Redefining Dublin's Skyline

At the centre of Dublin's South Docklands, 2GCQ rises as a striking new address for global business. Surrounded by world-leading tech and financial firms, this 15-storey landmark sets a new benchmark for presence, prestige, and performance.

A landmark building

An icon in the making

Spanning 145,000 sq ft across 15 floors, 2GCQ offers one of the tallest vantage points in Dublin Docklands. Its striking glass façade and expansive floorplates create light-filled workspaces with panoramic city and waterfront views.

An exceptional workplace

145,000 sqft of Grade A workspace over 15 floors

360° panoramic views across Dublin

A defining landmark on Dublin's skyline

South Docklands address

Clubhouse-standard end-of-trip facilities

Landscaped 10th-floor roof terrace

Statement triple-height reception

Significant on-site renewable energy contribution

Striking double-height penthouse atrium

TARGET CREDENTIALS

WiredScore PLATINUM

U.S. GREEN BUILDING COUNCIL LEED PLATINUM USGBC

NET ZERO

CO_2

BER A2

NET ZERO CARBON 2030 (OPERATIONAL)
RIBA 2030 COMPLIANT FOR EMBODIED CARBON

A new standard in sustainability

This cutting-edge development establishes new standards for sustainability, energy efficiency, and employee wellbeing, combining advanced technology with strong ESG principles, setting the bar for others to follow.

TARGET CREDENTIALS

WiredScore PLATINUM

U.S. GREEN BUILDING COUNCIL LEED PLATINUM USGBC

NET ZERO

CO_2

BER A2

NET ZERO CARBON 2030 (OPERATIONAL)
RIBA 2030 COMPLIANT FOR EMBODIED CARBON

Powered for the future

40% of total energy requirement supplied by on-site renewable energy via solar and heat pump technologies.

Unrivalled waterfront views

RECEPTION & CAFÉ
The reception features a striking triple-height entrance with floor-to-ceiling glazing, walls lined in oak and marble, and terrazzo flooring, anchored by a marble desk. The café opens to the plaza, offers outdoor seating potential, and connects seamlessly through oak pivot doors.

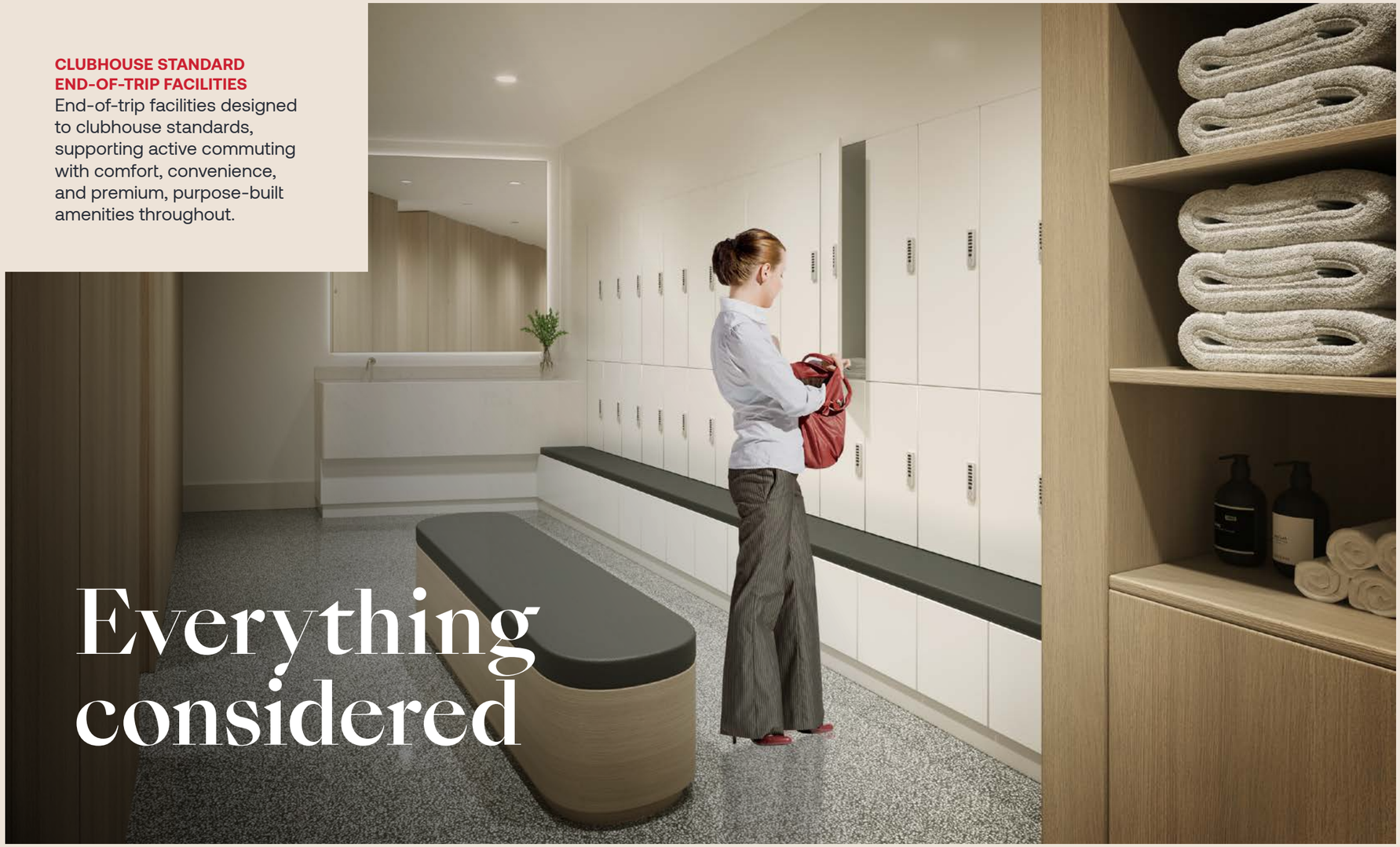
Making an entrance

Inspired at every level

See everywhere
from here

PENTHOUSE ATRIUM
The occupier-exclusive double-height penthouse atrium connects the top two floors with a feature spiral staircase. This breakout space offers panoramic Dublin city views, high-quality finishes like interior curtain walls and terrazzo flooring, and serves as a dynamic town hall area.

CLUBHOUSE STANDARD END-OF-TRIP FACILITIES
End-of-trip facilities designed to clubhouse standards, supporting active commuting with comfort, convenience, and premium, purpose-built amenities throughout.



Everything considered

240 secure basement bicycle parking spaces

14 visitor bicycle parking spaces at street level

4 e-bike charging points

Bike repair stand and pump

THE BUILDING

240 lockers in total

High-end facilities include showers, lockers, toilets, drying/airing cupboards, bespoke vanities and seating

Additional features: towel and steamer stations, hair dryers, and ample mirrors

Bicycle lift to basement from landscaped pedestrian walkway

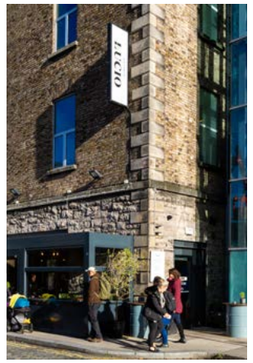
3 motorcycle parking spots

20 on-site car parking spaces, with 30 additional spaces available within 300m of the building

A COMMUNITY OF WORLD-CLASS LEADERS AND INNOVATORS
Dublin Docklands is Europe's fastest-growing business district, home to global leaders in tech, finance, and professional services. Fortune 500 companies and startups thrive alongside Trinity College Dublin's Innovation Portal, connecting research and enterprise.

Welcome to Dublin Docklands

A CENTRE FOR CULTURE AND LIFESTYLE
At the heart of the Docklands, Grand Canal Square is a vibrant hub for work and play. From the Bord Gáis Energy Theatre and The Lir Theatre to award-winning restaurants, cafés, and a lively waterfront, the square brings culture, leisure, and inspiration together in one iconic space.



From here to anywhere

With easy access to the M50 and Port Tunnel, Dublin Airport is just minutes away. Public transport options include the DART, LUAS and multiple bus routes, and the nearby Dublin bike station is a great option for short city journeys.

Bus
Numerous Dublin Bus stops
2 mins - on foot
Every 5-10 mins at peak

LUAS
Mayor Sq - 12 mins - on foot
Trinity - 15 mins - on foot
Every 5 mins at peak

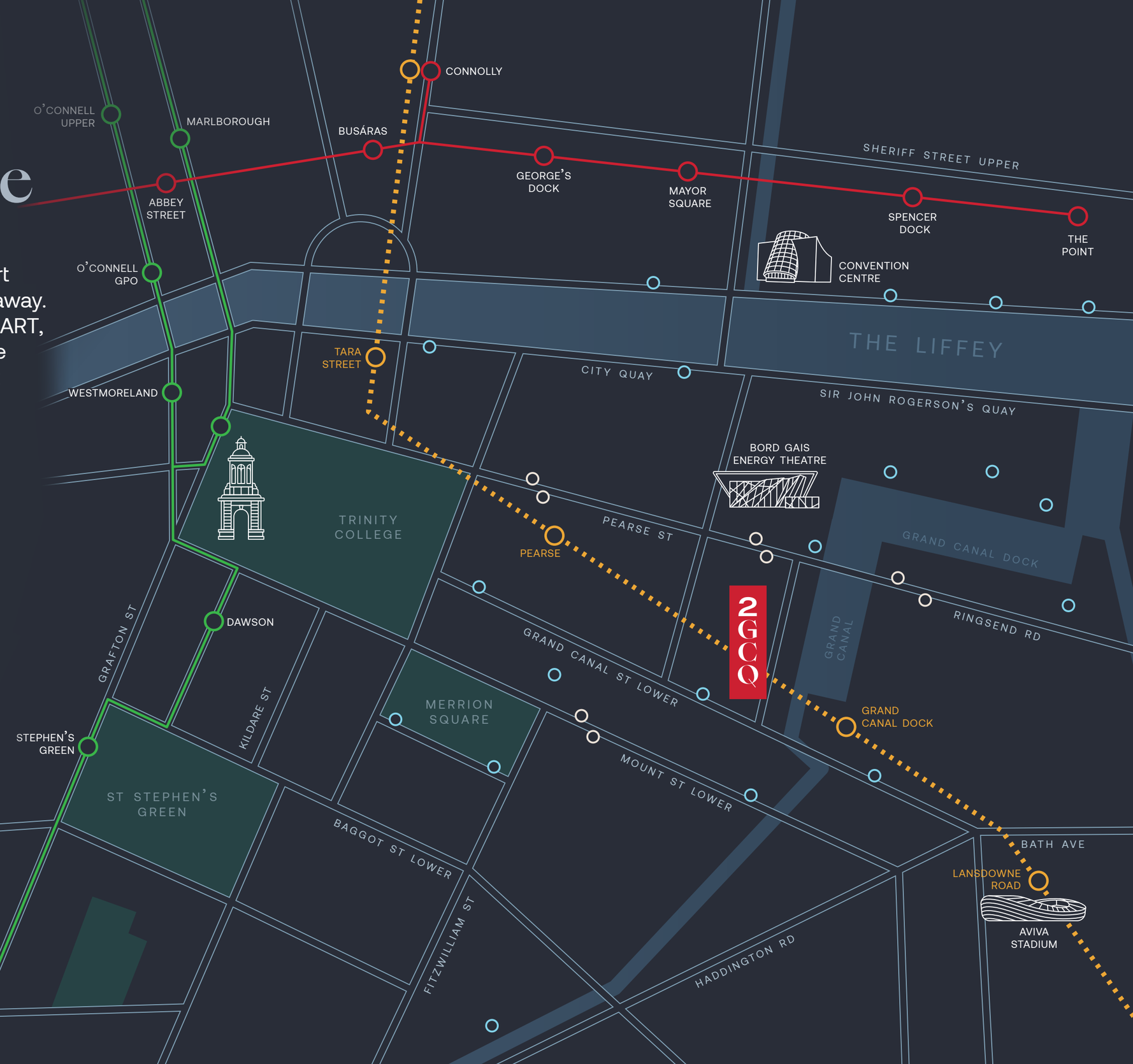
DART
Grand Canal Dock & Pearse St
5 mins & 11 mins - on foot
Every 10 mins at peak

Dublin International Airport
Via Port Tunnel
25 mins - by car

Taxi Access
Grand Canal Dock Station
5 mins - on foot
Public 24/7 taxi rank

Dublin Port Tunnel / M50
11 & 14 mins - by car

CONNECTIVITY & TRANSPORT



Where leadership lives

Surrounded by prestigious neighbours including the Convention Centre Dublin, major law firms, and global financial institutions, 2GCQ offers the opportunity to join an exclusive business community.

PROFESSIONAL SERVICES

1 Grant Thornton
2 Accenture
3 A&L Goodbody
4 William Fry
5 Dillon Eustace
6 McCann Fitzgerald
7 Beauchamps
8 PWC
9 Mason Hayes & Curran
10 Fragomen
11 Matheson

TMT

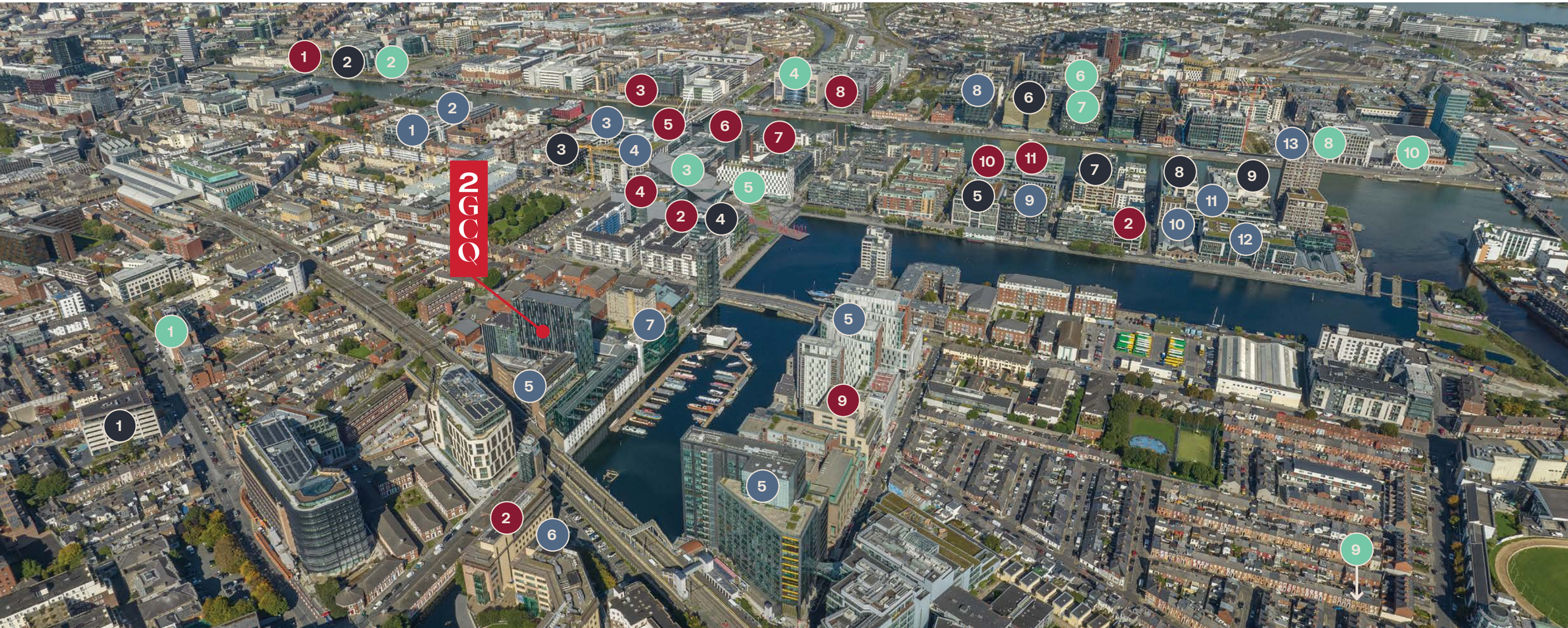
1 Zalando
2 Hubspot
3 Tenable
4 TikTok
5 Google
6 BT
7 Telnyx
8 Salesforce
9 Aptiv, DocuSign
10 Airbnb
11 Indeed
12 LogMeIn, Wix
13 Yahoo

FINANCIAL OCCUPIERS

1 Stripe
2 US Bank
3 BNY / Danske Bank
4 HSBC
5 The Irish Tax Institute
6 Central Bank
7 Rabobank
8 State Street
9 JP Morgan

OTHER

1 Perrigo
2 European Refreshments
3 Bord Gáis Energy Theatre
4 Convention Centre Dublin
5 The Marker Hotel
6 WeWork
7 NTMA
8 An Post
9 Gasworks
10 3Arena

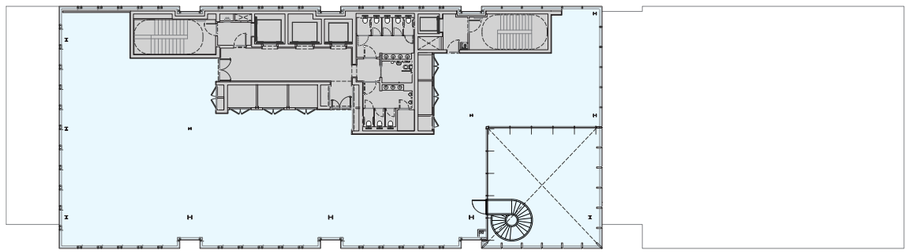


Schedule of accommodation

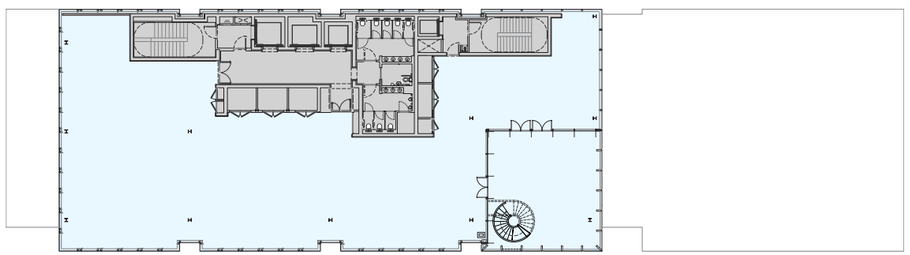
Floor	NIA Sq.Ft.
14th Floor	6,128
13th Floor	6,127
12th Floor	7,162
11th Floor	7,159
10th Floor	LET
9th Floor	LET
8th Floor	LET
7th Floor	LET
6th Floor	LET
5th Floor	LET
4th Floor	LET
3rd Floor	11,912
2nd Floor	8,698
1st Floor	8,676
Ground Floor	8,622*
Total Available Office Accommodation	**55,862**
Basement	19,677

*Including reception and cafe

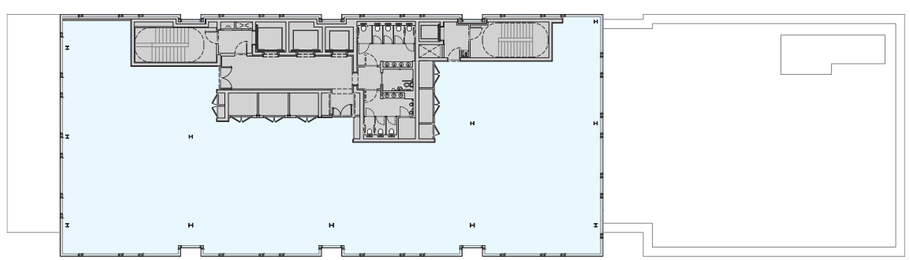
14th Floor



13th Floor

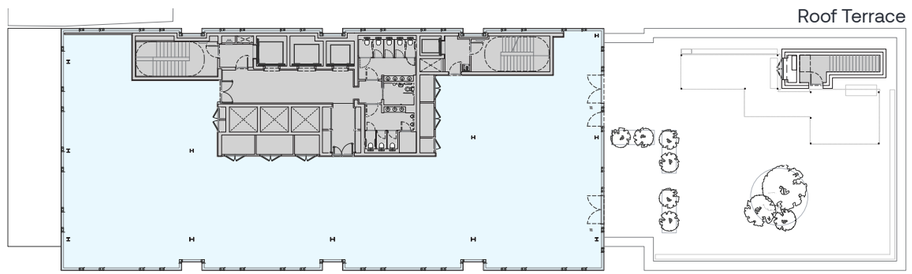


11th to 12th Floor

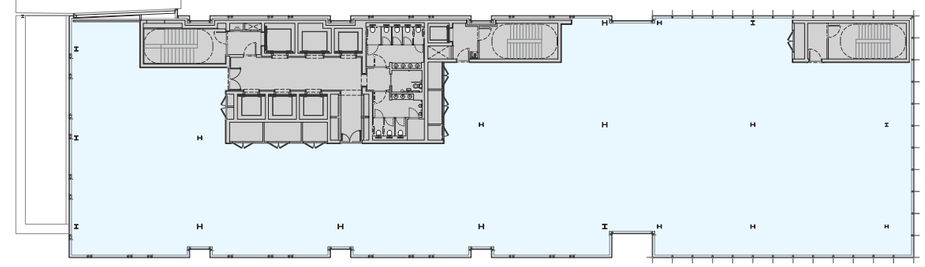


10th Floor

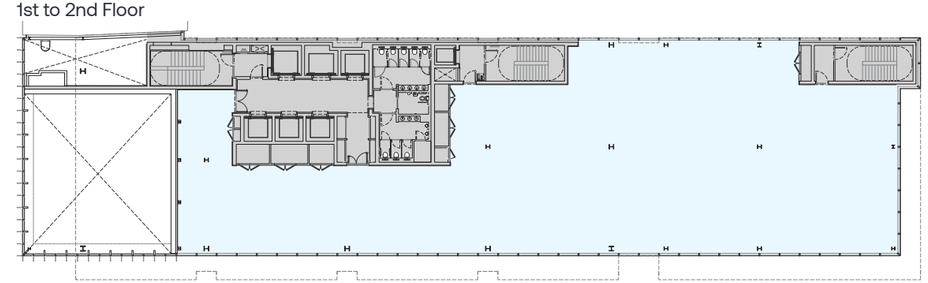
Roof Terrace



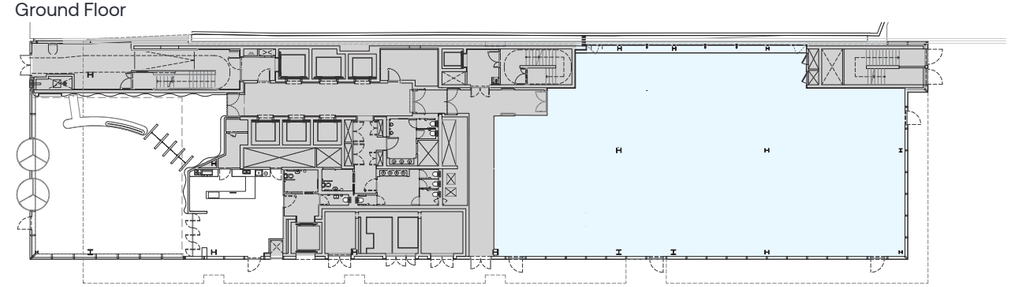
3rd to 9th Floor



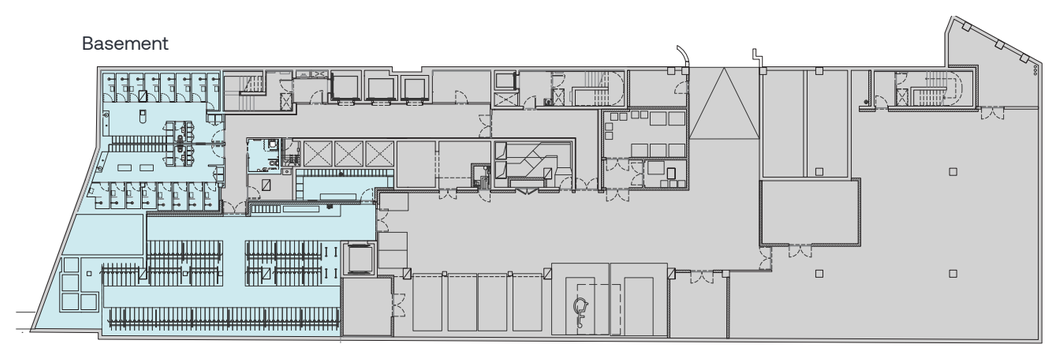
1st to 2nd Floor



Ground Floor

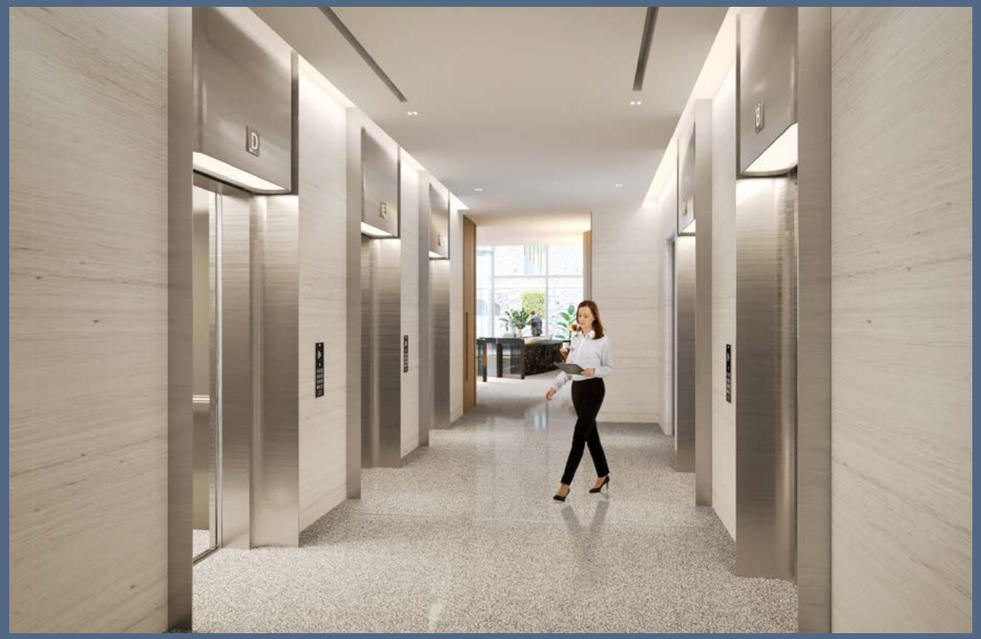


Basement



FLOORPLANS

Building Specification



GENERAL
Six passenger lifts
HVAC 4 pipe fan coil system
LED lighting
Cat A fit out

FACADE
Unitised glazing system.
Projecting glass fins to entrance hall and aluminium fins to rear block.

STRUCTURE
Piled foundations with concrete pile caps and ground beams.
Insitu concrete structure from basement to ground floor podium level.
Steel framed structure from ground to roof level.
Composite steel / concrete floor slabs.
Insitu concrete cores.

EXTERIOR LANDSCAPE
Granite pavers and sets.
Powder coated aluminium planter boxes. Timber benches.
Landscape design with lush planting and trees. Feature lighting.
Steel pergola structure with hardwood battens and glass screen at roof terrace.

LIFTS
6 No. Kone passenger lifts including 1 No. passenger/goods lift. Operated via Kone lift destination control system.
Ceiling: Painted metal ceiling, recessed downlights.
Walls: Stainless steel, half-height mirror to rear wall, black handrails.
Floor: Poured terrazzo.

1 No. Kone fire-fighting lift.
1 No. Kone bike lift.
Ceiling: Painted metal ceiling, recessed downlights.
Walls: Stainless steel, half-height mirror to rear wall, black handrails.
Floor: Rubber flooring.

STAIRS
Insitu concrete landings with precast flights. Painted mild steel balustrade and steel handrails. Wall mounted light fixtures.
Stair 01: Ceramic floor tile. Plasterboard lining to walls and ceilings.
Stair 02 + 03: Painted floor concrete. Skimmed and painted wall finish.

INTERIOR - LANDLORD

RECEPTION
Ceiling: Acoustic plasterboard. Feature lighting.
Walls: Curved oak veneered wall panels at base. Serpeggiante marble panels above. 20mm thick.
Floor: Poured terrazzo.
Reception desk: Marquina marble with stainless steel details.
Matwell: Forbo, Tuftiguard Classic. Aluminium scraper bars. Buff insert.
Turnstiles: Kone KT1000 half-height sensor barriers. Integrated with Kone lift destination control system.

LIFT LOBBIES
Ceiling: Painted plasterboard. Recessed light fittings.
Walls: Full height Serpeggiante marble wall panels. 20mm thick.
Floor: Terrazzo floor tile. 20mm thick.
Lift Architrave: Full height stainless steel lift architrave with integrated stainless steel light box.

TOILETS
Ceiling: Painted plasterboard ceiling. Recessed light fittings.
Walls: Silestone wall tile and vanity surround. Ceramic wall tile in accessible toilet, toilet cubicle and at urinals. Full height mirrors.
Floor: Terrazzo floor tile. 20mm thick.
Cubicles: Full height Venesta Unity toilet partitions. High-pressure laminate. Back painted glass IPS panel system behind wall-hung WCs.
Vanity: Bespoke Silestone vanity. Mirrored upper cabinets with integrated light fixtures concealing behind-mirror hand dryer and soap dispenser. Touch-free, wall mounted taps and undercounter sinks.

DOORS
Lift Lobbies: Steel frame doors with clear glass. Stainless steel pull handles.
Toilets: Solid core oak veneer doors. Oak frame. Stainless steel pull handles.
General Access: Solid core oak veneer doors with clear glass panel. Oak frame. Stainless steel pull handles.
Risers: Paint grade flush doors and frame.

ACCESSIBLE SHOWER/WC
Ceiling: Painted plasterboard ceiling. Recessed light fittings.
Walls: Ceramic wall tile. Full height mirror.
Floor: Terrazzo floor tile. 20mm thick. Mosaic floor tile at shower.

MALE & FEMALE SHOWERS
Ceiling: Painted plasterboard. Recessed light fittings.
Walls: Painted plasterboard with silestone skirting. Full height mirror.
Floor: Terrazzo floor tile. 20mm thick.
Vanity: Bespoke Silestone vanity with veneered panel base. Wall mounted tap and under mount sink. Mirror with stainless steel frame and concealed lighting.
Lockers: Double tiered locker with bench seat and concealed shoe storage locker.
Towel Station: Multi compartment, joinery unit.
Airing Station: Airing cupboard with mechanical extraction.

SHOWER CUBICLES
Ceiling: Painted plasterboard. Recessed light fittings.
Walls: Ceramic wall tile. Full height mirror.
Floor: Mosaic floor tile.
Cubicle: Full height shower cubicle front and doors. High-pressure laminate.
Shower Screen: Frameless glass screen.

SHOWERS WCS
Ceiling: Painted plasterboard ceiling. Recessed light fittings.
Walls: Ceramic wall tile. IPS panel system behind wall-hung WCs.
Floor: Terrazzo floor tile. 20mm thick.
Cubicle: Full height doors and pilasters.

LOCKER ROOM
Ceiling: Painted plasterboard ceiling. Recessed light fittings.
Walls: Painted plasterboard with silestone skirting. Full height mirror.
Floor: Terrazzo floor tile. 20mm thick.
Lockers: Two-high lockers.
Airing Station: As per male and female showers.
Vanity: Bespoke Silestone vanity with veneered panel base. Panel base and mirror above.

BIKE PARKING
Ceiling: Exposed services. Suspended lighting.
Walls: Painted plasterboard walls, painted timber skirtings. Sealed concrete. Rendered insulation.
Floor: Painted concrete slab.
Equipment: Turvec two-tier bike racks. Sheffield bike stands. Bike repair stand and pump. E-bike charging points.

INTERIOR - TENANT

CAT A OFFICE SPACE
Ceiling: SAS 130 suspended ceiling system with 600 x 600mm perforated metal acoustic ceiling tile. Recessed light fittings.
Walls: Painted plasterboard walls, painted timber skirtings.
Floor: 600 x 600mm Kingspan RMG600 Simploc raised access floor. Overall depth including future floor finish 150mm.

PENTHOUSE ATRIUM
Ceiling: Acoustic plasterboard. Recessed feature light fittings.
Walls: Interior glazed curtain wall system.
Floor: Terrazzo floor tile. 20mm thick.
Spiral stairs: Steel stair structure. Skimmed and painted plasterboard balustrade. Oak clad risers and treads. Steel handrail.

M&E SPECIFICATION

MECHANICAL

AIR
OFFICE VENTILATION
Fresh air to the building will be provided by high efficiency air handling units (AHU) with heat recovery. The AHUs are located at the lower level for the levels up to 8th floor, and roof level serving the remaining levels up to 14th floor. The AHUs incorporate high efficiency fans, heat recovery sections, heating and cooling coils, filters and attenuators to reduce noise levels.

Fresh air is to be supplied to the office areas at a rate of 12 l/s/p at an occupancy of 1 person/ 8 sq.m. to the tenant areas. Office AHUs are to be controlled via CO2 sensors to optimise energy consumption and for compliance with NZEB standards.

TOILET VENTILATION
10 air changes per hour with dedicated air handling units.

CAR PARK VENTILATION
Car park ventilation is mechanical with induction fan assistance with back-up power from Life Safety Generator.

HEATING & COOLING
PRIMARY HEATING & COOLING SYSTEM
Space heating & cooling is to be provided throughout the development via high efficiency multi-function air source heat pumps (ASHP's). The heat pumps are to be located at roof level.

AIR CONDITIONING SYSTEMS
4-pipe waterside control fan coil units (FCU) will provide heating and cooling within the offices, reception and central core lift lobbies. Energy meters are to be installed within the tenant areas on each floor.

WATER
Cold Water Storage: 45 litres per person.
Occupancy Density 1 person/8 sq.m.
Cold water will be distributed throughout the building via a variable speed booster pump.
A metered mains water connection will be provided to the tenant areas on each floor for future connection of tenant tea stations/coffee docks etc.
Hot water will be generated by heat pumps, stored within stainless steel dual coil calorifiers and distributed throughout the building to serve sanitaryware.
Water consumption will be monitored via the BMS.

SANITARY WASTE AND VENT SYSTEMS
The above ground soils and waste system is to be a primary ventilated system. Sanitaryware and appliances shall be connected to local stub stacks or soil vent pipes (SVP's) which rise vertically through the buildings. All soil stacks are to be vented to atmosphere at roof level and offset at high level in basement for connection to the public sewer. Each tenancy will be provided with an SVP stack connection per floor to allow for the fit-out of tea stations etc.

FIRE PROTECTION / FIRE ALARM
Wet risers. Centralised sprinkler system to cover all levels and areas.
Mechanical smoke shaft system to serve each escape stairs (2 systems).
Passive fire rated ductwork to serve protected lobbies and bin stores.
Addressable fire alarm system with main fire alarm panel in reception.

ELECTRICAL SERVICES

LOAD DENSITIES
- Office Lighting: 5 W/sq. m.
- Office General Services sockets and small power: 30W/sq.m. Load density of 1 person / 8 sq.m.
- Occupancy and lighting loads may vary to match the final fit-out layout

POWER
ELECTRICAL MAIN POWER SERVICE
An ESB medium voltage (MV) supply has been brought to the low voltage (LV) sub-station by the ESB from Grand Canal Quay. There will be a single metered landlord supply, provided and metered at MV. The landlord supply will service the landlord areas on each floor, as well as provide power to all mechanical plant utilities within the building. A dedicated MV meter room will be provided to act as the interface between landlord equipment and ESB MV supply, and as such will be accessible to ESB personnel from outside the building. There will be multiple metered tenant supplies, provided and metered at LV. Each metered tenant supply will service one office space per floor.

DISTRIBUTION
The electrical distribution system shall be divided between landlord and tenant services with the landlord system serving all primary plant and common areas. The tenant supplies will serve only the services in the tenant's demise including any dedicated air conditioning systems. LV switchboards will be located in the basement switch room.

Switchboards will be constructed to allow flexible metering arrangements to meet tenants occupancy arrangements. Each floor will be provided with a tenant distribution board which will serve their local general lighting, local general services via under floor power tracks, and local mechanical services such as fan coil units.

GENERATOR
There will be a landlord generator which provides secondary power supply to firefighting and life safety systems such as lifts, smoke ventilation and sprinkler systems.

SOLAR PANELS
A rooftop array of photovoltaic solar panels will be provided feeding into the landlord LV distribution system.

LIGHTING
All luminaires will be low energy LED type. Lighting will be controlled by an intelligent lighting control system utilising a combination of movement sensors with daylighting sensing and on/off switches. Emergency lighting, including exit signs, will be provided. Lighting levels as described below.
- Office areas: 350 Lux
- Circulation: 200 Lux
- Car Parks: 200 Lux

TELEPHONE/DATA COMMUNICATIONS
There will be two separate providers into the building, BT and EIR, with fibre to the cabinet. There are separate entry points into the building along Grand Canal Quay with connections to both the basement and ground floor comms room. Dedicated containment for vertical distribution voice / data cabling will be provided within risers.

SECURITY SYSTEM
A comprehensive security system will be provided comprising of building entry access control, lobby turnstile system linked to destination control system for the lift, intruder alarm system and CCTV cameras. Digital IP based CCTV cameras are being provided to cover all façade entry points, reception lobby, lift lobbies on all floors, basement bike store, bin store and car parking areas. Glass break detectors will be provided to all areas on the ground floor. Panels for the security system will be located at reception while facilities for remote monitoring will be provided also.

BUILDING ENERGY MANAGEMENT SYSTEM
The building will be controlled by a Building Energy Management System (BEMS). The BEMS will be fully automatic and linked to a modem for external monitoring. The system will automatically control the air conditioning system and will have energy monitoring and targeting facilities.

SUSTAINABILITY - TARGET CREDENTIALS
- Building Energy rating BER A2
- LEED v4 Platinum
- WiredScore Platinum
- Net zero carbon 2030 (operational)
- RIBA 2030 compliant for embodied carbon

STANDARDS
The mechanical and electrical services installations will be designed to the following standards:
- Current Irish Building Regulations
- CIBSE Design Guide
- I.S. 10101 – National Rules for Electrical Installations
- I.S. 3217:2023 – Emergency Lighting
- I.S. 3218:2024 – Fire Detection and Alarm Systems
- SEAI Energy Efficiency Regulations
- Safety, Health and Welfare Act
- Irish Building Regulation Current Technical Guidance documents (TGDs)
- All relevant Irish Standards and Codes of Practice.

ADDITIONAL
Lightning protection system in accordance with IS EN 62305.
Earthing system in accordance with the ETCI Rules.

DEVELOPER

Jongers Ltd

LETTING AGENTS

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