



THE MARKET

EAT & DRINK LOCAL
DUBLIN 2

A NEW CITY
QUARTER
FOR ALL
TO ENJOY



A DUBLIN DISTRICT WITH A BRIGHT FUTURE

CHARLEMONT SQUARE

Located within the core Dublin 2 Central Business District (CBD), Charlemont Square will provide a unique and vibrant new quarter in a prime central location. The development provides 355,000 sq ft of office accommodation across two buildings with 30,000 sq ft of retail space and 280 apartments, offering occupiers a unique opportunity to live, work and socialise in this exciting location.

Vibrancy will be an integral part of the public realm space at Charlemont Square, with an open plaza area designed by leading landscape architects Cameo & Partners, creating a focal point of the development and offering a range of food and beverage outlets, as well as linking the leafy Grand Canal area with the action of the city centre. The development will become a new city meeting place.

USPs



High profile position within the Central Business District



Local population of over 25,000, in addition to over 70,000 daytime workers, both within a 10 min walking distance



Dynamic area that merges some of Dublin's coolest residential addresses, occupier hubs and the city's leading social districts



The area benefits from exceptional local amenities and transport links, with over 2,500 hotel rooms in the immediate area



Adjacent to the Charlemont and Harcourt LUAS stations providing cross city access, with the planned Metrolink station on the doorstep



A new meeting place for the city with dedicated outdoor seating areas situated around a new public square and pedestrian streets



Charlemont Square's pivotal location and open street design ensures a seamless connect with its surrounding city streetscape and mature neighbouring districts



Track record of McGarrell Reilly Group for scheme delivery



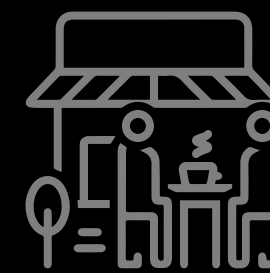
INDOOR / OUTDOOR SPACES



CHARLEMONT
SQUARE



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DUBLIN 2



EUROPEAN CAFÉ
CULTURE COMES
TO CHARLEMONT

A key element of Charlemont Square will form around its open landscaped street design and fluid connectivity with adjacent Charlemont Street, Richmond Street and the neighbouring Portobello and Central Business districts.

The Charlemont Square street level units will fuse a mix of best-in-class food hall, restaurant, café, food court and retail occupiers, all operating within a welcoming and relaxed pedestrianised street scape ensuring a vibrant day and night time destination for all to enjoy. Ample outdoor seating for café/F&B will provide a social and relaxed all-year-round destination.

THE NEW PLACE TO BE IN THE CITY CENTRE



**SURROUNDED BY
PORTOBELLO ST.
RICHMOND ST.
CAMDEN ST.
RANELAGH
RATHMINES
STEPHEN'S ST.**



TRANSPORT
CONNECTIONS

Charlemont Square has a range of transportation options in its immediate area. Most conveniently, it is located a couple of minutes' walk from both Harcourt Street and Charlemont Luas Stations which provides a connection point to the wider Dublin transportation links.

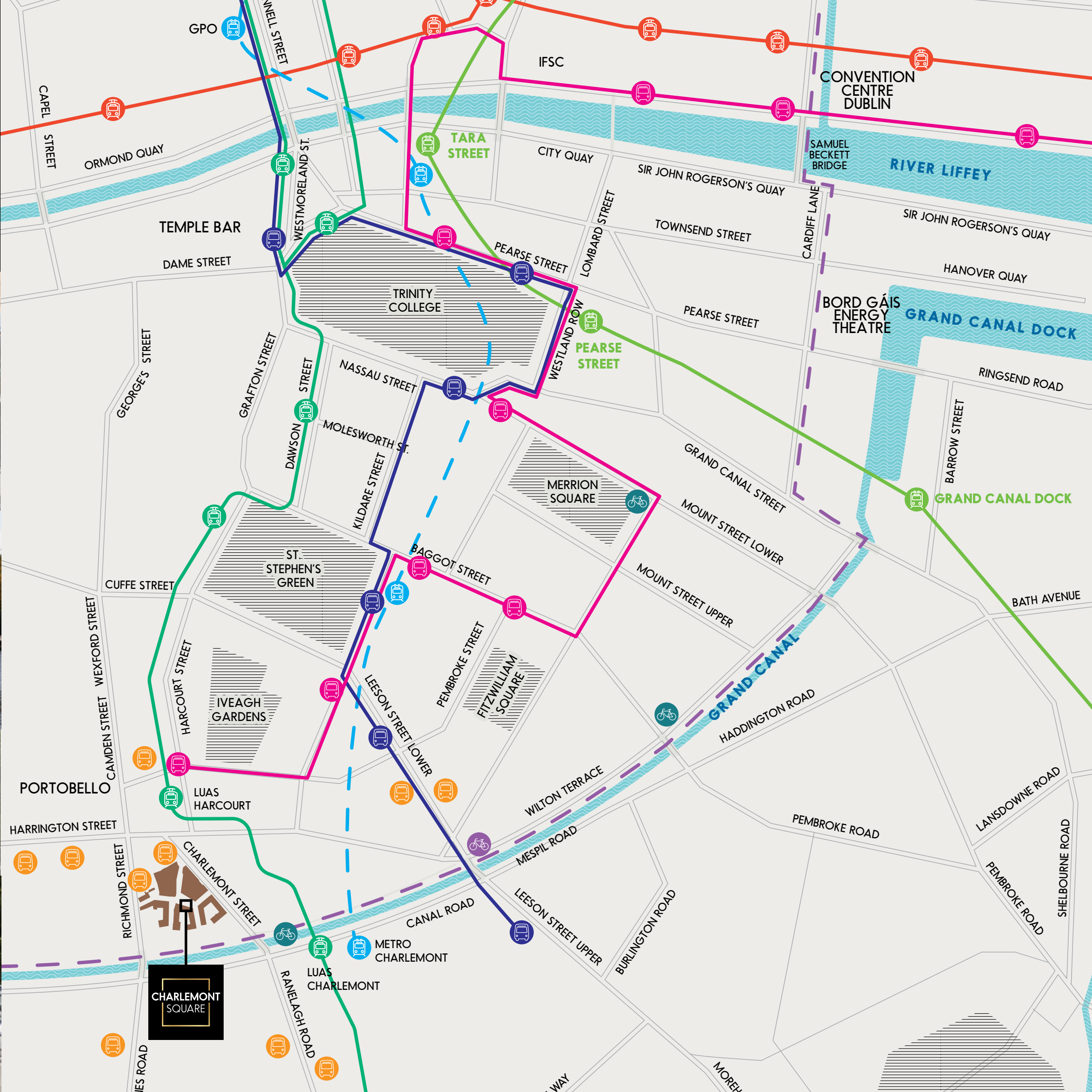


| TRANSPORT | LOCATION | WALKING TIME | DISTANCE |
|-----------------------|---------------|--------------|----------|
| LUAS GREEN LINE | HARCOURT | 3 MINS | 200M |
| LUAS GREEN LINE | CHARLEMONT | 4 MINS | 350M |
| LUAS RED LINE | ABBEY STREET | 24 MINS | 1.9KM |
| DUBLIN BIKES | CHARLEMONT | 3 MINS | 260M |
| CANAL WAY CYCLE ROUTE | CHARLEMONT | 3 MINS | 260M |
| DUBLIN BUS | CHARLEMONT ST | 1 MIN | 50M |
| DART | PEARSE STN | 25 MINS | 1.9KM |
| AIRCOACH BUS | LEESON ST | 11 MINS | 850M |
| AIRLINK BUS | CHARLOTTE WAY | 4 MINS | 300M |
| DOCKLANDS STN | SHERIFF ST | 40 MINS | 3.2KM |
| METRO (PROPOSED) | CHARLEMONT | 4 MINS | 350M |

LUAS TRAVEL TIMES FROM CHARLEMONT SQUARE



JUMP ON LUAS
HOP A BUS
HAIL A TAXI
GRAB A DART
BIKE IT





Retail / F&B Opportunities



| UNIT | USE | SQ FT | SQ M |
|------|--------------------------|-------|------|
| A | CAFÉ | 3,601 | 335 |
| B | CONVENIENCE / GROCERY | 8,045 | 747 |
| C | RESTAURANT | 3,886 | 361 |
| D | RETAIL | 1,700 | 158 |
| E | RETAIL | 1,700 | 158 |
| F | MCCAULEY HEALTH & BEAUTY | LET | LET |
| G | ATELIER MASER | LET | LET |
| H | F&B / FOOD COURT | 4,327 | 402 |
| I | RESIDENTIAL CONCIERGE | N/A | N/A |
| J | RETAIL | 1,518 | 141 |
| K | F&B | 775 | 72 |
| L | F&B | 1,980 | 184 |

Note: Units A+B and C+D can combine to single stores

(All interested occupiers will be required to satisfy themselves as to the accuracy of the unit areas provided)

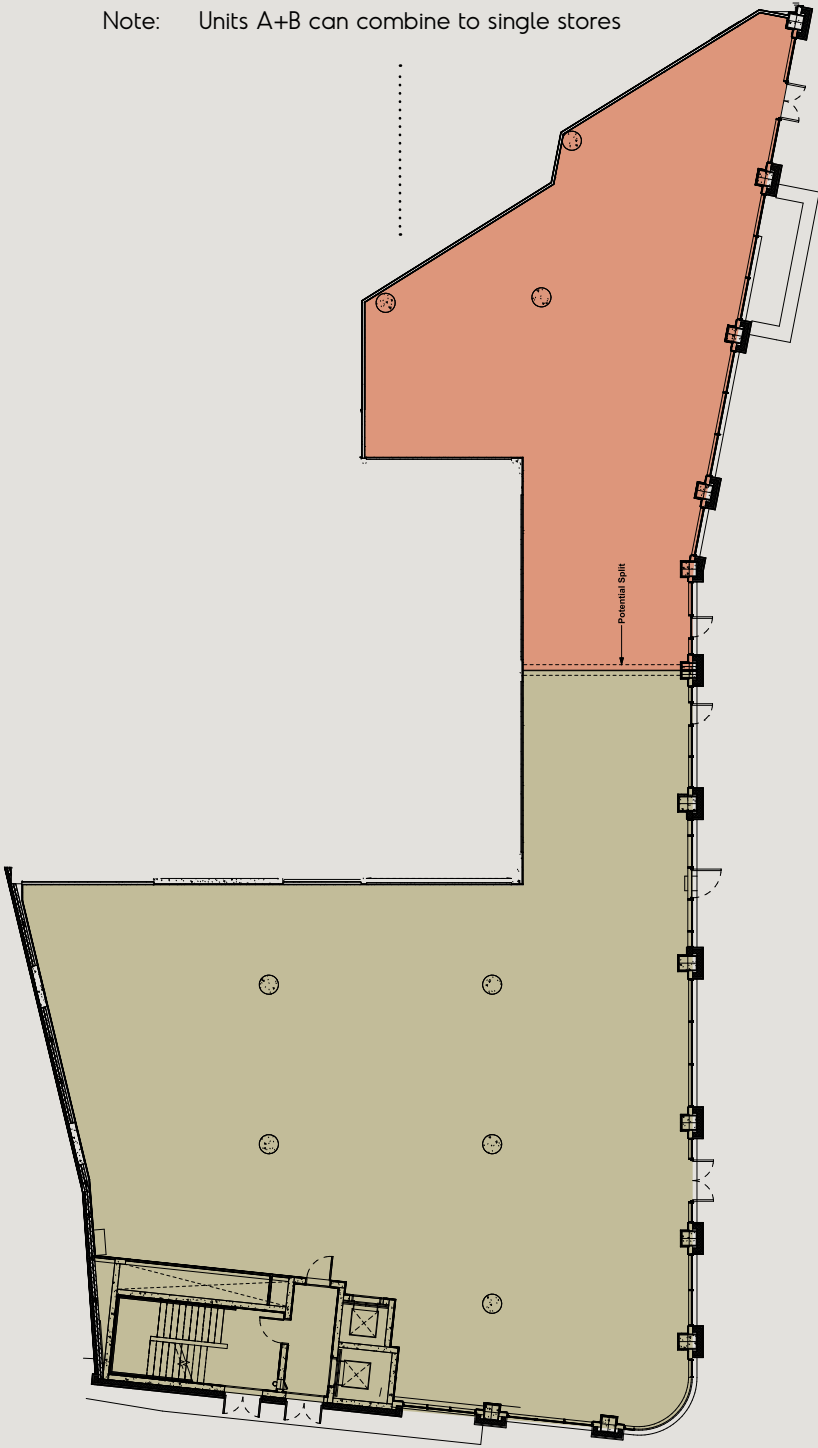


FLOOR PLANS

UNIT A

| USE | SQ FT | SQ M |
|------|-------|------|
| CAFÉ | 3,601 | 335 |

Note: Units A+B can combine to single stores



UNIT B

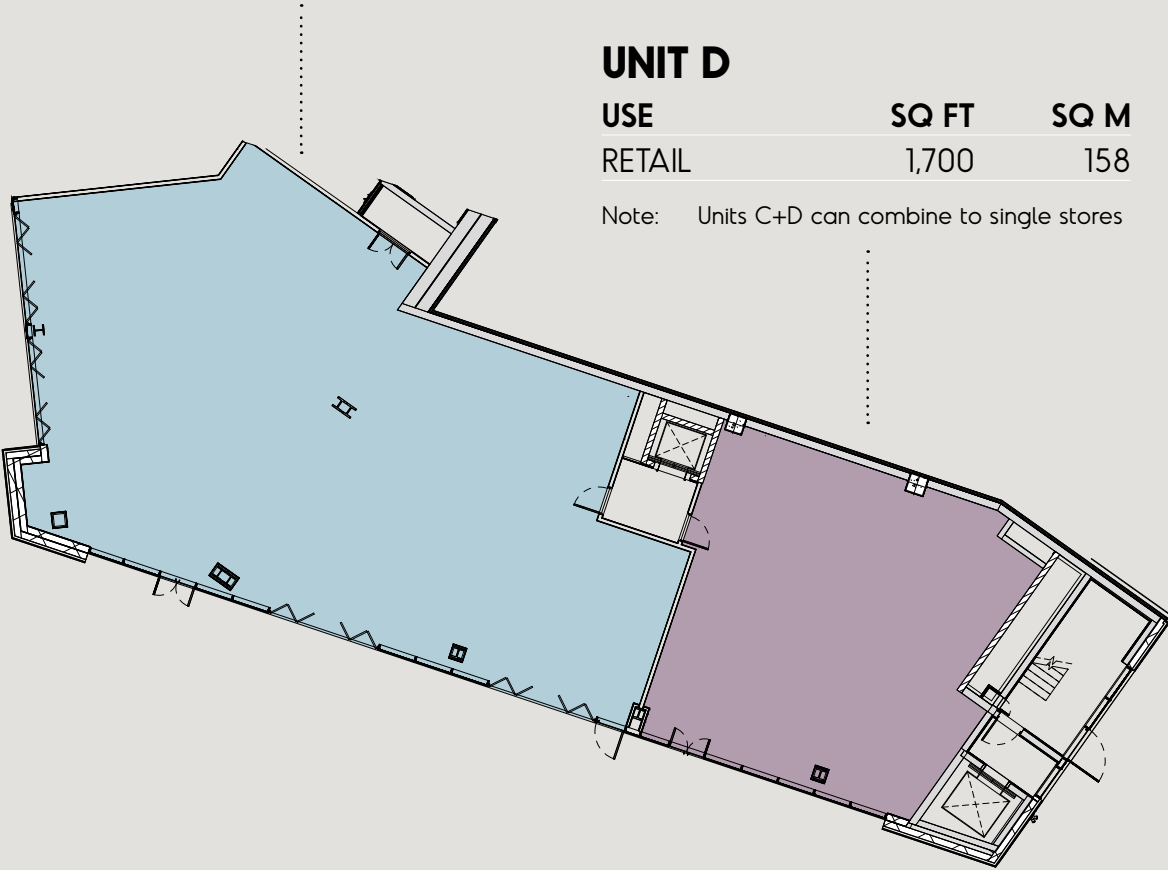
| USE | SQ FT | SQ M |
|--------------------------|-------|------|
| CONVENIENCE / GROCERY | 8,045 | 747 |

Note: Units A+B can combine to single stores

UNIT C

| USE | SQ FT | SQ M |
|------------|-------|------|
| RESTAURANT | 3,886 | 361 |

Note: Units C+D can combine to single stores



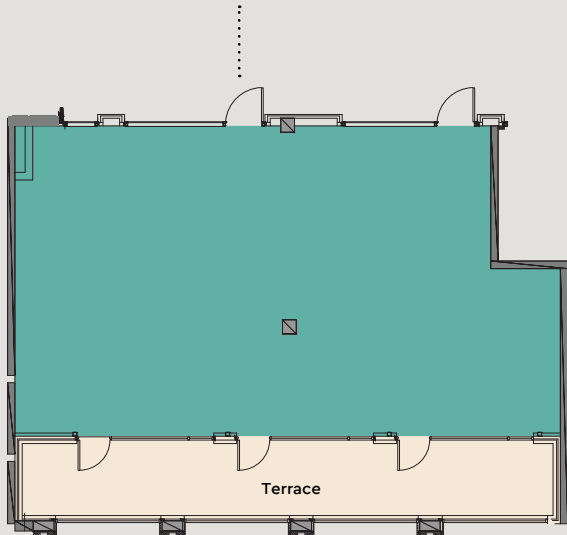
UNIT D

| USE | SQ FT | SQ M |
|--------|-------|------|
| RETAIL | 1,700 | 158 |

Note: Units C+D can combine to single stores

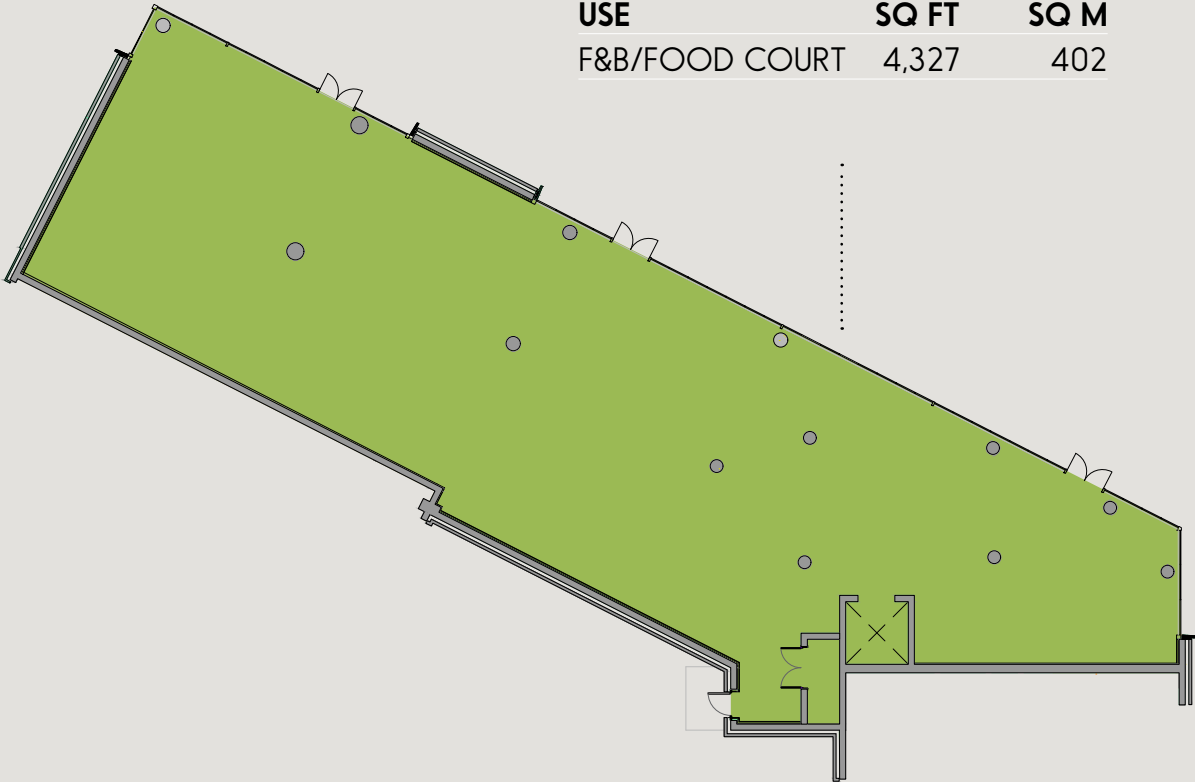
UNIT E

| USE | SQ FT | SQ M |
|--------|-------|------|
| RETAIL | 1,700 | 158 |



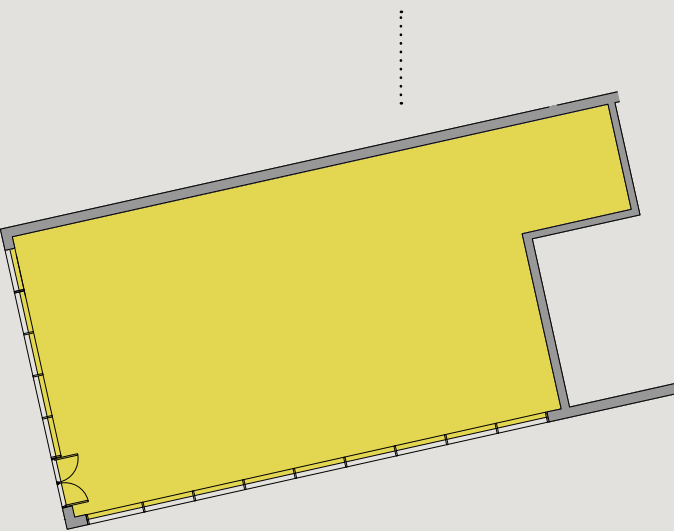
UNIT H

| USE | SQ FT | SQ M |
|----------------|-------|------|
| F&B/FOOD COURT | 4,327 | 402 |



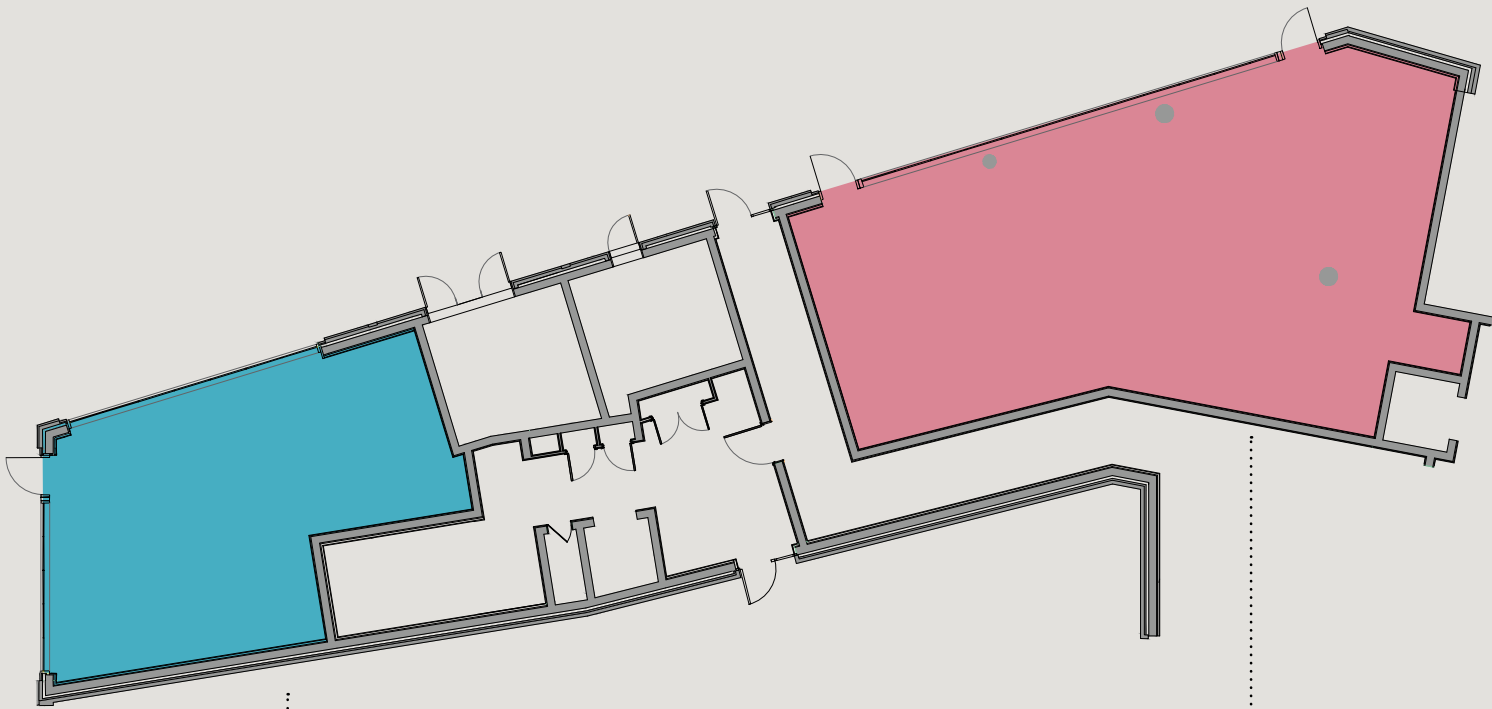
UNIT L

| USE | SQ FT | SQ M |
|-----|-------|------|
| F&B | 1,980 | 184 |



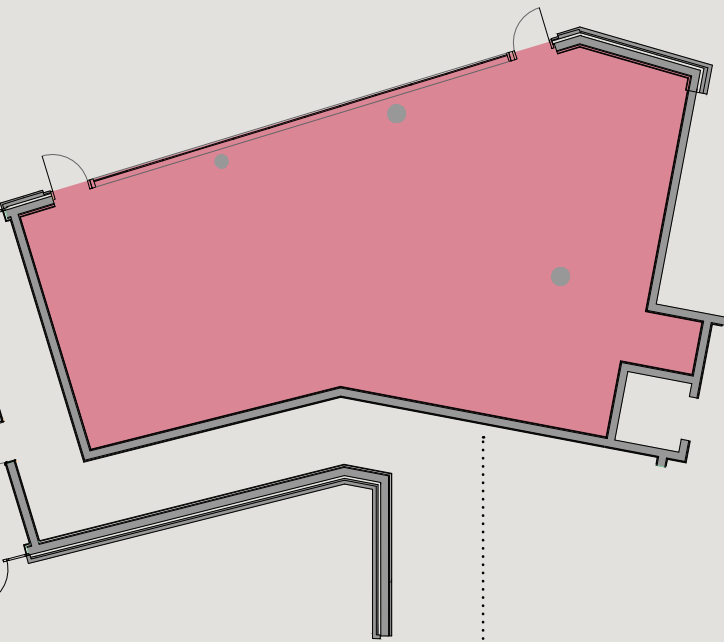
UNIT K

| USE | SQ FT | SQ M |
|-----|-------|------|
| F&B | 775 | 72 |



UNIT J

| USE | SQ FT | SQ M |
|--------|-------|------|
| RETAIL | 1,518 | 141 |





CHARLEMONT
SQUARE

A DAY AND NIGHT DESTINATION

OVER 4,000 PEOPLE
WILL LIVE AND WORK IN
CHARLEMONT SQUARE.
A NEW SOCIAL HUB FOR
THE NEIGHBOURHOOD



DEVELOPER



McGarrell Reilly Group is a privately owned property group that has created some of the highest quality developments in Ireland, the UK and Germany. This group prides itself on the quality of their portfolio and constantly strives to add value to each of their projects.

Successfully operating for almost 40 years, some of McGarrell Reilly Group’s best-known developments / refurbishments / investments include: The Sharp Building,



Iveagh Court Complex, Dublin 2; The Watermarque Building, Dublin 4; P6 in East Point Business Park; 25-28 Adelaide Road, Dublin 2; Malahide Marina, Co. Dublin; CityNorth Business Campus on the M1 Motorway outside Dublin; and Spitalerhof in Hamburg.

Over the past 39 years, McGarrell Reilly Group has successfully worked with top blue-chip companies to design and build office properties to suit their specific local

requirements while meeting their worldwide standards of excellence. McGarrell Reilly Group are proud to count several leading international companies and institutions as clients: Perrigo, Marsh, Mercer, Pfizer, State Street, Cisco, Airbnb, Betfair, Aon, Office of Public Works (Irish Government), Central Bank of Ireland, various embassies, Jack & Jones and New Yorker, to name but a few.

www.mcgarrellreilly.ie

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