



THE EXO X BUILDING

AIM FOR SOMETHING
HIGHER AT THE EXO



Iosta na Rinne
The Point



3012

Luzak

Iosta na Rinne
The Point

INTRODUCTION

The EXO, Dublin's tallest office building offers stunning panoramic views of Dublin city and its environs, with floorplates ranging from 5,557 sq ft - 17,903 sq ft and 2.9m floor to ceiling heights.

The EXO also boasts the most impressive of sustainability credentials set out below.



SUMMARY



**PRIME
RIVERFRONT
LOCATION**



**UNOBSTRUCTED
360 DEGREE
VIEWS**



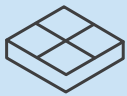
**2.9M
TYPICAL FLOOR
TO CEILING**



**320 SECURE
BASEMENT
BICYCLE SPACES**



**FLOORS FINISHED
TO A CAT A
SPECIFICATION**



**FLOORPLATES
FROM 5,557 SQ. FT
TO 17,903 SQ FT**



**45 CAR
PARKING
SPACES**



**22 SHOWERS AND
HIGH-QUALITY
CHANGING FACILITIES**



**SHARED ROOF
GARDEN ON
8TH FLOOR**



**9 X DESTINATION
CONTROLLED
LIFTS**



A NEW LANDMARK FOR THE CITY

The EXO's innovative and striking design by Architect Shay Cleary makes it a new focal point for Dublin's Dockland. With 15 storeys of elegance, beauty and strength, elevated to facilitate easy circulation, the EXO presents an exciting opportunity like no other for occupiers. The attractiveness and merit of the EXO was clearly demonstrated by the decision of the major state body, An Post, to relocate their headquarters and lease 79,000 sq. ft. of high-quality office space.

Occupiers will benefit from the fact the Exo is:

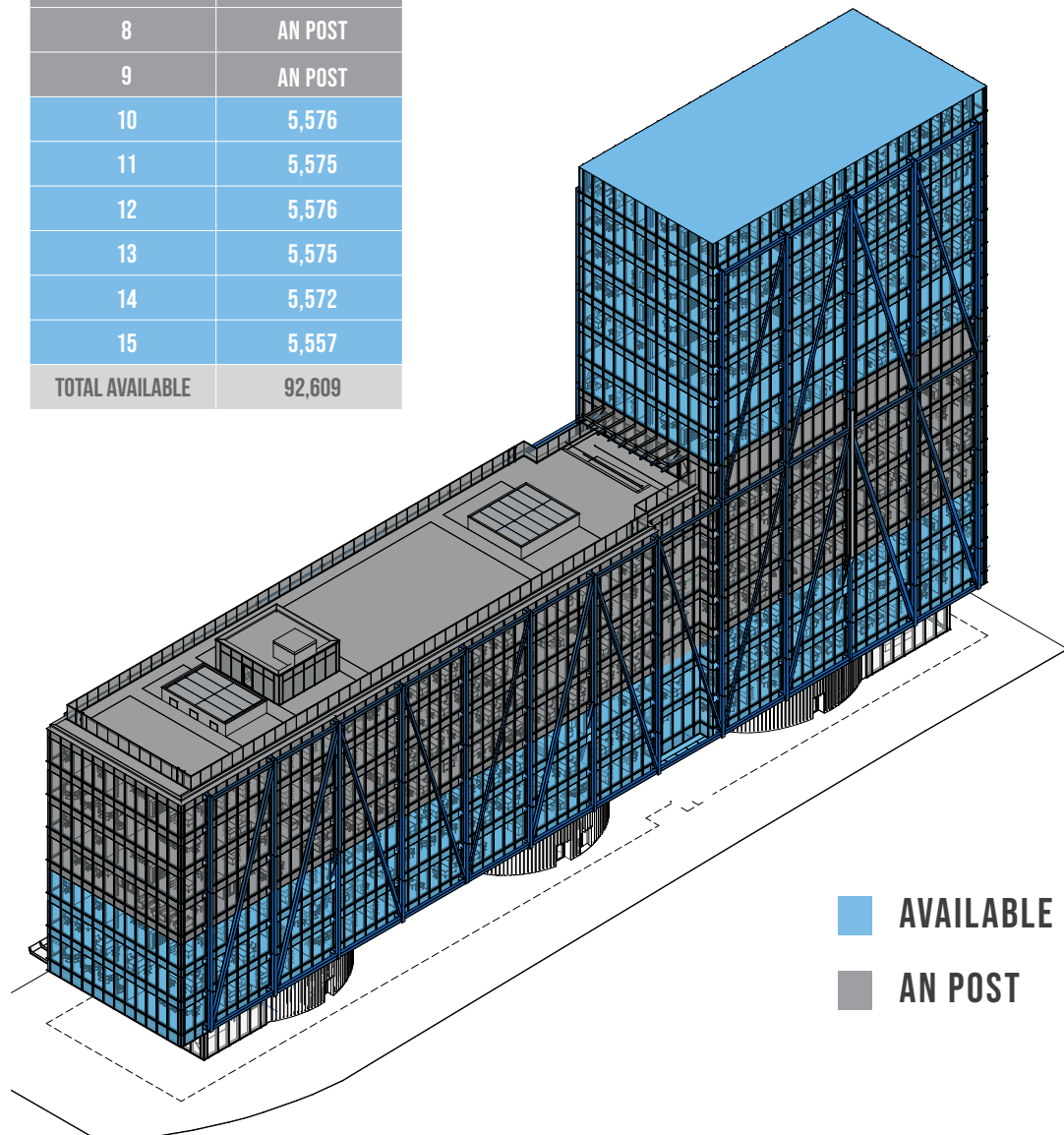
- Close to all the city's main roads and the important M50 motorway, well served with frequent, reliable public transport with a Luas stop less than a minute away and just 15 minutes from Dublin's International Airport.
- Built with strength, beauty and sustainability in mind and has achieved the highest ESG standards.
- finished to an impressive standard internally, with its high-spec finish, 2.9m floor to ceiling height, full height windows and stunning panoramic views.
- In possession of high quality tenant amenities including 22 showers with excellent changing facilities, 45 secure basement car spaces, ample bicycle parking spaces and large roof garden.



THE OPPORTUNITY

| FLOOR | sq.ft |
|------------------------|---------------|
| 1 | 17,816 |
| 2 | 17,887 |
| 3 | 17,903 |
| 4 | AN POST |
| 5 | AN POST |
| 6 | AN POST |
| 7 | AN POST |
| 8 | AN POST |
| 9 | AN POST |
| 10 | 5,576 |
| 11 | 5,575 |
| 12 | 5,576 |
| 13 | 5,575 |
| 14 | 5,572 |
| 15 | 5,557 |
| TOTAL AVAILABLE | 92,609 |

The EXO can accommodate requirements from 5,557 sq. ft. to 92,609 sq. ft. and offers efficient and flexible floorplates

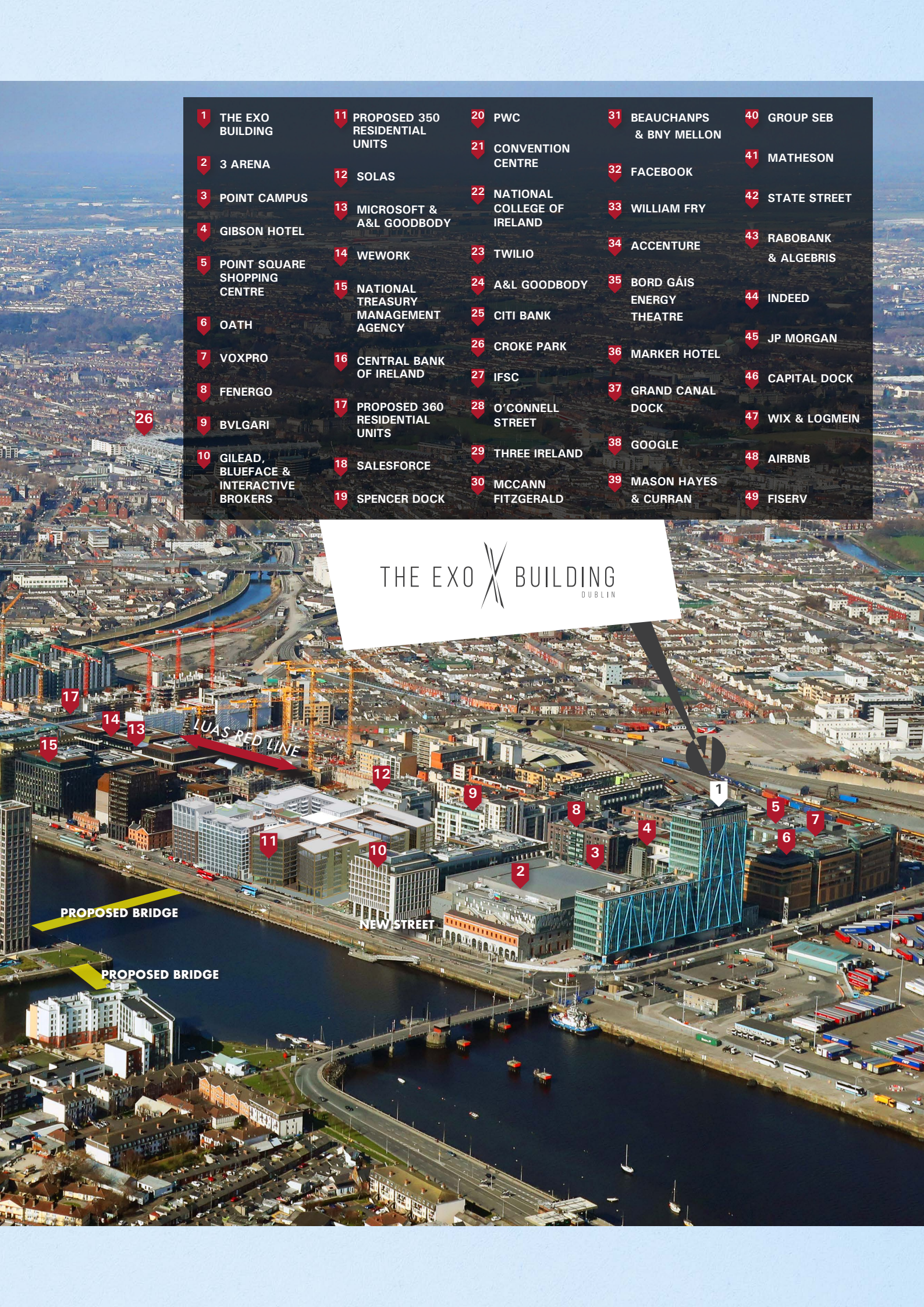


IN GOOD COMPANY



- 1 THE EXO BUILDING
- 2 3 ARENA
- 3 POINT CAMPUS
- 4 GIBSON HOTEL
- 5 POINT SQUARE SHOPPING CENTRE
- 6 OATH
- 7 VOXPRO
- 8 FENERGO
- 9 BVLGARI
- 10 GILEAD, BLUEFACE & INTERACTIVE BROKERS
- 11 PROPOSED 350 RESIDENTIAL UNITS
- 12 SOLAS
- 13 MICROSOFT & A&L GOODBODY
- 14 WEWORK
- 15 NATIONAL TREASURY MANAGEMENT AGENCY
- 16 CENTRAL BANK OF IRELAND
- 17 PROPOSED 360 RESIDENTIAL UNITS
- 18 SALESFORCE
- 19 SPENCER DOCK
- 20 PWC
- 21 CONVENTION CENTRE
- 22 NATIONAL COLLEGE OF IRELAND
- 23 TWILIO
- 24 A&L GOODBODY
- 25 CITI BANK
- 26 CROKE PARK
- 27 IFSC
- 28 O'CONNELL STREET
- 29 THREE IRELAND
- 30 MCCANN FITZGERALD
- 31 BEAUCHANPS & BNY MELLON
- 32 FACEBOOK
- 33 WILLIAM FRY
- 34 ACCENTURE
- 35 BORD GÁIS ENERGY THEATRE
- 36 MARKER HOTEL
- 37 GRAND CANAL DOCK
- 38 GOOGLE
- 39 MASON HAYES & CURRAN
- 40 GROUP SEB
- 41 MATHESON
- 42 STATE STREET
- 43 RABOBANK & ALGEBRIS
- 44 INDEED
- 45 JP MORGAN
- 46 CAPITAL DOCK
- 47 WIX & LOGMEIN
- 48 AIRBNB
- 49 FISERV

THE EXO X BUILDING
DUBLIN



PROPOSED BRIDGE

PROPOSED BRIDGE

NEW STREET

LUAS RED LINE

Transport Links

- █ LUAS Red Line
- █ LUAS Cross City
- █ Mainline Rail / DART
- ▬▬▬ Proposed DART Underground Route
- U Proposed Underground Station
- ⤵ Port Tunnel
- Ⓜ Dublin Bus
- DB Dublin Bike Station
- - - Proposed New Bridges

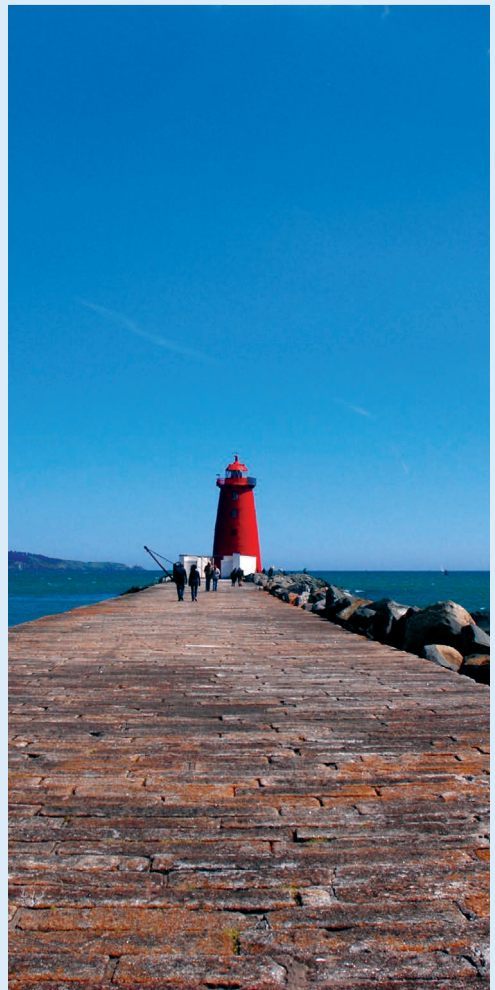
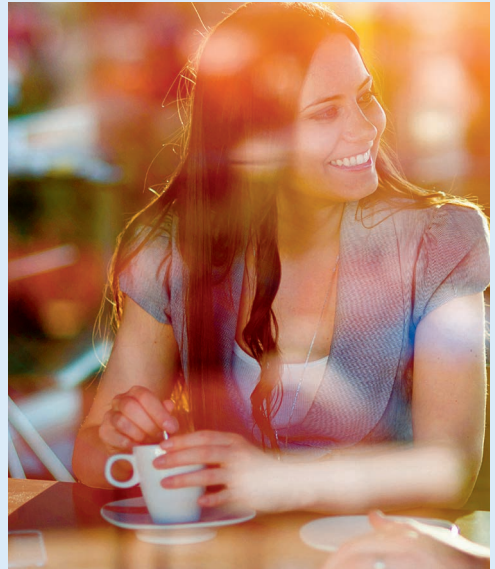
Amenities

- 1 Point Square
- 2 Point Square Shopping Centre
- 3 Odeon Cinema
- 4 3 Arena
- 5 Convention Centre
- 6 CHQ
- 7 Bord Gáis Energy Theatre
- 8 Grand Canal Square
- 9 Grand Canal Dock
- 10 Shelbourne Park Greyhound Track
- 11 Aviva Stadium
- 12 Merrion Square
- 13 National Gallery
- 14 Trinity College
- 15 National Library
- 16 National Museum
- 17 St Stephen's Green
- 18 Fitzwilliam Square



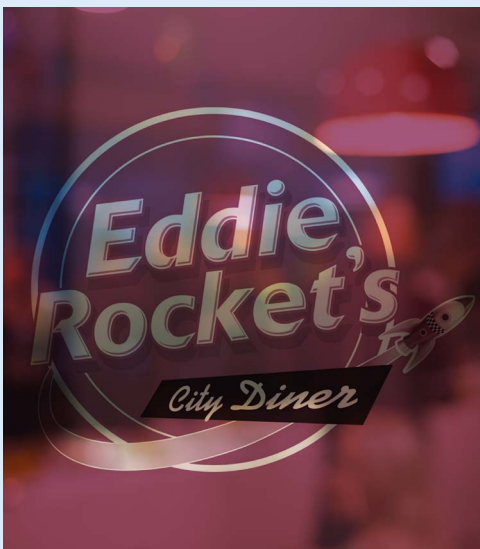
THE EXO X BUILDING DUBLIN





ODEON





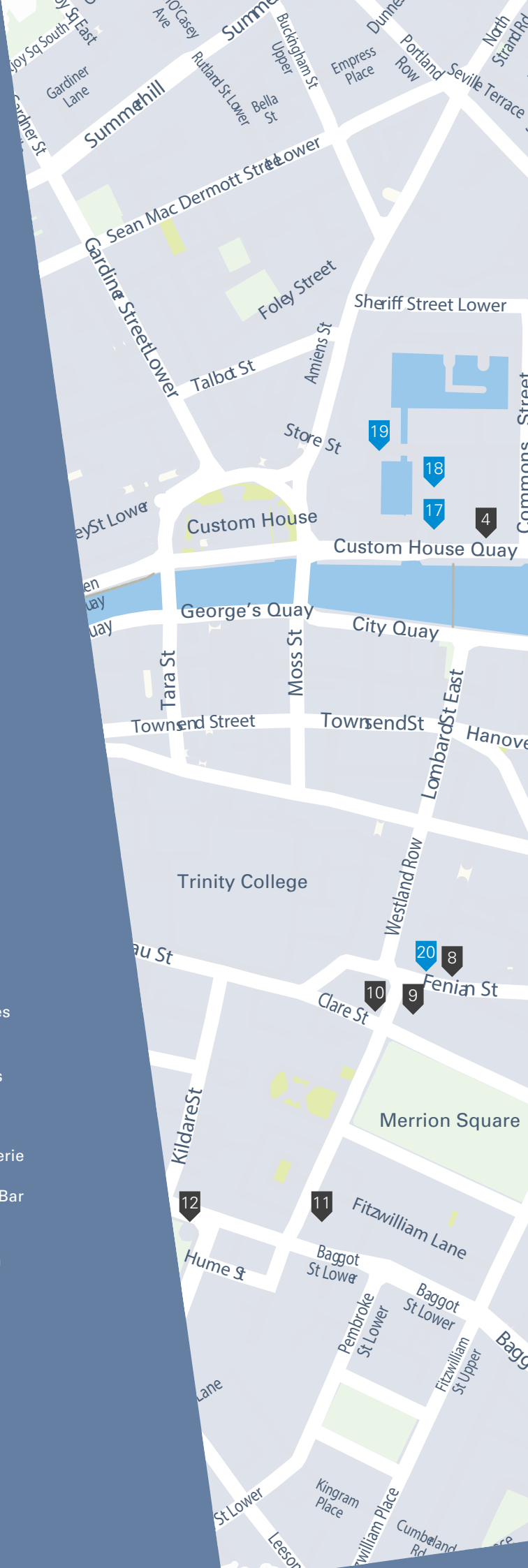
AN EXCELLENT LOCATION

Hotels

- 1 Gibson Hotel
- 2 Mayson Hotel
- 3 Spencer Hotel
- 4 Hilton Garden Inn
- 5 Marker Hotel
- 6 Clayton Hotel
- 7 Maldron Hotel
- 8 The Alex Hotel
- 9 Davenport Hotel
- 10 Mont Hotel
- 11 Merrion Hotel
- 12 Shelbourne Hotel

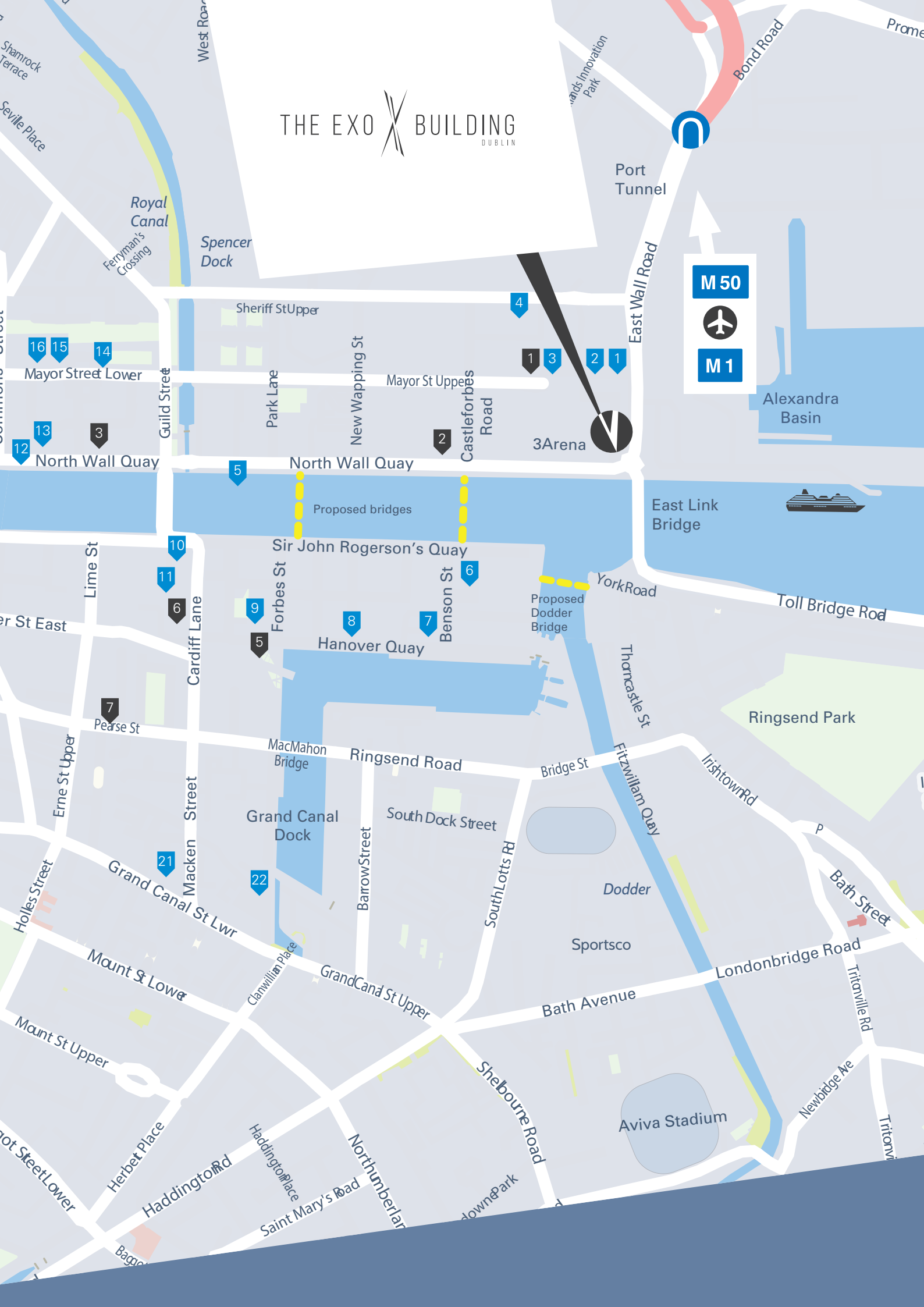
Bars & Restaurants

- | | |
|------------------------|-----------------------------------|
| 1 Eddie Rockets | 13 East Restaurant |
| 2 Starbucks | 14 Il Forno |
| 3 Coda Eatery | 15 Musashi Noodles & Sushi Bar |
| 4 The Green Room Bar | 16 Burritos & Blues |
| 5 MV Cill Airne | 17 Milanos |
| 6 Café Sora | 18 Ely Bar & Brasserie |
| 7 Pause Café Bistro | 19 Harbourmaster Bar & Restaurant |
| 8 Herbstreet Brasserie | 20 The Ginger Man |
| 9 Lolly & Cooks | 21 3fe |
| 10 Ferryman | 22 Osteria Lucio |
| 11 Vertigo Bar | |
| 12 J2 Grill & Sushi | |



THE EXO X BUILDING

DUBLIN



M 50



M 1

16 15 14

13 12 3

4 1 3 2 1

10 11 6

9 5

8 7

6

7

21

22

Ringsend Park

Sportsco

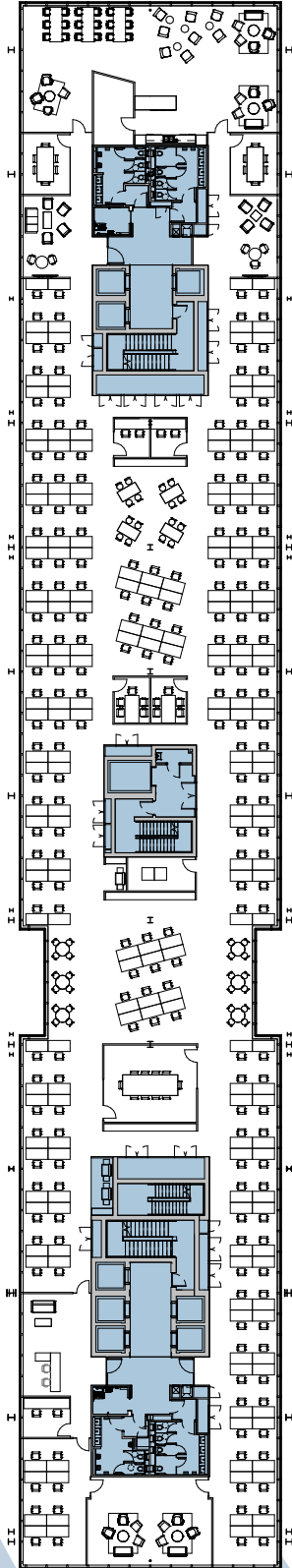
Aviva Stadium





FLOORS 1 - 3

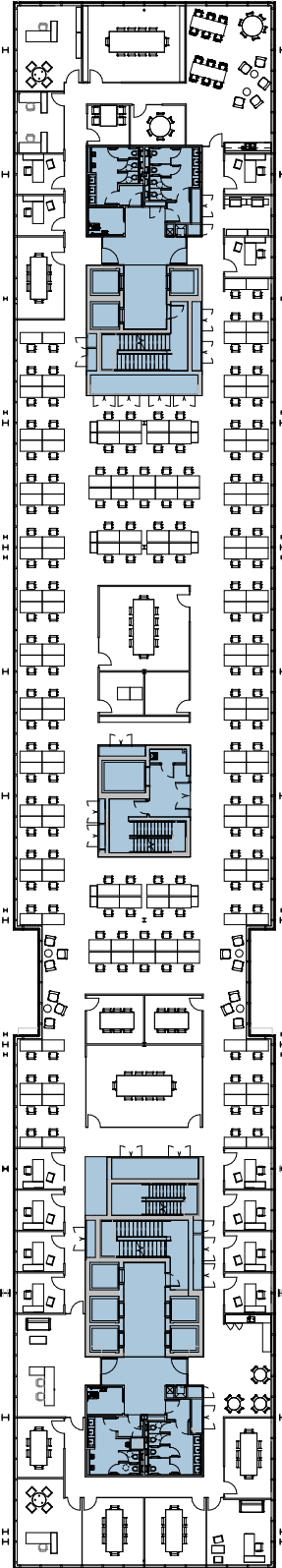
TECHNOLOGY
1:8 OCCUPANCY



208 Workstations

TOTAL 208

PROFESSIONAL
1:10 OCCUPANCY

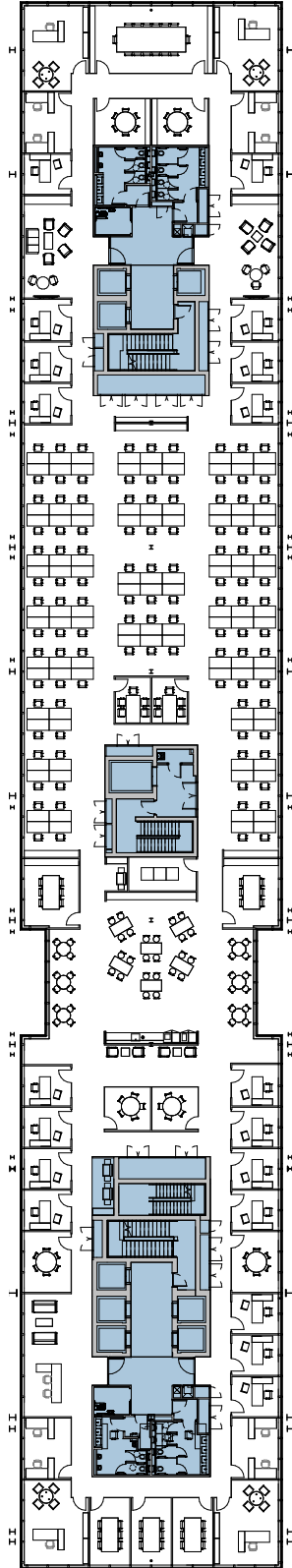


152 Workstations

17 Cellular office spaces

TOTAL 169

LEGAL
1:12 OCCUPANCY



108 Workstations

31 Cellular office spaces

TOTAL 139

* 1600x800 desk for open plan seating.

FLOORS 9-15



SPECIFICATION SUMMARY



High quality reception and common areas 2.9m floor to ceiling height, 3.43m on the penthouse floor



9 Destination controlled lifts, including goods lift



Raised access floors with 150mm floor zone



Roof Garden



LED lighting



Male and female toilets



Designed occupancy 1:8 sq m



Showers, lockers, changing facilities and drying room



4 pipe fan coil air conditioning



Ample secure basement car parking

THE TEAM

Funder

SW3 | CAPITAL



TRISTAN
CAPITAL PARTNERS

Joint Receivers

Stephen Tennant & Paul McCann



Grant Thornton

AGENTS

CBRE

ALAN MORAN

alan.moran@cbre.com

SAM DAUNT

sam.daunt@cbre.com

ROBERT MULCAIR

robert.mulcair@cbre.com

+353 1 618 5500

www.cbre.ie



ANDREW CUNNINGHAM

andrew.cunningham@savills.ie

SHANE DUFFY

shane.duffy@savills.ie

CONOR EGAN

conor.egan@savills.ie

+353 1 618 1300

www.savills.ie

THE EXO  BUILDING
DUBLIN