

# OPEN FOR BUSINESS



COMMERCIAL LEASING OPPORTUNITIES



INTRODUCING

# MARSHALL YARDS

Marshall Yards is a new rental community in the heart of Dublin's Docklands. Surrounded by water, culture and some of the city's biggest employers, it offers a lifestyle that's connected, convenient and full of possibility.





OVERVIEW

15

UNITS AVAILABLE 67.2 - 444.5 SQM

30K

RESIDENTS IN THE DOCKLANDS

150

CAFÉS, RESTAURANTS AND BARS  
WITHIN A 15 MINUTE WALK

5

MINUTES TO  
THE LUAS

10

MAJOR BUSINESS HOTELS  
ON OUR DOORSTEP

4.5M

VISITORS ANNUALLY



THE BUILDING

# OPPORTUNITY LIVES HERE

Find 1,500 new residents within a growing neighborhood on your doorstep.



# BUSINESS WORKS HERE

We've got a mix of spaces available including office, retail, food and creche.



THE LOCATION

# AT THE CENTRE OF EVERYTHING

This is where business,  
talent, transport and lifestyle  
converge to create limitless  
commercial potential.



## THE LOCATION

WELLS FARGO

KPMG

ZURICH INSURANCE

CITIBANK

A&L GOODBODY

PWC

CENTRAL BANK OF IRELAND

HUBSPOT

BNY

SALESFORCE

MATHESON

JP MORGAN

STATE STREET INTERNATIONAL

STRIPE

GOOGLE

**MARSHALL YARDS**

EASTPOINT

# IN THE HEART OF BIG BUSINESS

Close to major companies, high earners, steady footfall and strong local spending power.



THE LOCATION

AT THE CENTRE OF EVERYTHING

RESTAURANTS

- 1 East Road Café
- 2 Ruby's Pizza & Grill Point Square
- 3 Eddie Rocket's (Point Village)
- 4 The Green Room Bar
- 5 Ryleigh's Rooftop Steakhouse
- 6 Milano's
- 7 Drunken Fish
- 8 Musashi's Sushi & Cocktail Bar
- 9 MV Cill Airne
- 10 Coda Eatery
- 11 Oly's Bar and Restaurant
- 12 Red Bean Roastery
- 13 East Restaurant
- 14 The Vintage Kitchen
- 15 D'Olier Street Restaurant
- 16 Mr Fox
- 17 Chapter One Restaurant
- 18 Alta

GROCERY

- 30 Centra
- 31 Aldi
- 32 Dunnes
- 33 Fresh
- 34 Gala
- 35 Tesco Express
- 36 Spencer Dock Wednesday Food Market
- 37 Centra

LEISURE & ENTERTAINMENT

- 19 3Arena
- 20 Odeon Cinema
- 21 Bord Gáis Energy Theatre
- 22 Croke Park
- 23 Escape Boats
- 24 Surf Dock Watersports
- 25 Fairview Park
- 26 EPIC
- 27 Seán O'Casey Community Centre
- 28 Dublin Port Greenway Trailhead
- 29 Dublin Bay Cruises





OPPORTUNITY LIVES HERE

# TAILOR MADE FOR BUSINESS

Marshall Yards offers a diverse range of commercial space alongside a thriving and growing residential community in Dublin’s Docklands.

There are a mix of spaces available, including retail units, office spaces, food hub, exhibition space and crèche.

Marshall Yards offers a dynamic environment where work, leisure and everyday life come together.



	RETAIL UNITS	OFFICE SPACES	FOOD HUB/EXHIBITION	KITCHEN SPACES	CRECHE SPACE
UNITS AVAILABLE	3 units	7 units	1 unit	3 units	1 unit
SIZE RANGE (SQM)	67.2-182.3 sqm	89.4-1613 sqm	467.1 sqm	67.9-77.7 sqm	444.5 sqm 59 sqm lobby



## PRIME LOCATION



# TICKING ALL THE RIGHT BOXES

Energy-efficient and eco-friendly initiatives promote greener way living, great transport links ensure connectivity, and beautiful landscaping create a welcoming environment.





PRIME LOCATION



MEET THE PEOPLE

1,500 new residents, from young professionals to families, are ready and waiting for you.

VIBRANT COMMERCIAL CENTRE

Dubin’s docklands are home to some of the world’s biggest names in tech and finance.

SO MUCH TO DO

Places to eat, sleep, shop and socialise along with waterfront parks and outdoor leisure spaces will bring plenty of people to your door.

SEAMLESSLY CONNECTED

With access to Luas, M50, and Dublin Port and Airport, you can go anywhere from here.

A HIVE OF ACTIVITY

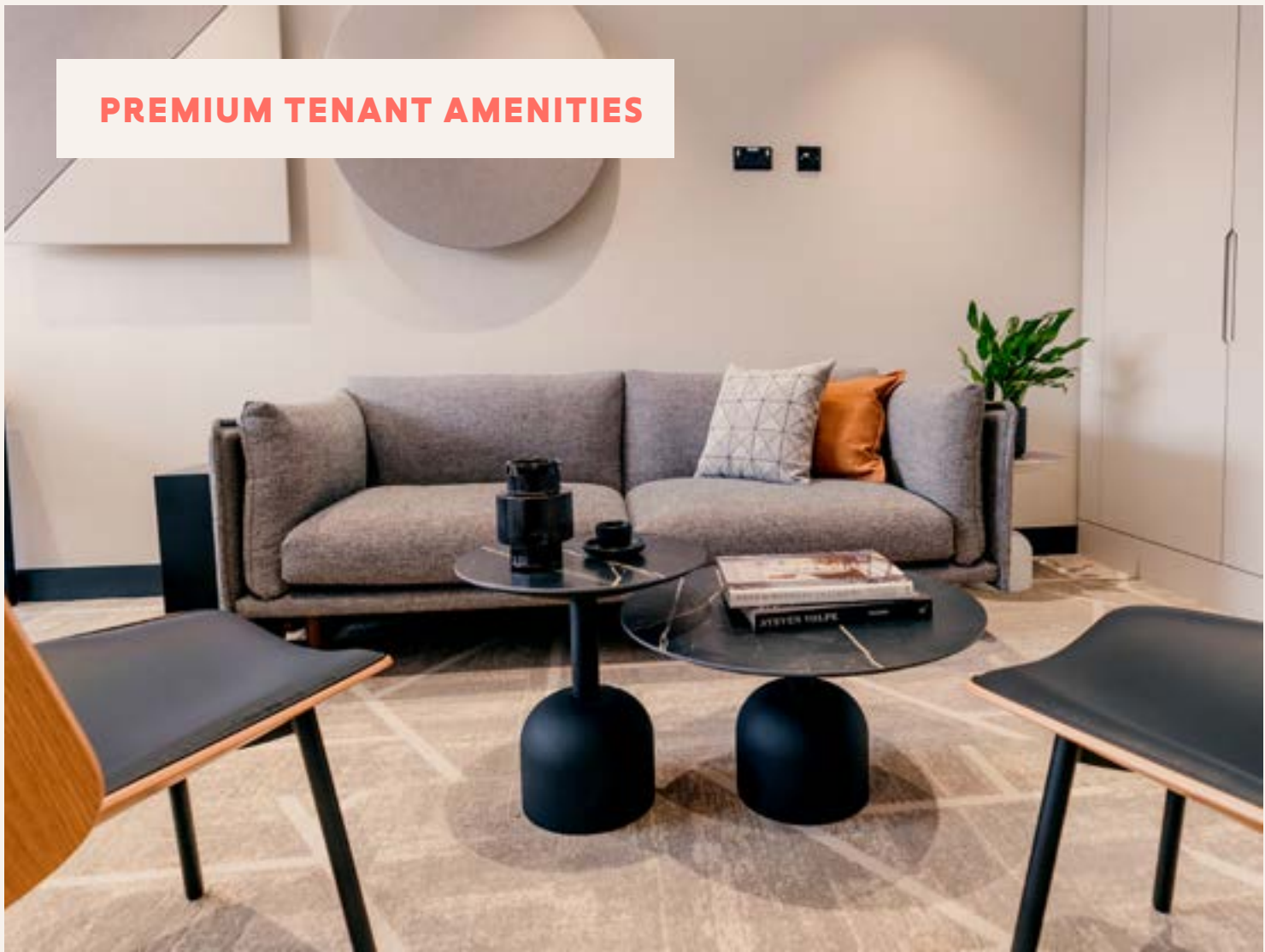
Over 4.5 million visit Dublin’s Convention Centre, Bord Gáis Theatre and 3Arena every year.





# EVERYDAY MADE LOCAL

Designed for modern city living, Marshall Yards keeps residents local with on-site amenities like a gym, co-working areas, and social spaces including a lounge, rooftop terrace, and BBQ area. It fosters a built-in community ready to shop, dine, and connect - creating real opportunity for nearby businesses.





AVAILABLE UNITS

# SITEPLAN

Our carefully considered range of units could include just what you're looking for.

- RETAIL UNITS
- OFFICE SPACES
- FOOD HUB
- CRECHE
- RESIDENT AMENITIES
- MEN'S SHED
- GYM





# GREEN LIVING MADE EASY

Marshall Yards is a top-certified sustainable development, utilising eco-friendly materials and smart tech to reduce energy use.



BREEAM

BER A2



# ECO-FRIENDLY TO THE CORE

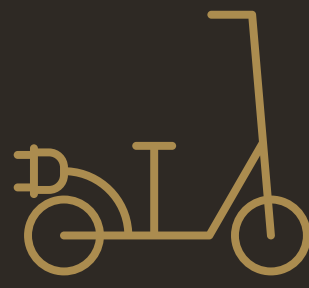
Built with wellness in mind, our fully electric scheme promotes clean travel via electric vehicle charging points, a bike sharing programme, and easy access to local buses, trains and light rail.



FULLY ELECTRIC  
SCHEME



ELECTRIC VEHICLE  
CHARGING POINTS



TULU  
ESCOOTERS



CONVENIENT TO  
LUAS, BUS & TRAIN



FITWEL  
CERTIFIED







# MARSHALL = YARDS =

## MAKE YOUR MARK ON DUBLIN'S DOCKLANDS

Talk to us today about the wide range of opportunities available for your business at this exciting new development at the heart of Dublin city.

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