

CLERY'S QUARTER | O'CONNELL STREET | D1

# Clerys

DUBLIN'S FLAGSHIP STORE



# Be part of an icon

**Located in the heart of Dublin City, Clerys will be the jewel in the crown of the new Clerys Quarter on O'Connell Street.**

**The Quarter is set to become Dublin's most exciting mixed-use destination, combining retail, food and drink, hospitality, culture and office space.**

**60,000**  
SQ.FT.

Of prime retail space over the basement, ground and first floor levels

**41.5**  
METRES

Of elegant store frontage on O'Connell Street

**1.9**  
MILLION

Population of Greater Dublin Area (2016 Census)



# Be part of an extraordinary retail destination

As Dublin's main thoroughfare, O'Connell Street – along with Henry Street, Mary Street and Earl Street North – forms the spine of North Dublin's most popular retail, cultural and tourist zone.

This impressive new development is an exciting opportunity for retailers looking for real presence in the heart of Dublin.



Clerys Quarter will be surrounded by well known retailers including Arnotts, Penneys, Zara, H&M and JD, and will benefit from Henry Street's footfall of 30.3 million.







TO GRAFTON ST.

TRINITY COLLEGE

TO TEMPLE BAR

O'CONNELL BRIDGE

ABBEY ST.

Clerys

RIVER LIFFEY

TALBOT ST.

GPO

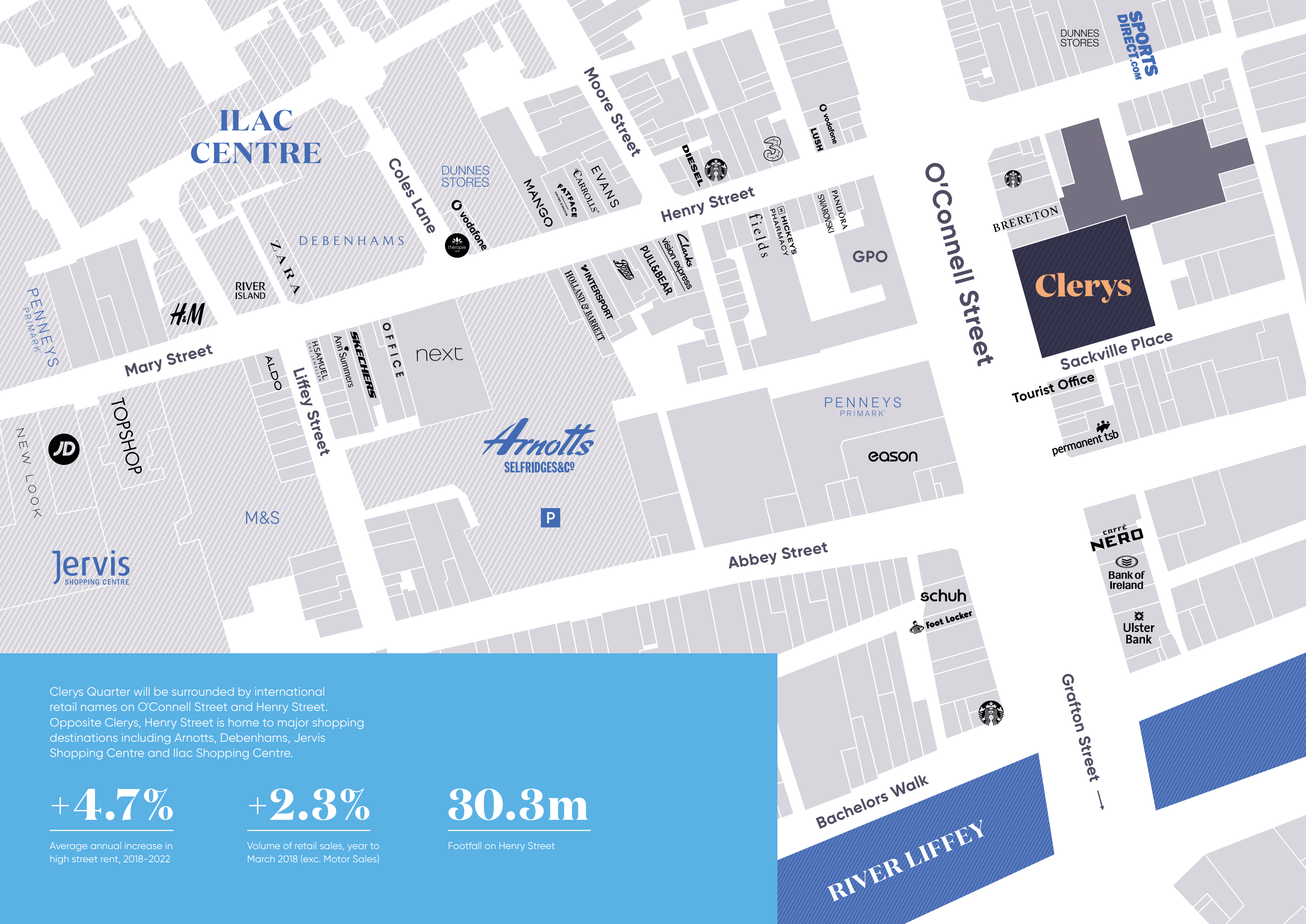
MIDDLE ABBEY ST.

NORTH EARL ST.

O'CONNELL ST.

HENRY ST. / MARY ST.





Clerys Quarter will be surrounded by international retail names on O'Connell Street and Henry Street. Opposite Clerys, Henry Street is home to major shopping destinations including Arnotts, Debenhams, Jervis Shopping Centre and Ilac Shopping Centre.

**+4.7%**

Average annual increase in high street rent, 2018-2022

**+2.3%**

Volume of retail sales, year to March 2018 (exc. Motor Sales)

**30.3m**

Footfall on Henry Street



# Be part of an iconic building

The Clerys building will offer a combination of large floorplates and smaller retail units. Finished to the highest standards, each space has been designed to meet the demands of modern retailers.

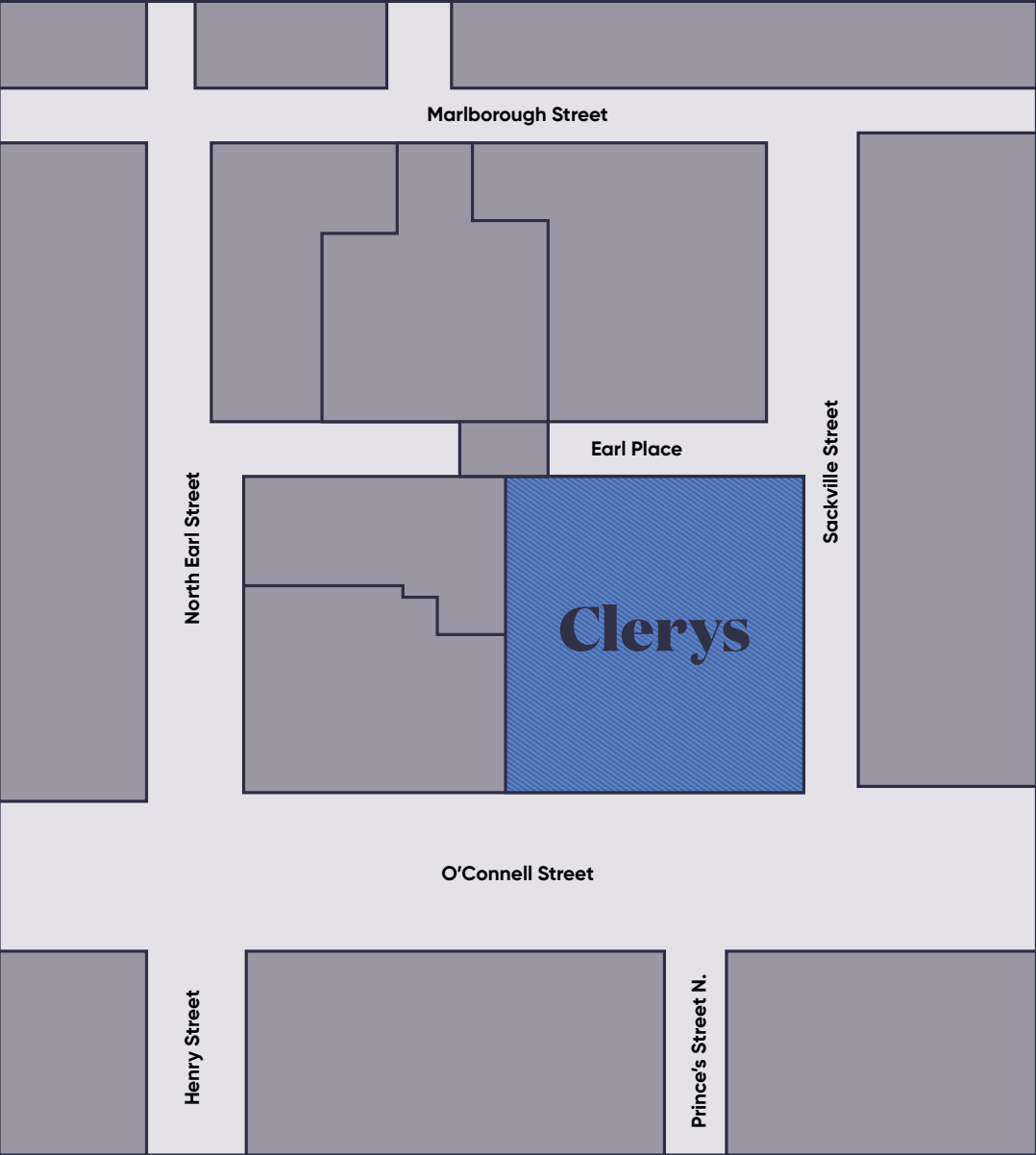
This conservation-led redevelopment will combine original features with modern flair. It will retain the stunning neo-classical Portland Stone façade, as well the original lower ground, ground and first floors. Designed around a central core, the building will be flooded with natural light.





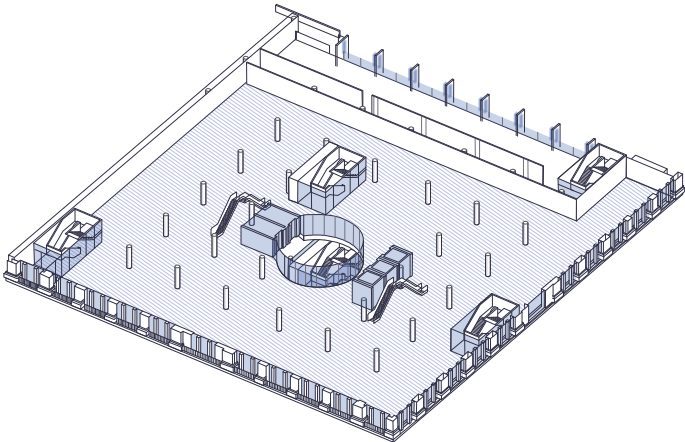


# Site Map

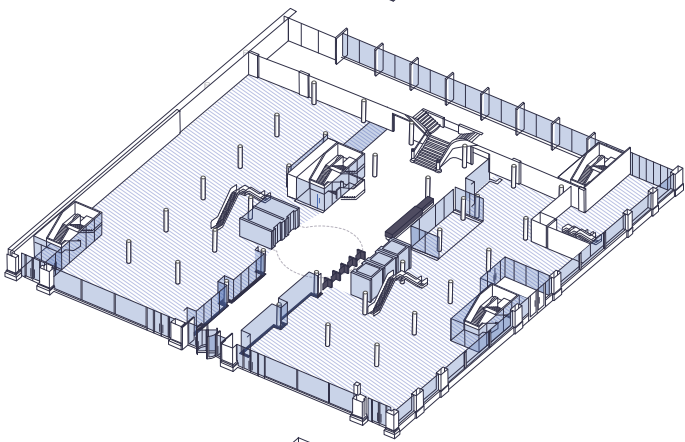


# The Clerys Building

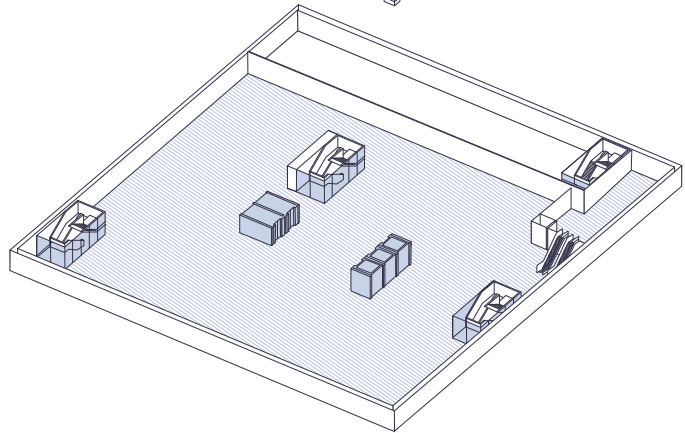
59,142 Sq.ft. of Retail  
Space Over 3 Floors



**First Floor**  
21,323 SQ.FT  
1,981 SQ.M



**Ground Floor**  
16,494 SQ.FT  
1,532 SQ.M

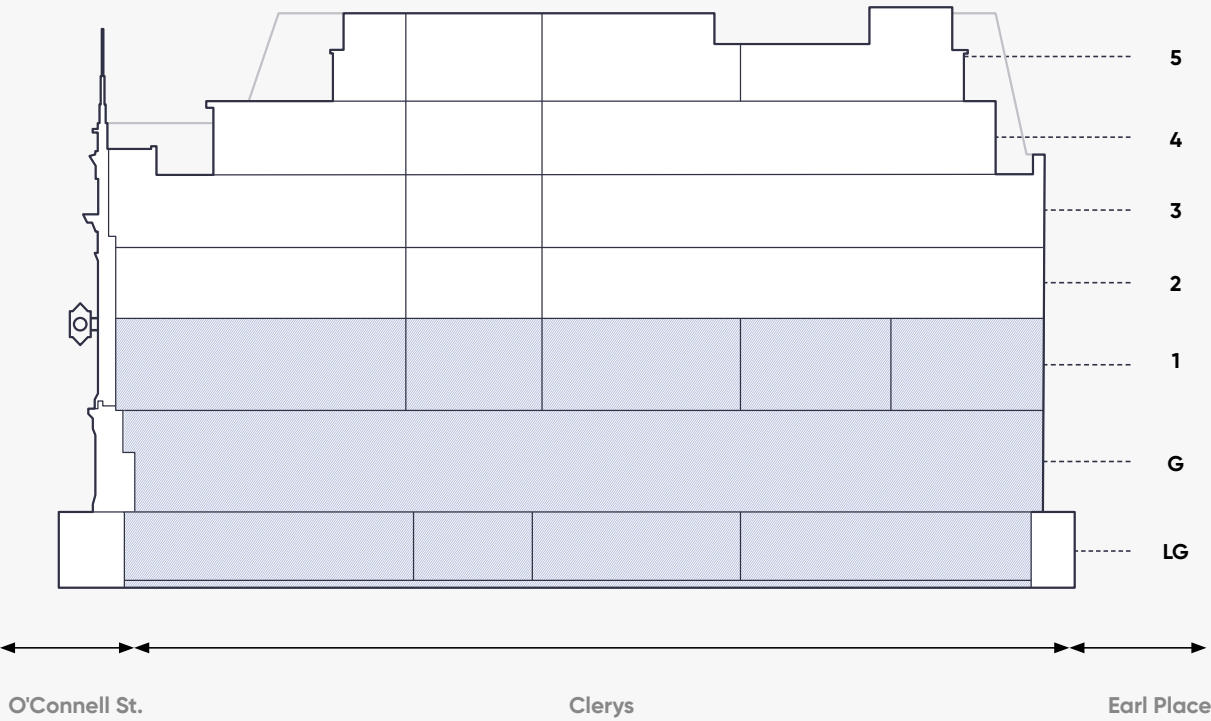


**Basement**  
21,325 SQ.FT  
1,981 SQ.M



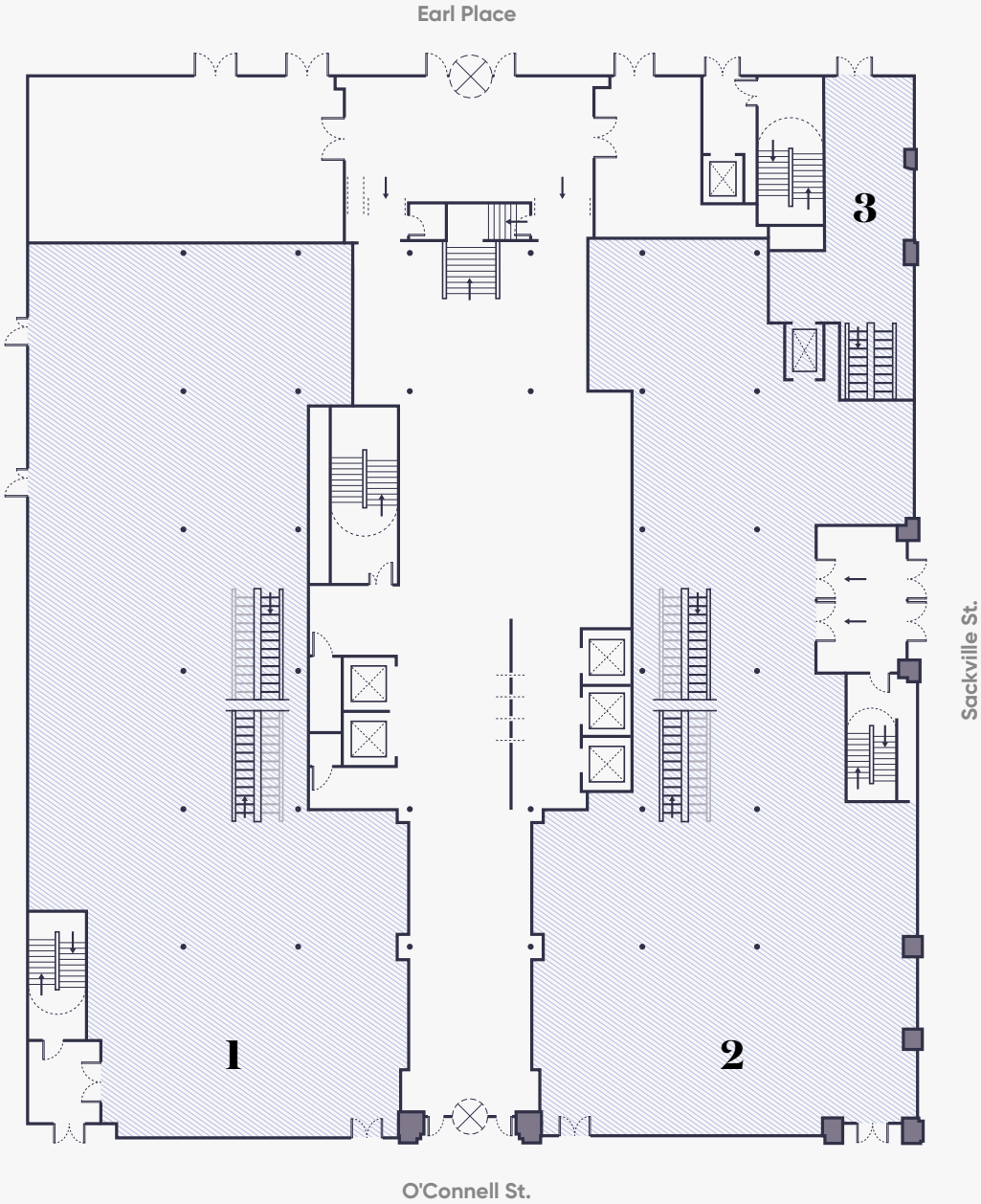
# View from Sackville St.

Area Schedule	Sq.ft.	Sq.m.
First Floor	21,323	1,981
Ground Floor	16,494	1,532
Basement	21,325	1,981
Total	59,142	5,621



# G

## Ground Floor



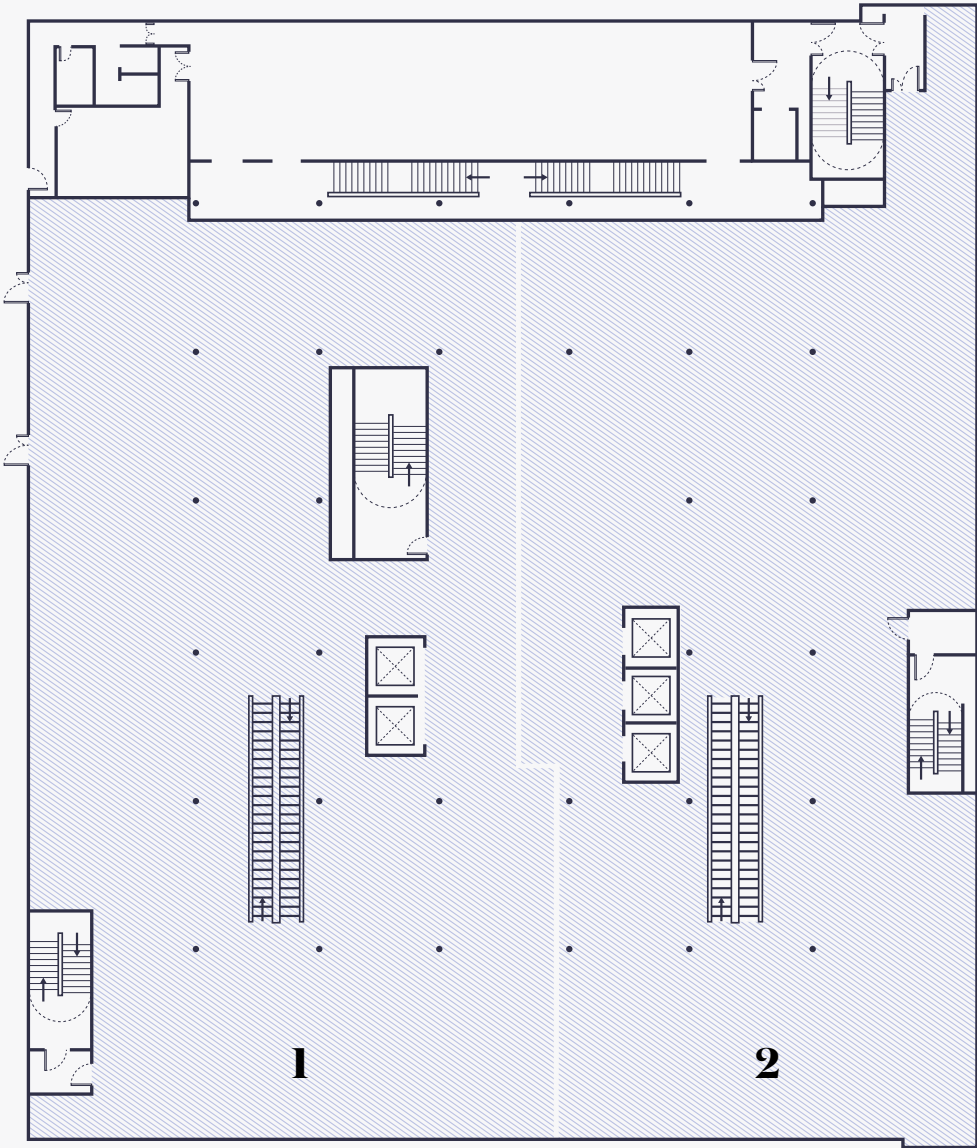
Area Schedule	Sq.ft.	Sq.m.
Unit 1	8,213	763
Unit 2	7,366	684
Unit 3	915	85
Total	16,494	1,532



# I

## First Floor

Earl Place



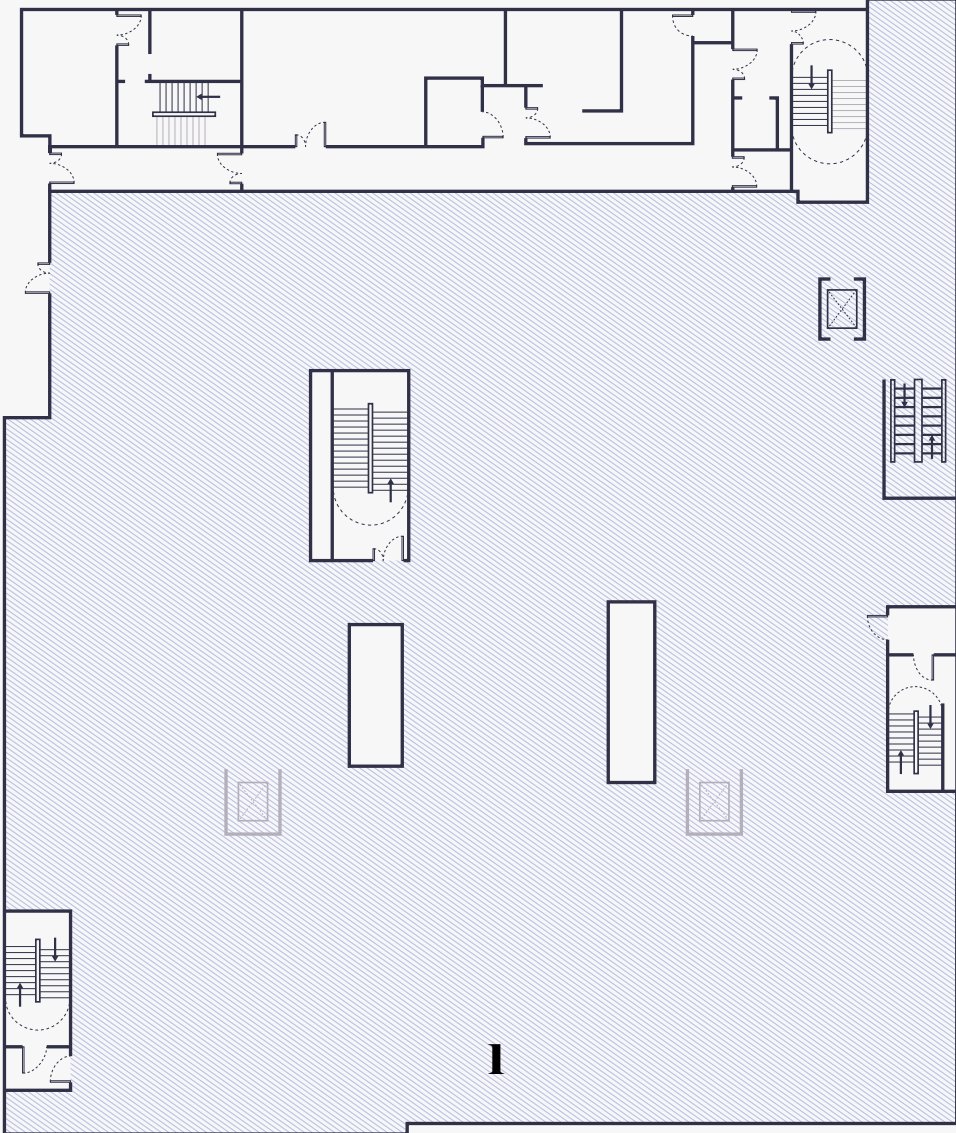
O'Connell St.

Area Schedule	Sq.ft.	Sq.m.
Unit 1	11,173	1,038
Unit 2	10,150	943
Total	21,323	1,981

# B

## Basement

Earl Place



O'Connell St.

Area Schedule	Sq.ft.	Sq.m.
Unit 1	21,325	1,981



# Be well connected

- Luas (Tram)

Red line

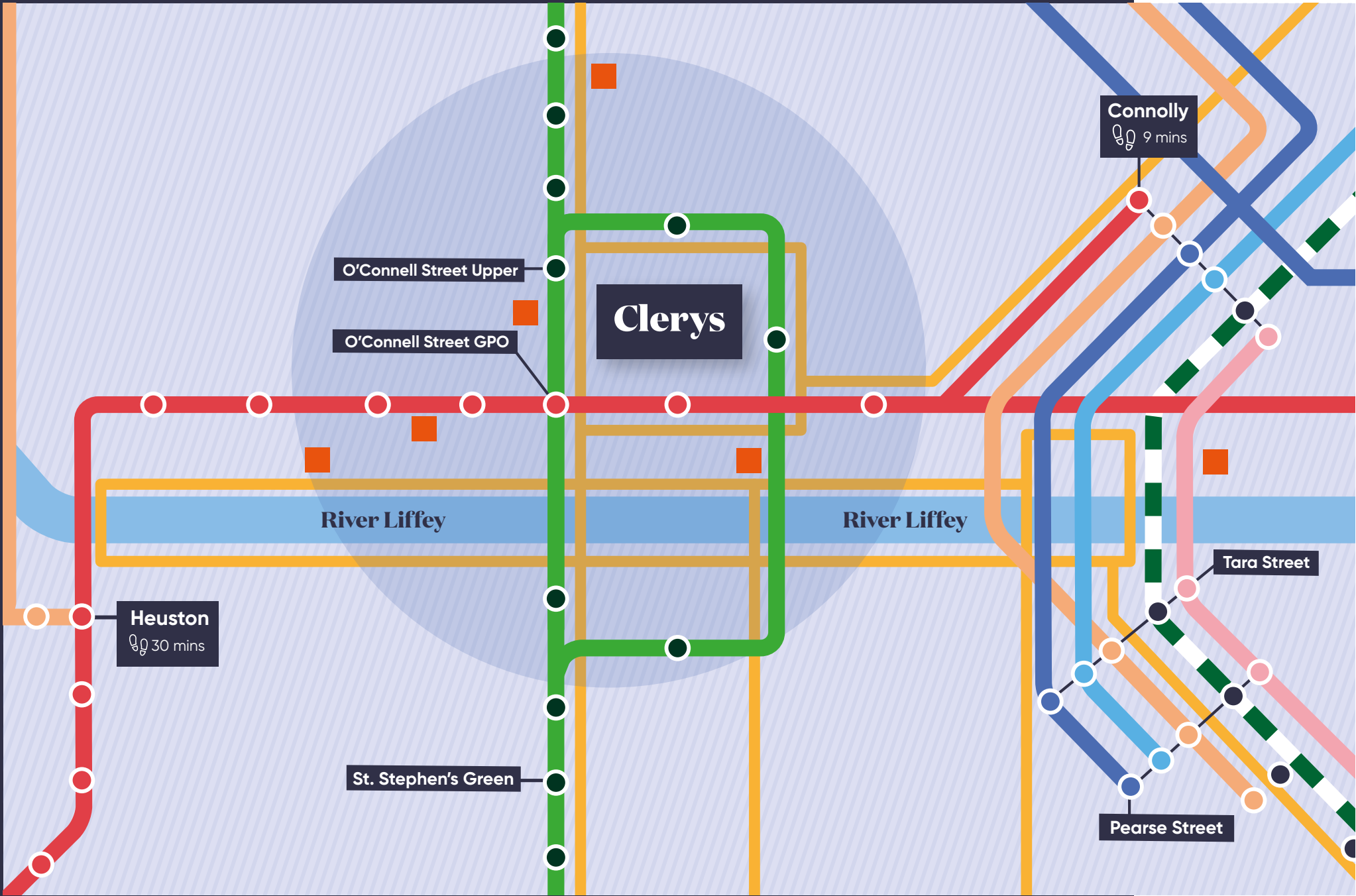
Green line
- Train

Dart (Commuter)

Mainline Rail
- Bus

Proposed Dublin Bus Routes from 2020  
(multiple routes every 5-20 minutes)

Dublin Bike Stations



42  
million

Annual passengers  
on the Luas



10  
mins

On foot from  
Grafton Street



# Be part of a vibrant, tourist driven city

With its growing cosmopolitan culture, Dublin has fast become one of Europe's most popular destinations. In 2017, Dublin was visited by 5.9 million overseas tourists, with O'Connell Street already one of the city's most visited tourist destinations.



## 8.3 billion

Euro spent by visitors in 2016 (Fáilte Ireland)

## 27.9 million

Passengers traveled through Dublin Airport last year, an 11% increase – and five times the population of Ireland



## 10.65 million

Annual visitors to Ireland (CSO)





# Be part of a global business centre

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**No 1** Most competitive country  
to do business inside the  
Eurozone (IMD)

**3rd** In FDI Intelligence  
Global Cities of the  
Future rankings 2017

**4th** Best country for doing  
business (Forbes)

**49.8%** Of Ireland's GDP is  
created by the economic  
activity of Greater  
Dublin Area

**50%** Of the world's financial  
services companies  
have operations here



# Be in good company



Earl Place Market will play host to Dublin's best independent restaurants, cafes and bars, providing a new home for the city's growing food community.

Earl Place Market

All part of  
Clerys Quarter



## Work at Clerys

Clerys Quarter will have over 90,000 square feet of office space with occupancy already secured over its three central floors and The Earl Building.

CLERYS  
— ROOFTOP BAR & RESTAURANT —

Atop the Clerys building you'll find a spectacular glazed rooftop, offering dining and viewing terraces, with panoramic views over the city.



THE CLERY  
DUBLIN

The Clery, a 176 bedroom luxury hotel from the team at Press Up Entertainment Group, Ireland's leading leisure and hospitality company.



Register Interest



Licence No. 002233

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A Development Partnership



Architects

Engineering Team

Henry J Lyons



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# Clerys Quarter

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