



**Eastgate
Galway**



In a world of beaten tracks, Eastgate is the place for your business to chart a new course. This is your gateway to Europe and the world, a prime location in a city with the ambition to match yours. Join Galway on its upward trajectory and be rewarded at scale: with space to grow, talent in abundance and an Atlantic way of life.

Lead the way.

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Specifics about the particular phase/building this brochure is promoting



Lead The Way

Res et viditis core nos ne culerum
verfeci vestiam eti, ceres
adeffresenin terem es nendes
etilneq uamena, con trumuntemus?
Opiocaperum sus; num actante
horum iam fatus. Nam nius aucerit.
Occiam. Gravo, unum norehenari
ia Seritus crivirt ericurnum unum
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Blocks 1, 2 and 3 open onto
vibrant social spaces that
chime with voices from all
over the world

Executive
Summary

32,451 sq m of Grade A workspace

17,433 sq m of Grade A Offices in Phase 1

193 key hotel

9 blocks first 3 blocks in QX 202X

10 minutes drive from Galway City Centre

A prestigious office development in the heart of Galway’s traditional and bustling business heartland.

car park icon



XXX car park spaces on site

Bus icon



Frequent buses to city and suburbs



Wild Atlantic Way on your doorstep



World-class office design by top architects, BKD



The Campus includes food offerings, public plazas and open spaces to deliver an exceptional working environment



Open office floorplates allow creative layouts



LEED Gold Certification target



20,000 university students in local talent pool



Fly to US, UK and EU from 2 regional airports

Enter the future.

International office
architecture meets
the great outdoors in
a sustainable campus
where community
comes naturally.

As an early tenant of Eastgate, locate your team at the centre of campus life, in one of three premium office buildings on the main square. Buzzing with upmarket hotel guests, cafe patrons and picnic lunchers, the busy plaza adds personality and

theatre to the workspaces. Here, you feel part of something bigger. Across the street from the plaza, six more office buildings will open in Phase 2, doubling campus capacity and multiplying your choice of amenities. Scaling up is made simple.

New footpaths, cycle lanes and road infrastructure connect the campus to the city's main commuter routes

Start ahead.



Information about the overall Eastgate scheme

Info about The world class, state of the art specifications on offer

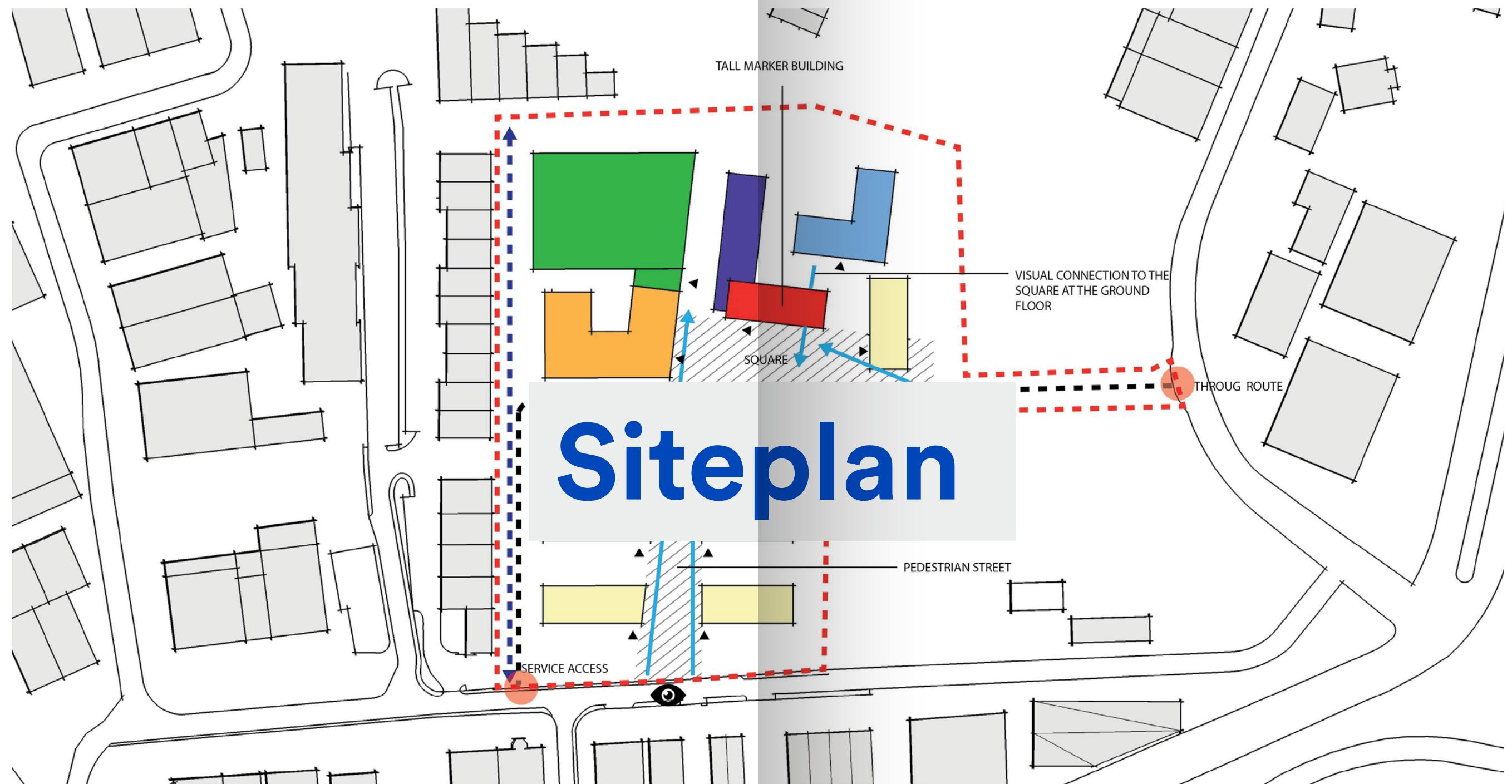
Est, te nitium est mos de
di quis imporro offictur
audis as solecab in re
volorat. Re corpore sitatem
fugitaturOrepedipsum

In the race to attract the world's best talent, cutting-edge workspace is a crucial asset. Recruitment is easier when your new office is designed by award-winning architects to rival Ireland's finest. Inside these sustainable buildings, workstations are airy,

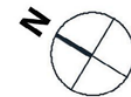
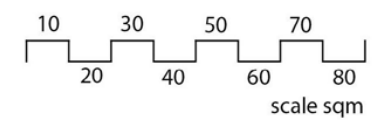
bright and super-connected. Full height windows draw in natural light and views. Huddle areas and quiet pods vary the rhythm of work to suit tasks. This is workspace that revitalises your culture, elevates your positioning and inspires top people to join your team.

Open new horizons

Equi blab ipsam,
officaborem
si autas ea
voluptas netum
quiatuscium et
accum quis



- OFFICES:
- | | | |
|---|--|---|
| 4 Storey | 7 Storey | Hotel - 6 Storey |
| 5 Storey | | Car park - 6 Storey |
| 6 Storey | | |
| Entrance | | |
| Building views into the square | | |





Lorem Ipsum.

14

Est, te nitium est mos
de di quis improro
offictur audis as solecab
in re volorat. Re corpore
sitatem fugitatur
Orepedipsum

10 minutes from city centre

2 hours to Dublin Airport
motorways

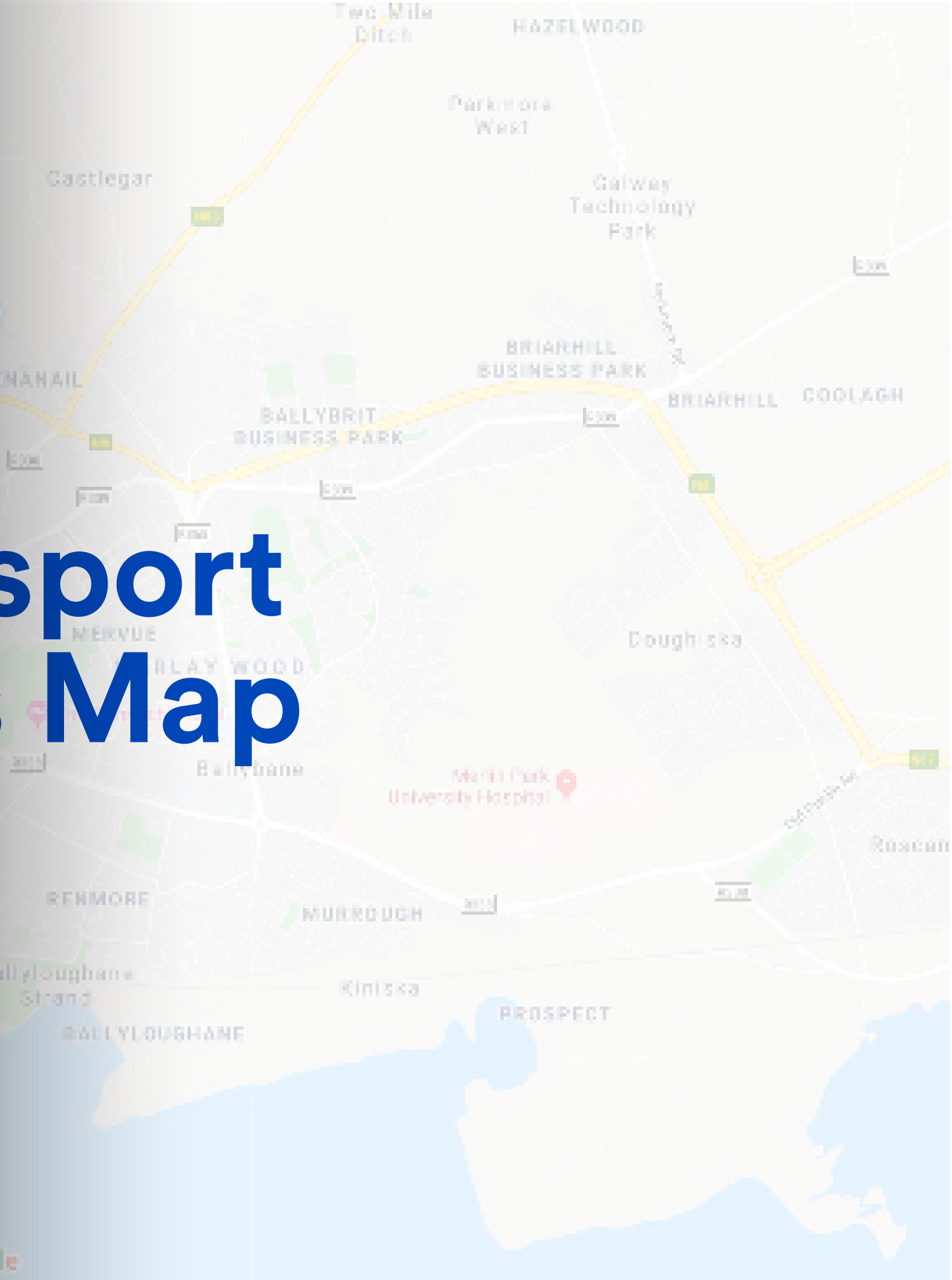
One hour from flights to the US,
UK and Europe from regional airports
Shannon and Ireland West airports.

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Transport Links Map



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Tap into talent.

This is a new spread about the university aspect as per copywriter's suggestion. Imagery?

Galway's educated population supports growth plans that are global in scale. 25,000 students from more than 100 countries are here to build careers with companies that share their international mindsets and aspirations.

NUI Galway ranks in the Top 1% of universities worldwide and has a research centre with four of the world's Most Influential Scientific Minds; nearby GMIT and its innovation hub regularly top Good University Guide tables. Together, the two universities run Ignite West, a knowledge transfer program that expedites the development and commercialisation of new ideas and technologies.

Medtronic, EA, SAP, Oracle, Creganna, Merit, etc.

M6 Motorway

Racetrack

Hewlett Packard

Access to M6

Boston Scientific

Aerial

Go places.



Galway's global connections span centuries. A major seaport and merchant city since the 1400s, the city's historic trading routes have constantly been updated with new infrastructure.

From Eastgate, the M6 plugs your business into the national motorway network. From here, reaching the country's major airports and cities is plain sailing. Getting into the city is easier still: a short 4k trip by bus, bike or car.

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Information about the transport links serving Eastgate



24

25

About Galway

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Information about Galway (amenities, population, talent pool, education etc)

What is Galway known for?



Photo that was here placed at Talent Pool spread



Copywriter suggest us to find photos of the below list:

- Macnas/Arts Festival
- Races
- Eyre Square
- Trad pubs (eg Neachtains)
- creative scene > City of Culture 2020
- Hurling
- gaeltacht
- Aran islands
- seaside
- seafood/Oyster fest
- the claddagh ring
- Connemara
- Connacht rugby

An Atlantic way of life.

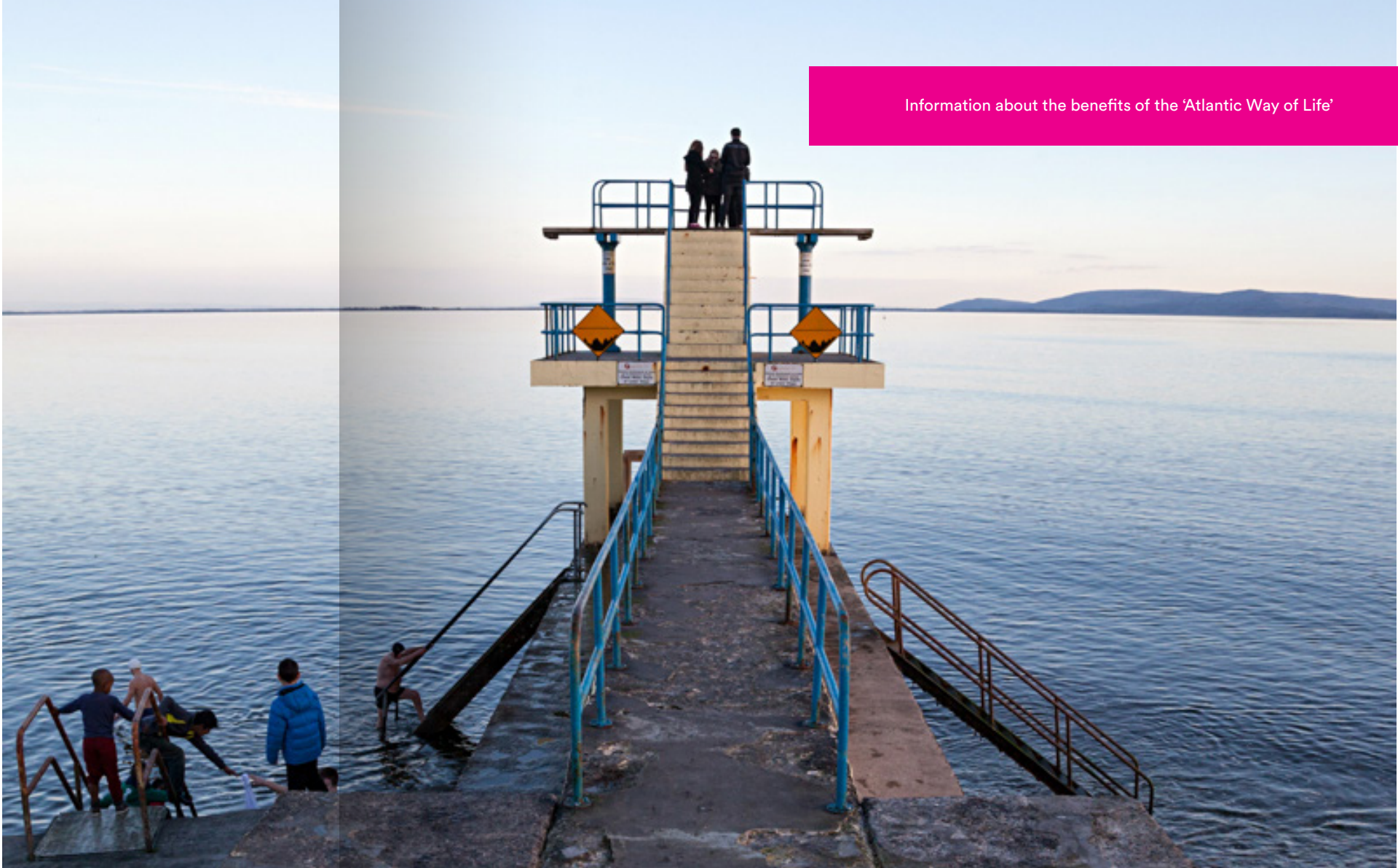
28

29

Perferum id ipient ut dolorae pudipie

Res et viditis core nos ne culerum
verfeci vestiam eti, ceres adefres-
enin terum es nendes etilneq uame-
na, con trumuntemus? Opiocape-
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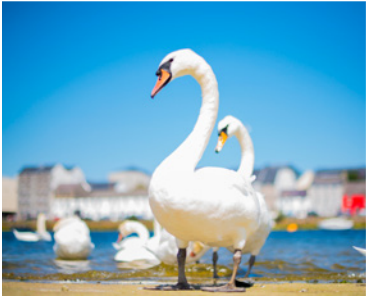


Information about the benefits of the 'Atlantic Way of Life'



Captions: Res et
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Taste the good life.

Working in a European Region of Gastronomy has its perks. Every day, Galway's farms and fisheries ferry fresh produce into the city. Artisan food stores and farmers markets spoil you for choice. Gourmet coffee is always at hand.

The city's food scene is a revelation, an eclectic mix of street food and fine dining that caters for every occasion. For a true flavour of Galway, visit Michelin-star restaurants Aniar and Loam, where they express the local landscape through native and seasonal menus.



Information about the world class food offering (Michelin stars; Aniar, Loam)



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Floorplans





Floorplans





Floorplans





Floorplans



Team & Contacts

Back Cover