



THE MARKET

EAT & DRINK LOCAL
DUBLIN 2



CHARLEMONT
SQUARE

Exceptional City Centre
F&B / Retail Opportunities







A NEW LANDMARK DEVELOPMENT FOR DUBLIN 2

CHARLEMONT SQUARE

Located within the core Dublin 2 Central Business District (CBD), Charlemont Square provides 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 is 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 is becoming a new city meeting place. With an ever growing list of retailers, we invite you to join us.





GASTRO/LICENSED Unit C/D

THE ANCHOR
UNIT OF
CHARLEMONT
SQUARE.

A unique purpose-built open plan licensed gastro bar/ restaurant unit designed for efficient operational flexibility for both indoor and outdoor dining/patron use. The units design provides for a large format open plan space with extensive glazed frontage which incorporates concertina folding doors providing seamless staff and patron connectivity to the outdoor terrace.

The indoor space offers a variety of flexible dining and licensed configurations and is further enhanced with its own dedicated service lift to basement storage and refuse area, while the external terrace can provide seating for an additional 58 patrons further enhanced with motorised recessed boutique style awning detail recessed into the fascia all fronting onto a pedestrianised, bicycle friendly and beautifully landscaped Charlemont Square.

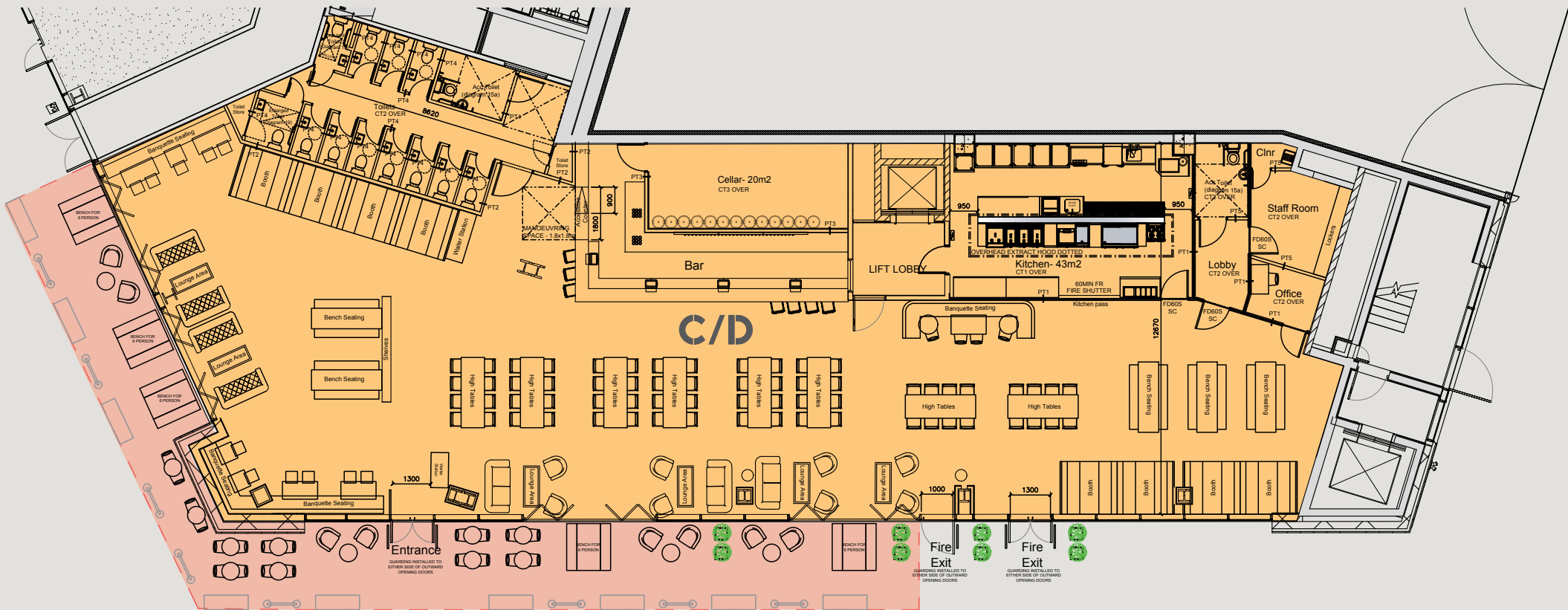


CHARLEMONT
SQUARE

UNIT C/D

USE	SQ FT	SQ M
GASTRO/LICENSED	5,606	521

Outdoor licensed seating area





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.

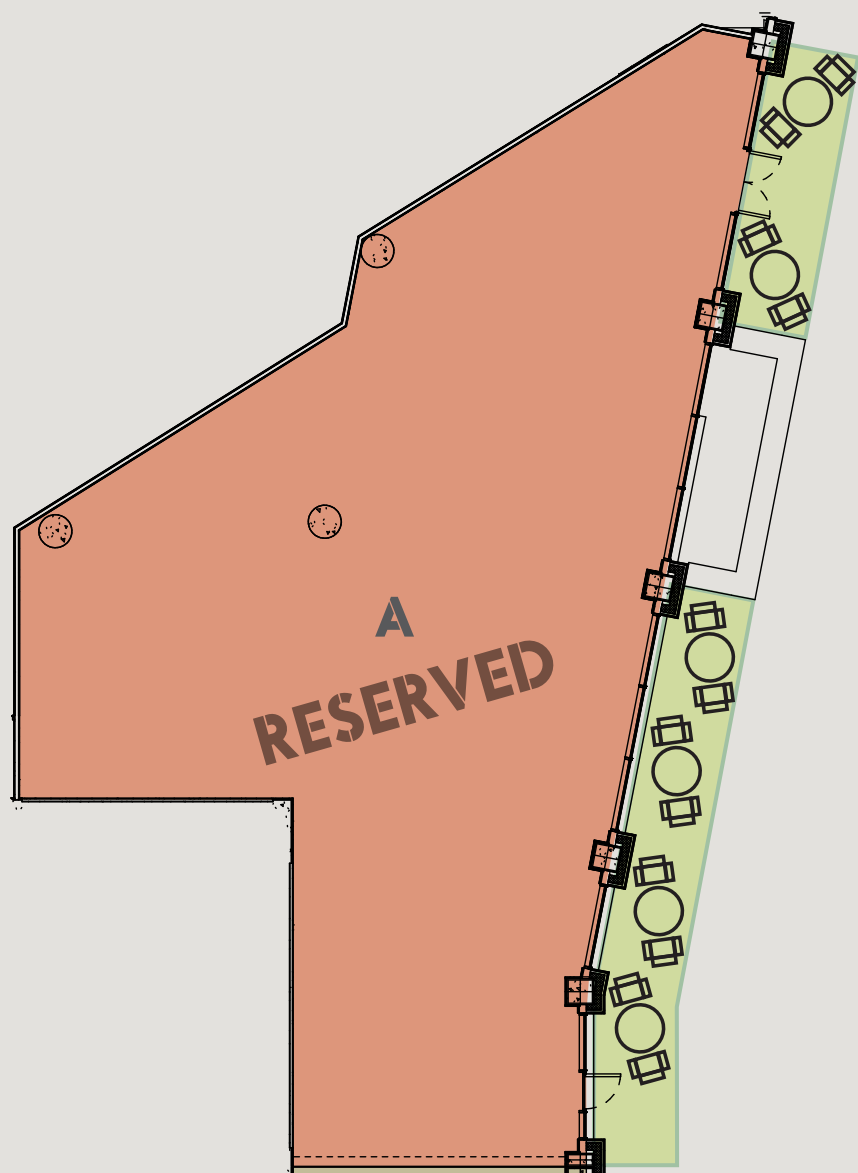
The unit provides for an open plan design with extensive glazed frontage, bespoke recessed awning detail forms a key design feature of the dedicated outdoor dining terrace fronting onto the primary pedestrian walkway linking Charlemont Street to the heart of Charlemont Square.



UNIT A

USE	SQ FT	SQ M
CAFÉ	3,444	320

 Outdoor licensed seating area



Retail / F&B Opportunities



UNIT	USE	SQ FT	SQ M
 A	CAFÉ/ RESTAURANT	RESERVED	RESERVED
B	TESCO	LET	LET
 C/D	GASTRO/LICENSED	5,606	521
E	ATELIER MASER	LET	LET
F	MCCAULEY HEALTH & BEAUTY	LET	LET
G	RETAIL	LET	LET
H	KREWE	LET	LET
I	CONCIERGE OFFICE	N/A	N/A
 J	SIGMOID GOLF	LET	LET
 K	JACKIE TRACEY INTERIORS	LET	LET
 L	YOGA DUBLIN	LET	LET
 M	VANILLA HAIR	LET	LET

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



Unit A



Richmond Street South Entrance Retail Units

RICHMOND ST SOUTH

LUAS

LUAS HARCOURT
3 MINUTES WALK

wework

wework



Mercer

ONE
CHARLEMONT SQUARE
OFFICE

A
RESERVED

TWO
CHARLEMONT SQUARE
OFFICE

TESCO

CHARLEMONT
SQUARE

McCAULEY
A better you, today

atelier
now

KREWE

VANILLA

SIGMOID GOLF

CONCIERGE
OFFICE

JACKIE TRACEY
INTERIORS

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

wework

CLAYTON
HOTEL CHARLEMONT

ACCESS FROM
CLAYTON HOTEL

LUAS / METRO CHARLEMONT
4 MINUTES WALK

LUAS

CHARLEMONT MALL



YO GA
DUB
LIN

NEW PEDESTRIAN ENTRANCE

NEW PEDESTRIAN ENTRANCE



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





DOCKLANDS

BALLSBRIDGE

MERRION SQUARE

MERRION ROW

LEESON STREET

NATIONAL CONCERT HALL

IVEAGH GARDENS

CHARLEMONT
SQUARE

CHARLEMONT LUAS STOP

HARCOURT LUAS STOP

HILTON HOTEL

TO RANELAGH (800 M)

CLAYTON HOTEL

PORTOBELLO

RICHMOND STREET

TO RATHMINES (850M)

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.



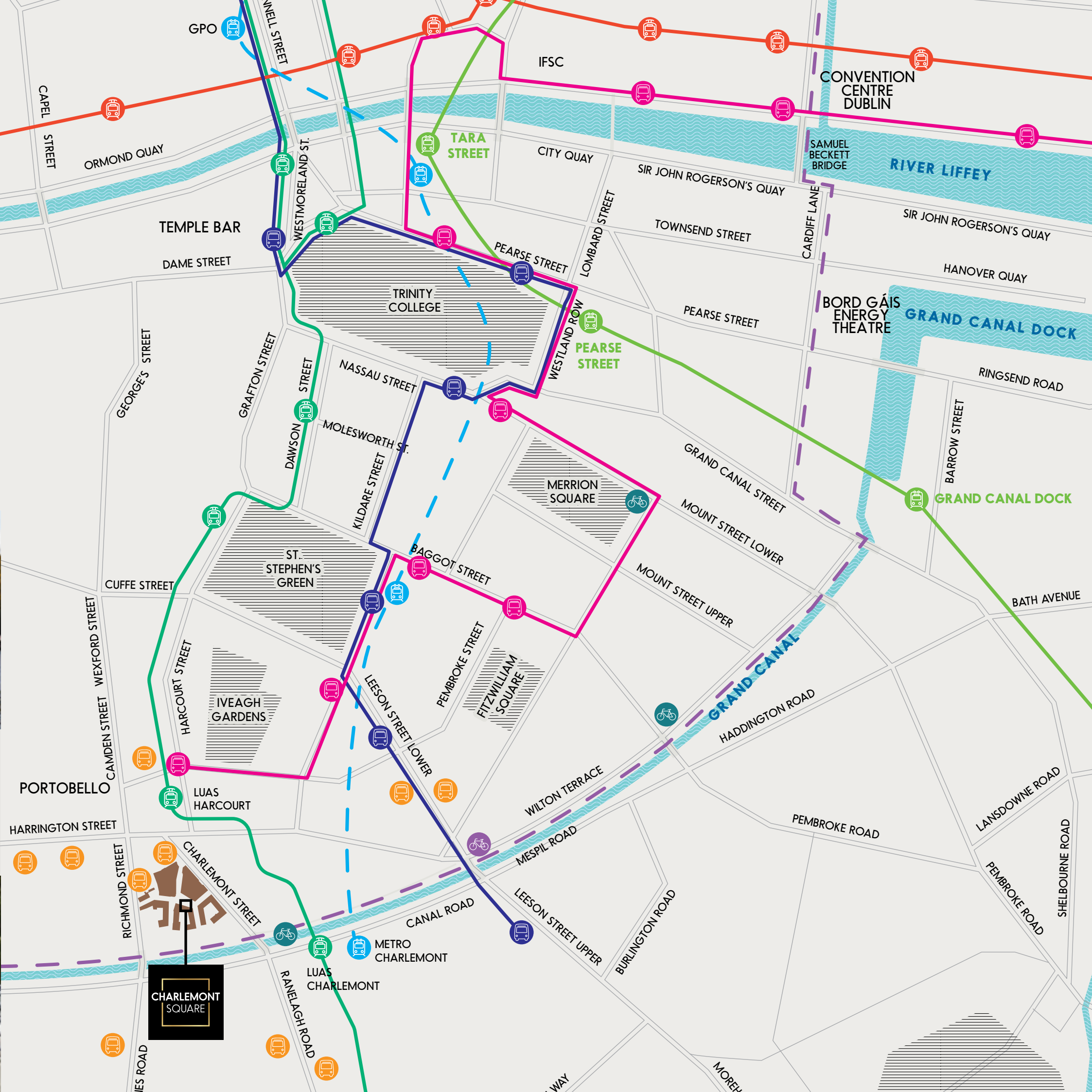
JUMP ON LUAS
HOP A BUS
HAIL A TAXI
GRAB A DART
BIKE IT



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









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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www.charlemontsquare.com

