



# Pembr

Flexible Office Solutions

Pembr is a leading provider of premium flexible office solutions in Dublin, creating workspaces where people and businesses can thrive. With over 20 prime locations across Dublin 2, Pembr offers beautifully designed serviced offices, meeting rooms, and virtual office solutions tailored to businesses of all sizes. Combining prestigious city-centre addresses with flexible terms, all-inclusive pricing, and dedicated client support, Pembr delivers workspace solutions that foster productivity, collaboration, and growth.

You're not just moving in to an office, you're joining a community that's spent 20 years making Dublin's best workspaces. We're passionate about your team's success, and were here every step of the way.

*Robert Manson & Thomas Lenehan*

Co-founders

## What we offer

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- ✓ Flexible terms
- ✓ All-inclusive pricing
- ✓ Fully serviced & managed offices
- ✓ Prime locations
- ✓ Easily accessible to transport links
- ✓ Amenity driven

## Hear from our customers

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**toast** a cloud-based platform for the hospitality industry, needed a scalable office solution as it expanded rapidly in Ireland. Over four years, its team grew from 6 to over 200 employees, thanks to Pembr's flexible leasing, which allowed Toast to move to larger office spaces without renegotiating terms. This arrangement reduced operational friction and enabled Toast to focus on business growth, making Pembr a valuable long-term partner throughout their expansion.

# WHY PEMBR?

## Built around your Business

### 1. 24/7 Fob Access

You will enjoy round-the-clock access to your building with your fob, every day of the year.

### 2. Daily Cleaning

Professional daily cleaning throughout all common areas and offices.

### 3. High-Speed Internet

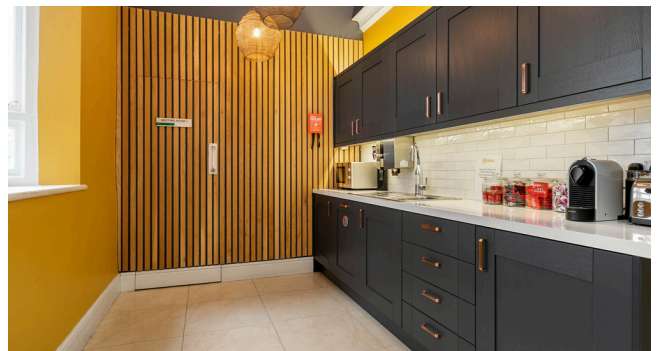
1GB fibre with 300Mb failover backup. Dedicated VLAN per client.

### 4. Fully Equipped Kitchen

Iconic Georgian buildings and modern studios in Dublin's most prestigious business district.

### 5. Meet & Greet Reception

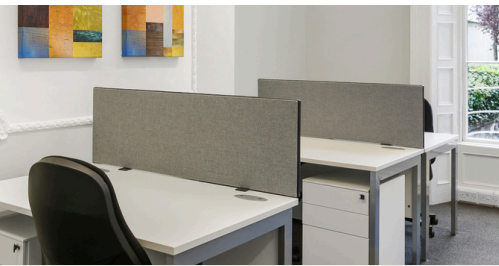
Professional front-desk service managing visitors, post, and couriers.



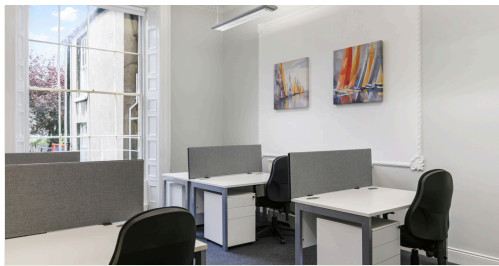


# ICONIC GEOGRIAN BUILDINGS

## BUILDING DETAILS



DESKS  
4



DESKS  
8



DESKS  
12+

## WE ARE HERE TO HELP

At Pembr, we are committed to creating places where people love to work. We prioritise a flexible approach to our spaces, allowing clients to focus on their business.

Our fully serviced workspace combines elegant interiors with modern functionality, creating an environment where businesses can thrive from day one.





**ELITE**

**MODERN**

**BUILDINGS**

## YOUR NEW HQ

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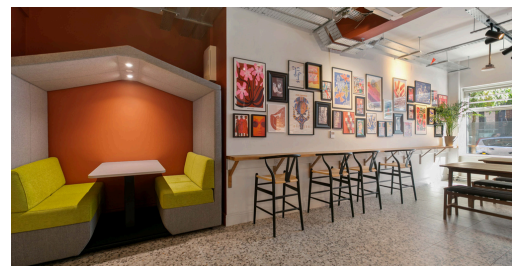
These dynamic workspaces provide flexibility for teams to innovate without distractions. They feature modern amenities, high-speed internet, ergonomic furniture, and advanced meeting room technology. On-site staff offer IT and hospitality support, creating a seamless experience. Centrally located, they serve as a hub for creativity and success.



**BALLAST HOUSE**



**HENNEBIQUE STUDIOS**



**CLARENDON**



**24 ST. STEPHEN'S GREEN**



**GLENDENNING HOUSE**



**25 ST. STEPHEN'S GREEN**