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Office Market Pulse

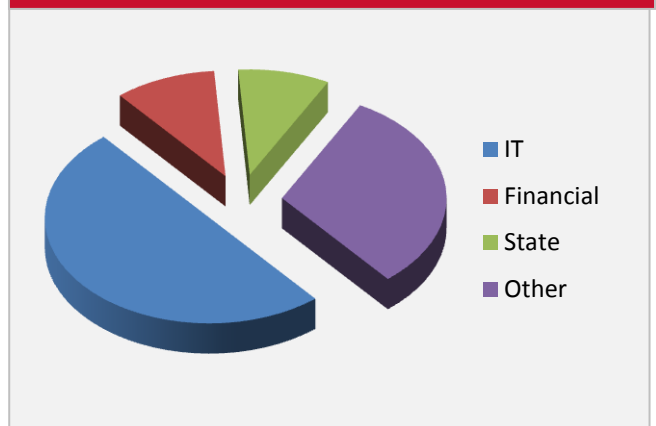
Dublin

Q1 2014 update

Dublin remains a favourite with international IT sector

- The take up was over 600,000 sq ft in Q1 2014 showing an increase of approximately 20% from Q1 2013.
- Almost 50% of all office space take up in Dublin was from the international IT sector.
- IT giants Amazon and Yahoo closed deals in Q1 2014, Amazon setting up their new office space in Burlington Plaza (approx 70,000 sq ft) and Yahoo leasing in the Point Village (approx 74,000 sq ft).
- Dropbox also established new offices in Dublin in Q1 leasing in Park Place (approx 55,000 sq ft).
- After the IT sector the remainder of the take up in Q1 was from the state and financial sector with the largest state deal being Solas (formerly FÁS) leasing approximately 30,000 in Castleforbes House, City Centre

Sectors take up



Source: Lambert Smith Hampton

Availability within the city

- Availability of Grade A office space in the city centre continues to tighten.
- The larger US companies continue to look for space within the south and north docks, St. Stephens Green and IFSC (Internet Centre).
- Construction within the city for new office buildings is constrained to two projects at the moment on Pembroke Road in Ballsbridge with another project at Canada House, St. Stephens Green.
- Vacancy in Dublin at the moment falls at approximately 17.4% in comparison to 18.9% in the same quarter 2013.

Forecast

- Future refurbishment of Grade B and C space is expected as these offices remain vacant within prime areas of Dublin.
- Rents will continue to increase for prime Grade A office space within the City Centre due to a shortage of supply for an increasing demand.
- Tenant incentives (rent free fitout contributions) will continue to tighten.
- Other areas of Dublin will benefit from possible new tenants due to shortage of space within the city. Particularly along LUAS and DART lines.