



CHARLEMONT
SQUARE

THE MARKET

EAT & DRINK LOCAL
DUBLIN 2

Exceptional city centre
**FOOD COURT &
RESTAURANT/CAFÉ**
opportunity



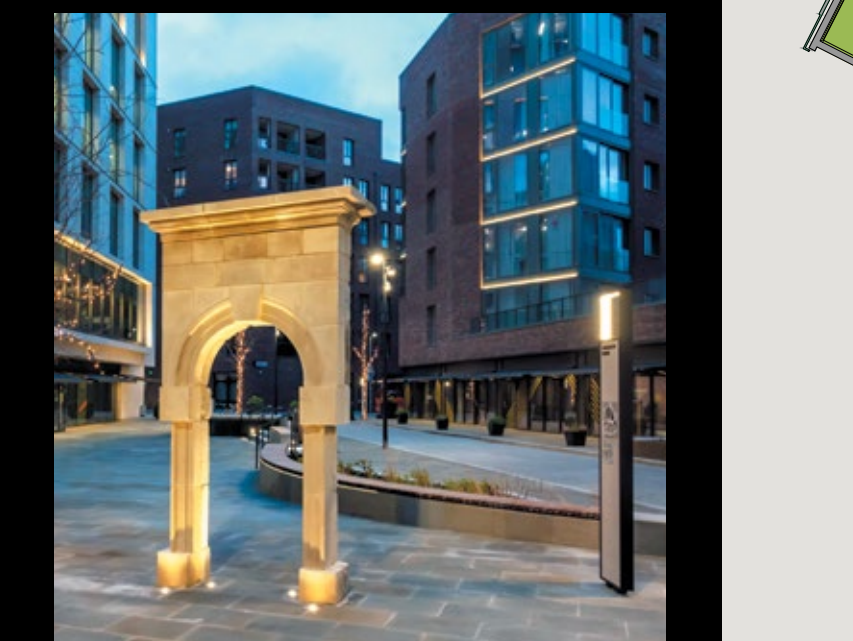


A DUBLIN DISTRICT WITH A BRIGHT FUTURE

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.



F&B / FOOD COURT

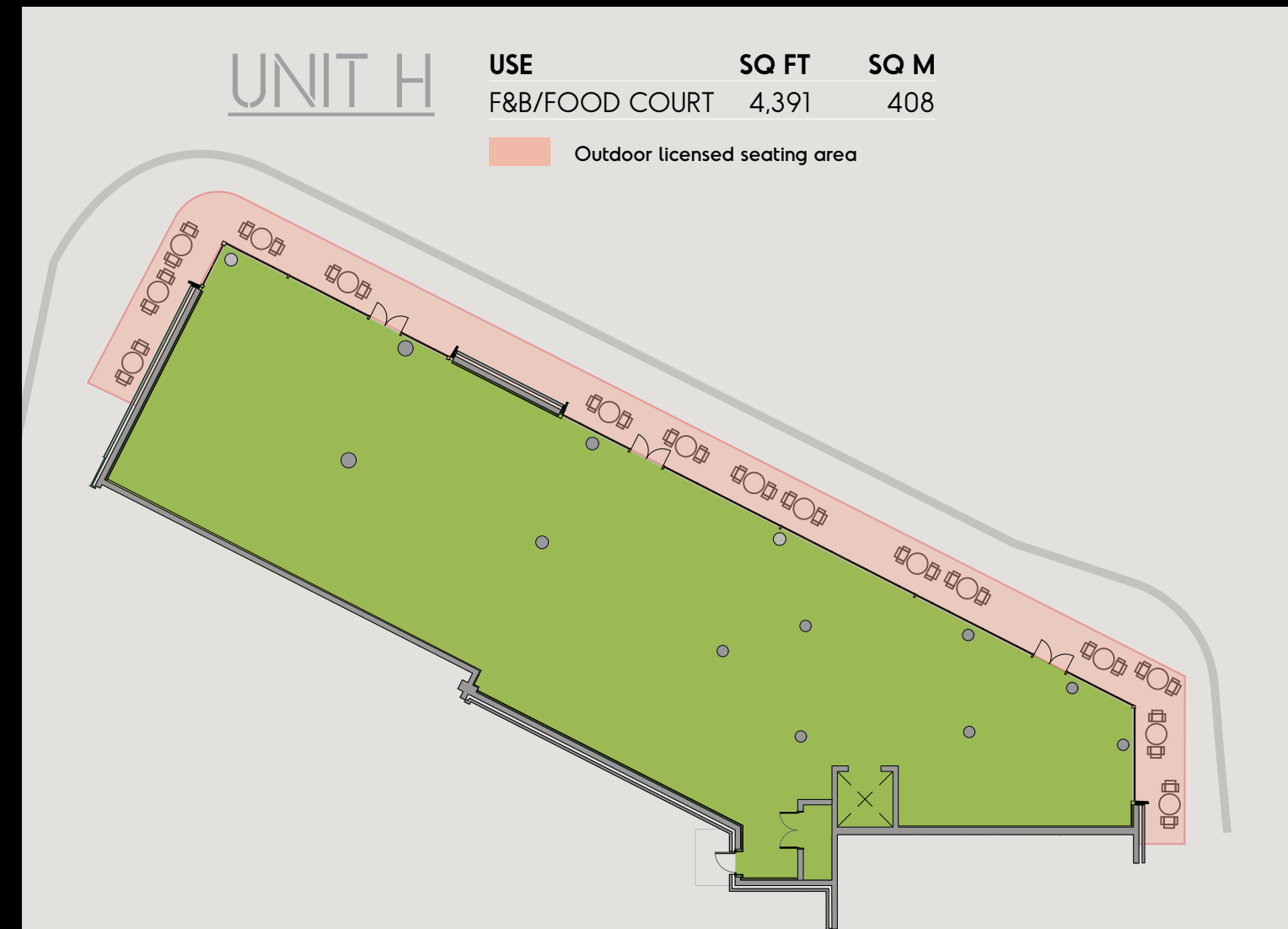
Unit H

THE FLAGSHIP
UNIT OF
CHARLEMONT
SQUARE.

A unique purpose-built open plan Food & Beverage unit designed to allow for multiple operator and operational flexibility.

The units design provides for multi-service/ utility access points and multiple occupier extraction duct connectivity as well as an internal dedicated service lift.

The extensive bespoke glazed frontage includes a variety of access openings providing seamless indoor connectivity to the extensive dedicated wrap around outdoor dining terrace (approx. 56 meters in length) with recessed boutique style awning detail looking onto a secure, pedestrianised, bicycle friendly landscaped Charlemont Square.





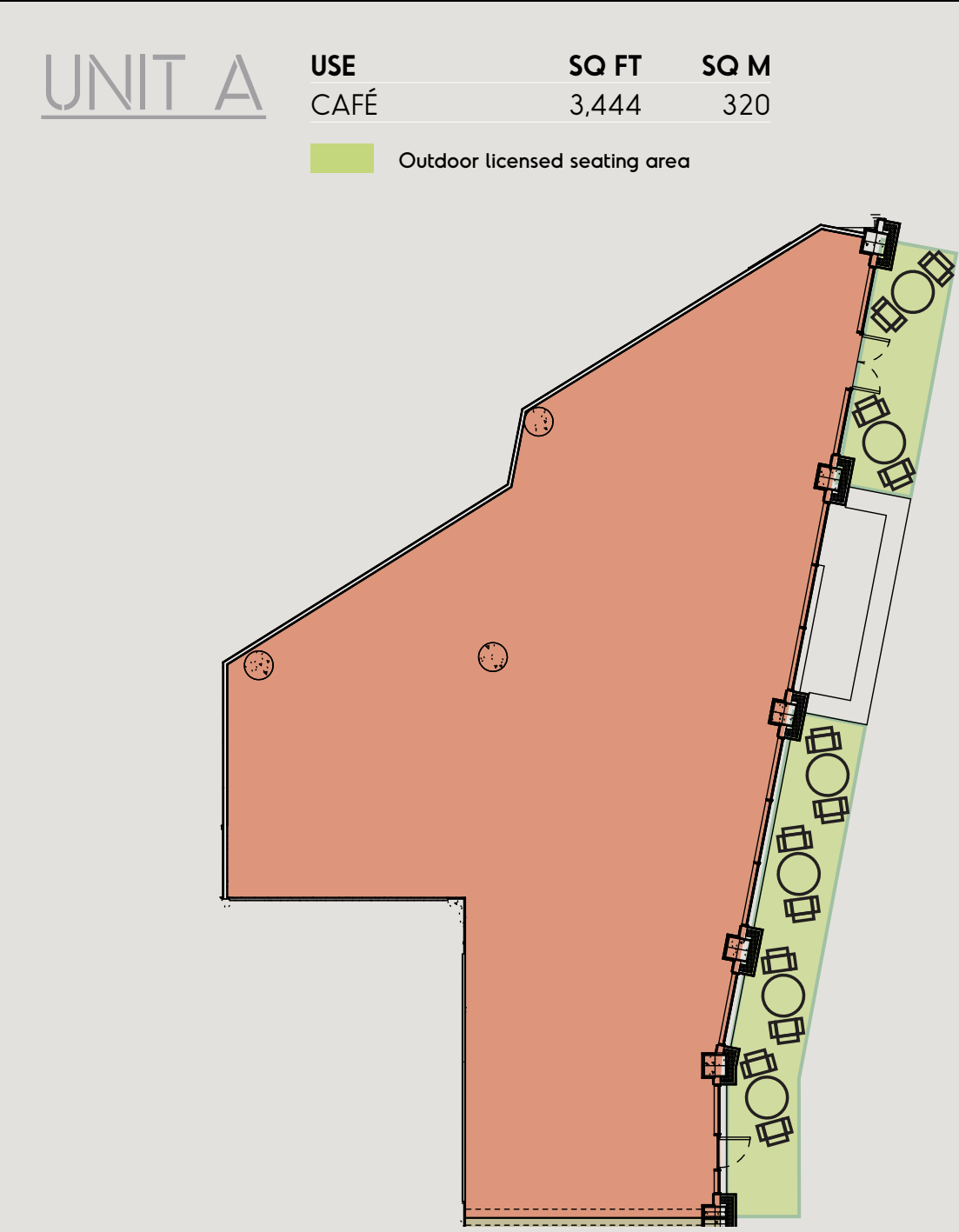
CAFÉ / BISTRO

Unit A

UNIQUE CAFE/ BISTRO
OPPORTUNITY WITH
EXCEPTIONAL STREET
PROFILE

Unit A occupies a pivotal location immediately adjacent to the reception entrance for both of Charlemont Square's office blocks.

The unit provides for an open plan design with extensive glazed frontage, bespoke recessed awning detail forms a key design feature of the dedicated outdoor dining terrace fronting onto the primary pedestrian walkway linking Charlemont Street to the heart of Charlemont Square.





Retail / F&B Opportunities

UNIT	USE	SQ FT	SQ M
A	CAFÉ/ RESTAURANT	3,444	320
B	RESERVED	8,045	747
C	RESERVED	3,886	361
D	RESERVED	1,700	158
E	RETAIL	1,700	158
F	MCCAULEY HEALTH & BEAUTY	LET	LET
G	ATELIER MASER	LET	LET
H	F&B / FOOD COURT	4,391	408
I	RESIDENTIAL CONCIERGE	N/A	N/A
J	LAUNCHING 2023	1,485	138
K	LAUNCHING 2023	979	91
L	LAUNCHING 2023	1,689	157
M	LAUNCHING 2023	925	86

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



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 ensure a seamless connect with its surrounding city streetscape and mature neighbouring districts



Track record of McGarrell Reilly Group for scheme delivery



THE NEW PLACE TO BE IN THE CITY CENTRE



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



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.

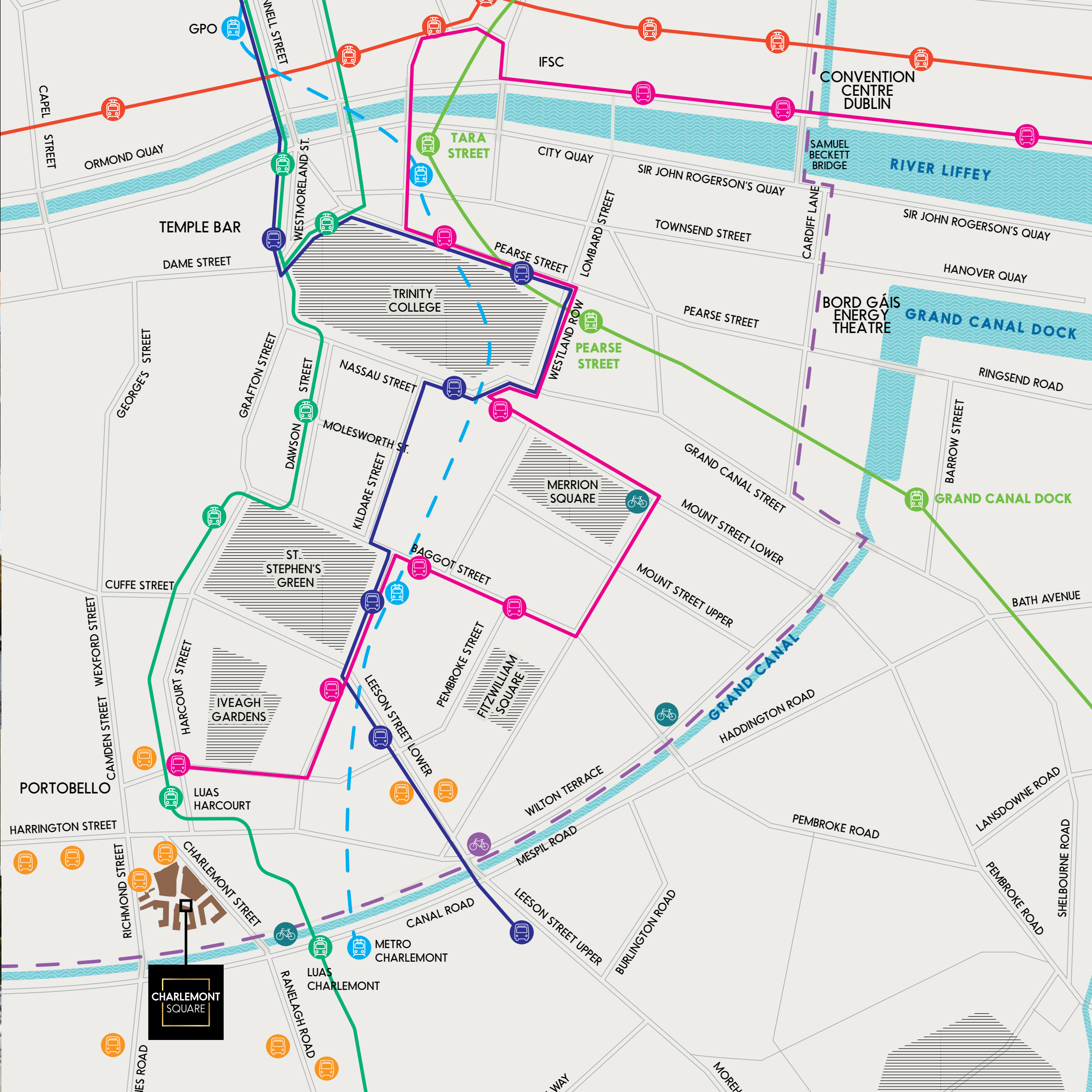


TRANSPORT	LOCATION	WALKING TIME	DISTANCE
LUAS GREEN LINE	HARCOURT	3 MINS	200M
LUAS GREEN LINE	CHARLEMONT	4 MINS	350M
LUAS RED LINE	ABBEY STREET	24 MINS	1.9KM
DUBLIN BIKES	CHARLEMONT	3 MINS	260M
CANAL WAY CYCLE ROUTE	CHARLEMONT	3 MINS	260M
DUBLIN BUS	CHARLEMONT ST	1 MIN	50M
DART	PEARSE STN	25 MINS	1.9KM
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





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; 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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