



**13-17
DAWSON
STREET**

DUBLIN 2

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13-17DAWSONSTREET.COM



PRIME RETAIL FLAGSHIP
OPPORTUNITIES



NORTH DOCKLANDS

SOUTH DOCKLANDS

MERRION SQUARE

GOVERNMENT BUILDINGS

ST STEPHEN'S GREEN

GEORGES QUAY

13-17
DAWSON
STREET

TRINITY COLLEGE

GRAFTON STREET

WHY DUBLIN?

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

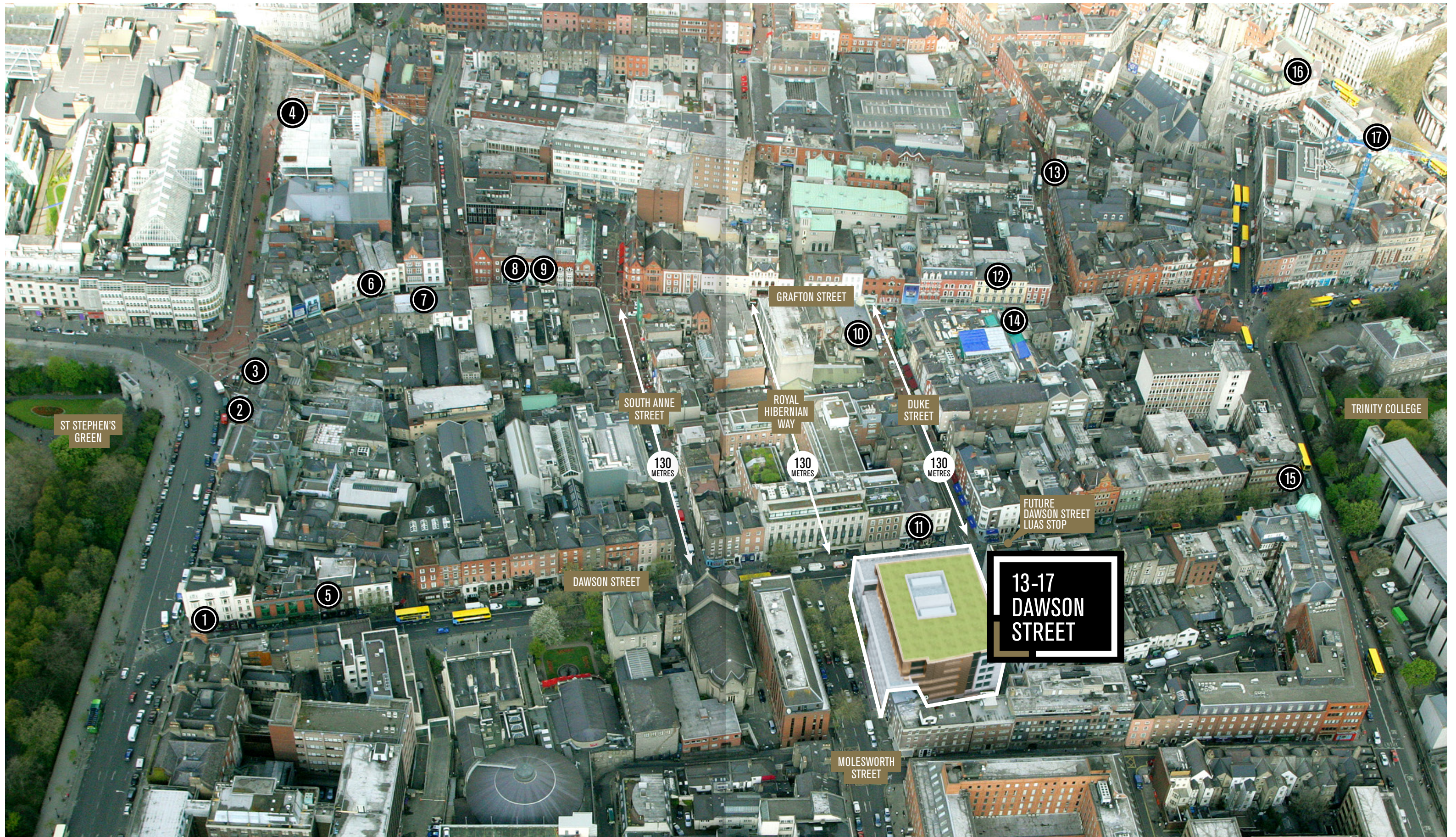
RAPIDLY RISING RETAIL SALES
UNRIVALLED TALENT POOL
AND **INTERNATIONAL TECH HUB**
INFLUX OF NEW **INTERNATIONAL BRANDS**





AT THE HEART OF
DUBLIN CITY
CENTRE'S RETAIL
CORE





① Elverys ② TOPSHOP ③ REISS ④ ZARA ⑤ **PINK**
THOMAS 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 HILFINGER 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

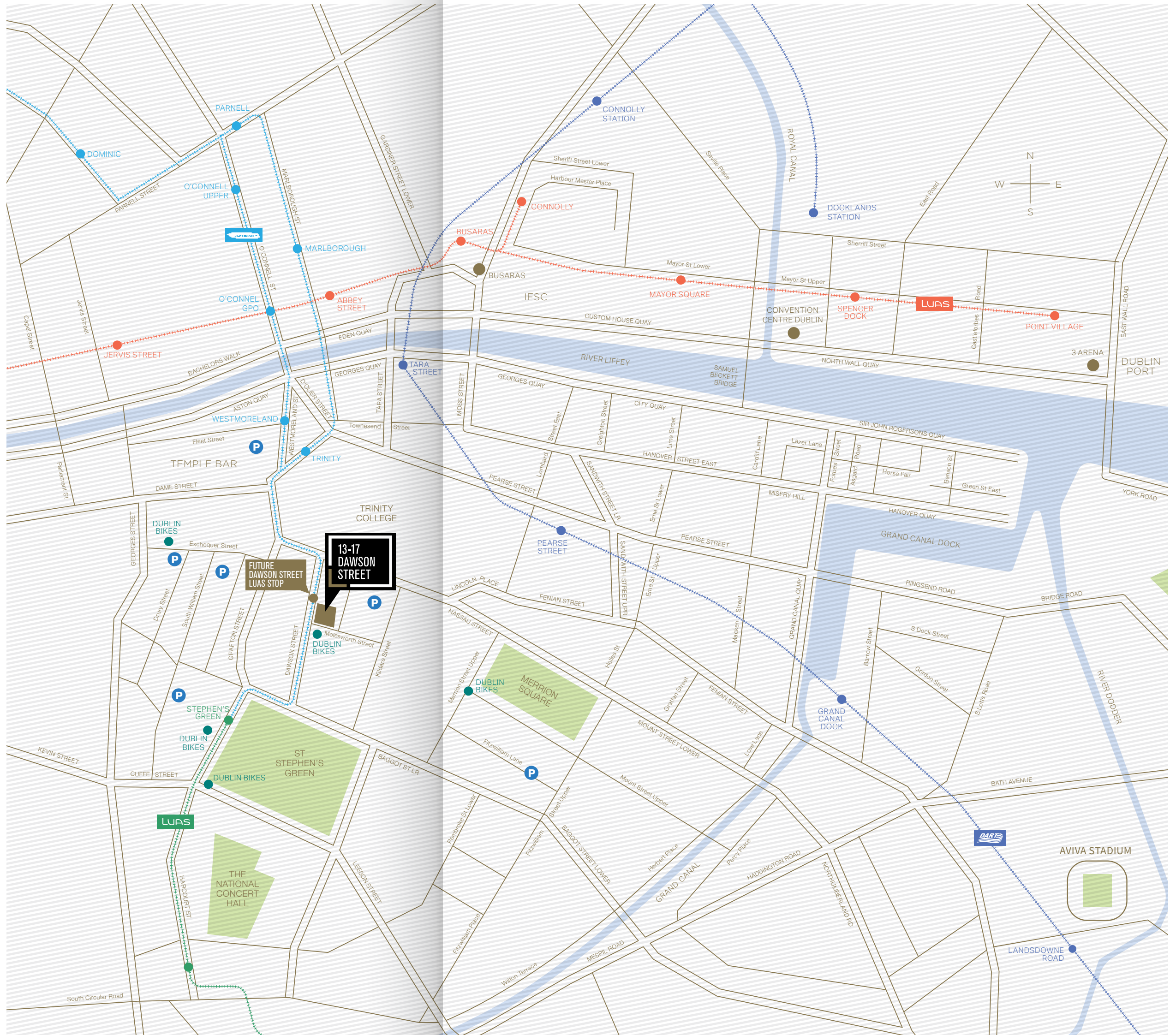
TAXI Taxi services are well catered for with a taxi rank situated at Molesworth Street.

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.

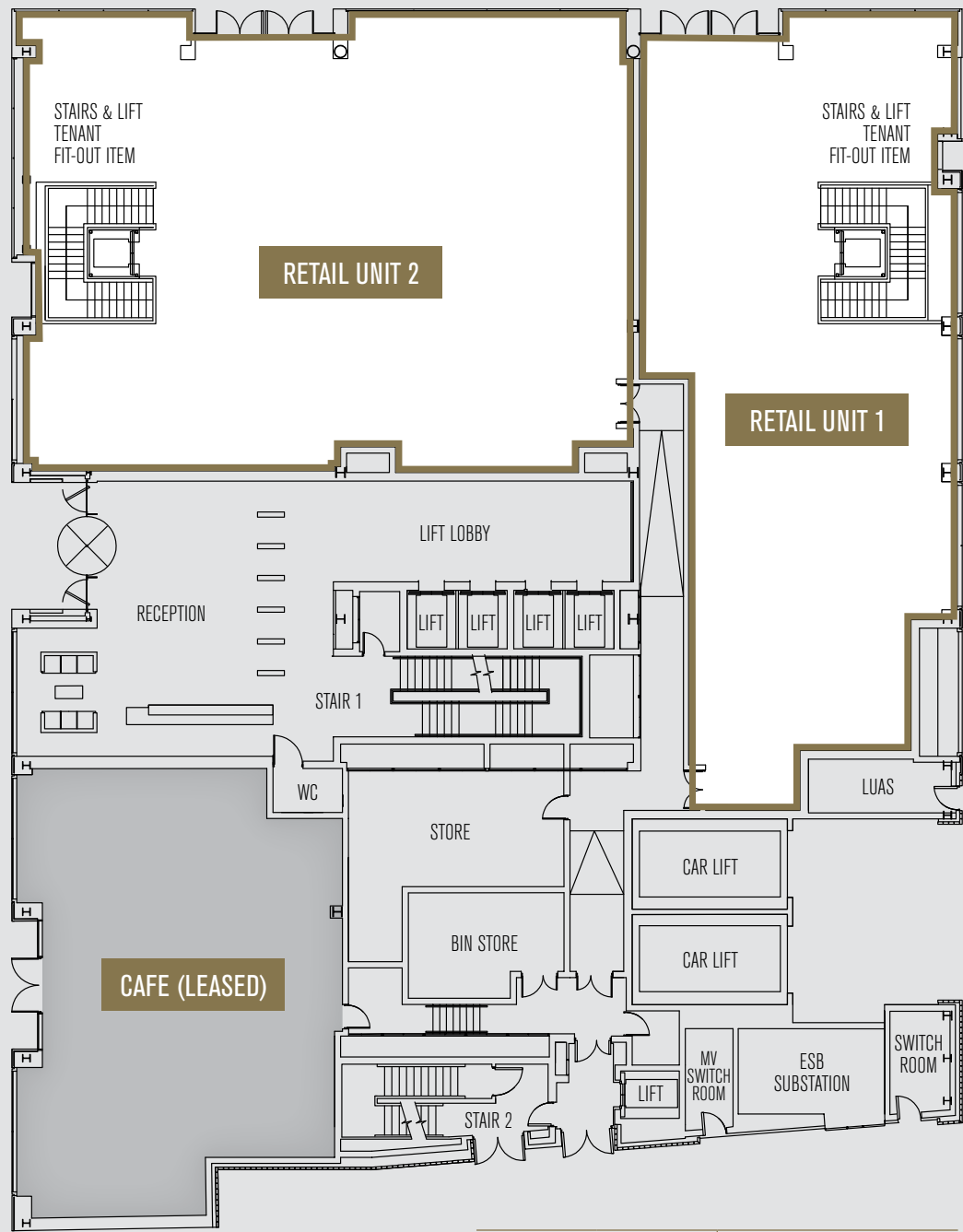
This **ONE OF A KIND** and **ICONIC BUILDING** has been **DESIGNED TO EXUDE QUALITY** and maximise both the retailer and customer experience.

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.**

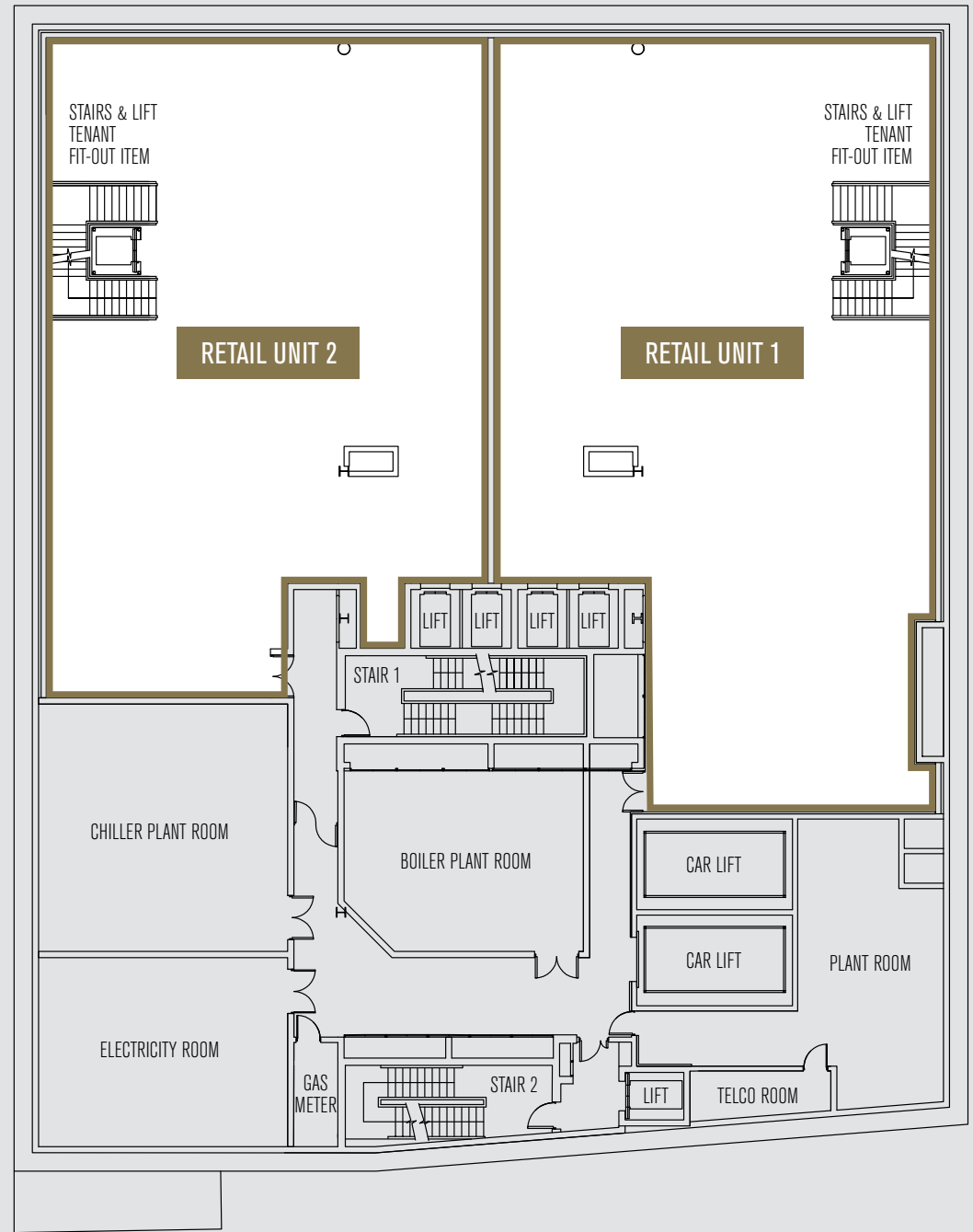
FLOOR PLANS

GROUND FLOOR



NET RETAIL		NET STORE	
843 sq m	9,074 sq ft	86 sq m	48.95 sq ft

LOWER GROUND FLOOR



NET RETAIL		NET STORE	
1,031 sq m	11,098 sq ft	268 sq m	2,885 sq ft

	RETAIL UNIT 1		RETAIL UNIT 2	
GROUND FLOOR	346 sq m	3,724 sq ft	447 sq m	4,812 sq ft
LOWER GROUND FLOOR	497 sq m	5,350 sq ft	435 sq m	4,682 sq ft
TOTAL	843 sq m	9,074 sq ft	882 sq m	9,495 sq ft

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

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

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