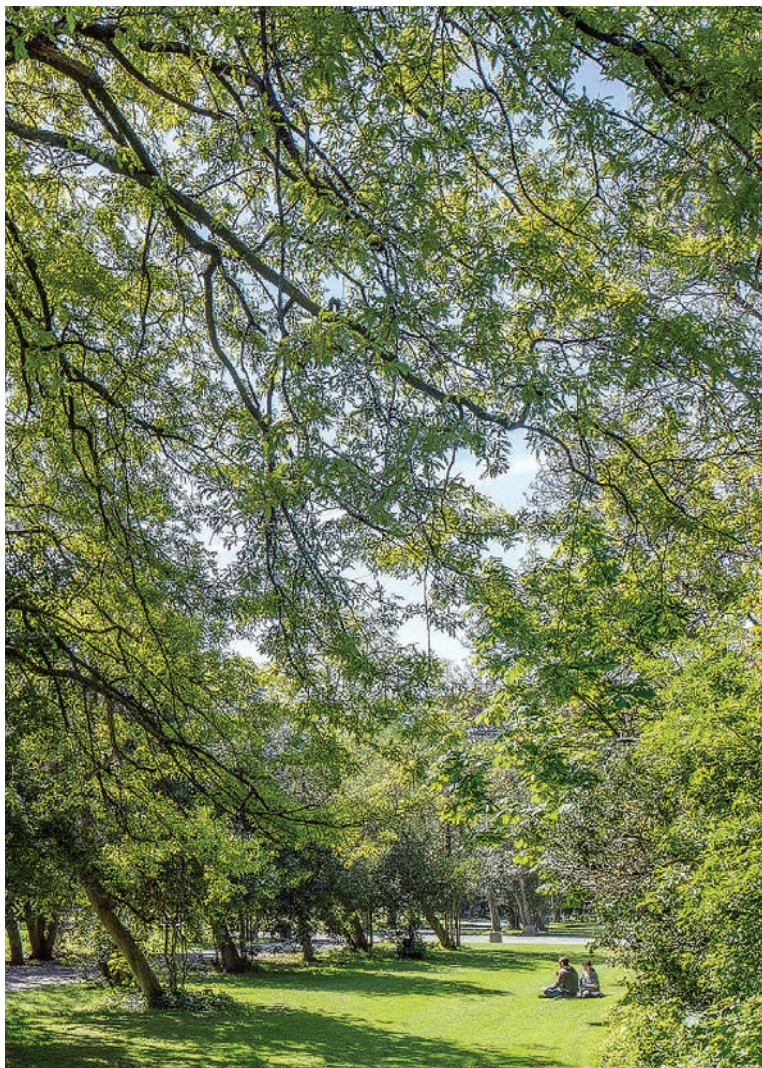
Chai / Matcha	3.70 / 4.50
Batch Brew	3.70 / 4.50
Tea	3.00 / 3.50
Herbal Tea	2.50 / 3.00



IVEAGH GARDENS ON YOUR DOORSTEP

Styne House is adjacent to the Iveagh Gardens with a diverse display of landscape features, its history goes back 300 years and is considered one of Dublin city's hidden gems. An ideal spot for people to meet in and enjoy.





Iveagh Gardens, Hatch Street, Dublin 2



SUPERIOR OCCUPIER AMENITIES

- Double height reception
- Kone passenger lifts
- High quality bathrooms
- Onsite cafe
- 7 showers
- Lockers
- Towel service
- 60 secure bicycle spaces

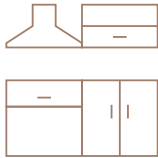




Art installation in reception lobby

FIRST FLOOR

KEY FEATURES



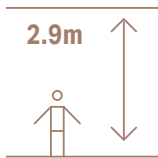
DEDICATED KITCHEN



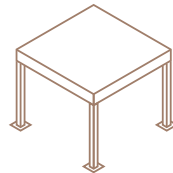
PREBUILT COMMS ROOM



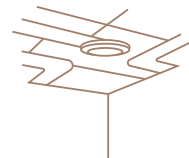
SMART METERING TECHNOLOGY



2.9M FLOOR TO CEILING HEIGHT



RAISED ACCESS FLOOR WITH CARPETS



EXPOSED CEILING WITH LED LIGHTING



AIR-CONDITIONING



OPENABLE WINDOWS ON IVEAGH GARDEN WING



24 HOUR ACCESS

New M&E system installed to facilitate an open plan layout.

Dali Control lighting to allow daylight harvesting and controlled via PIP motion sensors.

New BMS Control System to allow programming, monitoring and controlling of the Fan Coil Units.

Local wall mounted temperature and air quality sensors.

SUSTAINABILITY TARGETS



LEED 'GOLD'

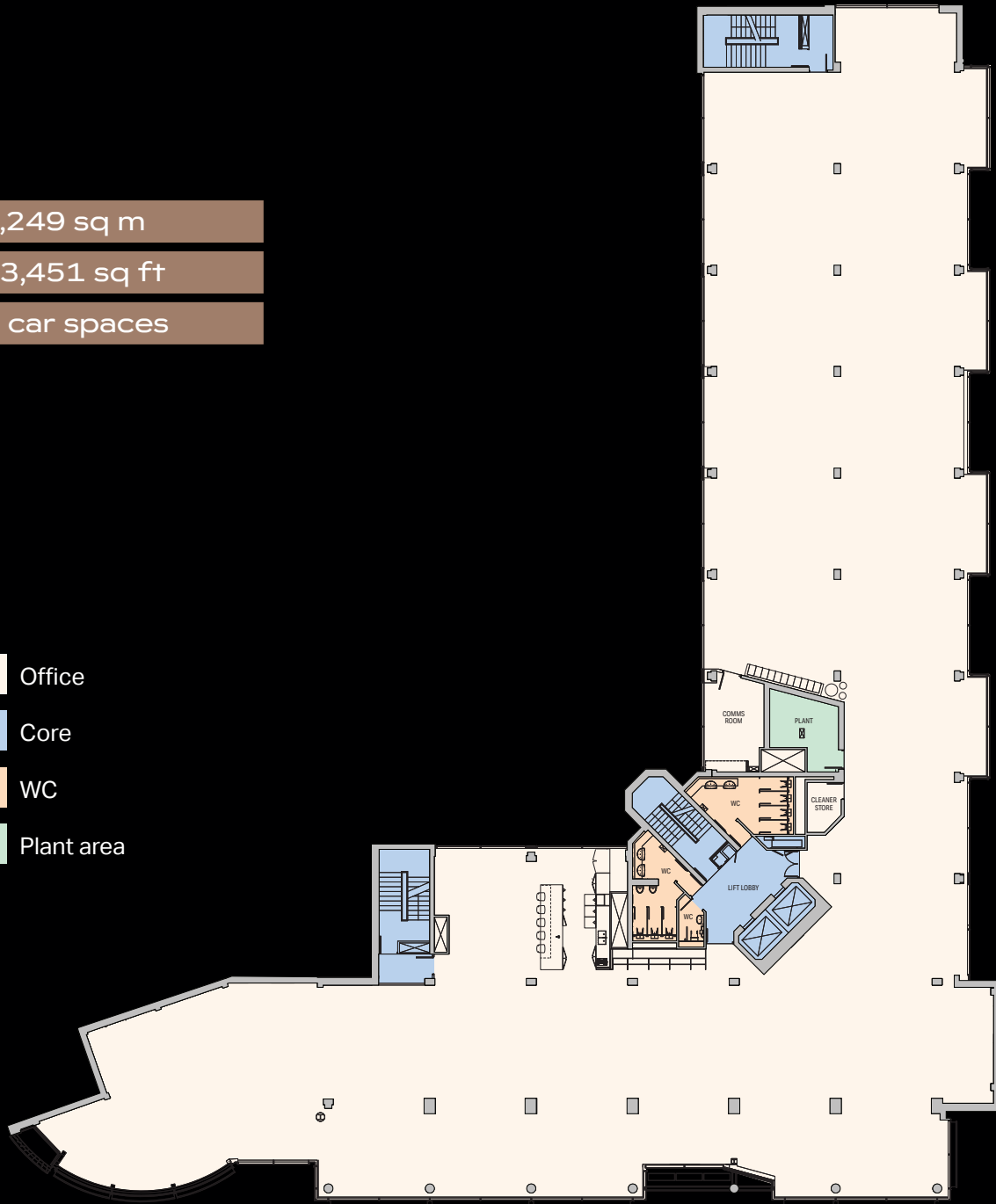


BER B1 RATING

FIRST FLOOR PLAN

- 1,249 sq m
- 13,451 sq ft
- 7 car spaces

- Office
- Core
- WC
- Plant area



HATCH STREET UPPER

IVEAGH GARDENS

AVAILABILITY SCHEDULE

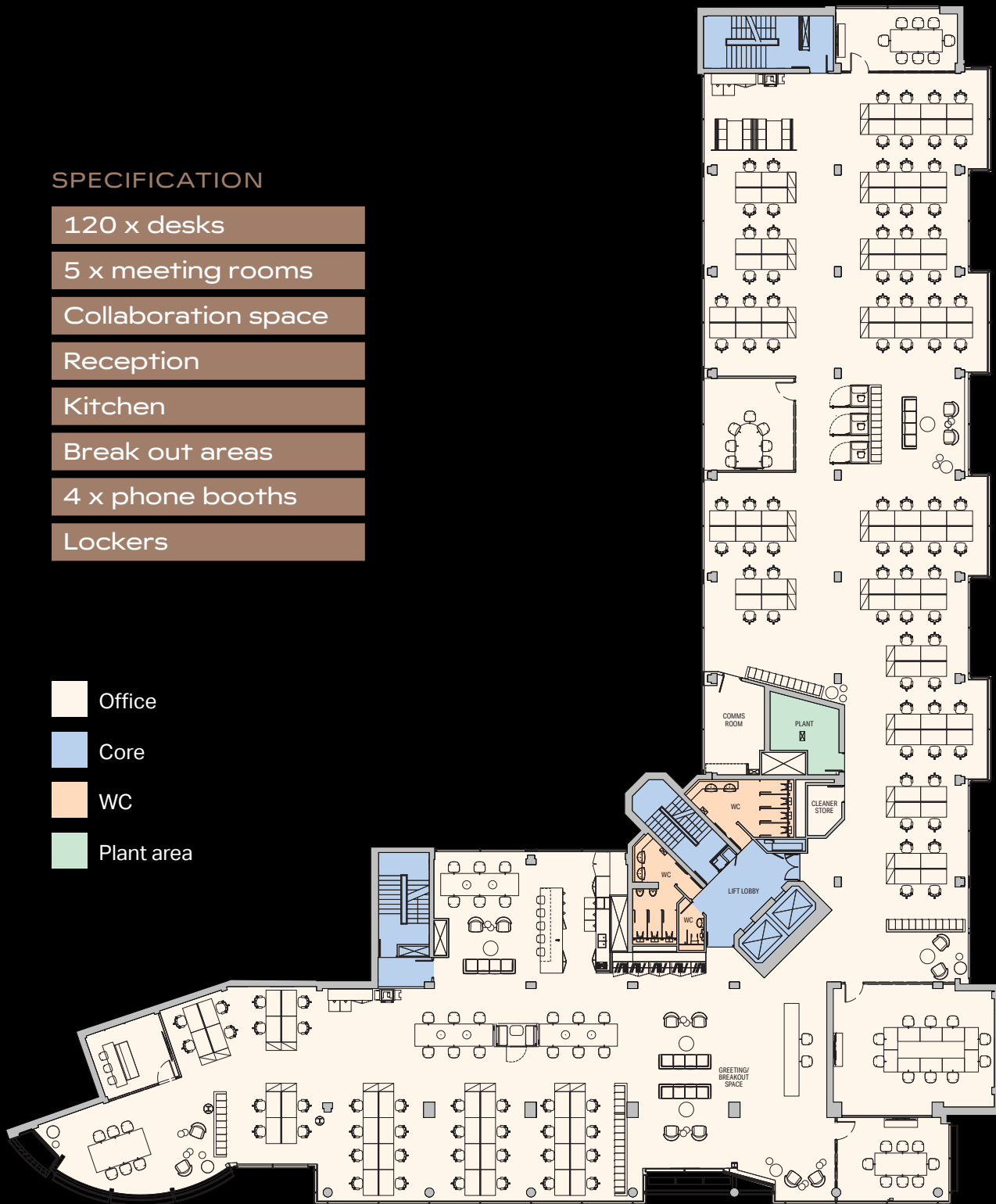
Floor	Sq ft	Sq m	Timing
1st	13,451	1,249	Available immediately
2nd	13,356	1,240	Q2 2025

EXAMPLE FITOUT, FIRST FLOOR

SPECIFICATION

- 120 x desks
- 5 x meeting rooms
- Collaboration space
- Reception
- Kitchen
- Break out areas
- 4 x phone booths
- Lockers

- Office
- Core
- WC
- Plant area



IVEAGH GARDENS

HATCH STREET UPPER



Examples of fit out

LOCATION



Trinity College

Grafton Street

Dawson Street

Kildare Street

Shelbourne Hotel

St. Stephen's Green

KPMG

LUAS Green Line

STYNE HOUSE

Iveagh Gardens

National Concert Hall

KPMG

2K Gaming

Dropbox

IDA

Scotia Bank

SEAI

Bank of America

EY Dublin

Harcourt Station

Investec

Pimco

Mazars

Regus

Mercer

Camden Street



The Convention Centre

Point Square

Grand Canal Dock

Government Buildings

Merrion Square

Fitzwilliam Square

Deloitte

Arthur Cox

KKR

Zendesk

TRANSPORT CONNECTIONS

The LUAS Green Line and some of Dublin's most frequent Dublin Bus routes can be accessed within a 1 minute walk. Dublin Bike stations are located nearby and the surrounding area benefits from dedicated new cycle lanes and the Grand Canal cycle path.



AIRLINK EXPRESS	<1 MIN WALK
DUBLIN BUS	1 MIN WALK
DUBLIN BIKES	1 MIN WALK
LUAS GREEN LINE	1 MIN WALK
PROPOSED METROLINK	3 MINS WALK
AIRCOACH	8 MINS WALK
DART (PEARSE STREET STATION)	12 MINS WALK



PORT TUNNEL	15 MINS DRIVE
AIRPORT	30 MINS DRIVE

LOCAL AMENITIES

1 FINE DINING

Dax Restaurant, 23 Pembroke Street

6 mins walk

2 WORKING OUT

Power Gym, Harcourt Street

3 mins walk

3 COCKTAILS

House, Leeson Street

6 mins walk

4 MUSIC TO THE EARS

National Concert Hall, Earlsfort Terrace

2 mins walk

5 GREEN SPACES

Iveagh Gardens, Hatch Street

1 min walk

6 SLEEP TIGHT

Conrad Hotel, Earlsfort Terrace

4 mins walk

7 RETAIL THERAPY

Brown Thomas, Grafton Street

10 mins walk

8 QUICK BITE

Tir Deli, The Vaults, Hatch Street

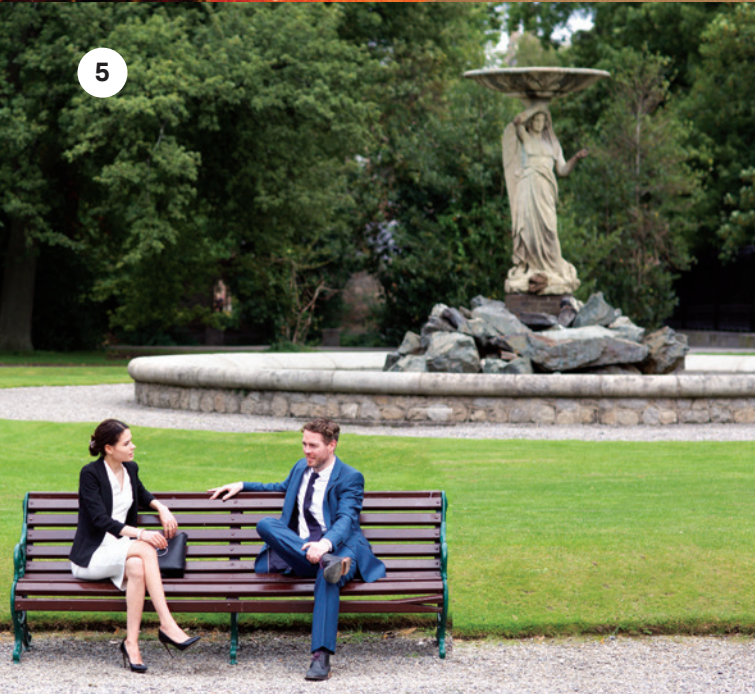
1 min walk

9 MID-WEEK DIP

The Spa and Health Club, Shelbourne Hotel

10 mins walk





DUBLIN'S LEADING PROPERTY INVESTMENT COMPANY

We own, develop and manage 75 assets around the city. Our fund has a track record of over 55 years in Ireland, and we are the largest owner of offices and logistics assets in the country.

We are a socially and environmentally conscious investor with an unrivalled reputation for delivering the highest standards of design and placemaking.

Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Passionate about shaping our city

We create exceptional workplaces for premium local and international occupiers and deliver outstanding long-term dividends to our shareholders.

We see every investment, every development, every building as an opportunity to make places that people will enjoy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities for the benefit of everyone who lives, works and socialises in our capital city.

iput.com



Other assets in our portfolio, pictured, from top to bottom:

Tropical Fruit Warehouse,
Sir John Rogerson's Quay, Dublin 2

10 Molesworth Street, Dublin 2

One Wilton Park, Dublin 2

No. 3 Dublin Landings, Dublin 1



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