



MEPC
Commercial Property Agents
01 260 1028



➤ COMMERZBANK HOUSE

IFSC, Dublin 1

'Grade A' Corporate Offices
1,042 sq m (11,216 sq ft)

TO LET

›COMMERZBANK HOUSE

Commerzbank House is a prime Grade A office building in the heart of Dublin's International Financial Services Centre (IFSC). The IFSC incorporates approximately 176,000 sq m of office space and (at end 2008) houses approx. 520 IFSC Companies employing more than 20,000 people, accounting for 10% of GDP, and contributing up to a sixth of Ireland's corporation tax.

The Building comprises a four storey office building over basement car park, extending to 5,000 sq m (54,000 sq ft) of high specification office space with flexible layout and all necessary services and infrastructure.

Commerzbank House has a high profile to the east of the IFSC with excellent signage, access, and corporate image. It is situated directly opposite the new distinctive National Conference Centre.

›OFFICES

The available offices – Fourth Floor (Penthouse) - are full third generation specification, offering;

- › Raised access panel floors
- › Suspended ceilings
- › Category 2 lighting
- › Air conditioning
- › Category 6 computer wiring
- › Two passenger lifts serving all floors
- › Impressive entrance, reception and atrium lobby
- › Toilet facilities

The Fourth Floor (Penthouse) is currently fitted out incorporating a mix of open plan and cellular offices and ancillary facilities. The space can be made available in its current layout or to standard Landlord's specification.

›ACCOMMODATION

Fourth Floor	1,042 sq m (11,216 sq ft)
Car spaces	12+





›LEASE

The Fourth Floor (Penthouse) is available to let on flexible lease terms to suitable covenants. Details of lease terms, rental level, rates, and service charges from MEPC - see contact details.

›LOCATION & INFRASTRUCTURE

Commerzbank House is well located to the east end of the IFSC directly opposite the National Conference Centre and close to the River Liffey. The Building is close to all major public transport links and the area is well serviced with hotels, restaurants, shops, and professional services.

The location offers strong profile and corporate image, which is to be further enhanced in the immediate future with the imminent opening of the LUAS Line C1 (light rail) extension, which will pass by the building. This will offer a LUAS stop at either Mayor Square or Spencer Dock - either a two minute walk away.

Also due to open next year is the Samuel Beckett Memorial Bridge, which is under construction close to the property. This will improve access from Commerzbank House to the south city as it is due to become a main north-south artery using Guild Street.



- 1 **COMMERZBANK HOUSE**
- 2 Tara Street Train & DART
- 3 Connolly Station train & DART
- 4 Busaras
- 5 Georges Dock LUAS Station
- 6 Mayor Square LUAS Station
- 7 Spencer Dock LUAS Station
- 8 Sean O'Casey Bridge
- 9 Samuel Beckett Memorial Bridge

›CONTACT

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