



SIR JOHN ROGERSON'S QUAY, DUBLIN 2

An aerial night photograph of the Dublin Docklands. The scene features a mix of modern glass-fronted office buildings and older brick structures. A prominent cable-stayed bridge with a white pylon and numerous stay cables spans the water in the foreground. The city lights and distant hills are visible in the background under a twilight sky.

THE DOCKLANDS RE-IMAGINED

80,000 sq ft of exceptional office space, blending original warehouse features with spectacular modern architecture and design. Overlooking the water and located in the centre of Dublin's docklands, home to the most successful and innovative global companies.

WHERE GLASS MEETS WATER

A reflective design connecting innovation with history, the Tropical Fruit Warehouse is a truly unique office environment which has been crafted to maximise views over the River Liffey and Dublin's skyline.



'A SENSE OF FLOATING ABOVE THE RIVER'

**PAUL O'BRIEN,
HENRY J LYONS ARCHITECTS**

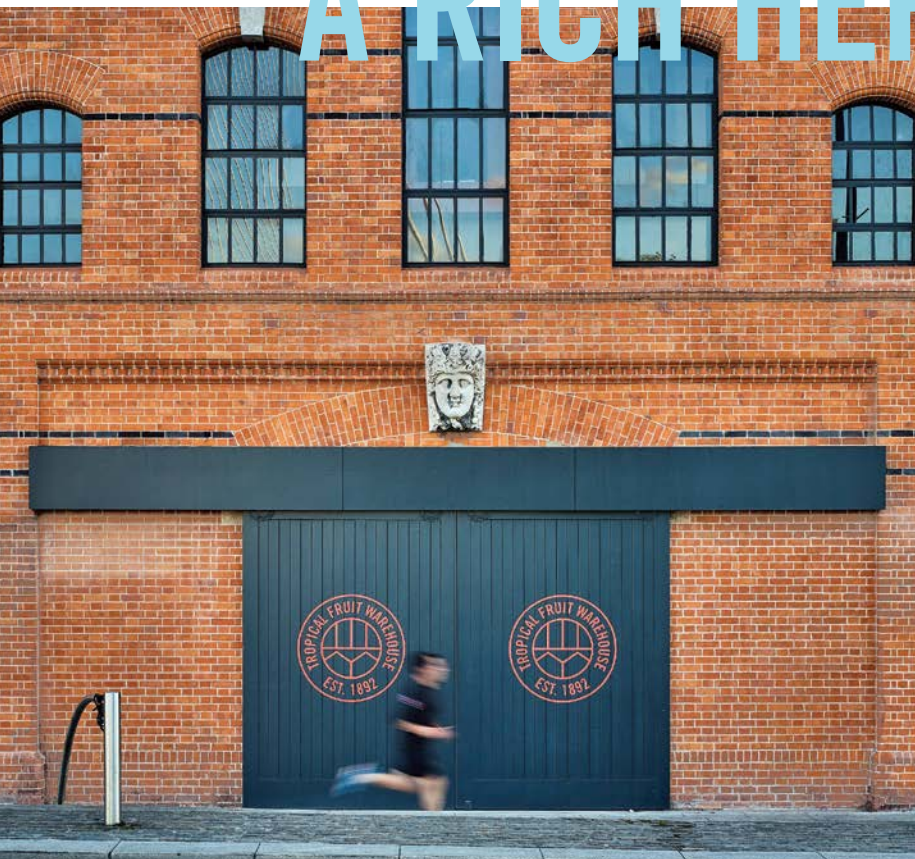
'The unique context of the site provided an opportunity to create an architectural set-piece – a contrast of old and new. The resulting design is a composition consisting of interconnecting rectangular buildings, a grounded historical warehouse building beneath, and a modern, cantilevered floating structure above.

The modern building is an uncompromising design of a 'twin skin' full glass box envelope, with a view out over the bridge. Externally, the glass box facades create the sense of a transparent 'jewel' floating above the heavier masonry facades of the historic warehouse below. Internally, the views out of the floors give a sense of floating above the river.'





BUILDING ON A RICH HERITAGE



Restored industrial warehouse features, dating from the late 19th century, form the centrepiece of the redevelopment, including exposed brick, stone walls, feature keystones and original timber roof trusses.



HISTORIC TIMELINE

River God Keystones

The two granite figureheads representing Anna Livia and Atlantic that hang over the doors of the Tropical Fruit Warehouse are the original keystones taken from the old Carlisle Bridge (the structure predating O'Connell Bridge) in 1870.



U2 Headquarters

The building was headquarters for Irish rockers U2 who also stored the band's awards and historical artifacts in the warehouse.



Samuel Beckett Bridge

Designed by Santiago Calatrava, the Samuel Beckett Bridge was opened in 2009 and has become an instantly recognisable landmark.



1766

Marine School

Founded for the education of the orphans and children of distressed seamen, the Marine School sat on the site of the Tropical Fruit Warehouse.



1870

1892

The Tropical Fruit Company

Built in the 1890s, the warehouse was home to the Dublin Tropical Fruit Company who occupied the premises for decades to follow.



1982

2009

2021

Tropical Fruit Warehouse

Completion of the Tropical Fruit Warehouse to become a new iconic landmark for Dublin.



INSPIRING THE NEXT GENERATION

An inspirational working environment that prioritises employee wellbeing and promotes teamwork. Bright, open interiors provide innovative spaces that improve collaboration and help to drive productivity.

The impressive reception, with 7.2m floor to ceiling height, offers high permeability to the office space beyond and a subtle link between the warehouse and modern spaces.



The two storey glazed panels create a seamless elevation which has been designed to create a floating, light-filled effect over the original warehouse and river below.



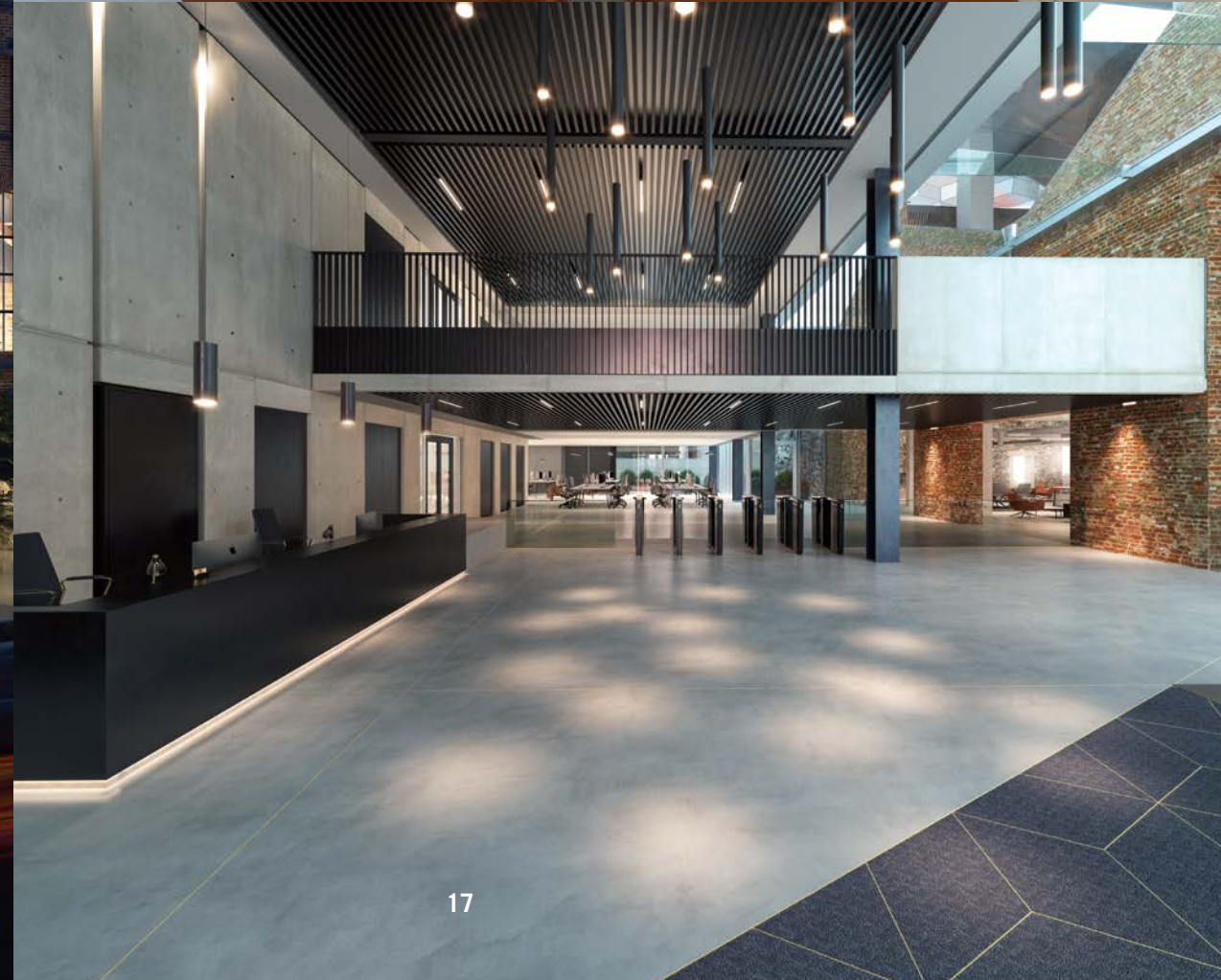
The imposing Scots Pine trusses will be restored by specialists and re-used for the next generation. Original Marine School walls from 1766 merge with the contemporary steel and exposed concrete design.

Two fully glazed office floors cantilever over the warehouse below, providing panoramic views of the River Liffey.



SOCIAL NETWORK

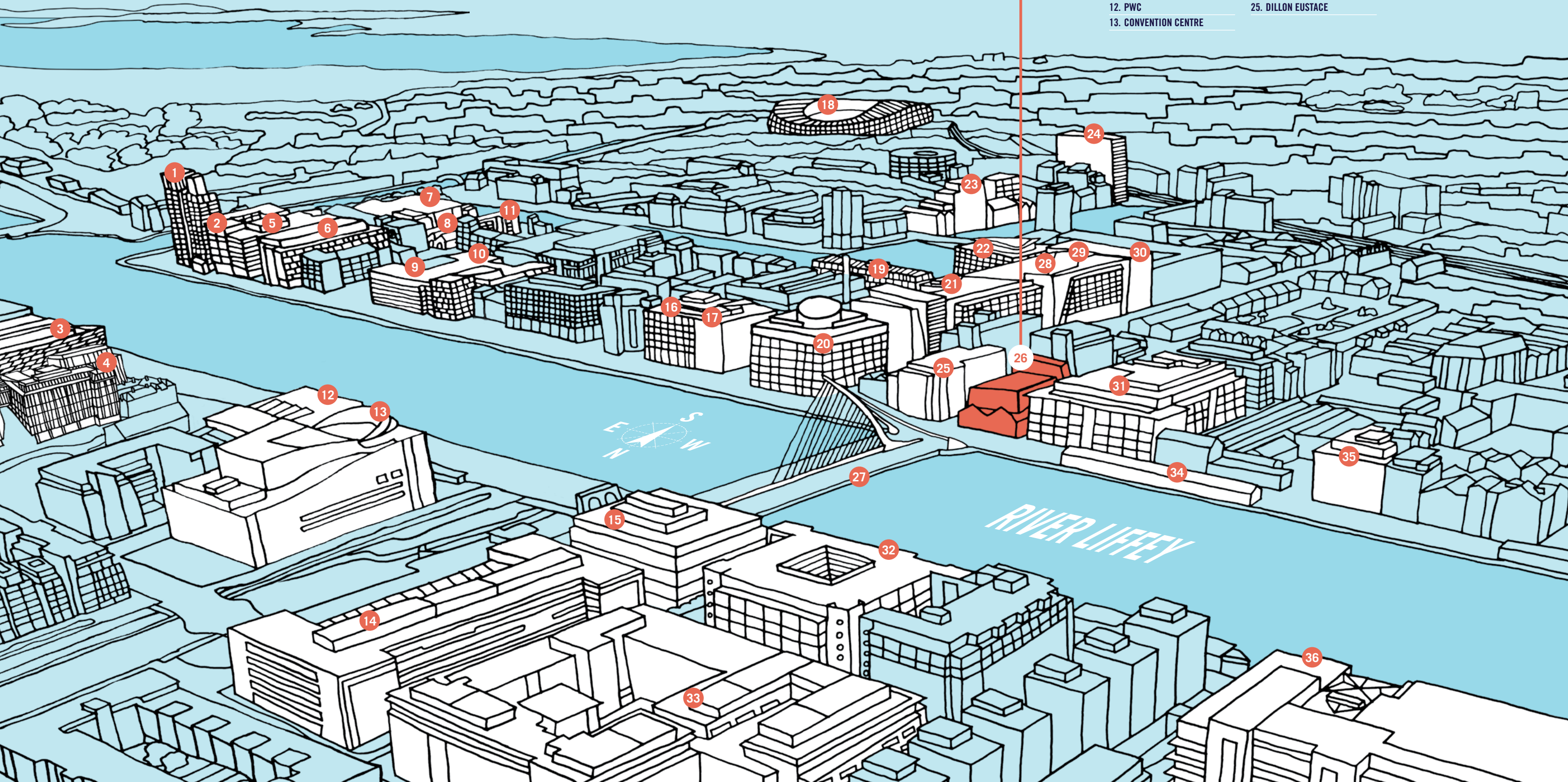
A vibrant, landscaped pedestrian walkway envelops the building and links the river-front with Whitaker Square, creating social spaces centred around an artist studio and cafe space.



THE CENTRE OF INNOVATION



- | | | |
|----------------------------|------------------------|------------------------------|
| 1. CAPITAL DOCK | 14. HUBSPOT | 26. TROPICAL FRUIT WAREHOUSE |
| 2. INDEED | 15. AIG | 27. SAMUEL BECKETT BRIDGE |
| 3. CENTRAL BANK OF IRELAND | 16. BEAUCHAMPS | 28. BORD GÁIS THEATRE |
| 4. SALESFORCE | 17. BNY MELLON | 29. WILLIAM FRY |
| 5. JP MORGAN | 18. AVIVA STADIUM | 30. CAPITA |
| 6. STATE STREET | 19. THE MARKER HOTEL | 31. THREE |
| 7. LOGMEIN | 20. MCCANN FITZGERALD | 32. A&L GOODBODY |
| 8. AIRBNB | 21. FACEBOOK | 33. NCI |
| 9. MATHESON | 22. HSBC | 34. TENABLE |
| 10. DAE CAPITAL | 23. BOLANDS QUAY | 35. BLOOMBERG |
| 11. ACCENTURE THE DOCK | 24. GOOGLE EUROPEAN HQ | 36. CITI GROUP |
| 12. PWC | 25. DILLON EUSTACE | |
| 13. CONVENTION CENTRE | | |



The original warehouse structure is being retained and restored by conservation experts to create an inspiring work environment. The design of the space will highlight the exposed brickwork, trusses and Marine School wall. Externally, the double-fronted heritage brick facade provides a contrast to the contemporary Samuel Beckett bridge to form a focal point at this key river crossing.

SUSTAINABLE & SMART



At the forefront of smart digital and sustainable innovation:

DIGITAL CONNECTIVITY	SUSTAINABILITY FEATURES
✓ WIREDScore PLATINUM	✓ LEED PLATINUM
✓ CLASS LEADING INFRASTRUCTURE	✓ WELL ENABLED
✓ SMART DOCKLANDS LOCATION	✓ FULL LED LIGHTING
✓ 'INTERNET OF THINGS' POTENTIAL	✓ 100% RENEWABLE ENERGY POTENTIAL



@SPROUTFOODCO

LOCAL SPACES
AND PLACES THAT
BLEND CULTURE,
WELLBEING
AND SOCIALISING

10+

cafes within 10 minutes' walk



@3FECOFFEE



@GERARDSDELI

A VIBRANT NEIGHBOURHOOD

20+

bars and restaurants within 5 minutes' walk



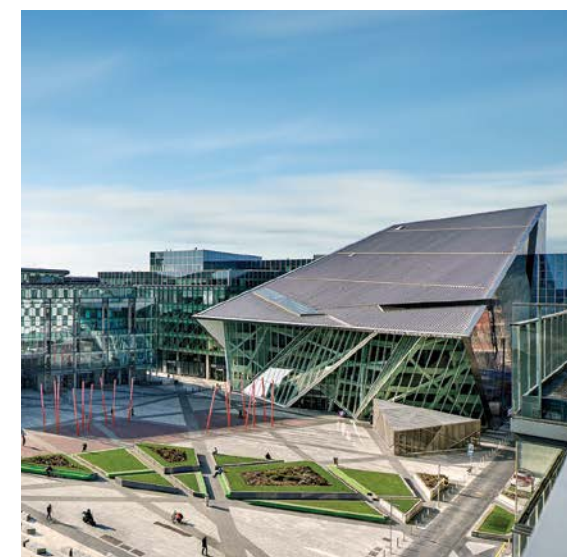
@CHARLOTTEQUAY



@THEMARKERHOTEL

8

hotels within 15 minutes' walk



@BORDGAISENERGYTHEATRE

5

gyms within a
10 minutes' walk



@PERPETUAFITNESSDUBLIN



TRANSPORT LINKS

- 

4 MINS
Walk to Bus Stops
- 

5 MINS
Walk to LUAS Red Line
- 

8 MINS
Walk to DART/Rail
- 

11 MINS
Walk to proposed Metrolink Station
- 

15 MINS
Walk to LUAS Green Line

FOOD & DRINK

1. HONEY TRUFFLE

2. ELY WINE BAR

3. EAST

4. THE NATURAL BAKERY

5. GERARD'S DELI

6. SPROUT

7. KC PEACHES

8. THE FERRYMAN BAR

9. 3FE COFFEE
10. LOLLY & COOKS

11. NUT BUTTER

12. HQ GASTROBAR

13. HERB STREET

14. MILANO

15. FRESH FOOD MARKET

16. IL VALENTINO

17. CHARLOTTE QUAY

18. THE ART OF COFFEE

HOTELS

19. TRINITY CITY HOTEL

20. HILTON GARDEN INN

21. SPENCER HOTEL

22. THE GIBSON HOTEL

23. THE MARKER HOTEL

24. THE ALEX HOTEL

25. THE DAVENPORT HOTEL

26. THE MONT HOTEL

WELLNESS

27. PERPETUA GYM

28. FLYEFIT

29. EDUCO GYM

30. TRINITY COLLEGE SPORT

31. SPENCER HEALTH CLUB

32. SV FITNESS

CULTURAL

33. ABBEY THEATRE

34. TRINITY COLLEGE

35. SCIENCE GALLERY

36. EPIC IRELAND

37. NATIONAL COLLEGE

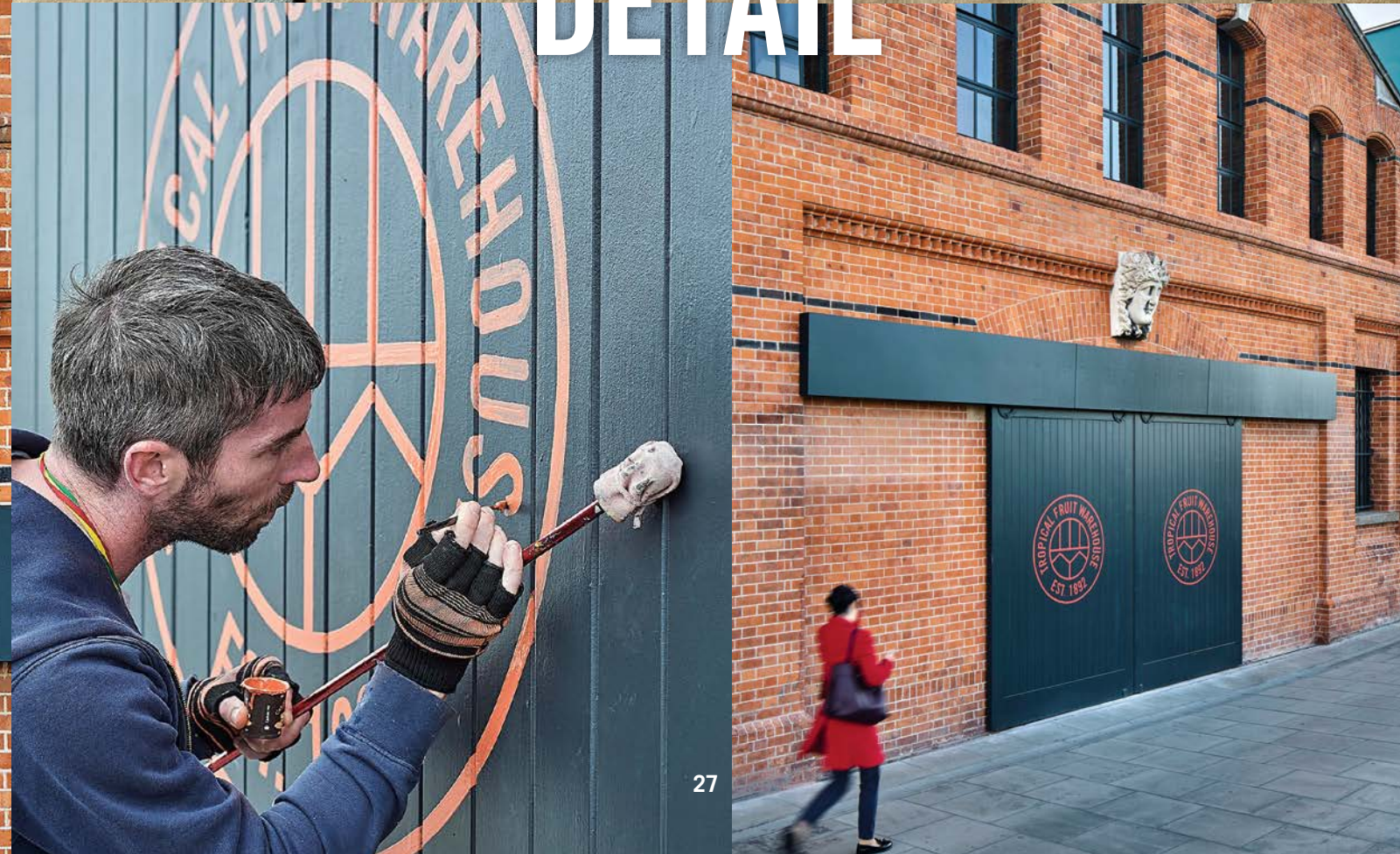
38. THREE ARENA

39. ODEON CINEMA

40. BORD GÁIS ENERGY THEATRE



DETAIL



80,000 SQ FT OF LIGHT-FILLED MODERN WORKSPACE




KEY FEATURES


ICONIC MODERN OFFICES
INCORPORATING A HISTORIC
WAREHOUSE BUILDING


LANDMARK LOCATION
WITH PANORAMIC VIEWS
OVER RIVER LIFFEY


ENHANCED EXTERIOR
URBAN SPACES AND
ROOF TERRACE



CAFE AND ARTIST
STUDIO SPACE ON-SITE


FEATURE DOUBLE
HEIGHT RECEPTION AREA


SHOWERS, LOCKERS
& CHANGING FACILITIES


SECURE BASEMENT WITH
10 CAR SPACES, 100 BIKE SPACES
& DEDICATED CYCLE LIFT


FULL HEIGHT
GLAZING MAXIMISING
NATURAL DAYLIGHT


2.75M FLOOR TO CEILING
HEIGHT GENERALLY.
RAISED ACCESS FLOORS


REFURBISHED WAREHOUSE
WITH STUNNING
ORIGINAL FEATURES


4 PIPE FAN COIL
AIR-CONDITIONING
SYSTEM


4 NO. 13 PERSON
PASSENGER LIFTS WITH
DESTINATION CONTROL

SCHEDULE OF AREAS



NET INTERNAL FLOOR AREAS	SQ FT	SQ M
FIFTH	8,073	750
FOURTH	17,072	1,586
THIRD	17,072	1,586
SECOND	8,676	806
FIRST	13,455	1,250
GROUND	15,887	1,476
TOTAL	80,235	7,454

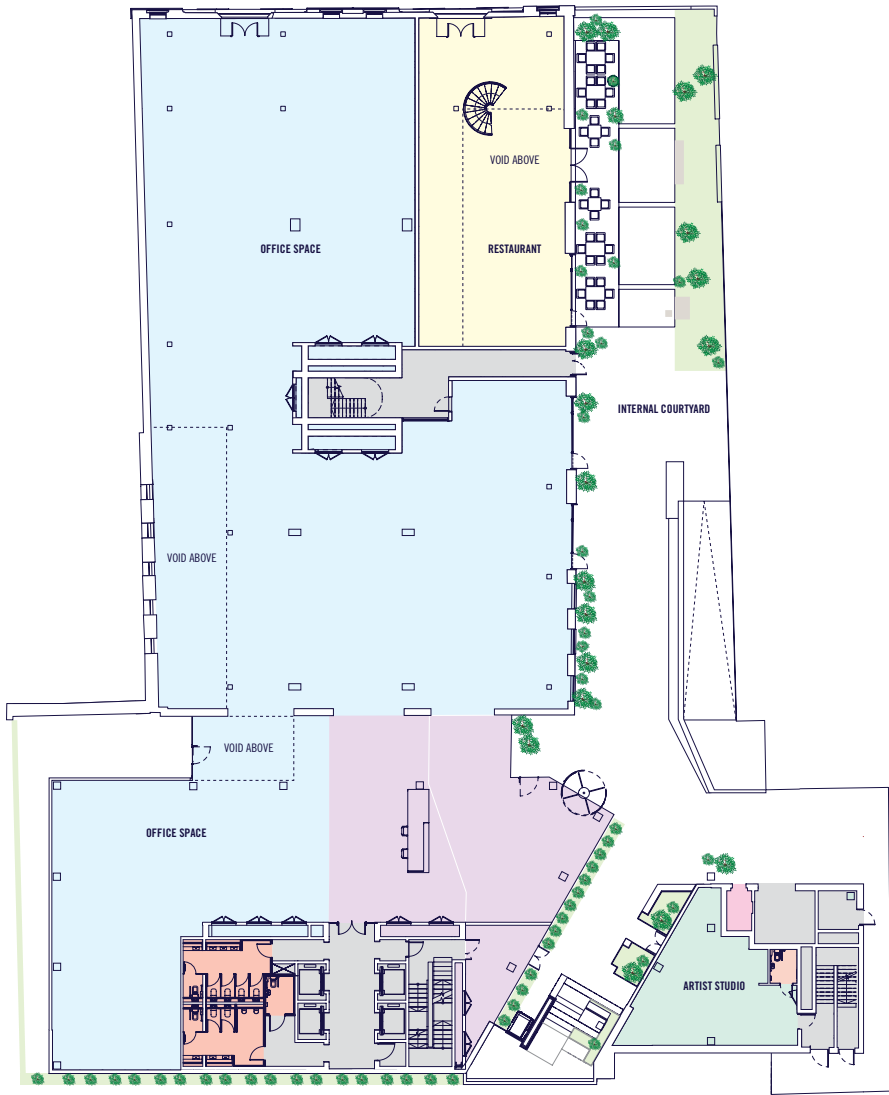
A coffee shop / restaurant of 3,315 sq ft (308 sq m) and studio space of 1,905 sq ft (177 sq m) are included within the building. The office tenant can opt to lease these units or alternatively the landlord can let these separately.

GROUND

15,887 SQ FT (1,476 SQ M)

RIVER LIFFEY

SIR JOHN ROGERSON'S QUAY

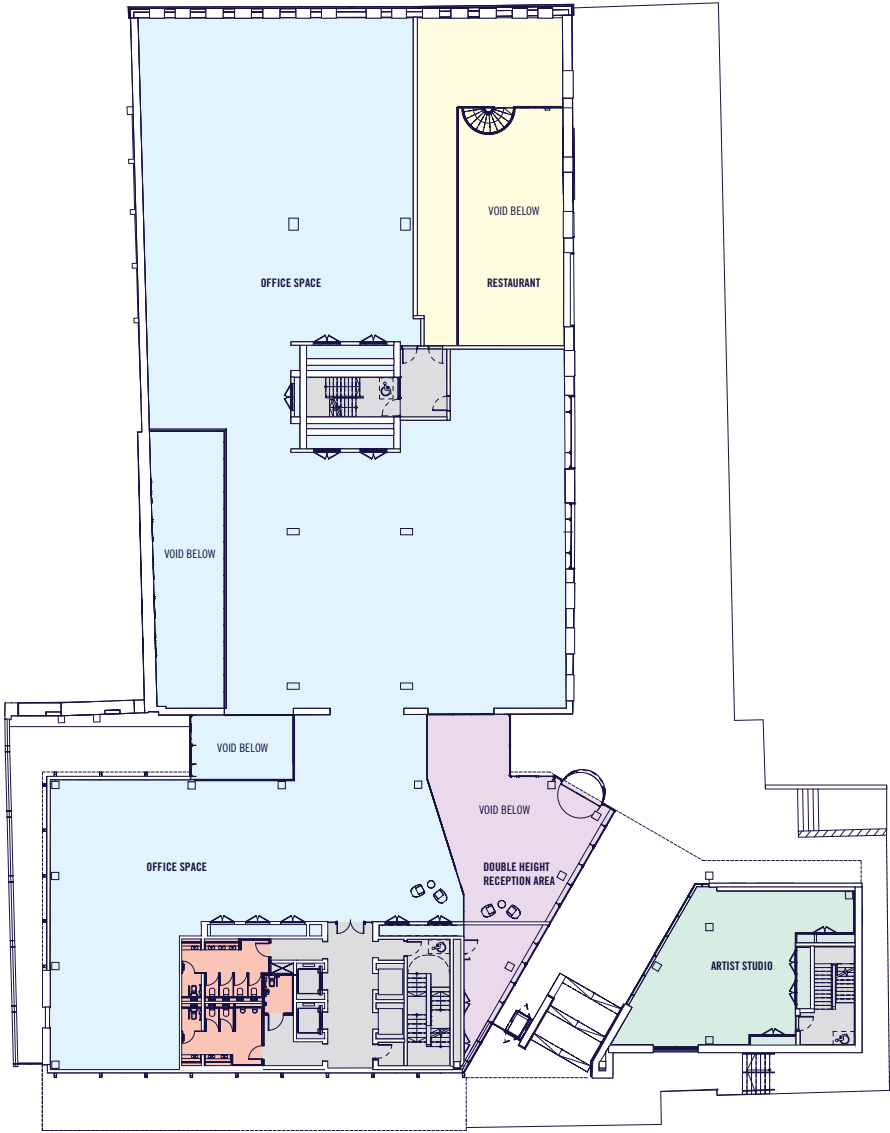


WHITAKER SQUARE

FIRST

13,455 SQ FT (1,250 SQ M)

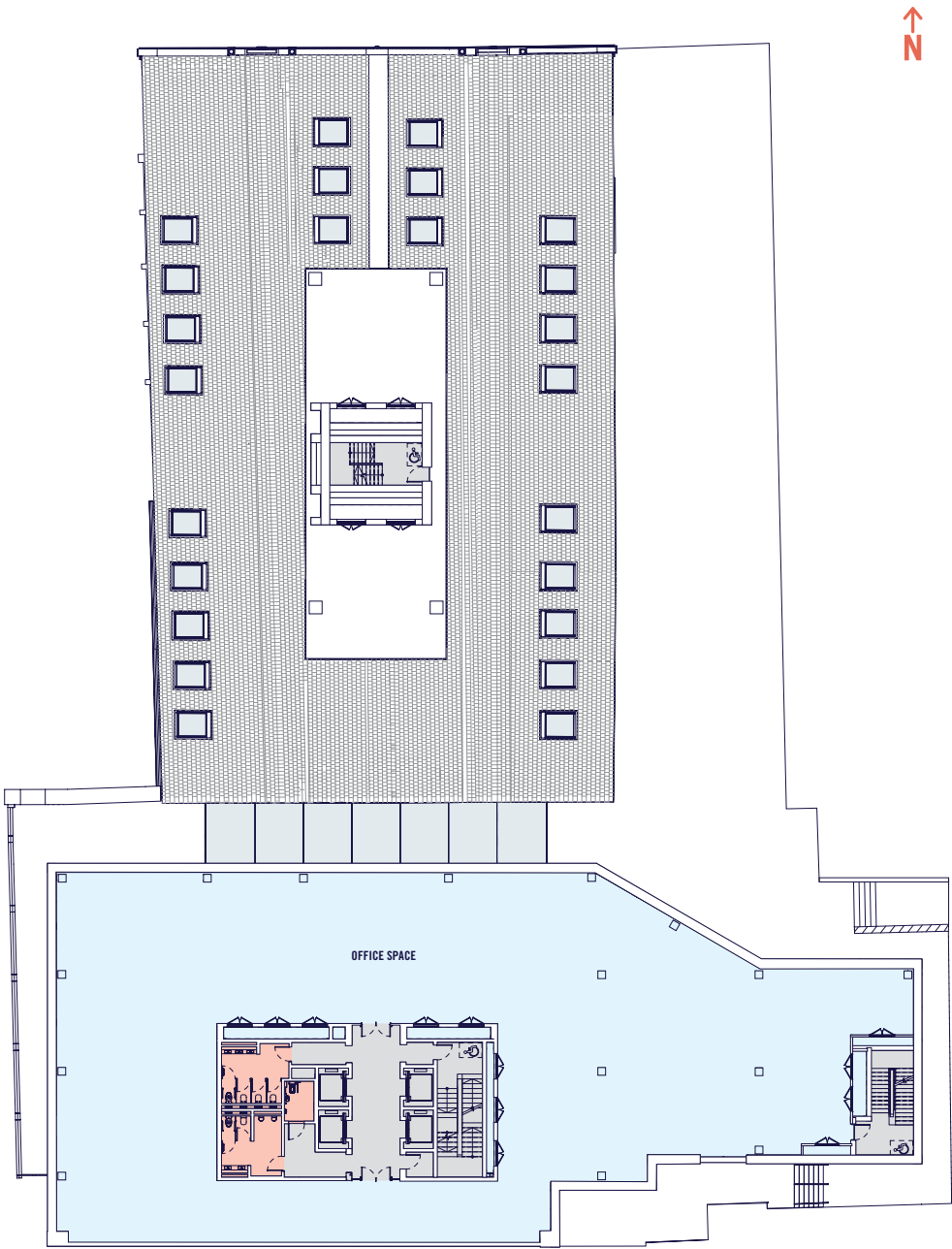
RIVER LIFFEY



SECOND

8,676 SQ FT (806 SQ M)

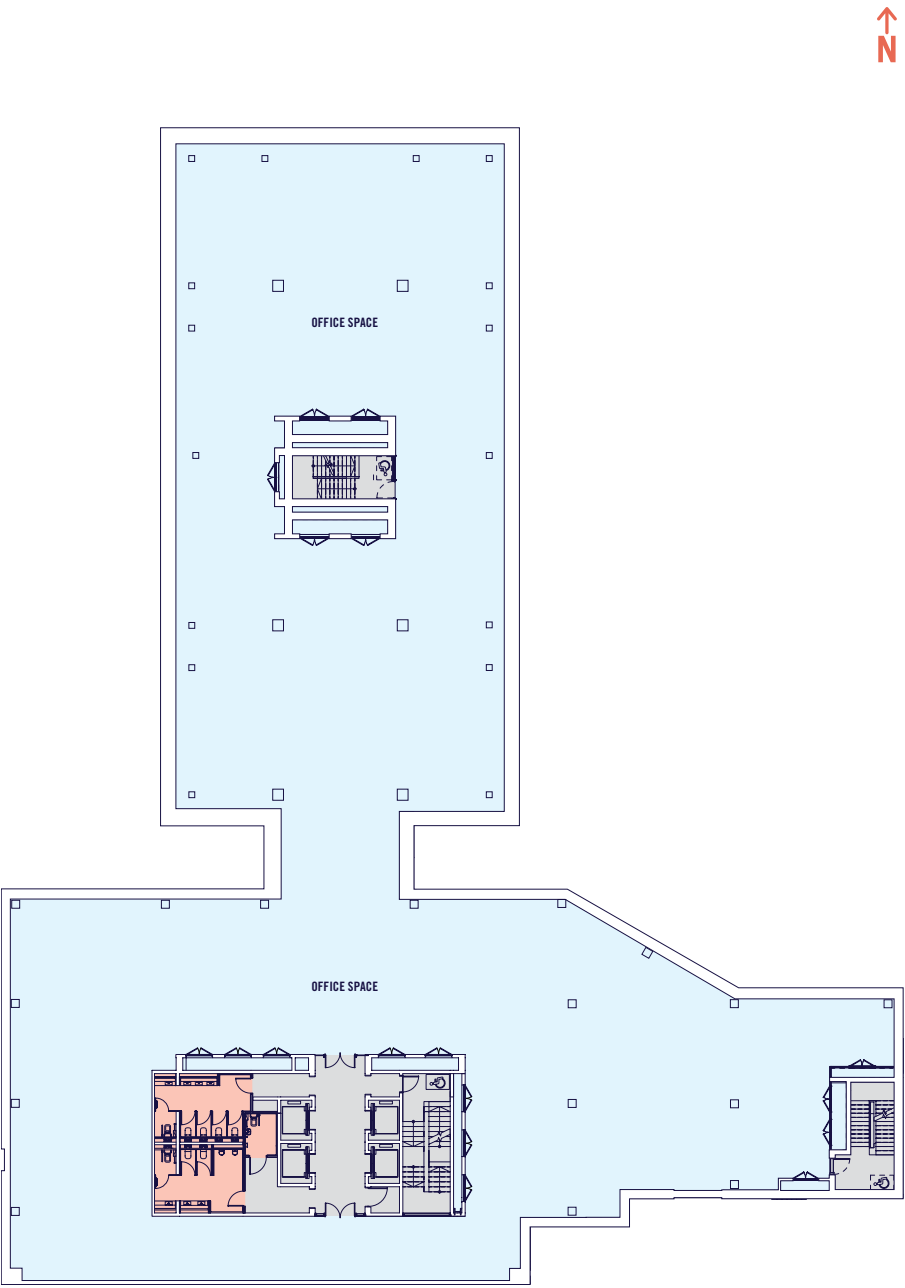
RIVER LIFFEY



THIRD / FOURTH

17,072 SQ FT (1,586 SQ M)

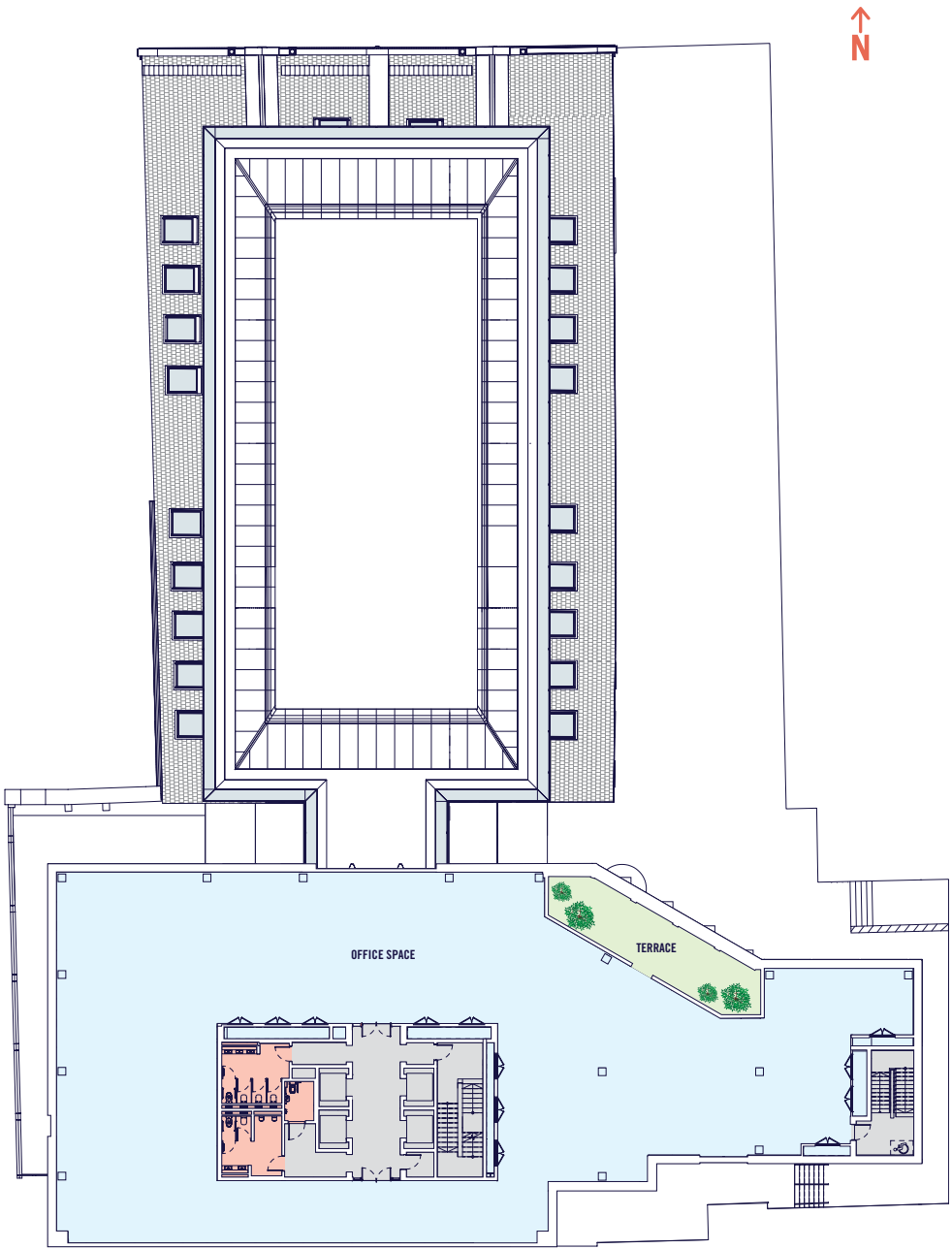
RIVER LIFFEY



FIFTH

8,073 SQ FT (750 SQ M)

RIVER LIFFEY



ABOUT IPUT

As the largest owner of office space in Dublin, our ambition is to create exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to communities in which we work. We are proud to have an international reputation for quality in everything we do. By investing in sustainable buildings and the public realm we aim to deliver buildings that make a positive contribution to the social and cultural fabric of Dublin.

Our portfolio comprises many of the best examples of modern office buildings constructed in Dublin over the last decade. For more details visit iput.com



Pictured above, clockwise from top left: 10 Molesworth Street, Dublin 2; 1 Grand Canal Square, Dublin 2; Riverside One & Two, Sir John Rogerson's Quay, Dublin 2; The Exchange, IFSC, Dublin 1.

PROFESSIONAL TEAM

DEVELOPMENT BY	ARCHITECTS
<div>IPUT REAL ESTATE DUBLIN</div>	<div>Henry J Lyons</div>
LANDSCAPE ARCHITECTS:	Townshend Landscape Architects
CONTRACTOR:	PJ Hegarty & Sons
STRUCTURAL ENGINEERS:	Torque
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS / LEED CONSULTANTS:	OCSC
FIRE & ACCESS CONSULTANTS:	MSA

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All images depicting the Tropical Fruit Warehouse are CGI's (Computer Generated Images). All Plans are indicative and not to scale.

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