



13-17  
DAWSON  
STREET

DUBLIN 2

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PRIME RETAIL FLAGSHIP  
OPPORTUNITIES





NORTH DOCKLANDS

SOUTH DOCKLANDS

GEORGES QUAY

TRINITY COLLEGE

MERRION SQUARE

GOVERNMENT BUILDINGS

13-17  
DAWSON  
STREET

GRAFTON STREET

ST STEPHEN'S  
GREEN



# WHY DUBLIN?

THE **FASTEST GROWING** ECONOMY  
AND **YOUNGEST POPULATION** IN EUROPE  
**GROWING** DISPOSABLE INCOME  
AND **SOARING** CONSUMER SENTIMENT

LADIES WEAR  
FINE GIFTS FOR ALL  
LINGERIE  
M&S FOOD HALL

RAPIDLY RISING RETAIL SALES

UNRIVALLED TALENT POOL

AND INTERNATIONAL TECH HUB

INFUX OF NEW INTERNATIONAL BRANDS

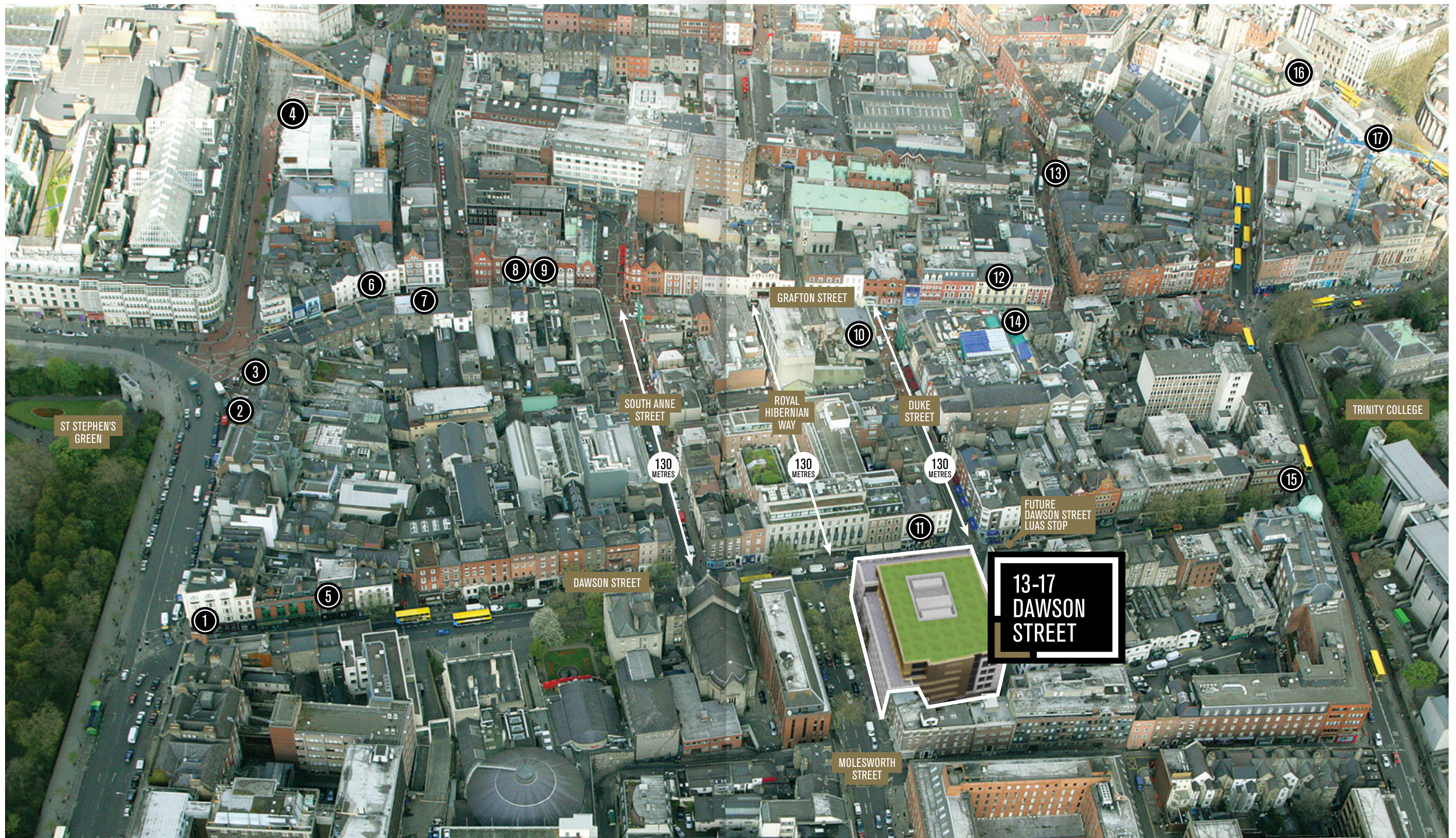




AT THE HEART OF  
DUBLIN CITY  
CENTRE'S RETAIL  
CORE







① Elverys ② TOPSHOP ③ REISS ④ ZARA ⑤ THOMAS PINK PINK JERMYN STREET LONDON

⑥ Disney ⑦ TED BAKER ⑧ Massimo Dutti ⑨ BOSS HUGO BOSS

⑩ NESPRESSO ⑪ BAUMLER ⑫ BROWN THOMAS ⑬ COS

⑭ TOMMY HILFIFGER ⑮ HOUSE OF IRELAND ⑯ H&M ⑰ Abercrombie & Fitch



# A CENTRAL HUB FOR TRANSPORT THROUGHOUT THE CITY

- BUS

Ample Dublin Bus routes are situated throughout the immediate surrounding area offering bus services to practically every area of the city and suburbs.
- DART

Pearse Station is situated approximately 700 metres from the property and provides regular services from Howth, North County Dublin and Greystones, Wicklow. In addition this stop also connects commuter train routes from Dublin's surrounding areas.
- LUAS

New north and south bound LUAS stops to be located adjacent to the proposed development to coincide with the delivery of 13-17 Dawson Street.
- AIR

Dublin International Airport is positioned approximately 12.5km north of Dawson Street and is easily accessed by car, taxi or aircoach.
- CYCLE

Dublin Bikes station is located outside the building entrance
- TAXI

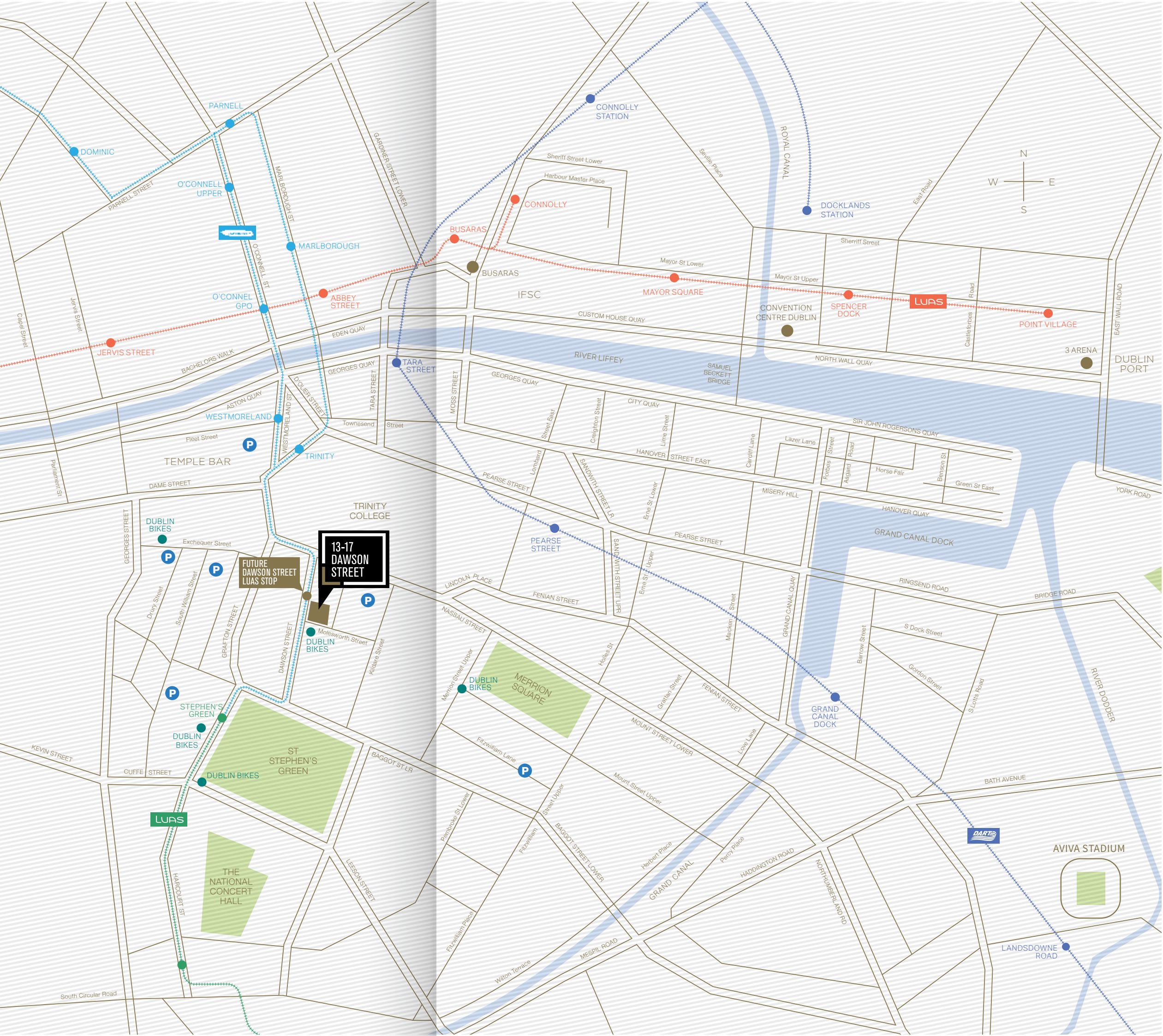
Taxi services are well catered for with a taxi rank situated at Molesworth Street.

## RETAIL ADVANTAGE

**NEW NORTH AND SOUTHBOUND LUAS STOP** outside the building

**STREET TO BE EXCLUSIVE TO LUAS AND BUS FROM 2017**

which will benefit accessibility and footfall to and from Grafton Street.







# THE OPPORTUNITY

The building which has been designed by leading architects Henry J Lyons will incorporate a striking solid bronze façade and shop fronts whilst providing open plan retail accommodation with exceptional floor to ceiling heights throughout. The unique design also provides a lower ground floor level and allows for the retail accommodation to be occupied in its entirety or to be sub-divided into multiple shop units.

Offering an unrivalled **40 METRES OF FRONTAGE** onto one of Dublin's most sought after addresses. **28 METRES OF RETURN FRONTAGE** onto Molesworth Street.

This **ONE OF A KIND** and **ICONIC BUILDING** has been **DESIGNED TO EXUDE QUALITY** and maximise both the retailer and customer experience.

**A UNIQUE BRANDING OPPORTUNITY** for internationally renowned retailers seeking **FLAGSHIP REPRESENTATION IN THE HEART OF DUBLIN CITY CENTRE.**

Grafton Street which is **DUBLIN'S PREMIER SHOPPING STREET** IS LOCATED WITHIN **1 MINUTE'S WALK ONLY 130 METERS AWAY.**



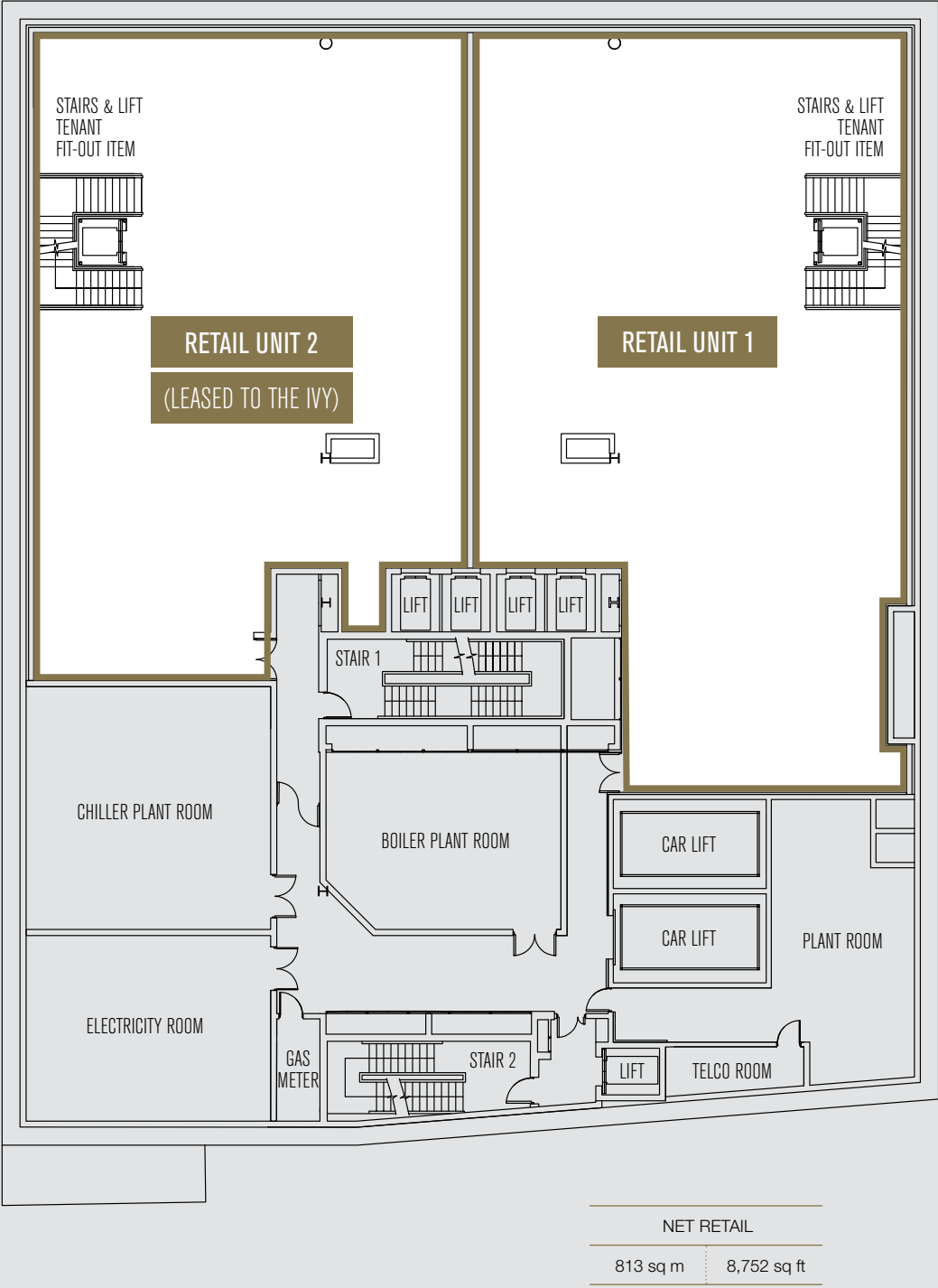
FLOOR PLANS

GROUND FLOOR



	RETAIL UNIT 1		RETAIL UNIT 2 (LEASED)	
GROUND FLOOR	366 sq m	3,940 sq ft	447 sq m	4,812 sq ft
LOWER GROUND FLOOR	451 sq m	4,856 sq ft	435 sq m	4,682 sq ft
TOTAL	817 sq m	8,796 sq ft	882 sq m	9,495 sq ft

LOWER GROUND FLOOR



THE UNIT SIZES ARE INDICATIVE AND CAN BE ALTERED TO FACILITATE SPECIFIC TENANT REQUIREMENTS. THE SCHEME CAN ALSO ACCOMMODATE UP TO 3 INDIVIDUAL RETAIL UNITS SUBJECT TO PLANNING PERMISSION.





## ABOUT THE DEVELOPER

GREEN REIT PLC IS IRELAND'S FIRST REAL ESTATE INVESTMENT TRUST (REIT) AND IS LISTED ON THE IRISH AND LONDON STOCK EXCHANGES.



Our aim is to create a portfolio of high quality commercial property assets in Ireland that delivers income and capital growth for shareholders. We will achieve this through a strategy of opportunistic investment, active property development and prudent use of debt finance.

Since its inception in July 2013, we have acquired or committed in excess of €900 million to the Irish commercial property market. Green Property REIT Ventures as the Investment Manager is responsible for the day-to-day management of the Company's investment portfolio.

Through the Investment Manager, the Company will have access to the development & asset management operation of Green Property which includes approximately 40 full time property, financial and support staff.

Learn more about us on  
[WWW.GREENREITPLC.COM](http://WWW.GREENREITPLC.COM)

## GREEN PROPERTY/GREEN REIT PLC TRACK RECORD

### DEVELOPED

- 750,000 sq ft | Offices
- 1,300,000 sq ft | Industrial
- 1,200,000 sq ft | Retail and Retail Parks
- 400,000 sq ft | Hotel and Leisure

### GEOGRAPHICAL FOCUS

- Dublin region and all major Irish centres
- London and the United Kingdom through our UK office

### PLANNING CONSENTS / MASTER PLANNING

- 550,000 sq ft | Retail
- 350,000 sq ft | Offices
- 150,000 sq ft | Leisure

### CURRENT PIPELINE

- 320,000 sq ft | Offices in Dublin and greater Dublin region currently under construction
- 550,000 sq ft | Offices planning permission granted







# PROFESSIONAL TEAM

DEVELOPER Green REIT PLC	MECHANICAL & ELECTRICAL Axiseng Consulting Engineers
ARCHITECTS Henry J Lyons Architects	FIRE CONSULTANTS Michael Slattery Associates
TAX KPMG	LEGAL Arthur Cox
PLANNING CONSULTANT John Spain Associates	STRUCTURAL ENGINEER Clifton Scannell Emerson Associates
QUANTITY SURVEYORS SMP	LANDSCAPE ARCHITECT Doyle & O'Troithigh
PROPERTY CBRE	LEED CONSULTANT Meehan Associates

# CONTACTS

For all enquiries please contact the sole letting agents CBRE.

**CBRE**

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