



**COOPERS
CROSS**

STEP INTO THE STORY

REIMAGINE RETAIL AT COOPERS CROSS



THIS IS COOPERS CROSS. WELCOME TO THE NEXT CHAPTER OF DUBLIN'S NORTH DOCKS.

Coopers Cross is a new, one million sq. ft. retail, office and residential campus in the heart of the North Docks. It is a place designed for working, living, relaxing and spending time.

Opening later this year, the buildings will house thousands of office workers and residents alike and attract a vibrant mix of visitors and locals to its cultural space, park and open spaces.



ONE FORWARD-LOOKING CAMPUS WITH FOUR EXCITING RETAIL SPACES TO LET.

Coopers Cross is a place of firsts, where technology and sustainability are paramount. We are building a new home for innovative occupiers, residents and creative independent retailers who share our unrivalled passion for creating places where people want to spend time.



YOUR NEW RETAIL HOME

Coopers Cross retail units sit within the most intelligent, sustainable Grade-A office and residential accommodation in the city centre, with community green spaces, and a dedicated cultural space.

Here you'll find over 18,000 sq. ft. of retail space available to lease, across four units. With options ranging from park-facing frontages, perfect for outdoor dining, to corner units with double exposure for maximum marketing opportunity. Not to mention a creche, perfectly located for a rapidly growing international and local residential community.



ALIVE DAY AND NIGHT

Coopers Cross is a campus that places people at the centre of everything. That means an inspiring place to work, live, explore, shop and spend time.

At the heart of the campus is the largest public park in the North Docks offering areas for events, wellbeing and play. Our dedicated cultural space will bring audiences from across Dublin to experience exciting activations by day and night.

Coopers Cross is a place made for connecting with others, and primed for connecting you with your customers.



**TASTE-MAKERS
INDEPENDENTS
ARTISANS
BARISTAS
ENTREPRENEURS
TREND-SETTERS
INNOVATORS
AFICIONADOS**



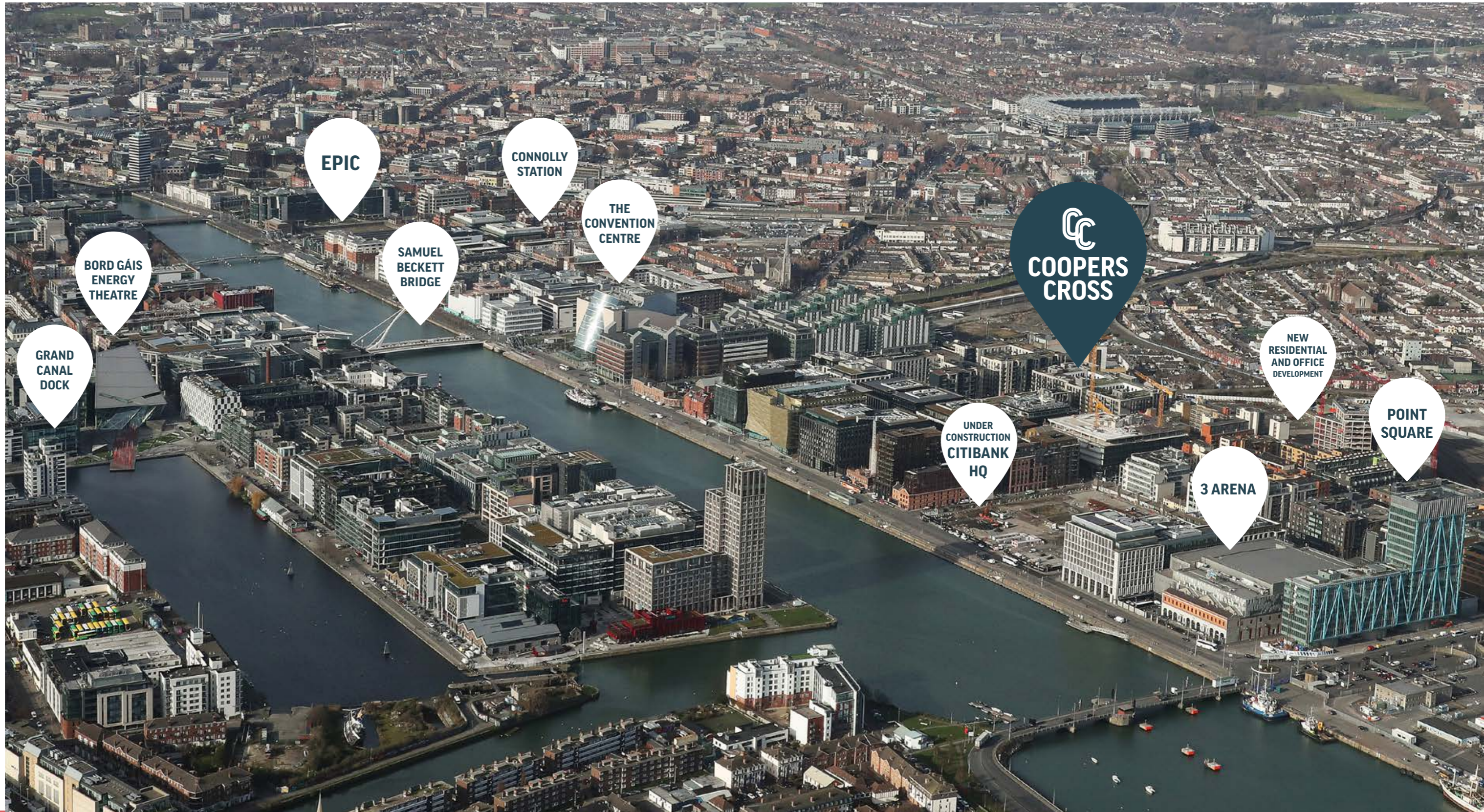
The things that matter to you are the things that matter to us. You'll find them reflected everywhere at Coopers Cross.

In our thoughtful attention to detail, and our emphasis on sustainability and wellbeing. In our green spaces and our people-centred approach.

In a truly advanced building design, with space that's perfect for you.

Your next chapter awaits. Right here.





DUBLIN'S NORTH DOCKS DYNAMIC. EVOLVING. CONNECTED.

5.8
Million

SQ. FT OF OFFICE SPACE

52,000

OFFICE WORKERS

10,000

LOCAL RESIDENTS

>3,100

NEW RESIDENTIAL UNITS BY 2025

1,277

HOTEL ROOMS

>1,700

RESIDENTIAL UNITS UNDER CONSTRUCTION



RESTAURANTS

CHASKA INDIAN RESTAURANT
 CODA RESTAURANT
 DRUNKEN FISH
 EAST RESTAURANT
 ELEPHANT & CASTLE
 FASTA
 IL FORNAIO
 LAGOONA BAR & RESTAURANT
 MILANO
 MUSASHI NOODLE & SUSHI BAR
 MV CILL AIRNE
 OLY'S BAR & RESTAURANT
 ROCKET'S
 RUBY'S PIZZA & GRILL
 RYLEIGH'S STEAKHOUSE
 THE BAKEHOUSE
 THE BELIS BRASSERIE
 THE GRILL RESTAURANT
 THE SAMUEL BAR & GRILL
 URBAN BREWING



CAFES

3FE GRAND CANAL ST
 BEAR MARKET COFFEE
 BOCA CAFE
 CAFÉ NAVONA
 CAFFÈ NERO
 COFFEE ANGEL
 COOL HAND COFFEE ROASTERS
 DIME COFFEE CO.
 INSOMNIA
 NORTH SEVEN COFFEE
 RED BEAN ROASTERY
 SEVEN WONDERS
 STARBUCKS
 THE BAKEHOUSE EXPRESS



BARs

HARBOURMASTER THE BOTTLE BOY
 HEMI BAR THE GREEN ROOM
 NOCTORS URBAN BREWING
 SAMUEL BAR



WELLNESS

BOXX BARBER SHOP
 CROSSFIT 353
 DRY & FLY
 FLYEFIT
 GILNA OPTICIANS
 GIRAFFE CRECHE
 GRAND BARBERS
 HAVANA SKIN CLINIC
 NORTH WALL CDP
 REMEDI PHARMACY
 SV FITNESS
 THE GRAFTON BARBER
 THE SPENCER HEALTH CLUB
 VIOLA DAY SPA



GROCERIES

DUNNES MARKS & SPENCER
 FRESH SPAR
 GALA TESCO EXPRESS



FAST CASUAL

CAMILE THAI
 DALL'ITALIA PASTA BAR
 EDDIE ROCKET'S
 FRESHII
 HOT CHIX
 J2 SUSHI & GRILL
 PITA PIT
 SALSA AUTHENTIC MEXICAN
 SPENCER DOCK MARKET
 SUBWAY
 TOSS'D NOODLES & SALADS
 WS BURGERS & WINGS



HOTELS

BECKETT LOCKE
 HILTON GARDEN INN
 THE GIBSON HOTEL
 THE MAYSON DUBLIN
 THE SAMUEL HOTEL
 THE SPENCER HOTEL



LUAS RED LINE

A NEIGHBOURHOOD ALIVE WITH RETAIL

SITE PLAN



Connolly Station
12 minute walk



Mayor Square
5 minute walk

3 Arena
The Point
3 minute walk



River Liffey



PLUNKETT WAY

GARDEN STREET

BUILDING ONE
RETAIL OPPORTUNITY

GLAZIER HOUSE
RETAIL OPPORTUNITY



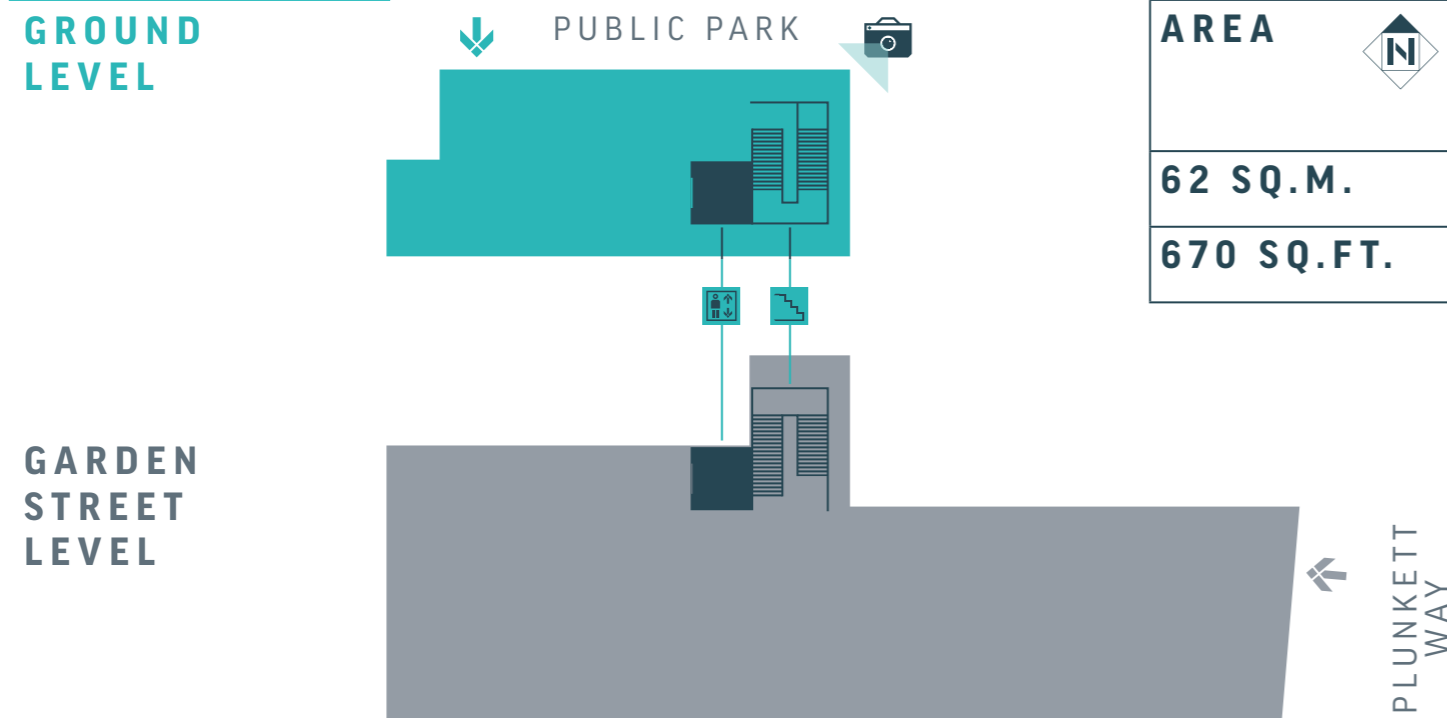
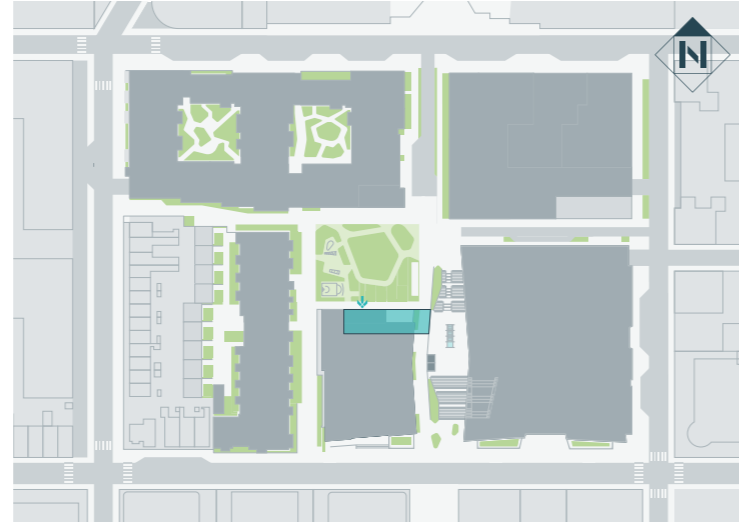
GROUND
LEVEL

GARDEN STREET
LEVEL

BASEMENT
LEVEL

BUILDING 1 OPPORTUNITY GROUND LEVEL

Building 1 opportunity is a **two-storey multiple exposure retail space** with park frontage and Garden Street Level frontage connected by a private stair and lift.



THE GROUND FLOOR ENTRANCE OF BUILDING 1 UNIT DELIVERS CONVENIENT ACCESS AND VISIBILITY FOR BOTH OFFICE WORKERS AND VISITORS IN THE PARK.

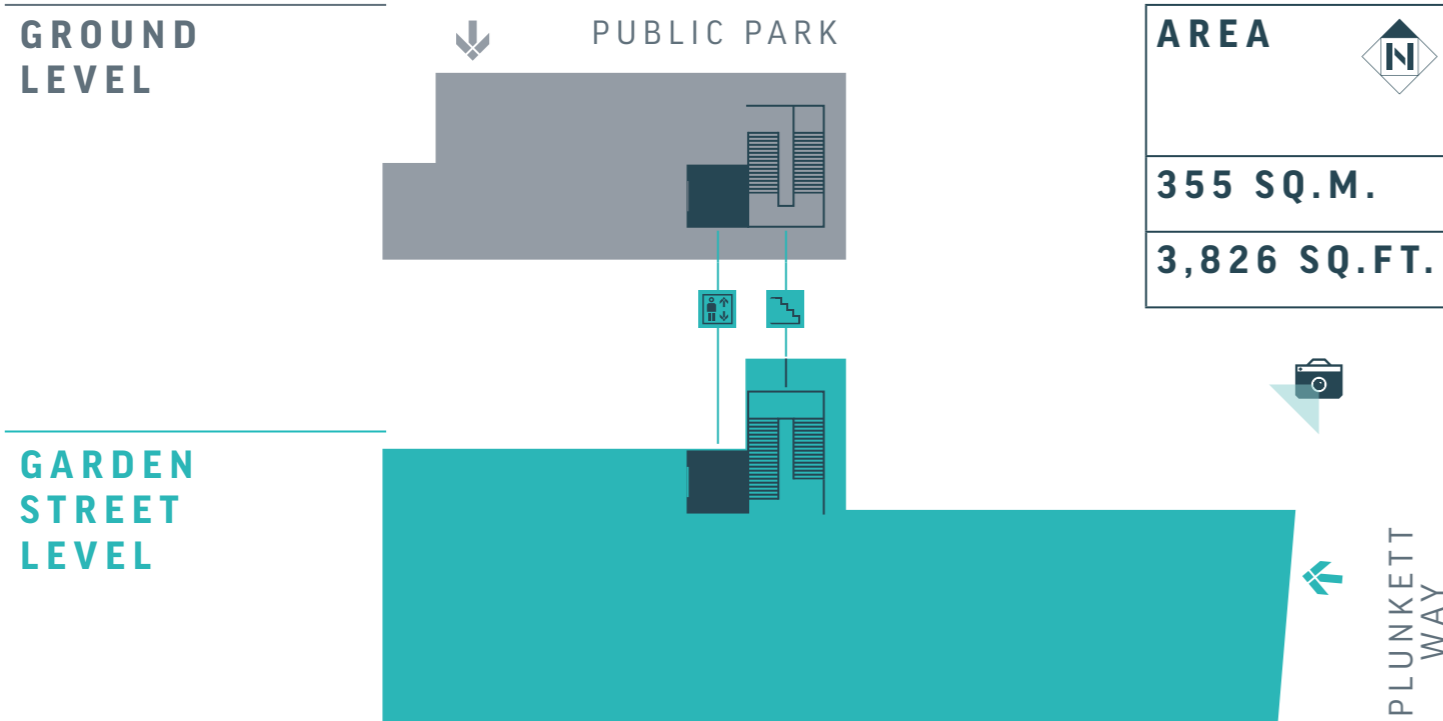
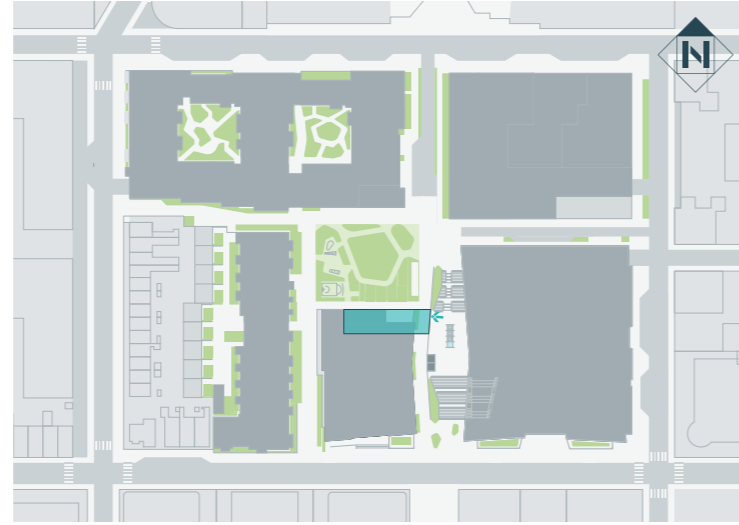


BUILDING 1 OPPORTUNITY

GARDEN STREET LEVEL

The Garden Level space provides an open plan Food & Beverage space that benefits from high levels of passing footfall and unique access to the signature public realm between Building One and Two.

The unit occupies a pivotal location within the scheme and allows an opportunity for a unique dining experience with outdoor seating fronting onto the Garden Level Street and entrance to the cultural space.



POSITIONED DIRECTLY ACROSS FROM THE ENTRANCE TO OUR 10,000 SQ. FT. CULTURAL SPACE, YOU WILL BENEFIT FROM REGULAR DAY AND EVENING FOOT TRAFFIC COUPLED WITH SECURE OUTDOOR DINING.

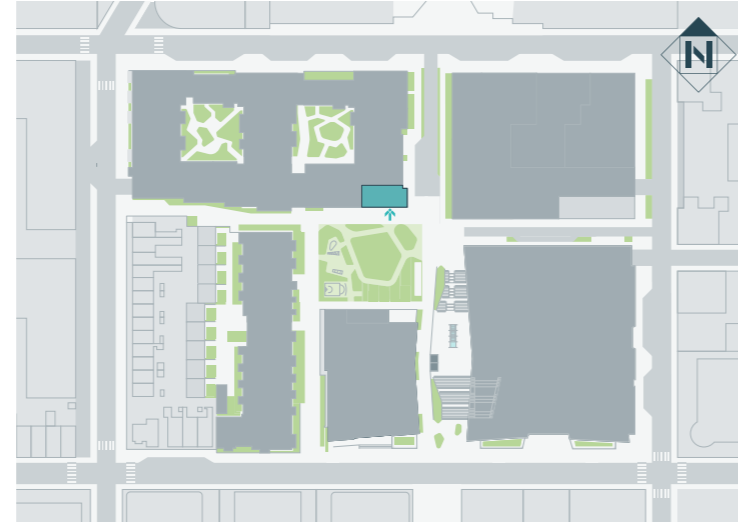


GLAZIER HOUSE OPPORTUNITY

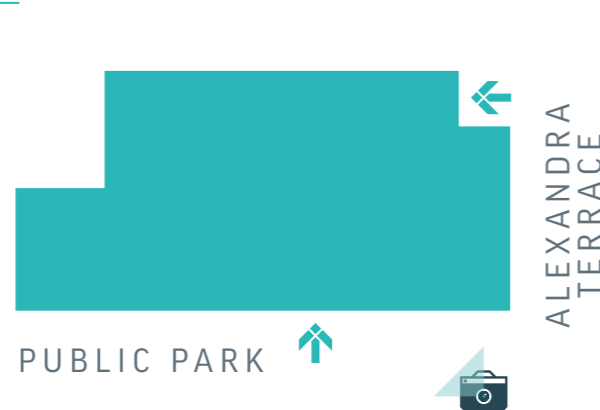
GROUND LEVEL

Glazier House's Cafe/restaurant opportunity is located at the junction of high-footfall routes that link the neighbourhood's busy office headquarters and superb residential quarter.

The unit extends across the ground floor of a 6-storey luxury apartment block and offers an open-plan design with frontage and access onto the scheme's public park.



GROUND LEVEL



AREA
137 SQ.M.
1,479 SQ.FT.

OFFERING BOTH OUTDOOR PARK FACING AND PEDESTRIANISED STREET DINING WITH AN OPTION TO USE THE PUBLIC PARK FOR YOUR EVENTS AND BRAND ACTIVATION.



NORTH BANK HOUSE OPPORTUNITY GROUND LEVEL

The ground floor unit at North Bank House offers a prime opportunity and location for retail occupiers.

With direct frontage onto the busy junction at Sherriff Street and Castleforbes Road, the unit benefits from visitor traffic as well as trade from local workforces and residents.



GROUND LEVEL

SHERIFF ST ↓ UPPER



CASTLEFORBES ROAD

AREA
594 SQ.M.
6,394 SQ.FT.



BE AT THE HEART OF A VIBRANT INTERSECTION WITH A NEW CRECHE AND HUNDREDS OF NEW HOMES UNDER CONSTRUCTION AT COOPERS CROSS AND THE GLENVEAGH HOMES SITE ACROSS THE STREET.



A REVITALISED SHERIFF STREET WITH COOPERS CROSS ON THE LEFT OF THE IMAGE

NORTH BANK HOUSE OPPORTUNITY GROUND LEVEL


The property comprises a ground floor creche facility and external gated play area within the North Bank residential quarter.



GROUND LEVEL

SHERIFF ST ↓ UPPER



AREA	
555 SQ.M.	
5,975 SQ.FT.	

WITH MORE THAN 10,000 PEOPLE LIVING IN THE NORTH DOCKS AND OVER 3,100 NEW RESIDENTIAL UNITS PLANNED, COOPERS CROSS IS THE PERFECT LOCATION FOR A NEW CRECHE TO SUPPORT THIS BOOMING RESIDENTIAL NEIGHBOURHOOD.



FOR FURTHER INFORMATION, PLEASE CONTACT

**KEVIN CLEARY
+353 87 7445138
KEVIN.CLEARY@CBRE.COM**

**AMY CARROLL
+353 87 1888469
AMY.CARROLL1@CBRE.COM**

**BERNADINE HOGAN
+353 1 6185744
BERNADINE.HOGAN@CBRE.COM**



**COOPERS
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