

# PRIME

A T G A T E W A Y

BE IN PRIME POSITION

East Wall Road, Dublin 3  
HEADQUARTER OFFICES

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# The North Docklands

DUBLIN'S PRIMARY CORPORATE QUARTER

HIGH PROFILE DEVELOPMENT

EXCELLENT AMENITIES

Leading business environment



- The Gateway development, located in the North Docklands, comprises three separate blocks of high specification, third generation, office space extending to almost 16,000 sq.m.
- The new docklands masterplan provides for the expenditure of €1.24 billion in a public private partnership to improve infrastructure and provide for major commercial and residential developments between now and 2020.
- Gateway is located in one of Dublin's best served public transport areas with Dart, Mainline Rail, Dublin Bus and Luas connections all in the vicinity. There are a host of shops, restaurants, bars and hotels within walking distance in the neighbouring IFSC / Spencer Dock area not to mention the convenience store on your doorstep at Gateway.

# 2

## Prime

CORPORATE EFFICIENCY

SPECTACULAR VIEWS

STRATEGIC POSITION

### Centrepiece of the Gateway Development



- PRIME, the centrepiece of the hugely successful Gateway Development in the North City Docklands, has been designed to meet the most demanding requirements expected of a corporate headquarter.
- This 3rd generation office space meets the highest specification, in both presentation and technology. The presentation is impressive and authoritative and includes solid wood panelling in the reception areas. Internal structures and external amenities combine to provide the levels of corporate efficiency which are essential in today's business world. The building also offers spectacular views across the city.
- Strategically positioned on East Wall Road, between the dynamic Dublin Docklands and the East Wall Business Campus, PRIME is highly accessible, being served by all primary transport modes including Dublin Port Tunnel.

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## Prime quality

IMPRESSIVE RECEPTION

FLEXIBLE FLOOR PLATES

HIGH SPECIFICATION

### A Benchmark Development



In creating Gateway, Collen Group set out to create a benchmark development for the North Docklands.

And PRIME epitomises this development

- External landscaping and terracing lead to a spacious and impressive reception area which features solid wood panelling and complimentary lighting. This theme of high quality finish and design continues throughout the building.
- The office areas offer flexible floor plates which enable the maximisation of office efficiency. They also offer spectacular views over the Tolka River and Dublin City.
- Prime will be finished to the highest specification. Fit-out will include four pipe fan coil air-conditioning, raised access floors and suspended ceilings.

# 4

## Prime access

THE LUAS RED LINE & DART

10 MIN FROM AIRPORT VIA PORT TUNNEL

18 BUS ROUTES SERVICE LOCATION

### Transport Hub



- PRIME is convenient to all key transport modes. It is beside the Port Tunnel, offering easy access to Dublin International Airport and the key M50 orbital motorway, which links the city with the national network.
- PRIME is also well serviced by public transport. It is located within minutes walk of Clontarf Dart Station and has 18 bus routes servicing the immediate area. It is also just a short bus ride from Connolly Station with its extensive Dart services. Connolly Station is also the mainline terminus for commuters from Drogheda and Dundalk and also serves Belfast. Also a short walk from PRIME is Spencer Dock and the Luas Red Line Station due to open in 2009.
- As well as attracting national and international high tech and financial organisations, North Docks is rapidly developing a healthy local infrastructure of retail, office and leisure facilities. Its key position on the junction of Alfie Byrne Road, together with the comprehensive transport infrastructure and the extensive plans for further development in the area, make Prime a future proof choice.

# Where we are

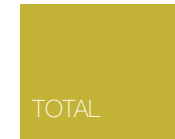
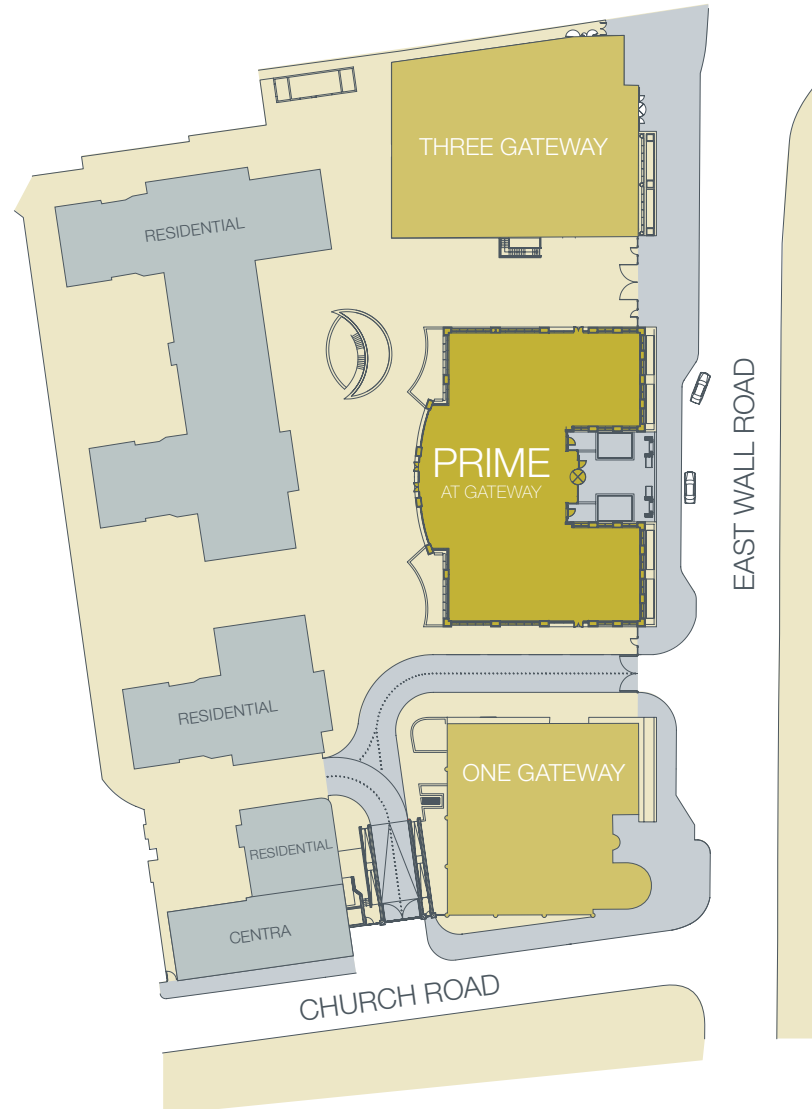


# Where we are



# Site map

Prime at Gateway

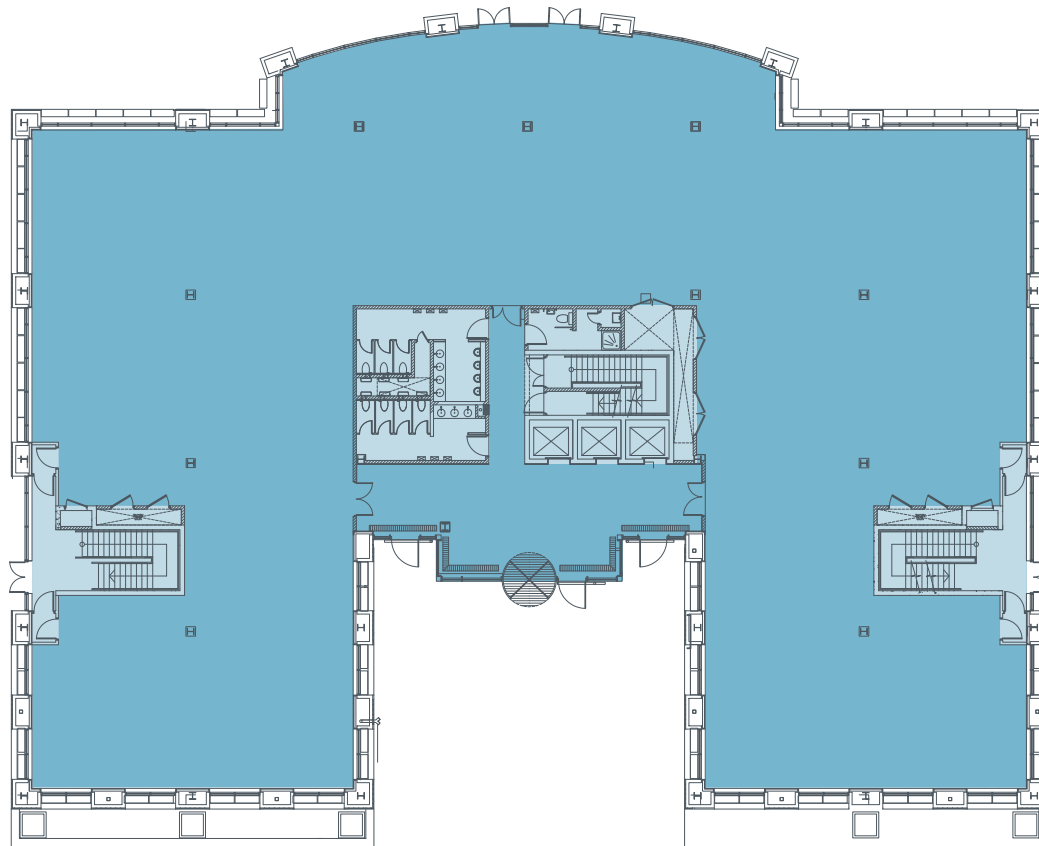


7,228.10 sq.m /  
77,803.26 sq.ft

NOT TO SCALE

# Ground floor

Accommodations



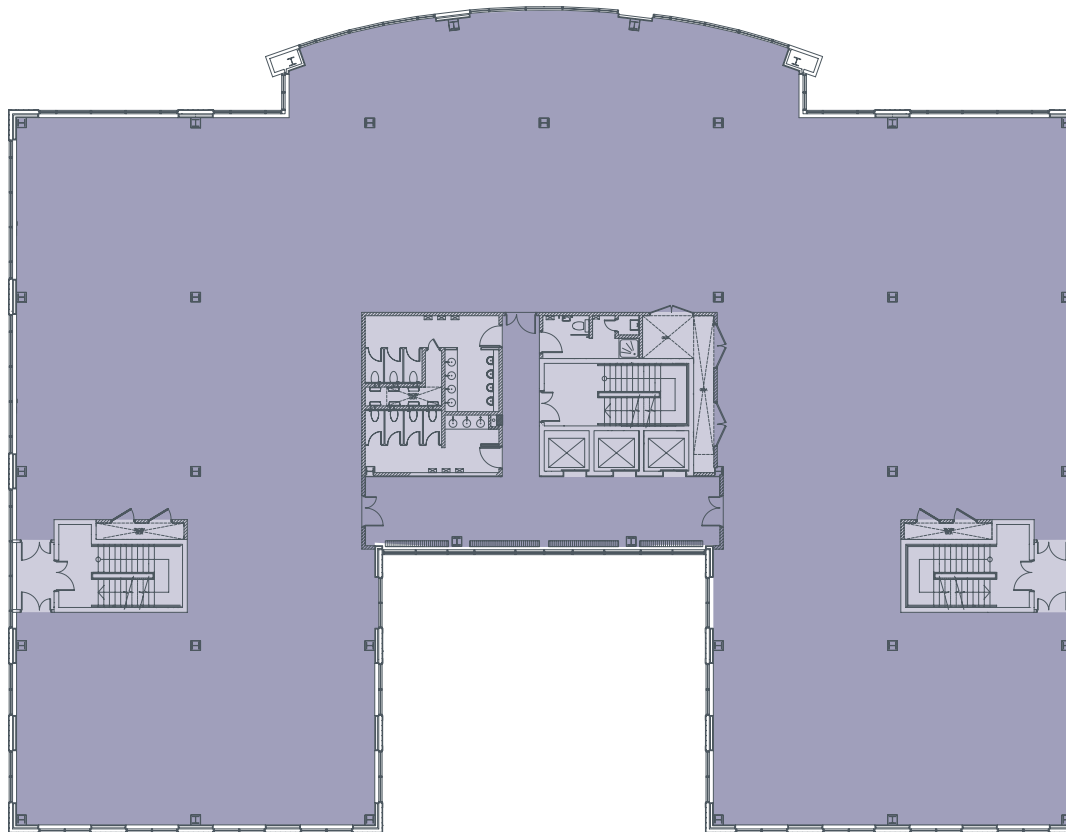
GROUND  
FLOOR

1,317 sq.m (14,176 sq.ft.)

NOT TO SCALE

# Typical floor

Accommodations



TYPICAL  
FLOOR

1,308 sq.m (14,086 sq.ft.)

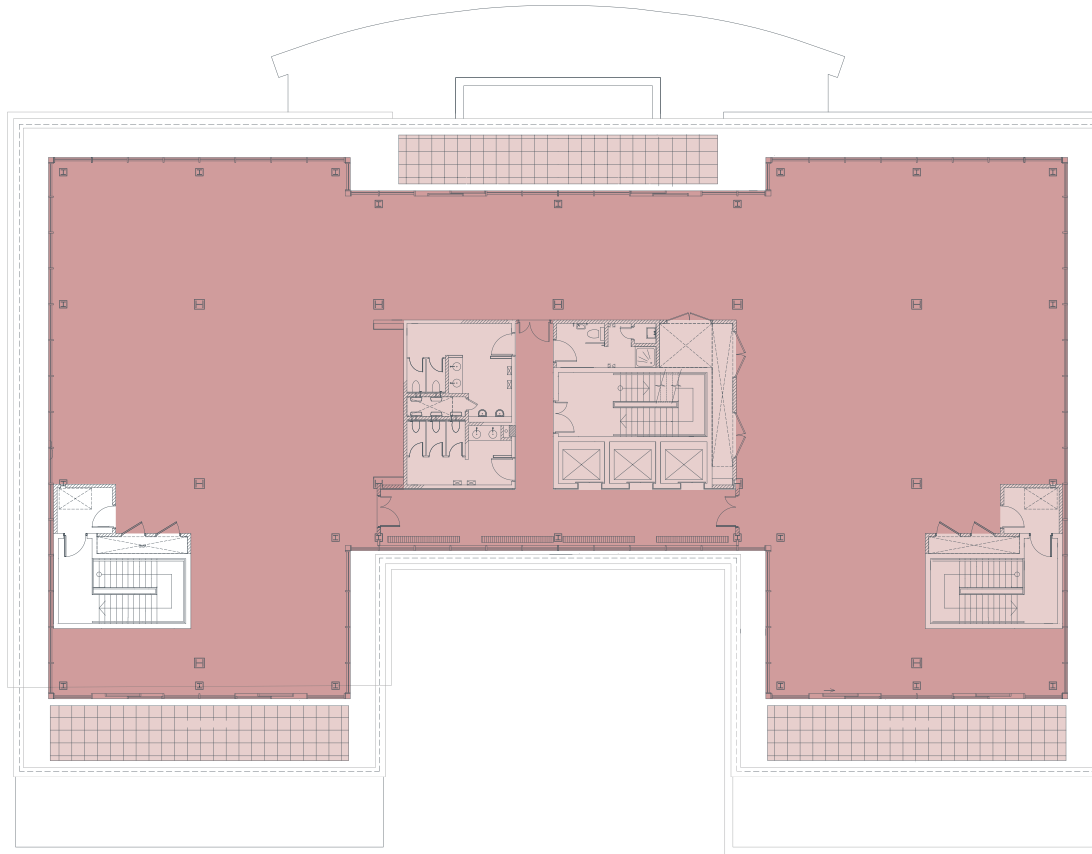
## Accommodation Schedule

	sq.m	sq.ft.
First Floor	1,308	14,086
Second Floor	1,308	14,086
Third Floor	1,308	14,086
Fourth Floor	1,125	12,110

NOT TO SCALE

# Penthouse floor

Accommodations



PENTHOUSE  
FLOOR

862 sq.m (9,259 sq.ft.)

NOT TO SCALE

## DEVELOPERS



**QUALITY SINCE 1810**

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## ARCHITECTS



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