

# THREE GATEWAY

LEADING ARCHITECTURAL OFFICE SPACE

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THREE GATEWAY IS THE FINAL CHAPTER in the successful story that is The Gateway development on East Wall Road. Strategically located between Dublin's newest commercial precinct, Dublin Docklands and the East Point Business Campus, the Gateway development is in the heart of the premium northern business district of Dublin's city centre.





## DESCRIPTION

The Gateway development comprises of a mixed-use residential and commercial scheme, containing three separate blocks of high specification, third generation office space extending to almost 16,000 sq.m. The newly constructed office building contains own door suites ranging in size from 110 sq.m. to 4,008 sq.m. with the amalgamation of one or more units being readily available.

Three Gateway, which is located on the junction of the East Wall Road and the Alfie Byrne Road is set to become one of Dublin city's premier landmark buildings. This location is one of Dublin's best served public transport areas, with DART, mainline rail, Dublin Bus and Luas connections all within short walking distance of these suites.



A UNIQUE OPPORTUNITY TO PURCHASE QUALITY  
SMALL TO MEDIUM SIZE OFFICE SUITES IN A  
HIGHLY ACCESSIBLE CITY EDGE LOCATION.



LOCATION

Three Gateway is located on East Wall Road directly at the junction of Alfie Byrne Road and is situated to take full advantage of the many transport nodes within this area. With the Port Tunnel at its doorstep, Gateway offers discerning occupiers easy access to Dublin International Airport, the M50 and within a short distance of the city centre and the IFSC area.

This location has excellent public transport links with Dublin Bus who operate 18 bus routes in the vicinity of this building and the DART Station at Clontarf is only a short stroll from these office suites.

Connolly Station, which is the terminus for commuters from areas north of Dublin, such as Drogheda and Dundalk and also to the west of Dublin such as Maynooth is a short bus trip from the building. The newly opened Dublin Dockland’s station at Spencer Dock is also within close walking distance of these offices, which provides access for occupiers of Three Gateway for the Red Luas line.

This area has recently benefited from a number of commercial developments, containing retail, office and leisure facilities, which will further provide amenities to occupiers within this area



East Point Business Park	1
Yahoo	1
AOL	1
Oracle	1
Sun Microsystems	1
Centra	2
IFSC	3
Citibank	4
PWC	5
National Conference Centre	6
Point Theatre	7
Samuel Beckett Bridge	8





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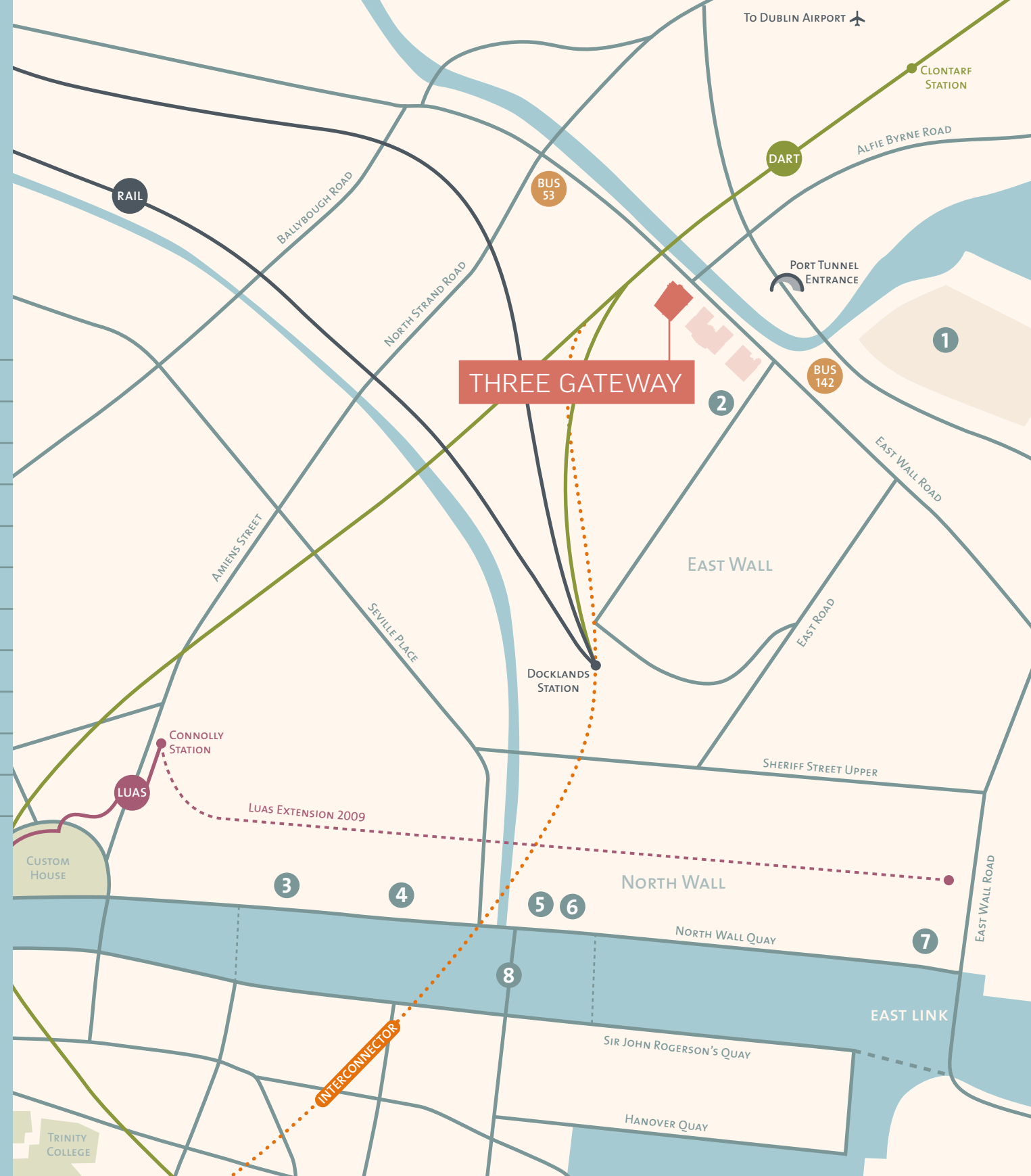
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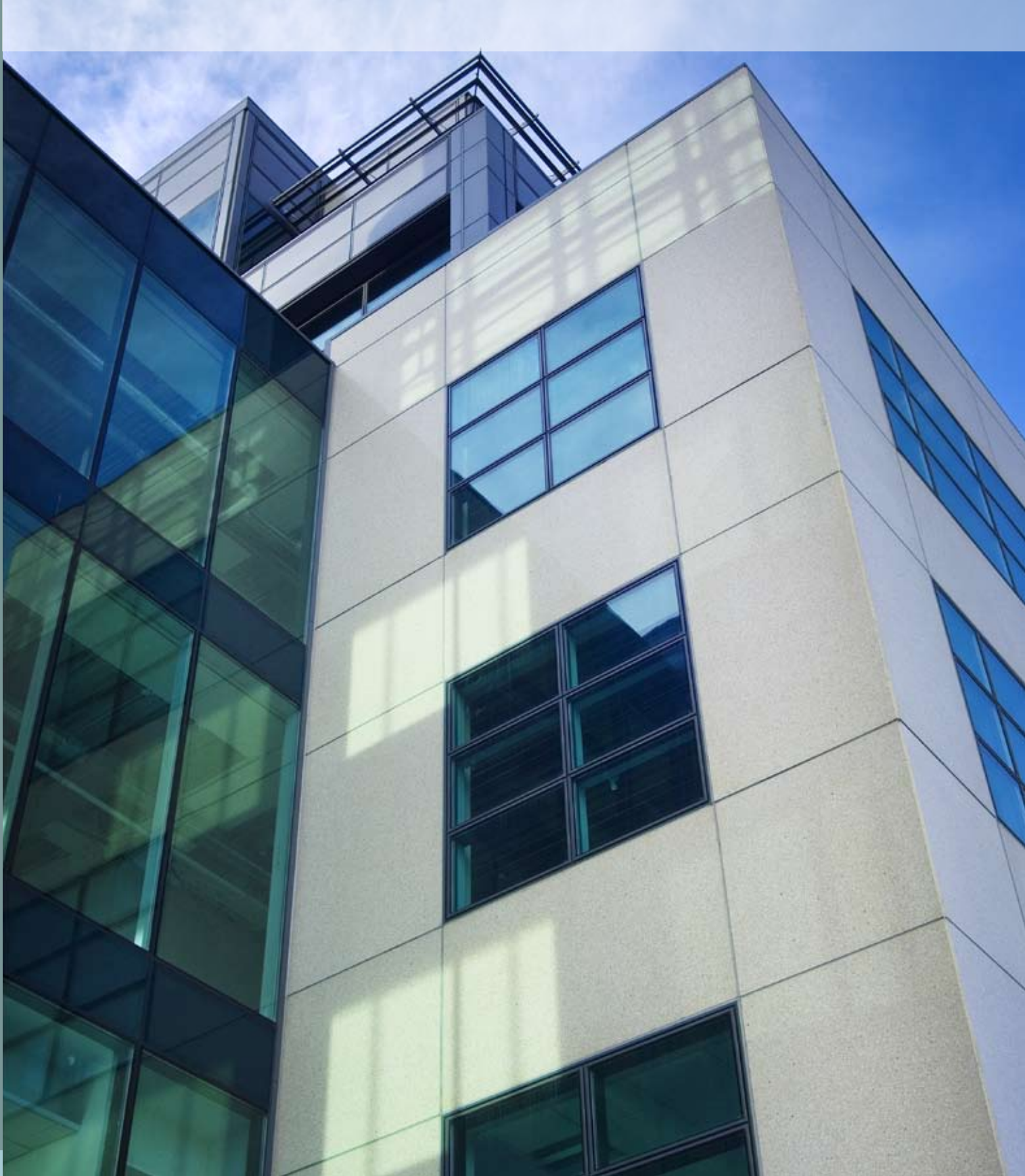




# SPECIFICATIONS

Three Gateway is yet another example of the high quality developments which Collen Group have become renowned for. The entrance atrium to the building will incorporate an impressive reception area, which together with the external terraces, is due to set a benchmark for other office developments to follow.

Feature lighting, high quality durable surfaces on the floors together with solid wooden panelling in the general lift areas will ensure that the common areas of Three Gateway are both impressive and durable. The offices within this building will benefit from the well designed open plan flexible floor plates, together with the stunning views across the Tolka River and Dublin Bay and the extensively landscaped common areas within the overall Gateway development.



## Specification of the office units within Three Gateway include:

- Impressive reception atrium and common areas
- Four pipe fan coil air conditioning
- Raised access floors incorporating floor boxes
- Suspended ceilings incorporating recessed modular light fittings
- Two independent lift cores
- Secure underground car parking



FLOOR PLAN

GROUND FLOOR

- SUITE 1 — 110.98 sq.m.
- SUITE 2 — 291.63 sq.m.
- SUITE 3 — 405.74 sq.m.

FIRST FLOOR

- SUITE 4 — 354.62 sq.m.
- SUITE 5 — 270.03 sq.m.
- SUITE 6 — 290.4 sq.m.

SECOND FLOOR

- SUITE 7 — 333.65 sq.m.
- SUITE 8 — 223.58 sq.m.
- SUITE 9 — 240.56 sq.m.

THIRD FLOOR

- SUITE 10 — 398.21 sq.m.

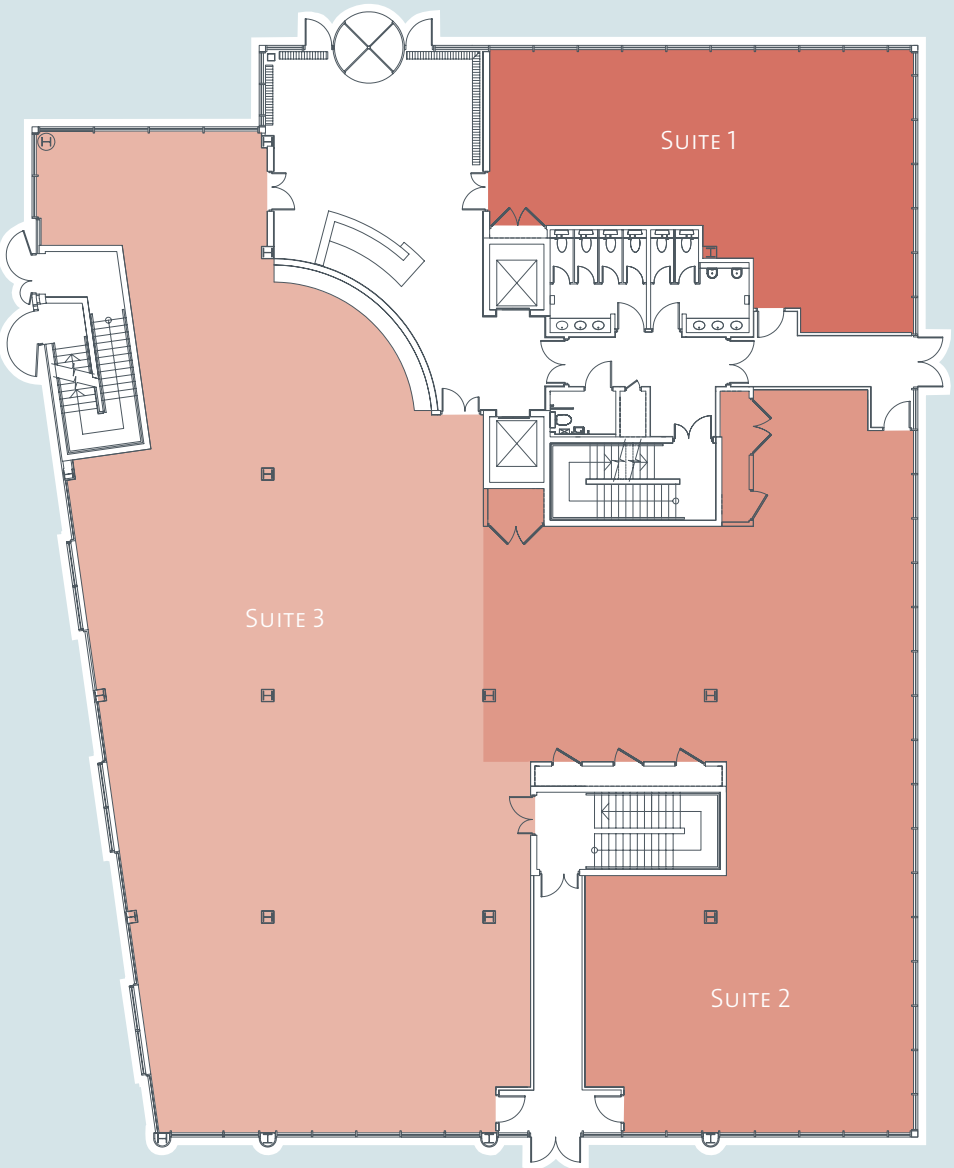
FOURTH FLOOR

- SUITE 11 — 258.87 sq.m.



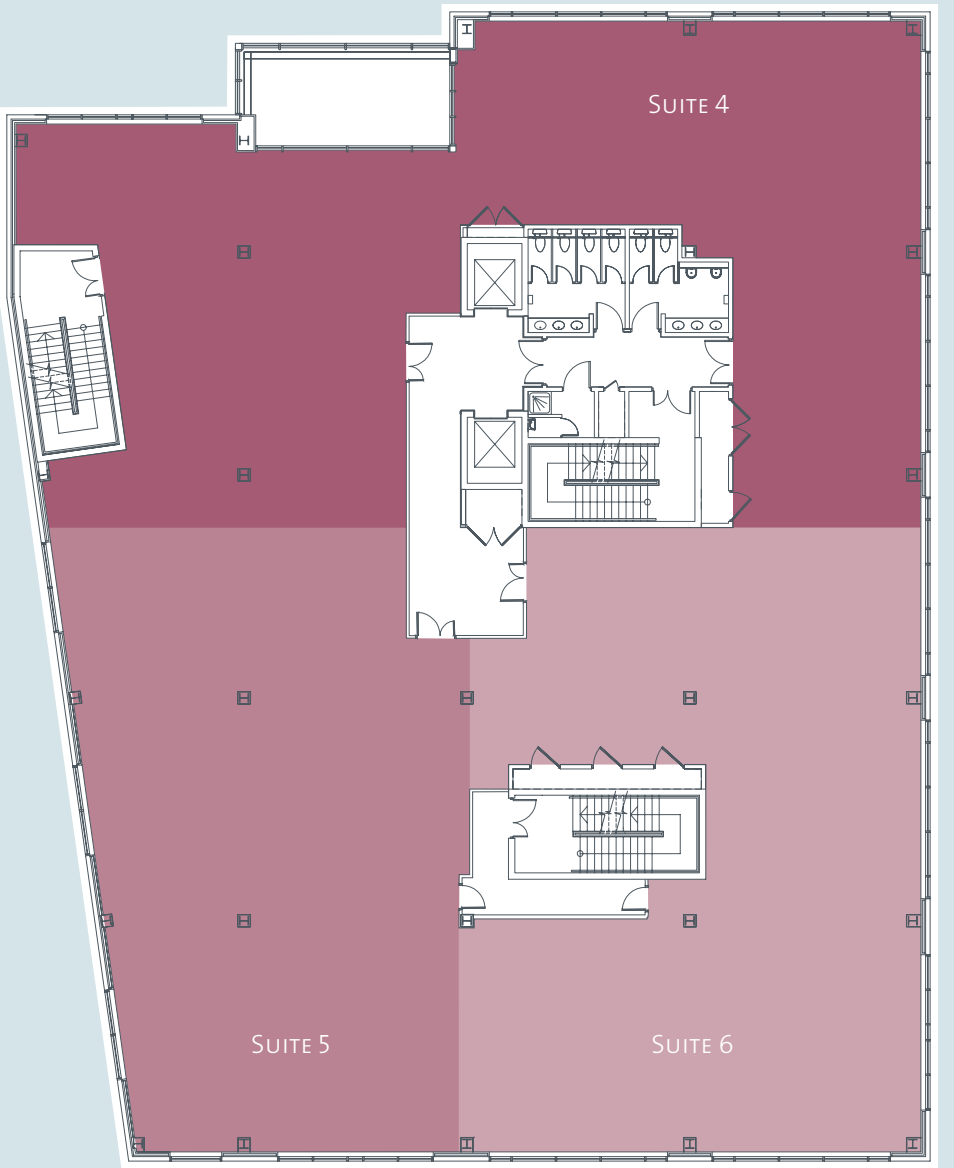
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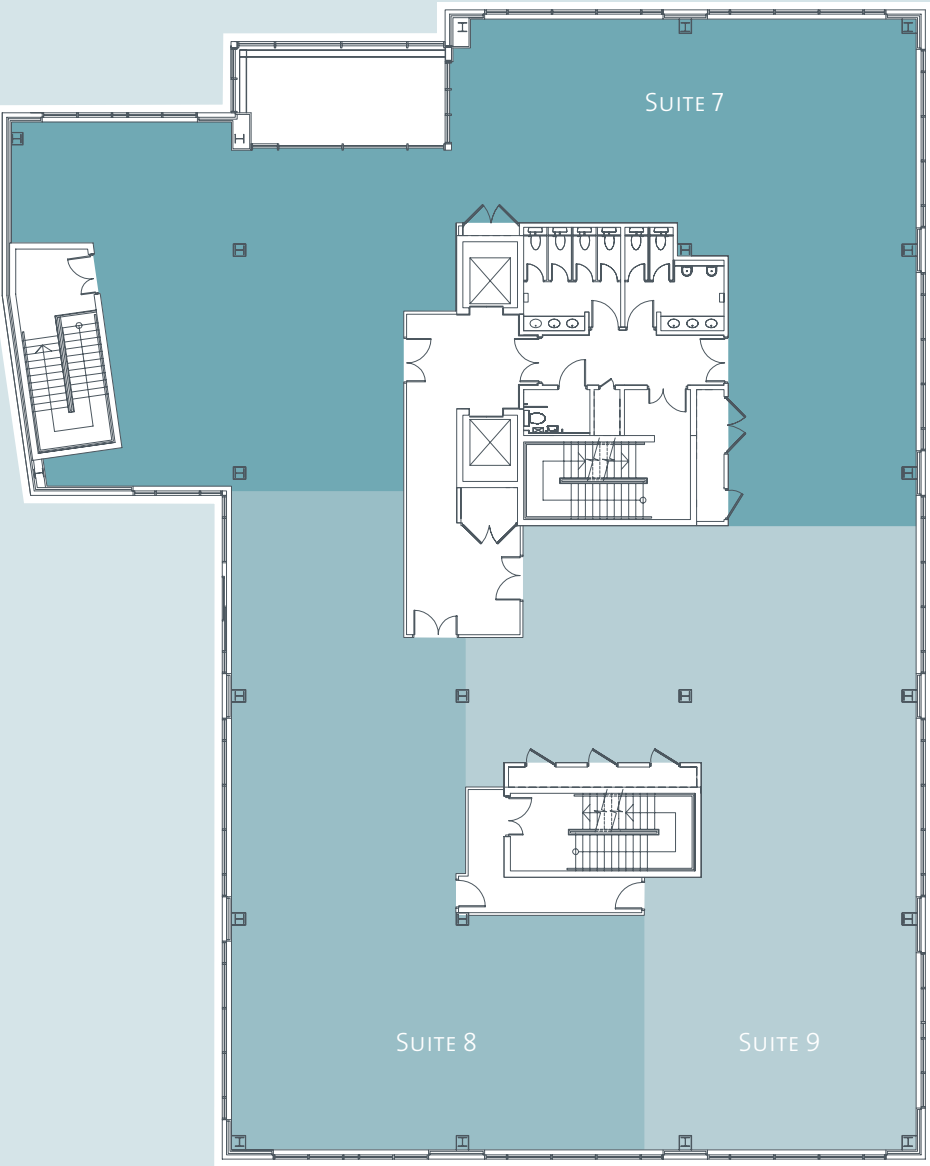
Floorplans not to scale.

ARCHITECTURAL EXCELLENCE FOR  
EFFICIENT MODERN OFFICE SPACE.



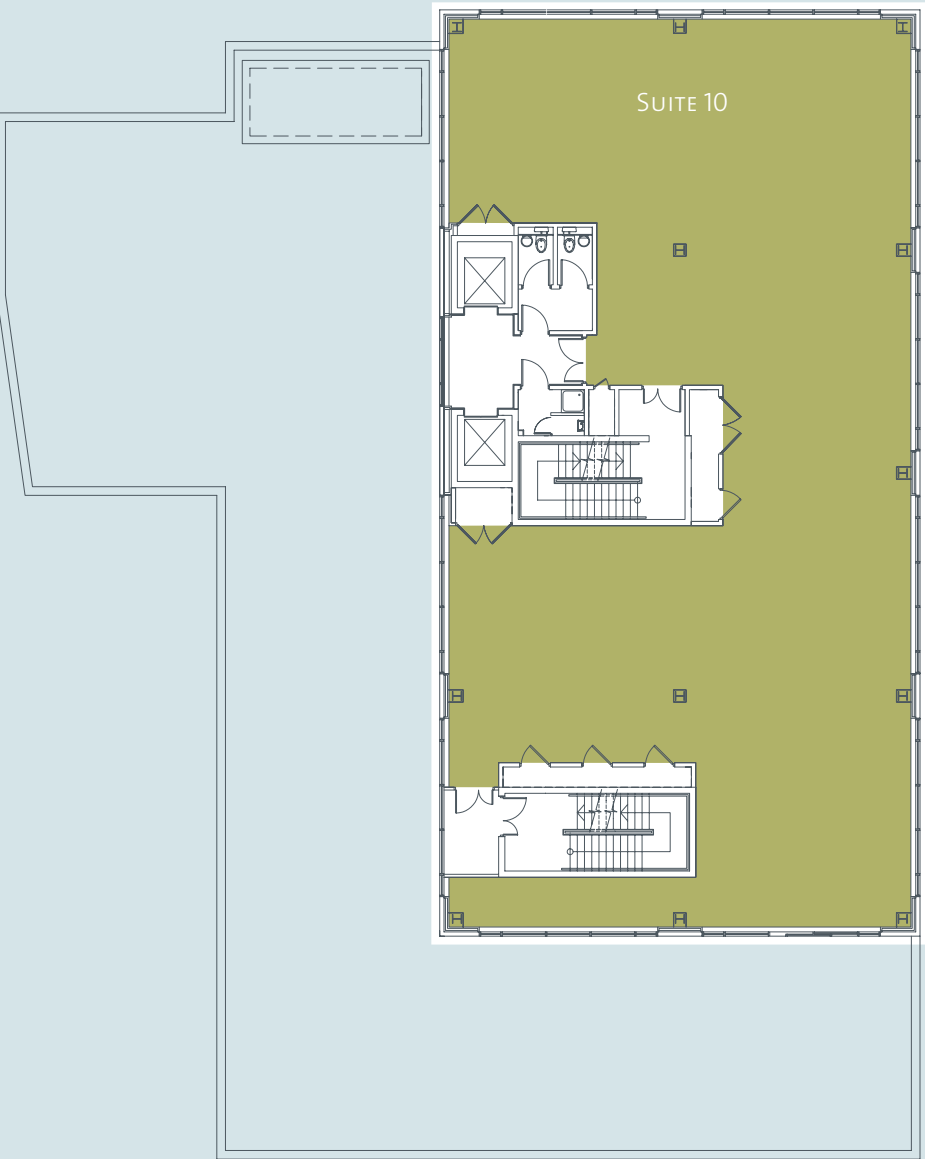
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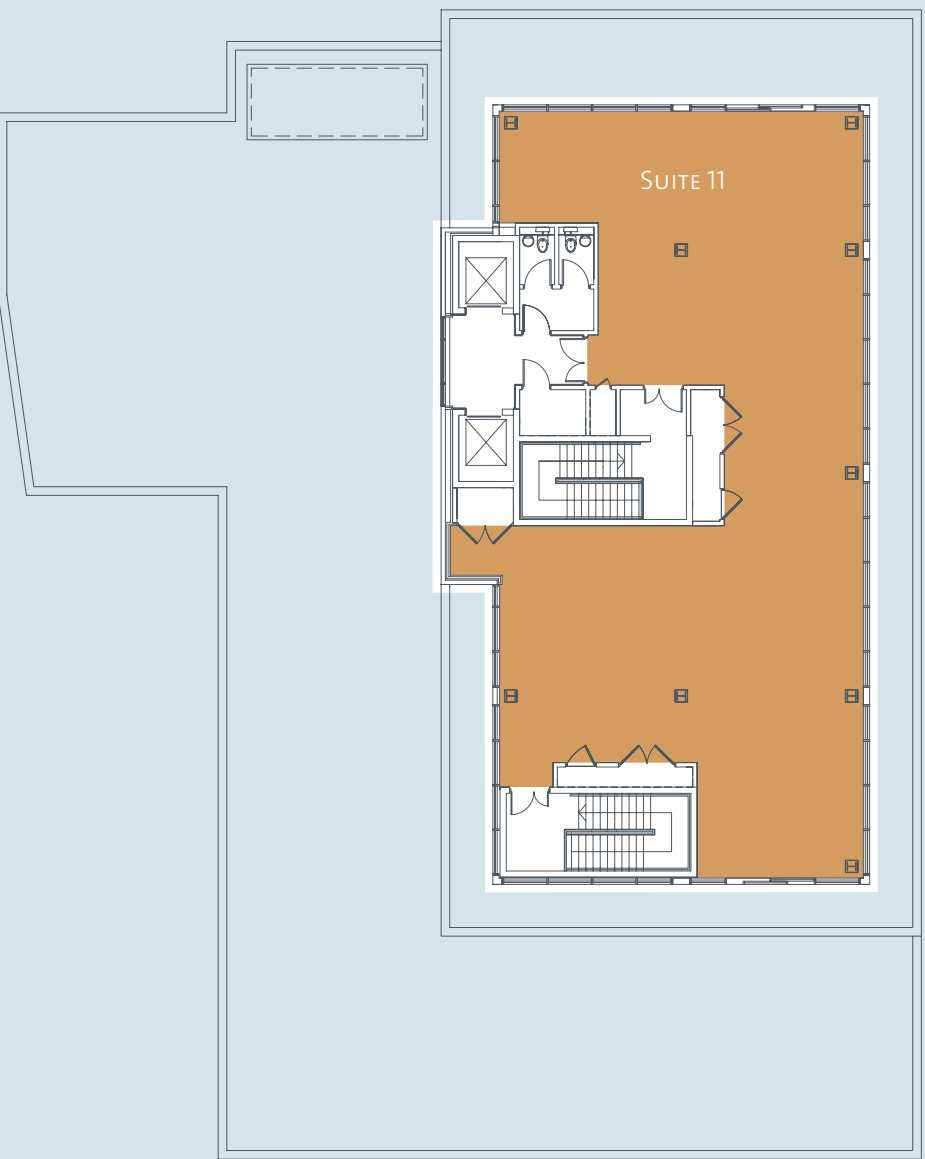
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AN OUTSTANDING DEVELOPMENT BUILT FOR  
SUCCESS THAT LASTS.

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