



## A new chapter for Wilton Park

Pictured: CGI aerial view of Wilton Park.

**“ This is a new chapter for Wilton Park.  
We’re celebrating the area’s rich  
heritage to offer the best of  
neighbourhood living and working. ”**

**NIALL GAFFNEY, CHIEF EXECUTIVE, IPUT REAL ESTATE**

  
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# A new chapter for Wilton Park

IPUT Real Estate has been investing in Dublin's urban fabric for over 50 years. We believe that successful owners are those that see themselves as stewards of their neighbourhoods rather than just their buildings.

At Wilton Park, we are creating an inclusive, vibrant and sustainable neighbourhood in the centre of the city.

Our landmark development will be the European headquarters for LinkedIn, as well as a place to be enjoyed by the local community and the people of Dublin.

With its rich streetlife, restaurants and cafes, and other community amenities centred on a new public square and a restored one-acre park, this will be a place that combines the best of neighbourhood living with the area's rich cultural heritage.



Pictured: CGI aerial view of Wilton Park.

## Where we are



Wilton Park will help re-imagine an important location in central Dublin.

## Assembling the site



The site has been thoughtfully assembled over a 40 year period with the vision to transform this part of the city.

## Development overview



The entire development will be fully completed by 2024.




## Fostering neighbourhoods

Illustration of Dublin city highlighting the three neighbourhoods in which IPUT Real Estate is particularly active: St. Stephen's Green, the Docklands and Wilton Park.


  
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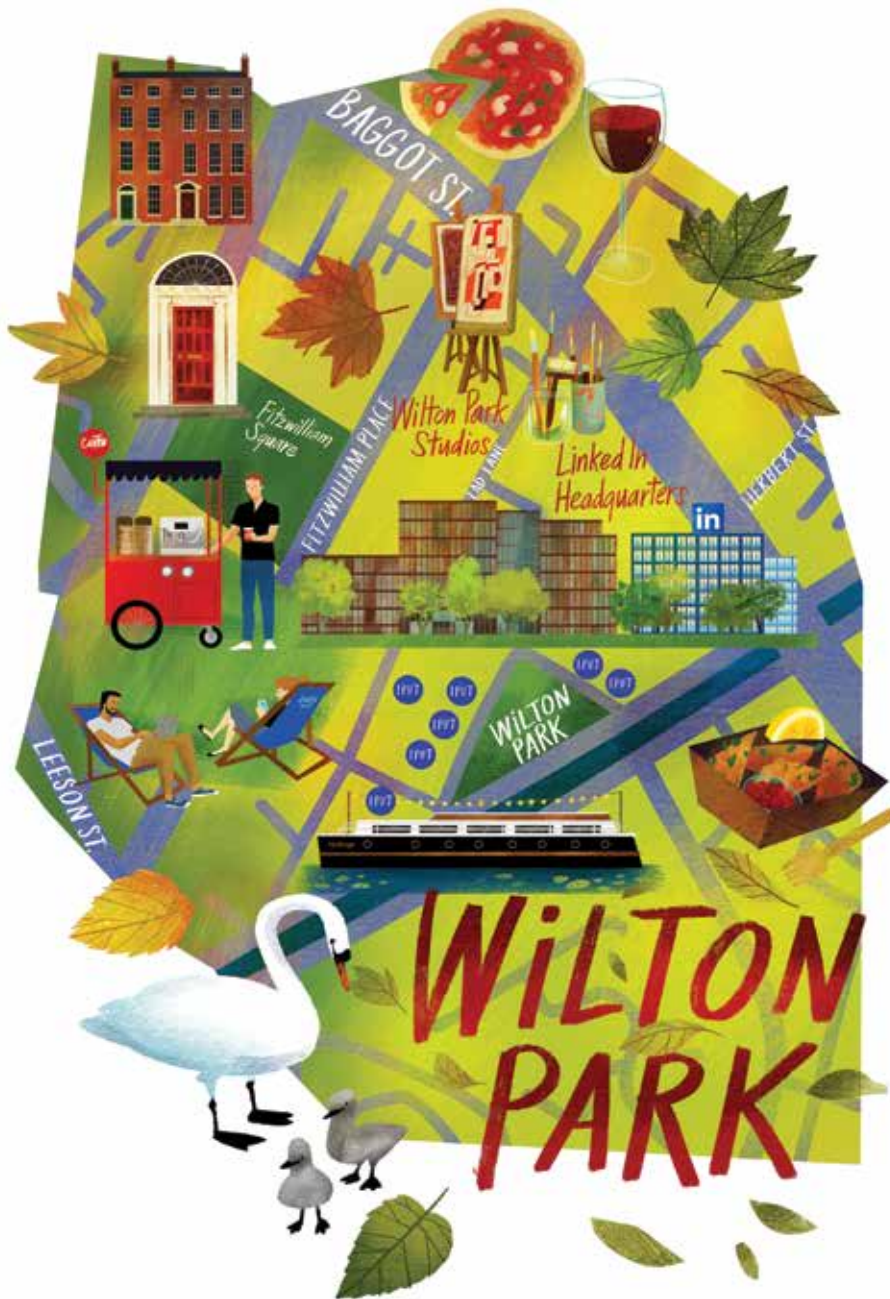
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# Wilton Park neighbourhood



Bringing the best of neighbourhood life to the city

Wilton Park is where a rich cultural and literary history meets nature and the best of community living. With the park and the canal on our doorstep, this neighbourhood already offers some incredible natural places to enjoy. It's also an opportunity for the community to celebrate the area's unique heritage.

One acre restored Victorian park

European HQ for LinkedIn

Artisan bakery, deli and restaurants

Cultural and community amenities



**A place for people to enjoy**



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# A place for people to enjoy

At IPUT Real Estate, we see ourselves as custodians of the city. Our ambition is to make a positive contribution to society by sustainably developing our buildings.

We understand that technology and the impact of the pandemic is changing people's working patterns, and where we work has to change to reflect that. We explored this topic in our *Making Place* research report.

Based on our research, we see Wilton Park as a unique opportunity to create an appealing place for those working here but also a rich neighbourhood for them and the wider community to enjoy.



Scan QR code or visit our website to find out more:  
[www.iput.com/thought-leadership](http://www.iput.com/thought-leadership)

## Ingredients for an appealing neighbourhood



### Watering holes

Places that attract people to linger, meet and socialise.



### Street classrooms

Places that bring people together in formal and informal knowledge exchange.



### Cultural canvases

Places that can be shaped, curated, and programmed by people and communities.



### Mind labs

Places that invite people to come together around shared issues, ideas and challenges.



### Mind gardens

Places that support people's individual and restorative thinking processes and wellbeing.

  
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**A place to dwell**

Pictured: CGI of restored Victorian park.



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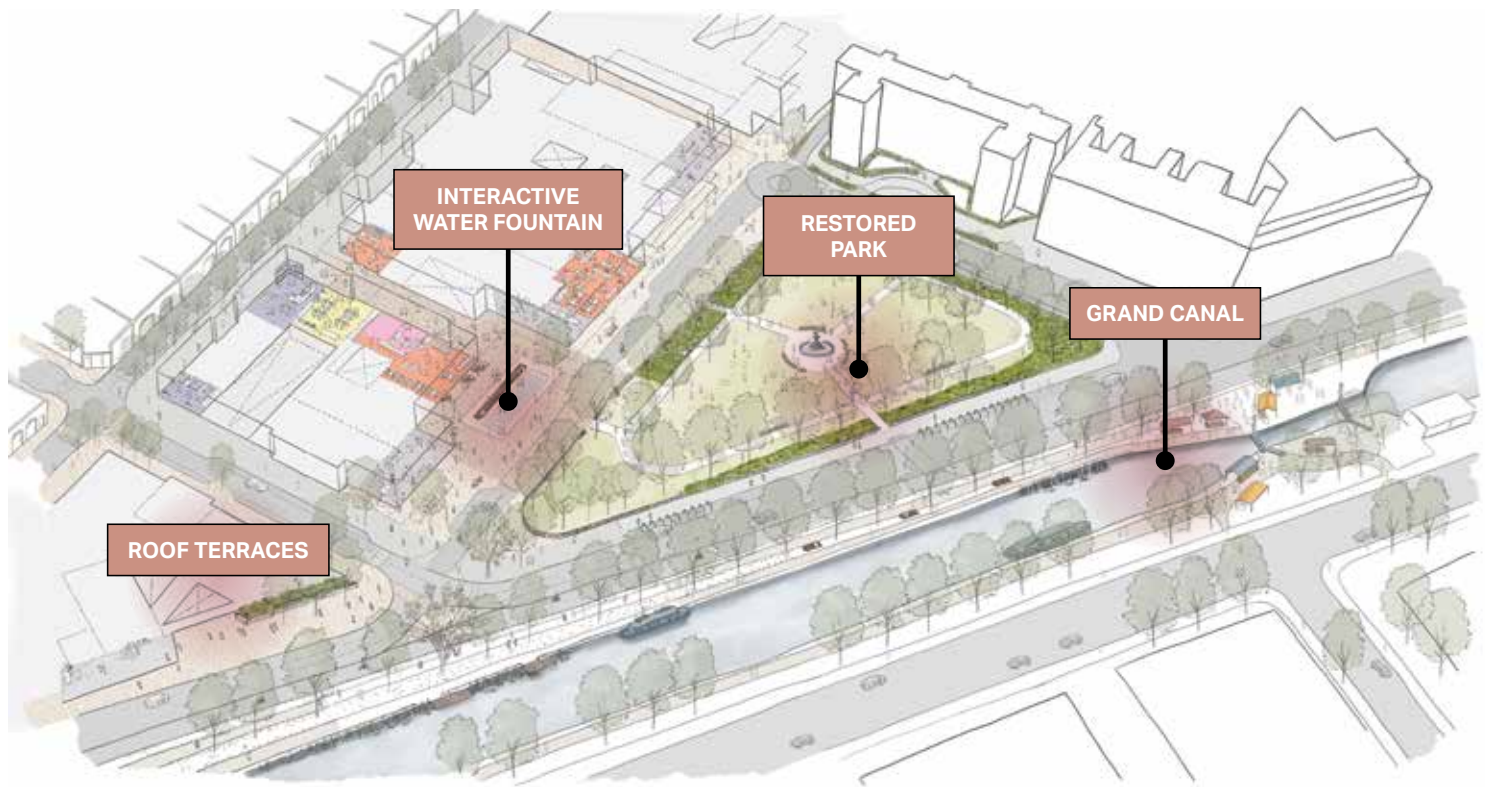
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# Mind gardens: a place to dwell



## Places to rest and relax, and to enjoy the best of nature



### Restored Victorian park

This one acre park will be restored to its historic layout with new seating, landscaping. The fountain will also be renovated.



### Roof terraces

Wilton Park's office buildings will have roof terraces on multiple levels to encourage exercise, socialising and biodiversity opportunities.



### Interactive water fountain

A fountain at the centre of Mary Lavin Place will have more than 160 individually controlled jets, providing a playful interactive space for visitors.



### Grand Canal

Upgraded cycle and pedestrian paths will bring better access to the canal on our doorstep.

  
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**A place to meet**

Pictured: CGI view from Lad Lane through to Wilton Park.

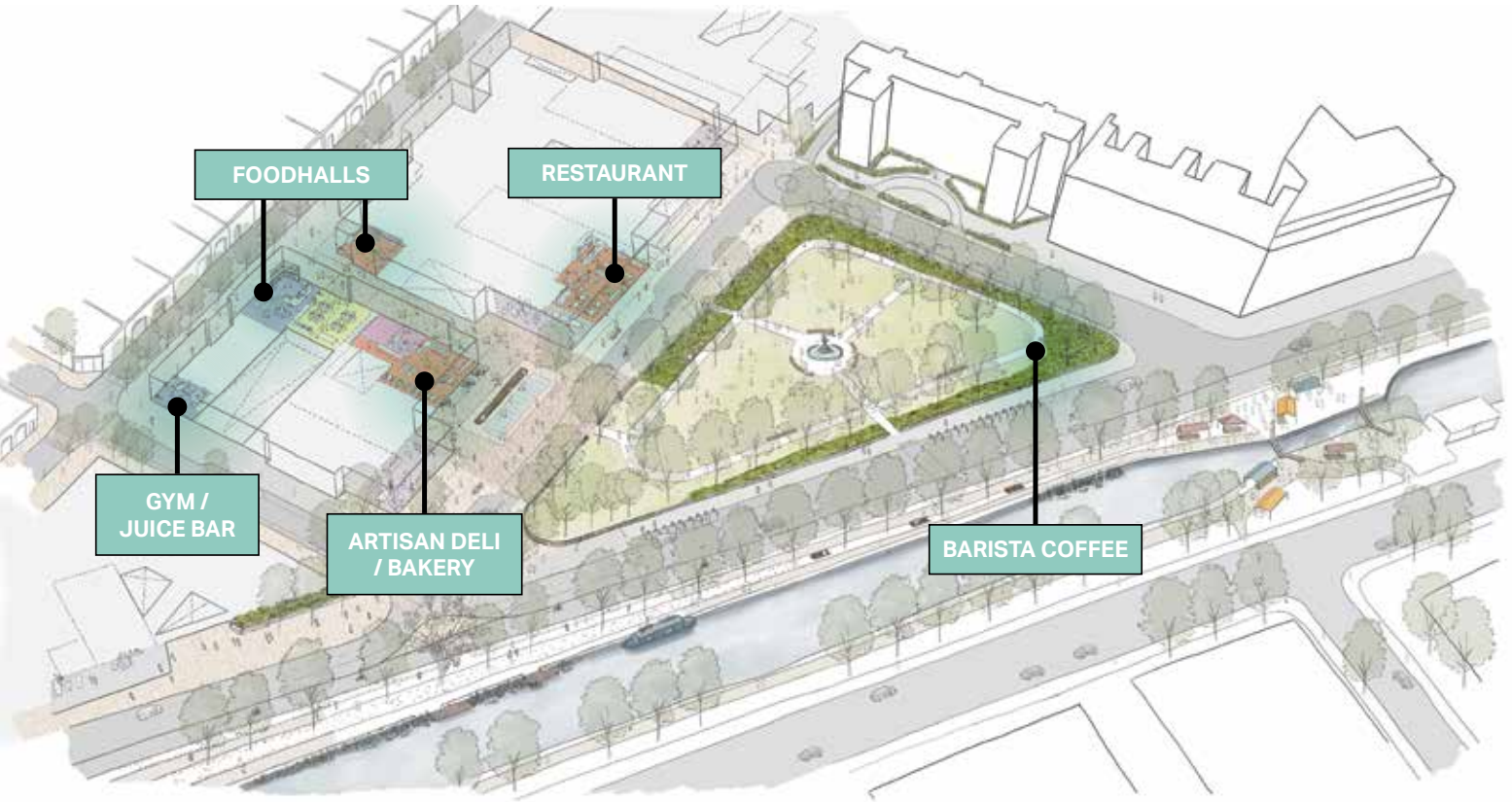
  
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# Watering holes: a place to meet



## New places for people to linger, meet, and socialise



### Gym and juice bar

A new public gym with a juice bar on Lad Lane.



### Restaurant

A contemporary restaurant with covered and heated al fresco dining.



### Artisan deli & bakery

An artisan deli and bakery with indoor and outdoor dining spaces opening up onto Mary Lavin Place.



### Foodhalls

A foodhall bringing exciting new independent food operators for lunch, dinner and evening entertainment.



### Barista coffee

Our barista is resident in the park all year round for takeaway coffees.

  
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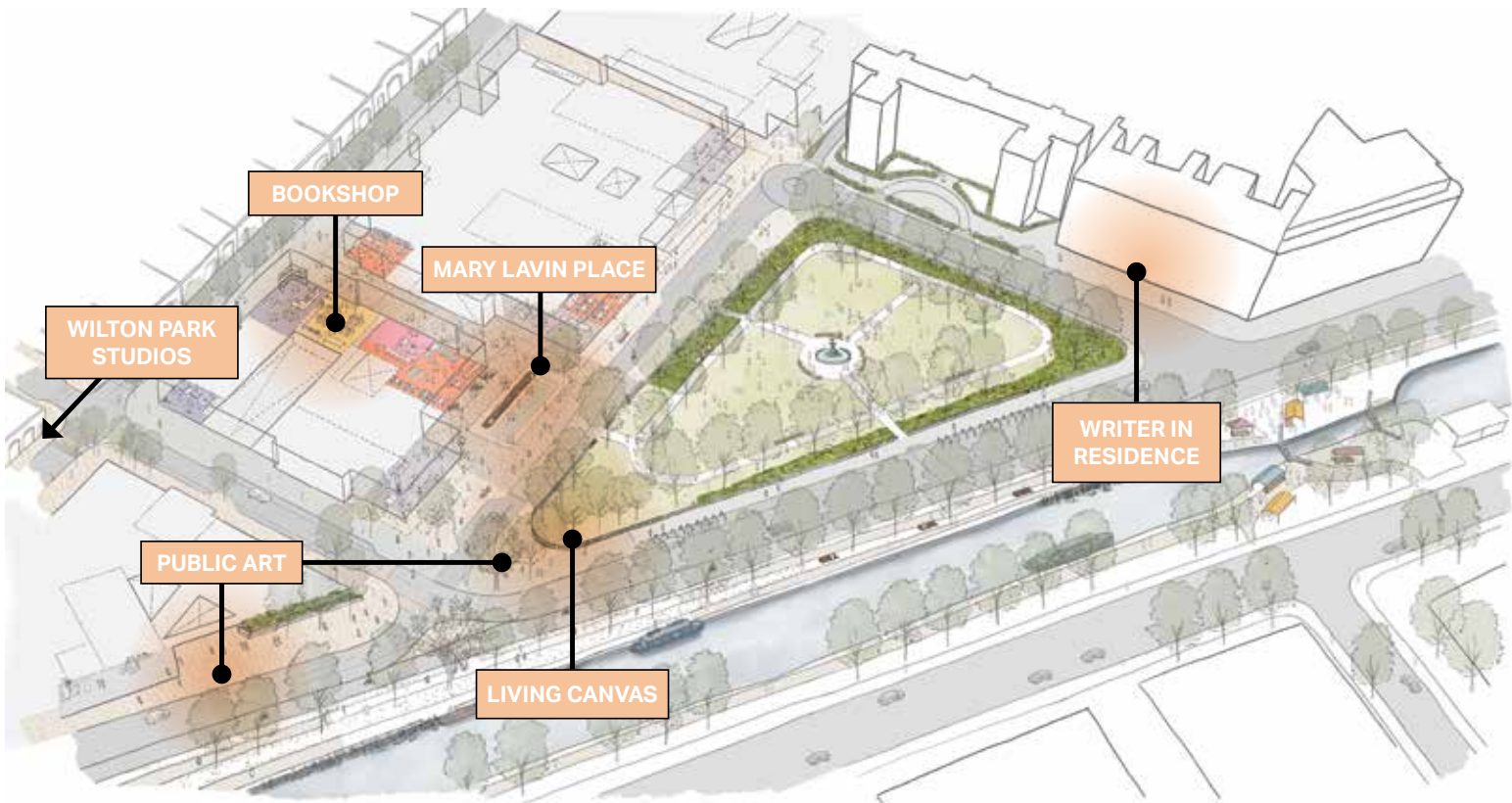
**A place to create**

Pictured: Artist Leah Hewson  
at work in Wilton Park Studios.

  
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# Cultural canvases: a place to create



## Places that can be shaped and programmed by the community



### Mary Lavin Place

The first public place in Dublin to be named after an Irish female writer.



### Community bookshop

The bookshop celebrates the area's literary past and will also be a flexible, not-for-profit community space for events.



### Wilton Park Studios

Continue to provide studio space for local artists, in partnership with the RHA Gallery.



### Public art

Commissioning leading Irish artists to create two new sculptures for the neighbourhood.





**A place to connect**

Pictured: CGI view from Wilton Terrace looking towards Mary Lavin Place.

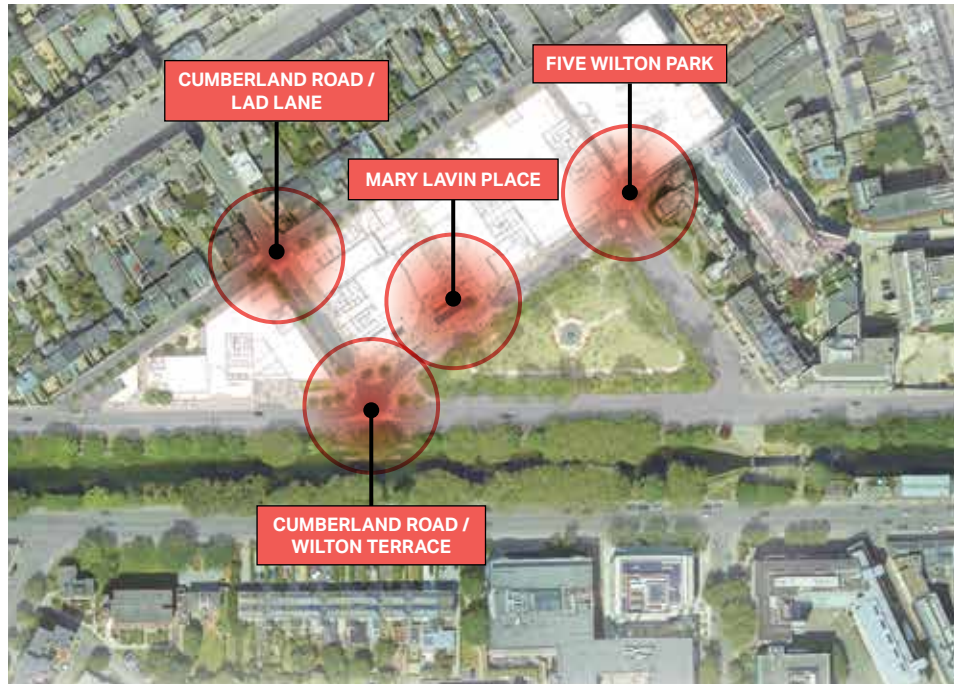
  
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# A place to connect

## Connecting people across Wilton Park

Wilton Park is a neighbourhood that welcomes in the community. Better links between Lad Lane and Wilton Park, as well as easy and accessible pedestrian walkways, will connect people to animated streets with restaurants and retail, or to dwell in the public park or square.







## Wilton Park restoration

  
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# Wilton Park restoration



28th May 2023  
to Spring 2024

The park will be closed until spring 2024 while we complete restoration works that have been approved by Dublin City Council.

## The works include:

**Fountain:** Restoration of the original fountain to full working order.

**Lawns:** The lawns will be renewed to include drainage, improved soil quality, and re-seeding.

**Footpaths:** The layout of the park remains the same with paths reconstructed to avoid winter flooding.

**Seating:** New seating will be included along the footpaths to complement the overall restoration of the park.

**Planting:** A wide variety of plants will be added to the shaded areas around the edge of the park bringing all year-round interest and improving the biodiversity of the area.

**Living Canvas:** The screen will be removed in June 2023.

The restored park will open in spring 2024 and operate in line with normal park opening hours.





## Mary Lavin Place

Pictured: CGI view of Mary Lavin Place looking from the park.

# Mary Lavin Place: a new cultural hub for Dublin



## New square at Wilton Park named in tribute to writer Mary Lavin

Mary Lavin was one of the most influential Irish female writers of her generation. We are recognising her contribution by naming the new square at Wilton Park as Mary Lavin Place. It will be the first time a public place in Dublin City has been named after an Irish female writer.

Mary Lavin Place will form the social and cultural hub of Wilton Park. It will include a commemorative sculpture in Mary's honour, and a new community bookshop and social space. Through events, exhibitions and other community projects, we want to bring the neighbourhood together to celebrate our city's heritage and continue to enrich people's experiences through art and culture.



Use QR code to view a specially commissioned short film to mark the naming of Mary Lavin Place, featuring leading Irish actor, Cathy Belton, reciting one of Lavin's poems, *Let Me Come Inland Always* or visit: [iput.com/social](http://iput.com/social)



### About Mary Lavin

Mary Lavin was born in the US in 1912, and moved to Ireland when she was 10. Her first volume of short stories, *Tales from Bective Bridge*, was published in 1942 and won the James Tait Black Memorial Prize. Renowned for her mastery of the short story, Lavin was also a writer of novels and poems. Her legacy, however, is not only to literature but to the Irish literary ecology. Her mews in 11 Lad Lane, where she lived between 1958 and 1981, was a literary hub, where writers such as Frank O'Connor, Sean O'Faolain and John McGahern regularly fraternised. Mary Lavin was a keen supporter of a younger generation of writers such as Nuala O'Faolain and Colm Toibin, often offering them support on their own journeys as writers.





## A sustainable place

Pictured: CGI view of Mary Lavin Place looking from the park.

  
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# A sustainable place



Pictured: CGI view of Two to Four Wilton Park.

## Bringing the best of global design to Dublin

Wilton Park is designed to reflect its prestigious environment and the rich heritage of the surrounding area. It will also set the benchmark for sustainable development in Ireland. Our buildings are designed to meet the highest sustainability, efficiency and digital connectivity standards, and we will be employing circular design principles and modern methods of construction to reduce waste and carbon emissions.



Pictured: CGI view from the terrace of One Wilton Park.

On track to achieve LEED, Wired and Well certification







## Wilton Park in numbers

Pictured: CGI aerial view of Wilton Park.

# Wilton Park in numbers

48

new trees and 13,000  
new shrubs planted  
around Wilton Park



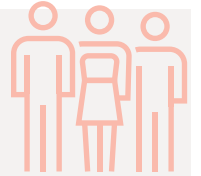
€6m

Invested in  
public realm  
works



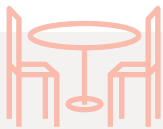
5,000

people will be  
working and living  
in the neighbourhood



20,000 sq ft

of public food and beverage  
space with seating for 400 people



30,000 sq ft

of roof terraces



750

bicycles, e-bikes,  
and scooter  
parking spaces



35

electric vehicle  
charging points



1,000

lockers and 70 showers  
for active commuting



95%

of construction and  
demolition waste will be  
diverted from landfill



-60%

less energy usage  
compared to an  
average Dublin office



Free of  
fossil fuels

Two – Four Wilton Park  
has been designed to operate  
on 100% renewable energy



Highest  
sustainability  
credentials

LEED Platinum and BER A3







**IPUT Real Estate: shaping our city**



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# IPUT Real Estate: shaping our city

## Our vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

## Who we are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.7 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

## Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.

## A selection of our city centre properties



5-6 Earlsfort Terrace, Dublin 2



1 Grand Canal Square, Dublin 2



10 Molesworth Street, Dublin 2



The Exchange, IFSC, Dublin 1



72 Grafton Street, Dublin 2



The Tropical Fruit Warehouse, Sir John Rogerson's Quay, Dublin 2