

CAMDEN NEW CAMDEN

PRIME CITY CENTRE
DEVELOPMENT
OPPORTUNITY

CBRE



Grant Thornton

A HQ CAMPUS DESIGNED FOR THE CITY

Camden Yard is a fully permitted, partially built campus in the heart of Dublin City offering a mix of offices, residential and retail uses.



VIEW
Elevation of Camden Yard

WORKS UNDERTAKEN

A significant amount of work has already been undertaken by the previous developer of the overall permitted development. Works commenced in February 2022 and were suspended in June 2024, when the site was put into care and maintenance.

The bulk dig and the reinforced concrete frame for the basement have been completed to date. The entirety of the scheme is at podium level, with Blocks 1, 2 & 3 currently at 3 storey level. Block 4 is at podium level, while the residential blocks are delivered to first floor level.








EXPAND YOUR BUSINESS CIRCLE

1. The National Archives
2. TUD Aungier Street
3. Camden Street
4. Qorvo
5. Daft
6. Squarespace / Brightflag
7. One Le Pole – Etsy
Atlantia / Liberty IT
8. Chief State Solicitors
9. St. Patrick's Park
10. St. Patrick's Cathedral
11. Dublin City Council HQ
12. Intercom
13. Royal College of Surgeons
14. Byrne Wallace
15. Tom Phillips Associates
16. Harcourt Square
17. Iveagh Gardens
18. Kennedy Wilson
19. AerCap
20. St. Stephen's Green
21. IPUT
22. 20 Kildare St – Dentons
Davidson Kempner
Aircastle / Ara Advisors
23. 40 Molesworth - DLA Piper
24. AIB Head Office
25. One Molesworth - Barclays
TD Securities
Simmons & Simmons
26. 9 – 12 Dawson St Goodbody Stockbrokers
27. Davy House
28. 60 Dawson St Service Now
Renaissance Re / Pinterest
29. Grafton Street
30. Trinity College
31. Central Plaza
32. IFSC
33. Convention Centre
34. Salesforce Tower
35. Central Bank of Ireland
36. Dublin Docklands



BE SPOILT FOR CHOICE WITH TRANSPORT SERVICES

Camden Yard is easily accessible via numerous public transport options including bus routes and the LUAS. The area is within walking distance of key city centre amenities, such as shops, bars and restaurants, making it a convenient location for both residents and employees.

	Dublinbikes	1 min. walk
	Dublin Bus	1 min. walk
	Luas Green Line	5 min. walk
	Aircoach	8 min. walk
	DART	8 min. cycle
	Future Metro Station	10 min. walk
	Airport	30 min. drive



AT THE HEART OF IT ALL

ALL AMENITIES WITHIN 5 MINUTES WALKING DISTANCE

HOTELS

- 1. The Green Hotel
- 2. Russell Court Hotel
- 3. Iveagh Garden Hotel
- 4. The Dean Dublin
- 5. The Camden Court

RESTAURANTS

- 6. John O'Dwyers
- 7. Las Tapas De Lola
- 8. Opium
- 9. Di Luca
- 10. Sophie's Restaurant, Bar & Terrace
- 11. The 1900
- 12. Camden Kitchen
- 13. Hang Dai
- 14. Delahunt
- 15. Pickle

CAFÉS & EATERIES

- 16. Goose on the Loose
- 17. Green Bench Café
- 18. Café Nero
- 19. Neon Asian Street Food
- 20. Ebb & Flow
- 21. Bunsen
- 22. Spezzatura

WELLNESS & LIFESTYLE

- 23. Live & Breathe Pilates
- 24. Icon Health Club
- 25. Penny Farthing Cycles
- 26. Camden Court Leisure Centre
- 27. Lighthouse Montessori
- 28. CrossFit Navitas
- 29. Aungier Street Medical Centre

BARS

- 30. The Landmark
- 31. Against the Grain
- 32. Whelan's
- 33. Ryan's
- 34. Jimmy Rabbittes
- 35. Devitt's
- 36. Flannery's
- 37. The Bleeding Horse
- 38. Cassidy's

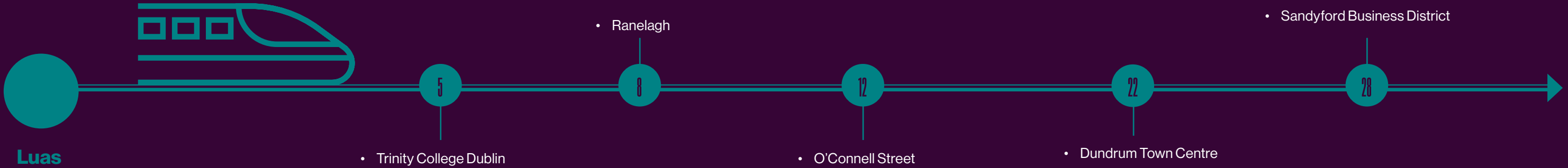
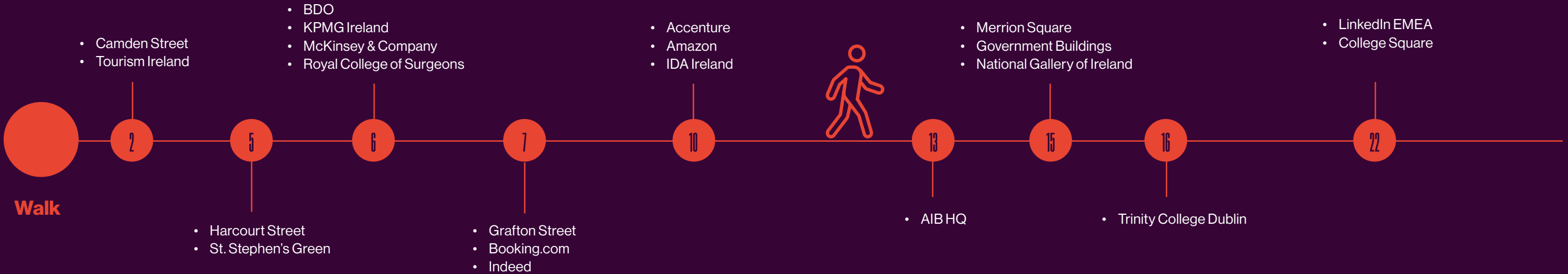
SUPERMARKETS

- 39. Listons
- 40. Fresh



IDEALLY PLACED NEAR REPUTABLE EMPLOYERS

Distances calculated in minutes



THE CONVENIENCE OF A CAMPUS

3.6 ACRE CAMPUS



407,300 SQ FT
of office space in 4 blocks



ONE ACRE



of open space & access to St. Kevin's Park



10,000 SQ FT
of rooftop terraces



1,700

bike spaces

161

car parking
spaces

TWO

dedicated bike
ramps and lifts

52

shower units

299

APARTMENTS IN TWO BLOCKS

350m

from St. Stephen's
Green

600m

from Luas
Station

15

Dublin Bus routes
at your door



Public library

with exhibition space
at Camden Yard



Onsite

restaurant and coffee
bars for socialising



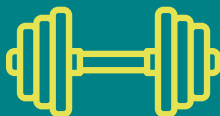
CRÈCHE

on campus at
Camden Yard



EIGHT

Wellness and lifestyle
amenities within 5 mins



TWENTY SEVEN

Cafés & eateries
within 5 mins



PLAN FOR THE FUTURE

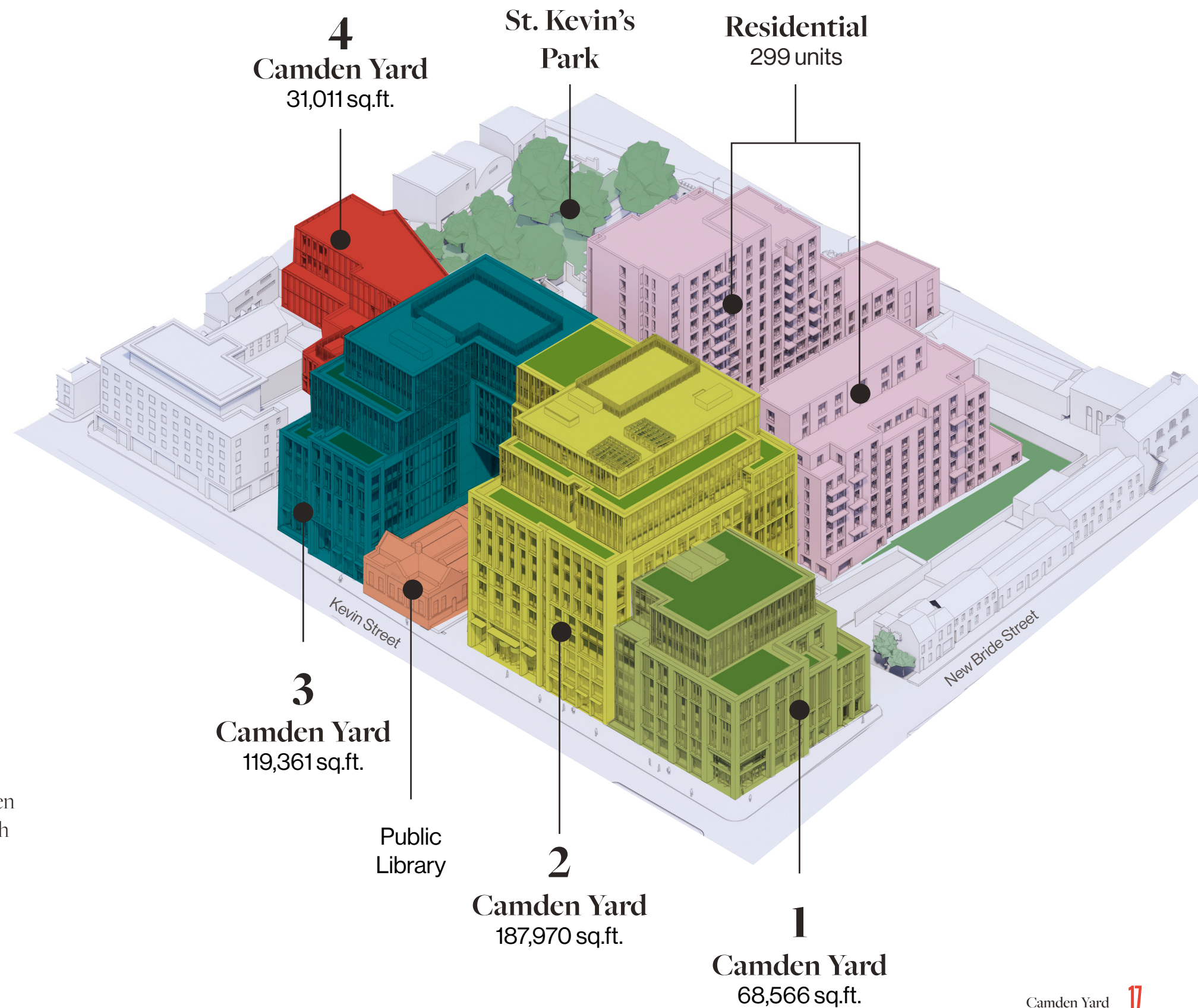
with 407,300 sq ft of campus office space and 299 luxury BTR units.

Located 350 metres from St. Stephen's Green close to the intersection of Wexford Street and Cuffe Street, Camden Yard will offer four HQ office blocks and two residential buildings set on 3.6 acres with incredible views.

An exemplar in sustainability with NZEB standards, the reduced carbon footprint will provide you a smart campus with future-proofed office spaces that can comfortably accommodate a workforce of 4,000 people.

The permitted scheme also provides for the delivery of a new luxury residential development set to grace the most desirable part of Dublin city centre, perfectly located between the cosmopolitan St. Stephen's Green and the colourful Grand Canal.

The masterful blend of cultural spaces, retail, green outdoor areas, apartments and eateries along with the proposed landscaped areas will bring a 24/7 vibrancy, energising anyone who lives, works or socialises at Camden Yard.



CAMDEN YARD SITE MAP

Masterplanned for maximum operational efficiency, the permitted buildings will interconnect to give even the largest multinational a more seamless experience, enabling staff to collaborate more effectively. Undoubtedly, one of the most impressive features of Camden Yard that few other developments in the capital can match.



LEADING THE WAY FOR SUSTAINABILITY

Camden Yard can be designed to meet the demands of new workplace layouts following the Covid-19 pandemic. The development will feature high energy efficiency, advanced digital connectivity and wellness standards.

Camden Yard aims to create world-class workspaces focused on enhancing the health and wellbeing.

Generous interiors with circadian lighting highlight an inherent understanding of the environmental factors that benefit people at work, while vibrant rooftop terraces and public spaces ensure safer collaboration, giving your staff greater peace of mind.

At every opportunity, Camden Yard will make nature part of the campus experience. Respecting the benefits of biophilic design, St. Kevin's Park will be nearly integrated, giving this versatile development a sense of place with this local landmark.

VIEW

Recreational areas, coffee bars and casual meeting spaces



OFFICE SPECIFICATION

Camden Yard is designed to exceed the expectations of today's modern office occupier and address their future needs.

The proposed development will include four distinct receptions, Grade A office specification throughout and highly efficient and adaptable floor plates. A total of 100 car parking spaces will be designated to the commercial space.

Block 2 & 3 will be integrated via a link bridge to the rear / above the Kevin Street library from third to ninth floor levels.

Each office building is designed to cater for open plan and cellular layouts with walkways and breakout areas to facilitate greater interaction.



FLOORPLANS

SCHEDULE AREA

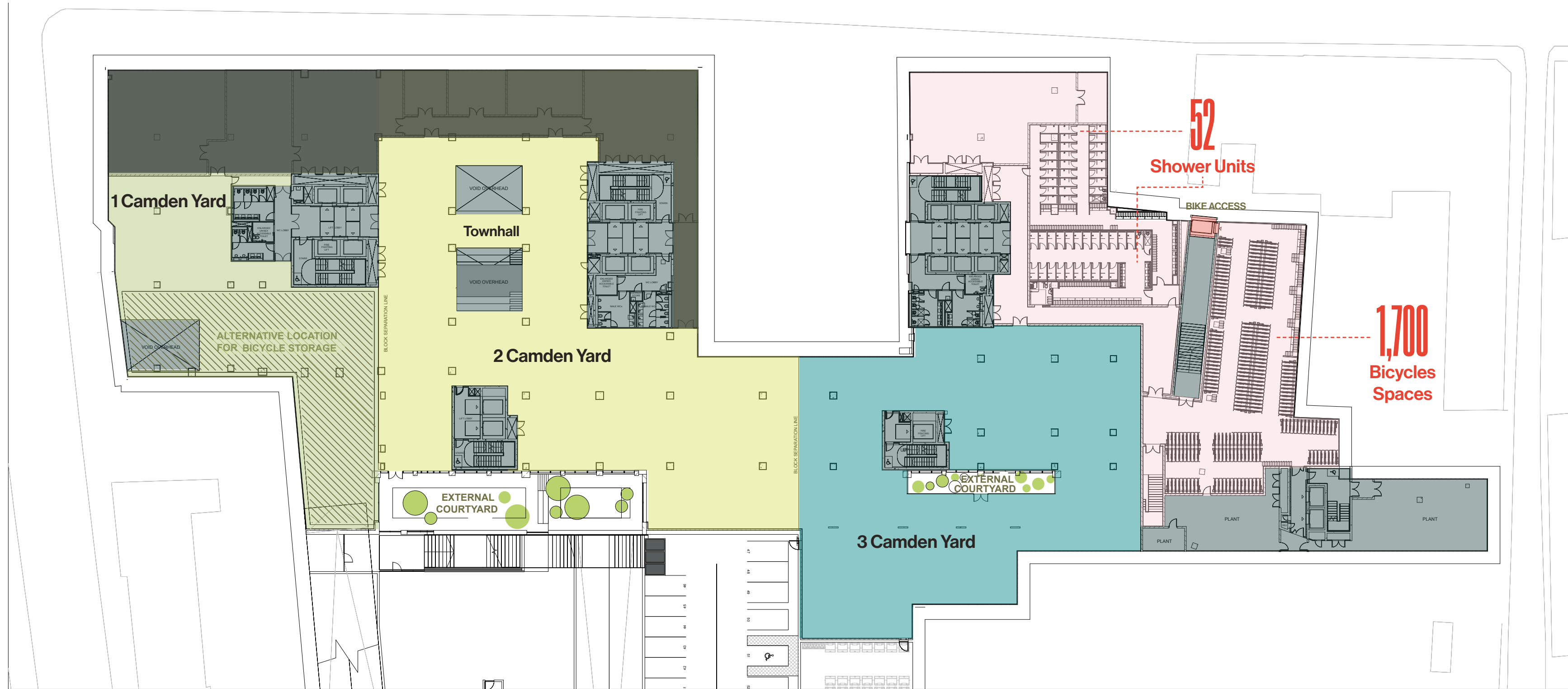
1 Camden Yard	NFA	
Floor	sq m	sq ft
Lower Ground	757	8,148
Ground	826	8,891
First	1,012	10,893
Second	1,025	11,033
Third	963	10,366
Fourth	857	9,225
Fifth	465	5,005
Sixth	465	5,005
Seventh	-	-
Eighth	-	-
Ninth	-	-
Tenth	-	-
TOTAL	6,370	68,566

All of the above are approximate Net Internal Floor areas.

2 Camden Yard	NFA	
Floor	sq m	sq ft
Lower Ground	1,481	15,941
Ground	1,322	14,230
First	1,255	13,509
Second	1,422	15,306
Third	1,655	17,814
Fourth	1,672	17,997
Fifth	1,764	18,988
Sixth	1,763	18,977
Seventh	1,769	19,041
Eighth	1,388	14,940
Ninth	1,318	14,187
Tenth	654	7,040
TOTAL	17,463	187,970

3 Camden Yard	NFA	
Floor	sq m	sq ft
Lower Ground	1,115	12,002
Ground	888	9,558
First	951	10,236
Second	1,254	13,498
Third	1,179	12,691
Fourth	1,181	12,712
Fifth	1,186	12,766
Sixth	978	10,527
Seventh	979	10,538
Eighth	689	7,416
Ninth	689	7,416
Tenth	-	-
TOTAL	11,089	119,361

4 Camden Yard	NFA	
Floor	sq m	sq ft
Lower Ground	-	-
Ground	-	-
First	855	9,203
Second	813	8,751
Third	813	8,751
Fourth	400	4,306
Fifth	-	-
Sixth	-	-
Seventh	-	-
Eighth	-	-
Ninth	-	-
Tenth	-	-
TOTAL	2,881	31,011



The above floor plans are not to scale and for indicative purposes only.

GROUND FLOOR



The above floor plans are not to scale and for indicative purposes only.

FIRST FLOOR



The above floor plans are not to scale and for indicative purposes only.

SECOND FLOOR



The above floor plans are not to scale and for indicative purposes only.

THIRD
FLOOR



The above floor plans are not to scale and for indicative purposes only.

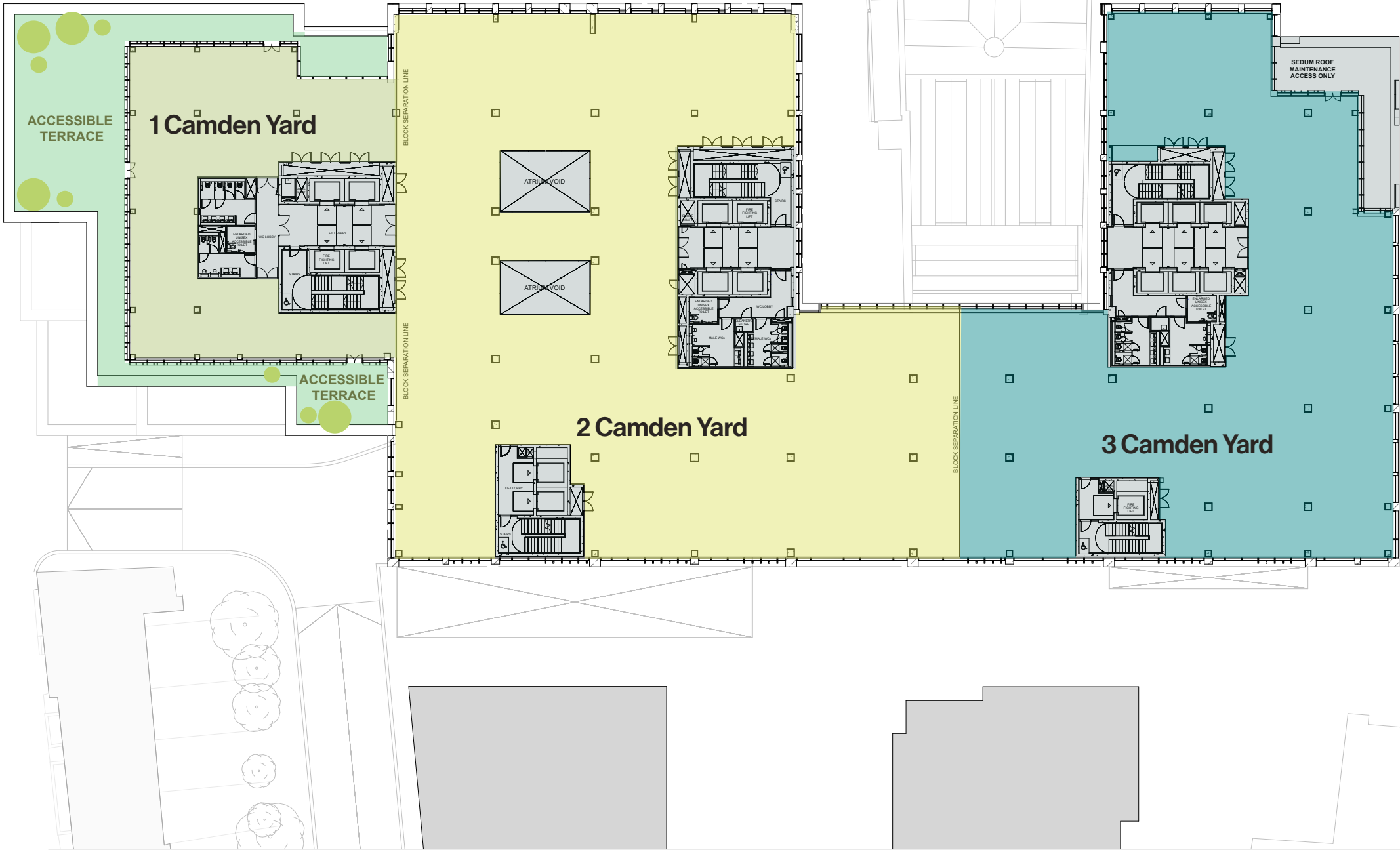
FOURTH
FLOOR



The above floor plans are not to scale and for indicative purposes only.

FIFTH FLOOR

New Bride Street



Liberty Lane

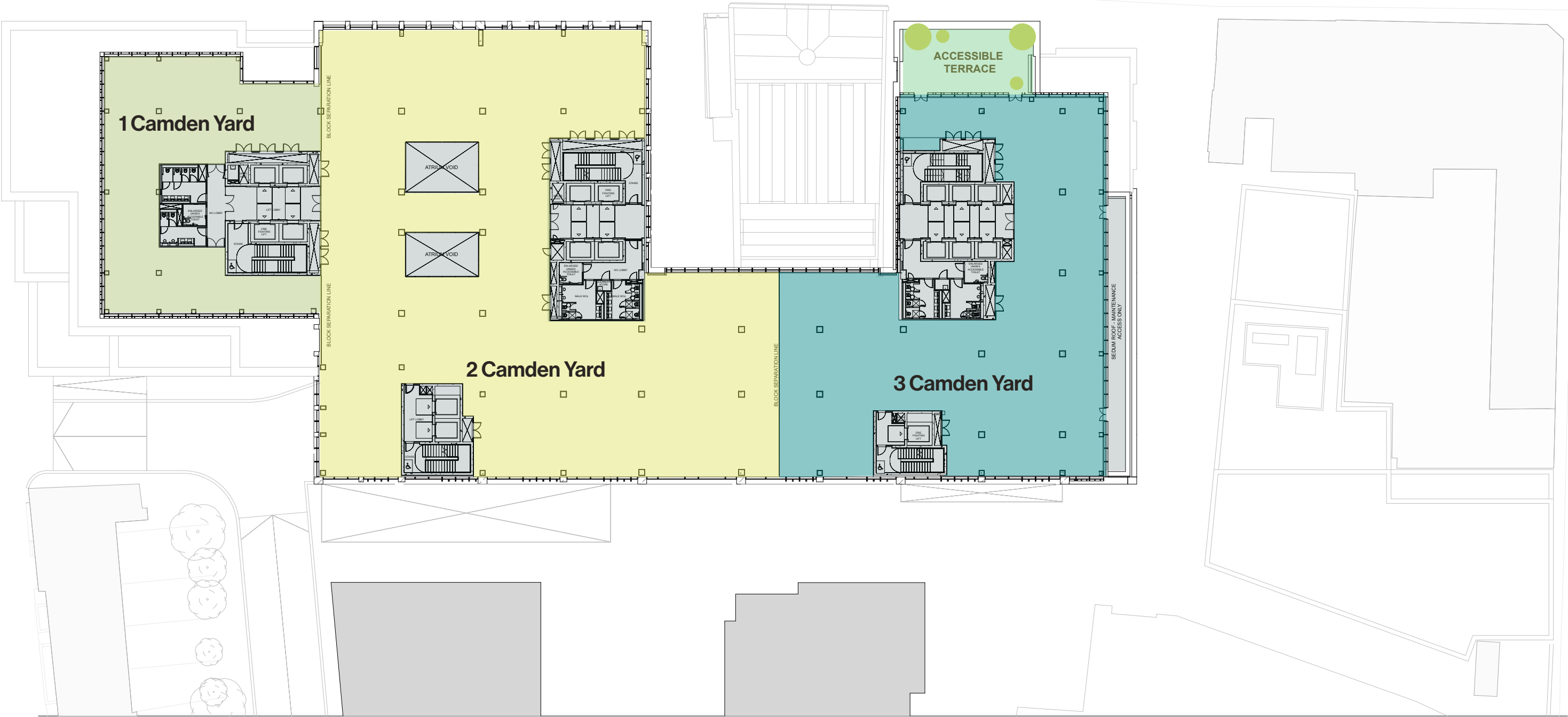
The above floor plans are not to scale and for indicative purposes only.

SIXTH FLOOR

New Bride Street

Kevin Street

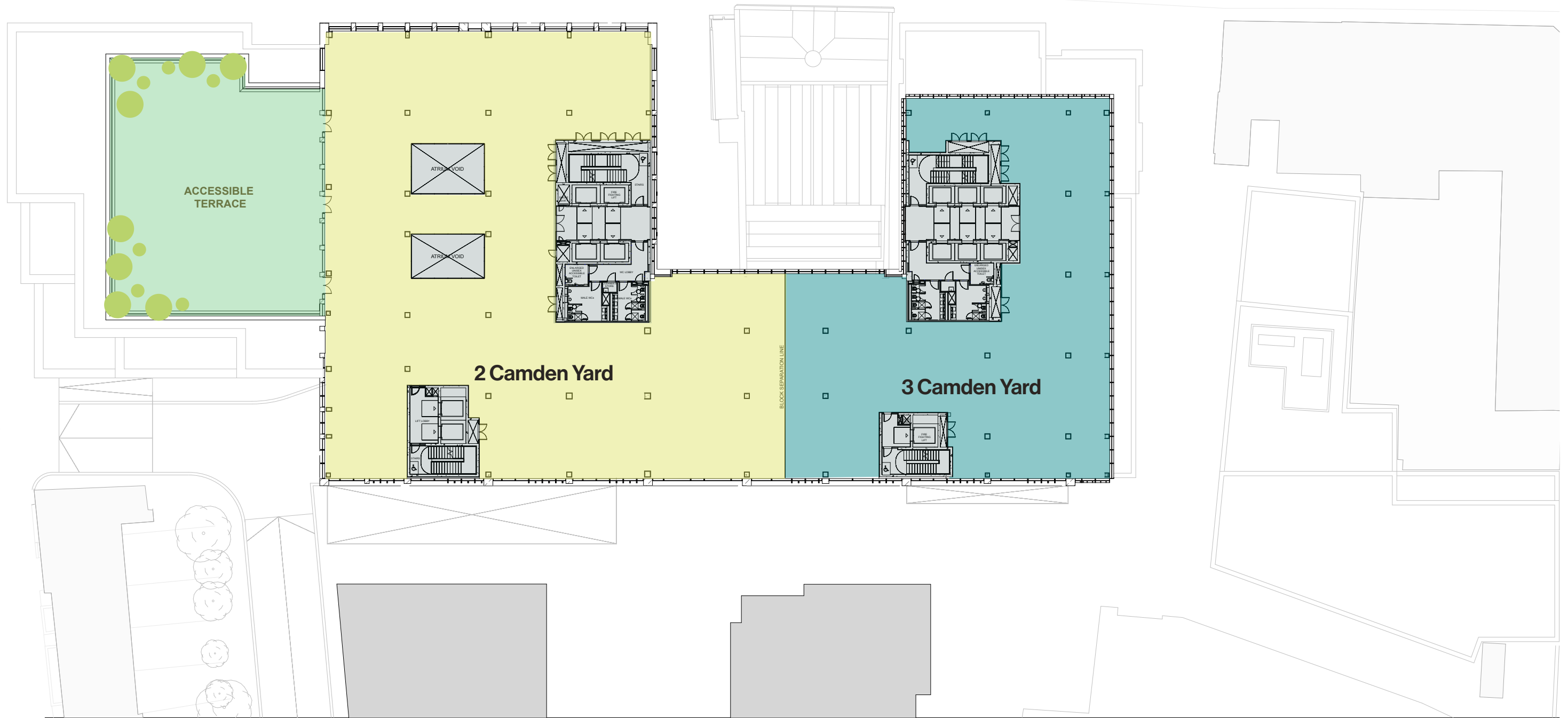
Liberty Lane



The above floor plans are not to scale and for indicative purposes only.

SEVENTH FLOOR

New Bride Street



The above floor plans are not to scale and for indicative purposes only.

EIGHTH FLOOR



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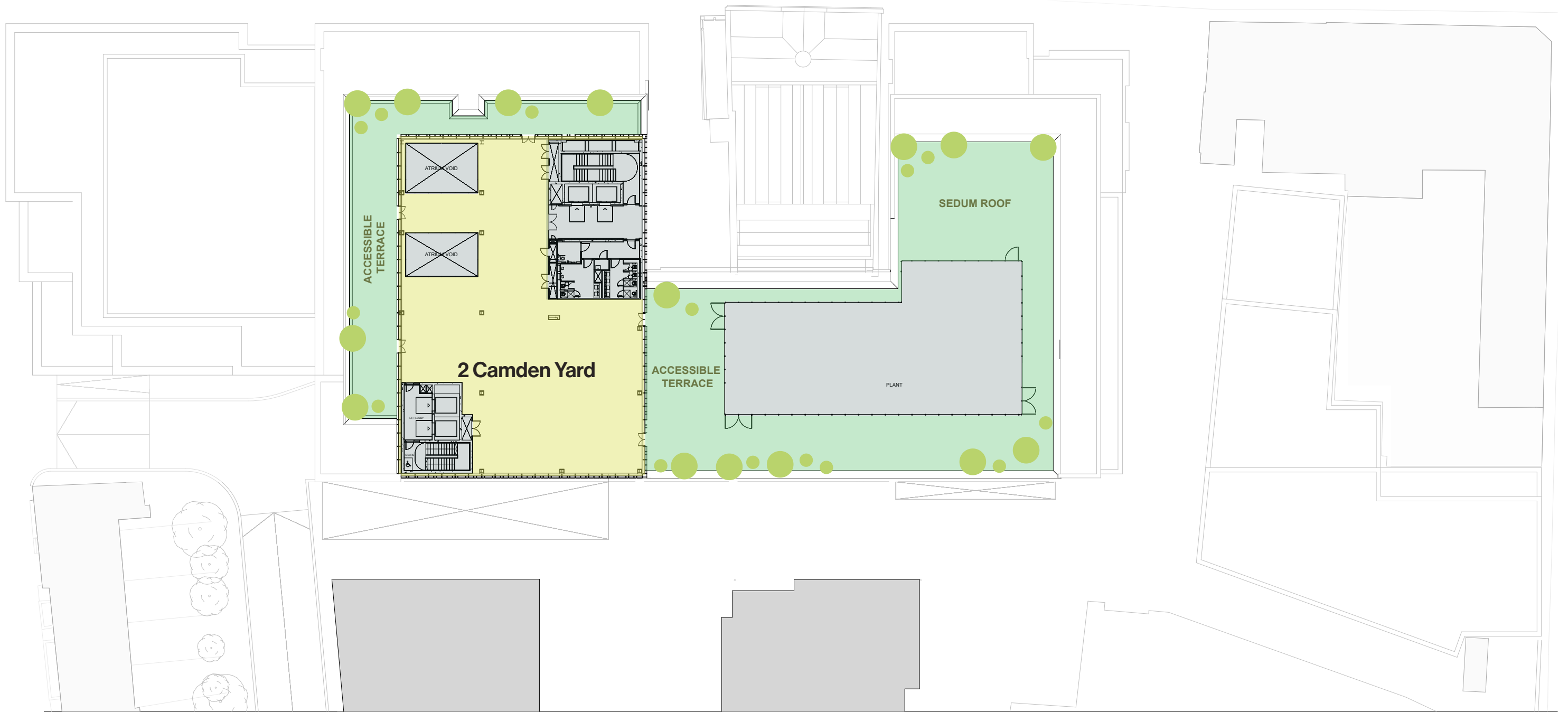
NINTH
FLOOR



The above floor plans are not to scale and for indicative purposes only.

TENTH FLOOR

New Bride Street



Liberty Lane

The above floor plans are not to scale and for indicative purposes only.

THIRD FLOOR PLAN



At ground level of the campus will be a masterful blend of retail, cultural spaces, green outdoor areas, cafes and eateries in a landscaped environment which will bring a 24/7 vibrancy, energising anyone who lives, works or socialises at Camden Yard.



CAMDEN YARD RESIDENCES

The permitted development allows for the delivery of two excellently designed and heavily amenitised apartment blocks that help to strengthen the vibrancy and character of the permitted mixed use campus.

Providing for a total of 299 apartment units, residents will have access to amenities including roof terraces, gym, community lounges and more, all in the heart of Dublin city.

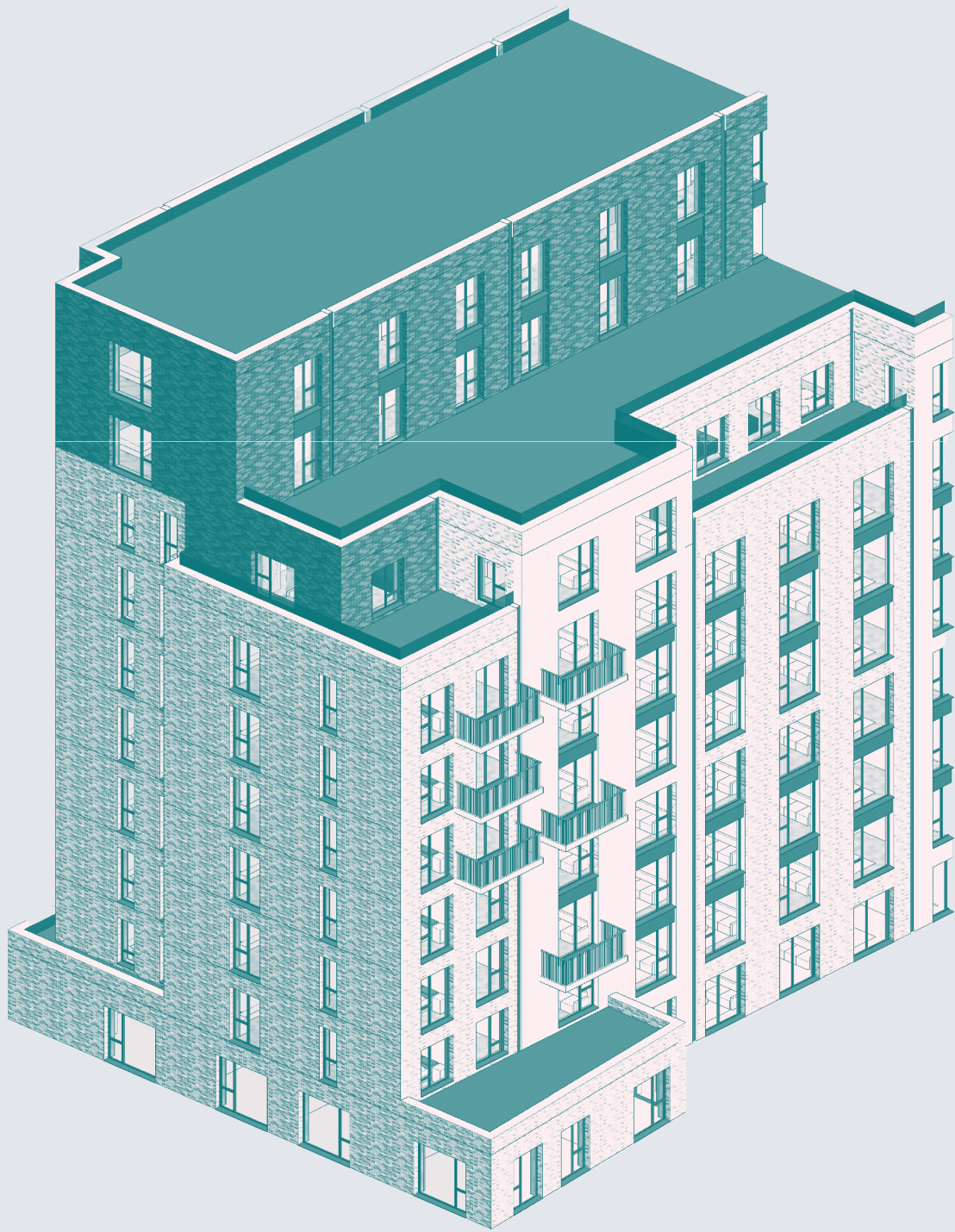


	THE MUSE	THE ATELIER	TOTAL
NO. OF UNITS			
Studio	58	73	131
One-Bedroom	107	27	134
Two-Bedroom	16	18	34
TOTAL	181	118	299

AVERAGE SQ M			
Studio	37 - 40 sq m	37 - 40 sq m	5,011 sq m
One-Bedroom	45 - 55 sq m	45 - 52 sq m	6,388 sq m
Two-Bedroom	73 - 85 sq m	73 - 82 sq m	2,744 sq m
TOTAL	8,645 SQ M	5,498 SQ M	14,143 SQ M

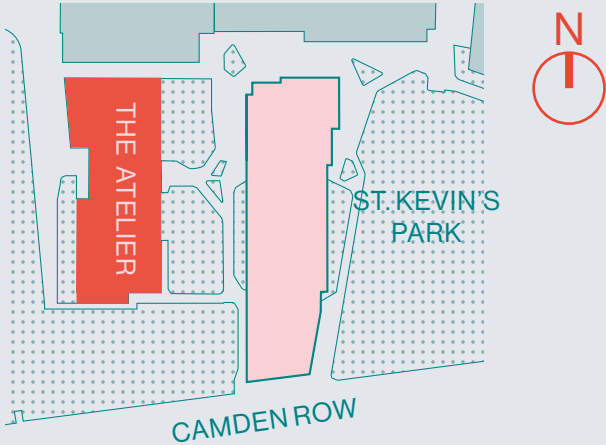
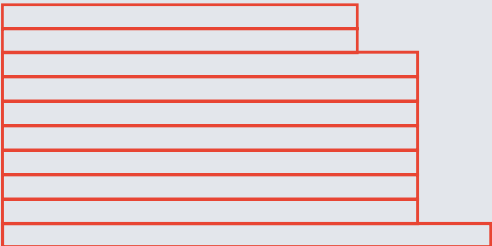
LOCATION	AMENITY USE	SQ M
LG01	Gym	370 sq m
GF	Crèche	254 sq m
GF	Restaurant/Café	117 sq m
GF	WIFI Lounge	284 sq m
GF	Community Lounge	163 sq m
4th	Park Lounge	165 sq m
TOTAL SQ M		1,232 SQ M

THE ATELIER



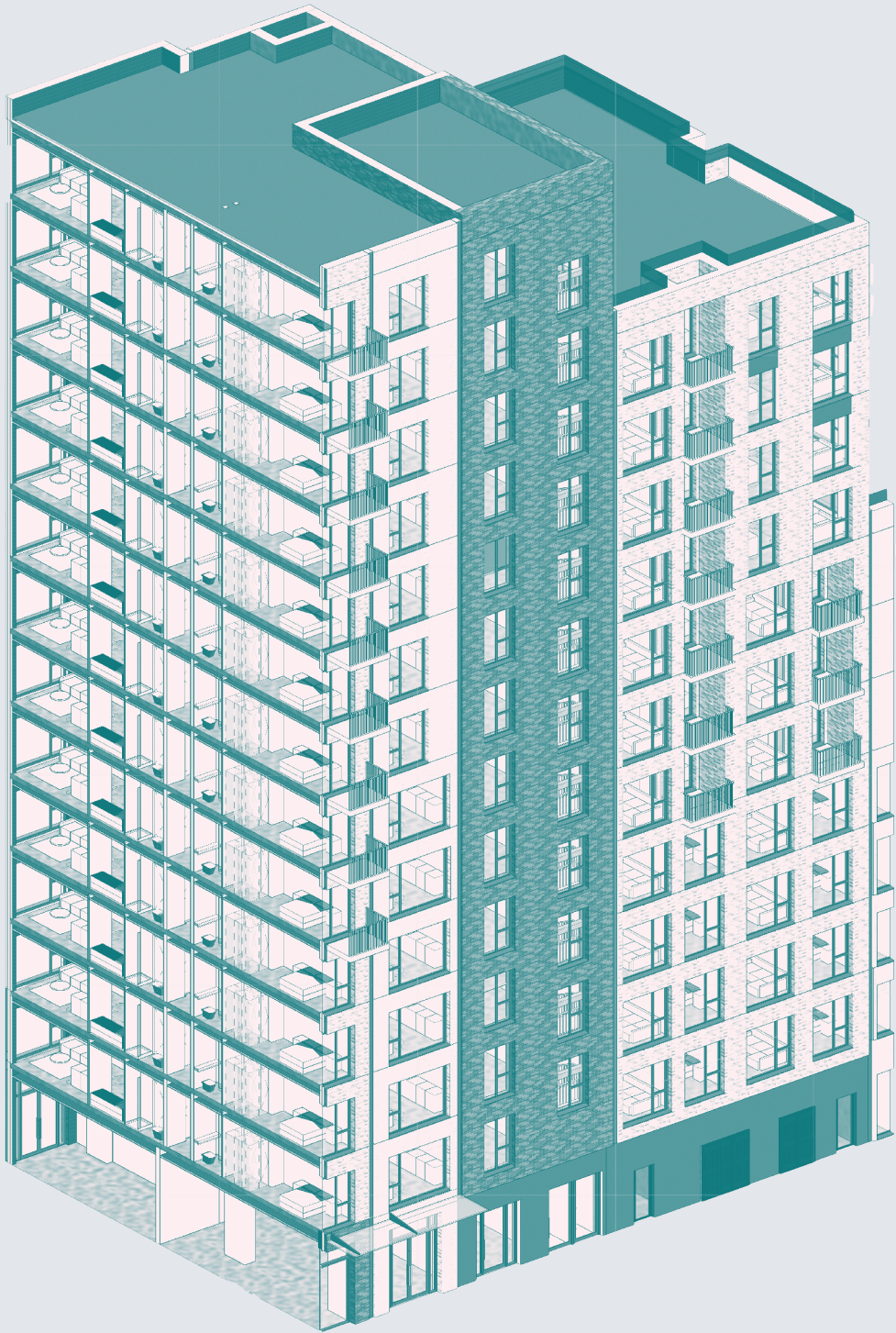
The Atelier Isometric NW Corner

9 FLOORS



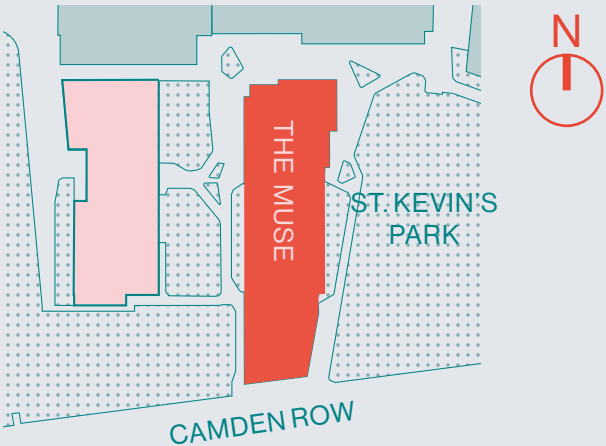
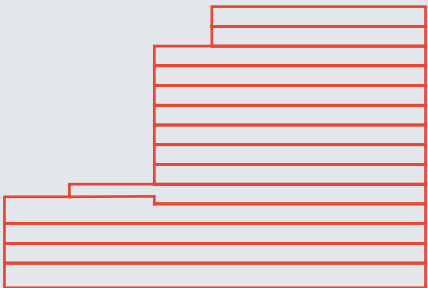
THE ATELIER	STUDIO	ONE-BEDROOM	TWO-BEDROOM	TOTAL
Ground Floor	5	5	0	10
First Floor	9	2	3	14
Second Floor	9	2	3	14
Third Floor	9	2	3	14
Fourth Floor	9	2	3	14
Fifth Floor	9	2	3	14
Sixth Floor	9	2	3	14
Seventh Floor	10	4	0	14
Eighth Floor	2	3	0	5
Ninth Floor	2	3	0	5
TOTAL	73	27	18	118
	62%	23%	15%	100%

THE MUSE



The Muse Isometric West

13 FLOORS



THE MUSE	STUDIO	ONE-BEDROOM	TWO-BEDROOM	TOTAL
Ground Floor	0	6	0	6
First Floor	4	13	2	19
Second Floor	4	13	2	19
Third Floor	4	13	2	19
Fourth Floor	4	7	1	12
Fifth Floor	6	7	1	14
Sixth Floor	6	7	1	14
Seventh Floor	6	7	1	14
Eighth Floor	4	7	1	12
Ninth Floor	4	7	1	12
Tenth Floor	4	7	1	12
Eleventh Floor	4	7	1	12
Twelfth Floor	4	3	1	8
Thirteenth Floor	4	3	1	8
TOTAL	58	107	16	181

32%59%9%100%

MAKING A POSITIVE IMPACT ON THE ENVIRONMENT



Both residential buildings, The Muse and The Atelier, target the latest Nearly Zero Energy Building (NZEB) standards. Each features a passive-first philosophy, which relies on low u-values and a low energy design, with the remaining power demand offset by highly efficient renewable energy.

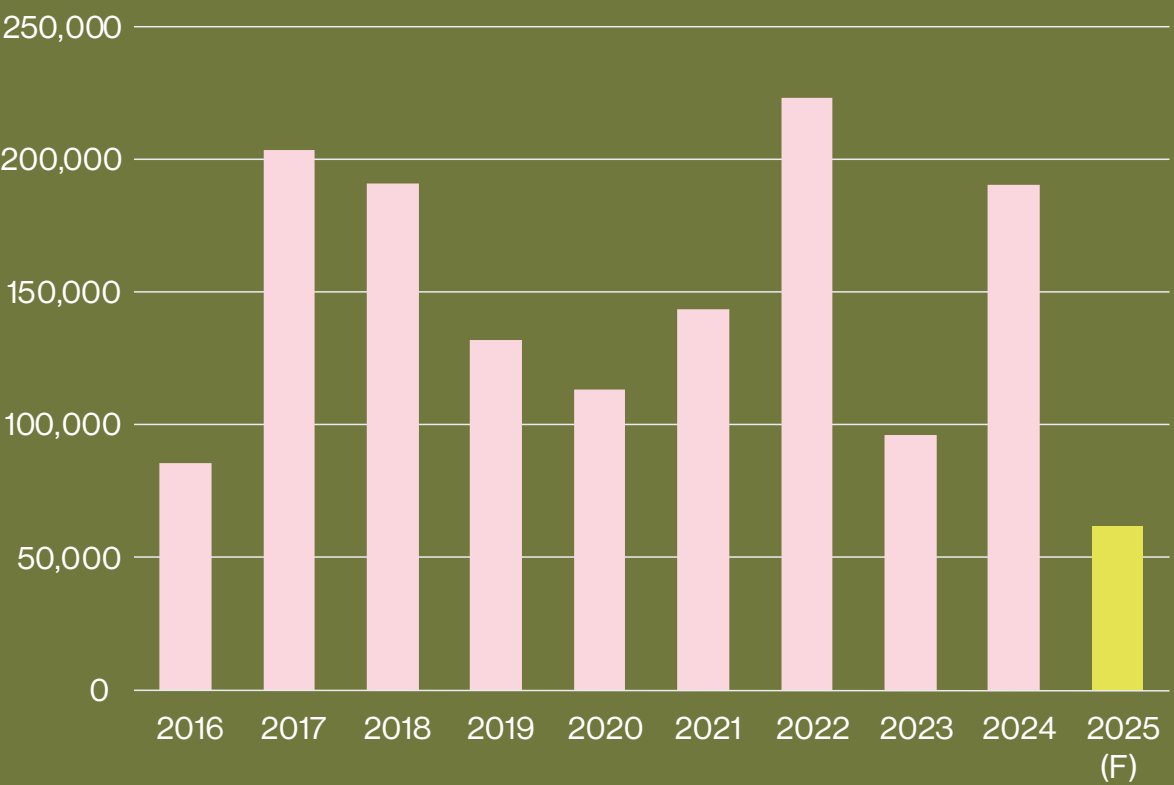
Targeting Home Performance Index (HPI) Gold demonstrates the remarkable quality and sustainability credentials of each apartment building. A national mark of excellence recognised worldwide, HPI considers the overall location, amenity access and transport options among other elements to determine the certification standard.

Having over 1700 bicycle spaces with lift and ramp access highlights one way that Camden Yard will encourage a seismic shift in how residents move around, encouraging them to adopt greener modes of transport, for their own health and wellbeing and for the benefit of the environment.



AN OVERVIEW OF THE DUBLIN OFFICE MARKET

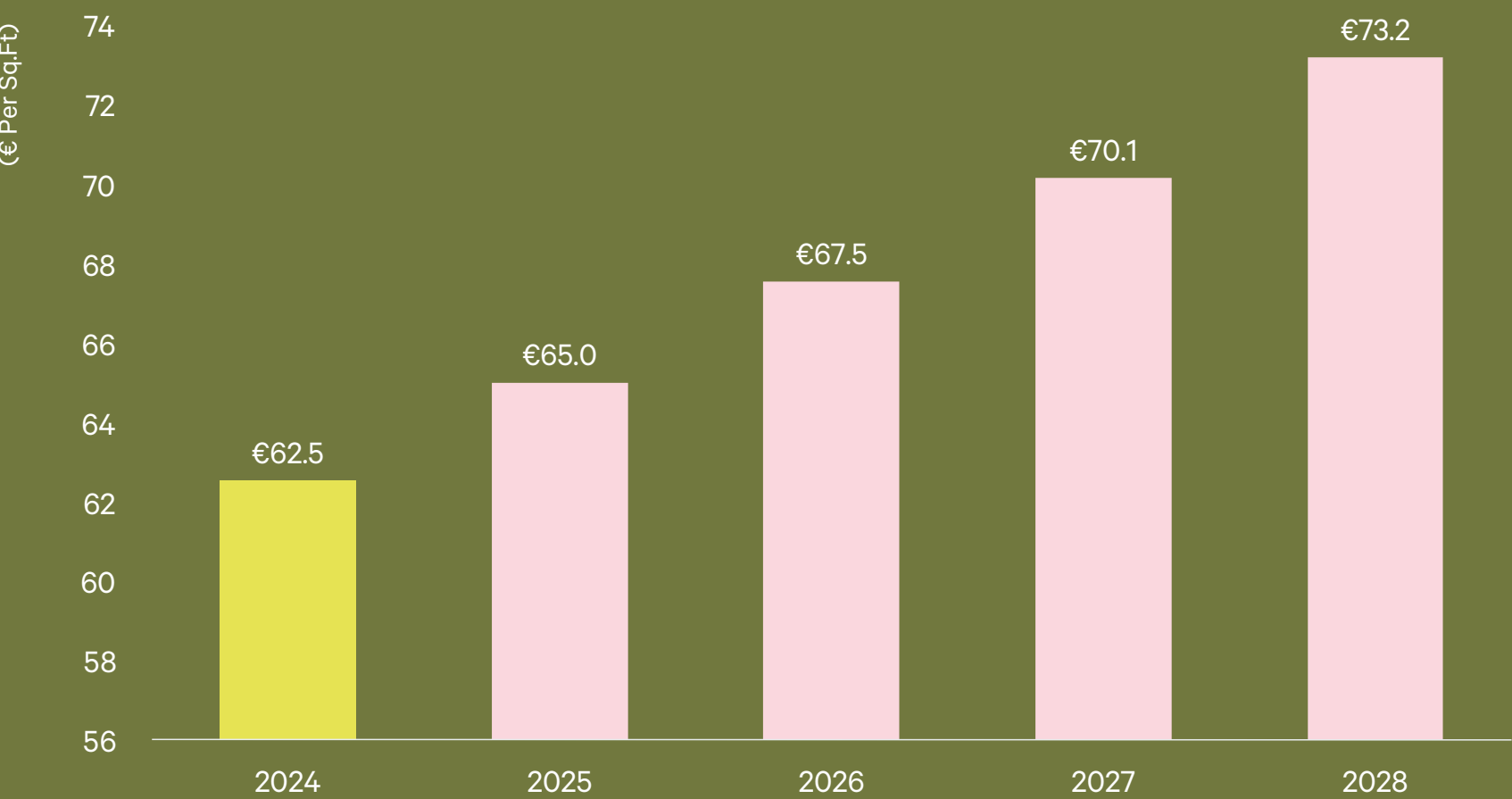
Dublin Office Construction Completions (Sq M)



Just 62,000 sq m of new Dublin city office stock will reach completion in 2025, the lowest level since 2015.

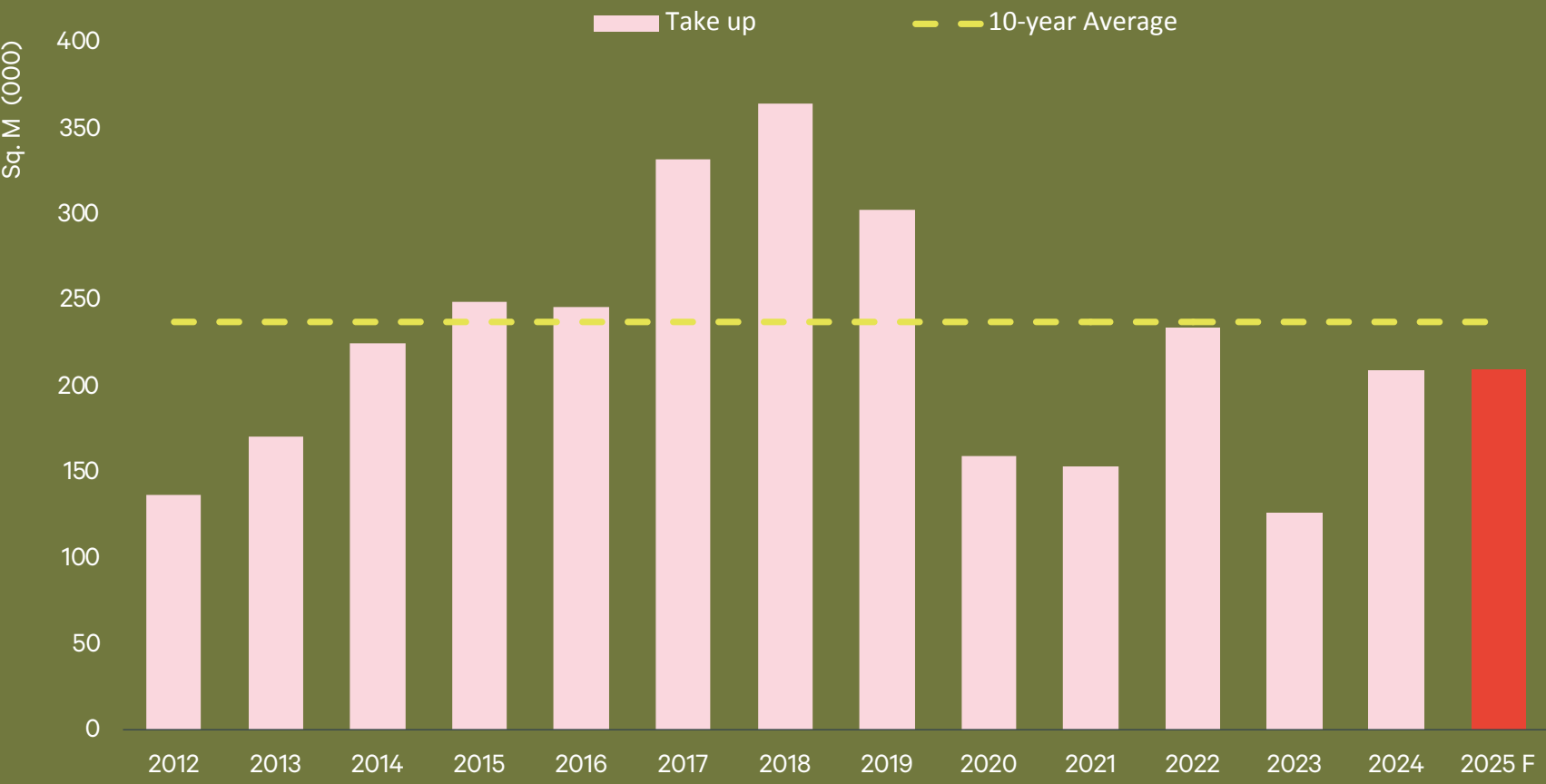
In 2024, just two Dublin office buildings commenced construction, One Adelaide Road and part of the Waterfront South Central development; both buildings had secured a pre-let or pre-acquisition agreement prior to commencement.

Prime Dublin Office Rent Forecasts 2025-2028 (F)



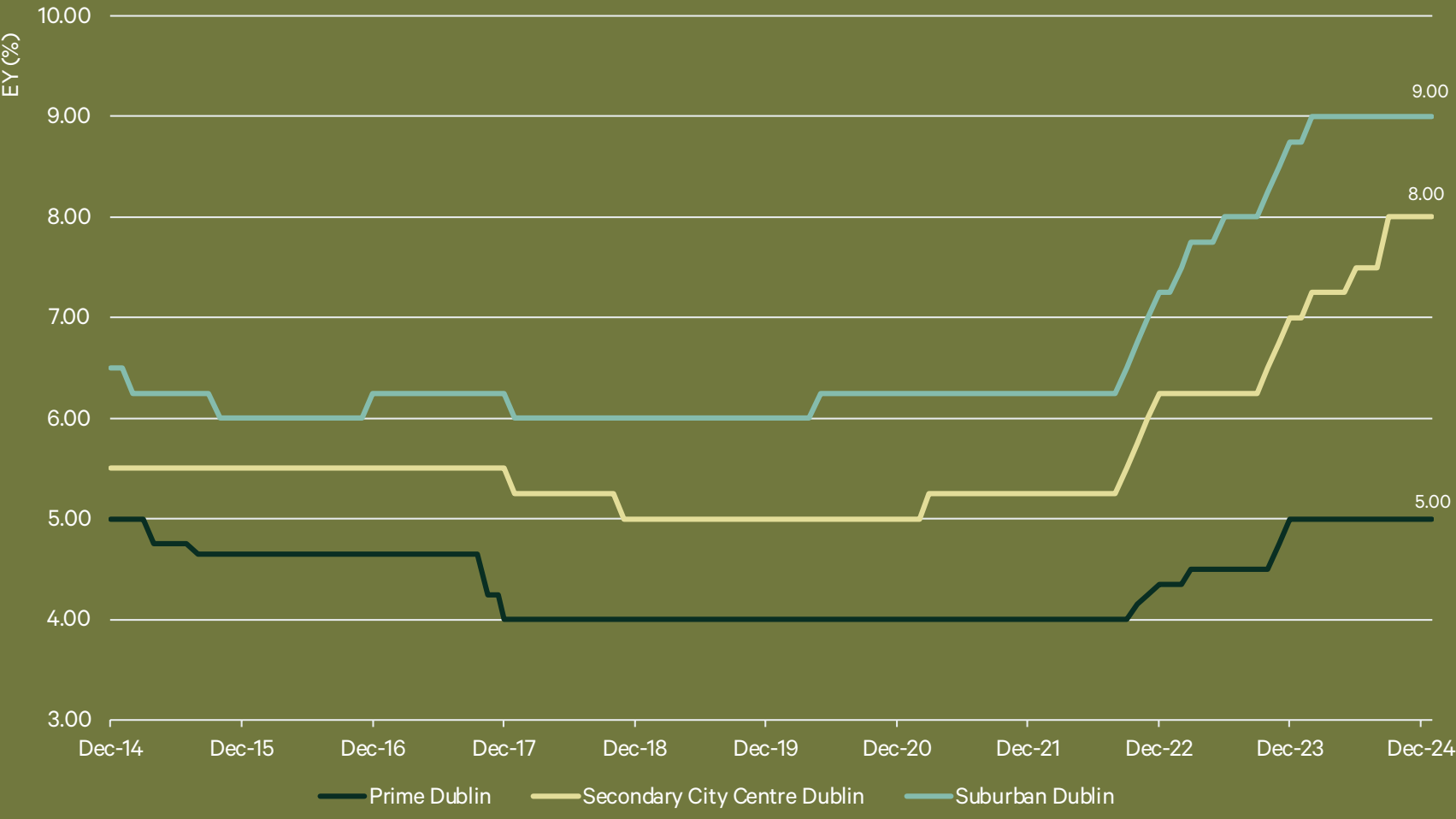
Prime Dublin office rents were unchanged in 2024 at €62.50 psf (€673 psm). CBRE expects prime rents to reach €65.00 psf (€700 psm) in 2025, as the supply of sustainable stock in core locations continues to tighten. Notably, Dublin has one of the strongest office rental growth outlooks in Europe for the next 4 years, with rents forecast to rise at an average rate of 4% each year to 2028.

Dublin Office Take-Up



Total take-up rebounded strongly to 210k sq m in 2024, just over 12.5% below the long-term market average. Q1 take-up totaled 40,561 sq m (436,595 sq ft), more than double the level seen in Q1 2024. By the end of Q1, nearly 117,000 sq m (1.3 million sq ft) of stock was reserved in the city.

Dublin Office Yields 2014 – 2024



At the end of 2024 guideline prime Dublin office yields remained unchanged at 5.0%. Prime office yields have now stabilised in most key cities across Europe, and in fact prime office yields in Munich and Amsterdam are trending ‘stronger’.



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