

NO.1 CITYEAST ORAN**MORE**







MORE LIFE

LET ORANMORE SURPRISE YOU!

Lifestyle in Oranmore

The surrounding area is well serviced with amenities both in the business park and in Oranmore town. Being the natural progression for commercial expansion in Galway, Oranmore has seen extensive development in recent years and is regarded as one of Galway's prime locations to live, work and socialise. The town itself which is host to a number of food, art and music festivals throughout the year is well serviced with award winning cafes, pubs, restaurants, supermarkets, banks and malls. Its schools are well regarded and there are an abundant of sports clubs, leisure activity groups and community groups to join. Galway Bay Golf and Country Club, former host to the Irish Open, has recently revealed plans to begin work on becoming a conference destination for both business and leisure.

Oranmore is a long-established business location experiencing continued growth. Immediate neighbours to No1 Cityeast include Cisco Systems, Zimmer Biomet, City Bin, the IDA 27 hectare Biopharmaceutical Park, Chanelle Group, Caulfield Industrial with The Maldron Hotel and Leisure Centre directly adjacent.

Galway City

Galway is the largest city in the west of Ireland, the third largest city in the Republic of Ireland after Dublin and Cork and has a population of 79,504, a 5.3% growth in the last five years, with a combined population for Galway City and County of 258,982 (Census 2016).

Galway has two major third level institutions; National University of Ireland Galway (NUIG) and Galway Mayo Institute of Technology (GMIT), which, together in Galway city, have a total student population of approximately 25,000. This University City continues to benefit from a highly-educated and creative workforce and has developed as a global centre of excellence for medical technology companies, IT services and the Marine with a vibrant and growing start-up infrastructure. Long-established multi-nationals have benefited from the dedication and creativity of Galway's ambitious workforce. Newer companies are attracted by the talent pool, accessibility and lifestyle.



MORE CULTURE

The Financial Times FDI magazine named Galway as the Best Micro City in Europe in 2016/17 for both economic potential and Business Friendliness. In 2020 Galway city and county will be European Capital of Culture



Local and national drive times

M18 and M6 Junction 19:	4 mins	(3km)
Oranmore town centre:	3 mins	(1km)
Parkmore Business Park:	10 mins	(7km)
Galway City Centre Eyre square:	16 mins	(11km)

Distance to airports from No1 City East

Ireland West Airport Knock:	1 hr 4 mins	(93km)
Shannon Airport:	56 mins	(76km)
Dublin Airport :	2 hrs	(207km)

(Source AA Routeplanner)



MORE CONNECTIONS

Location/Connectivity/Transport and Infrastructure to No. 1 City East

No. 1 City East's strategic location is in close proximity to the motorway network making ease of access to Dublin; Limerick; Ireland West Airport, Shannon Airport and Dublin Airport. On a local level the property has the benefit of being next to the 404 bus stop which runs between Galway City Centre/Eyre Square and Oranmore. Oranmore is also serviced by a, popular, local commuter train service and a number of private bus operators.

No 1 City East and Oranmore Business Park has excellent infrastructure access with immediate access to M18 and at M6 Junction 19 only 4 mins (3Km).

With Gensys, Quidel and SOTI announcing recent arrivals and the continuous expansion of Cisco, Zimmer Biomet and Chanelle Pharma in Oranmore Business Park it is clear NO1 Cityeast and Galway's east side has cemented its reputation as a location of choice for global companies.



No1 Cityeast

Ready for more **Alacrity!**

MORE FRONTAGE



No1 Cityeast



MORE OPPORTUNITY

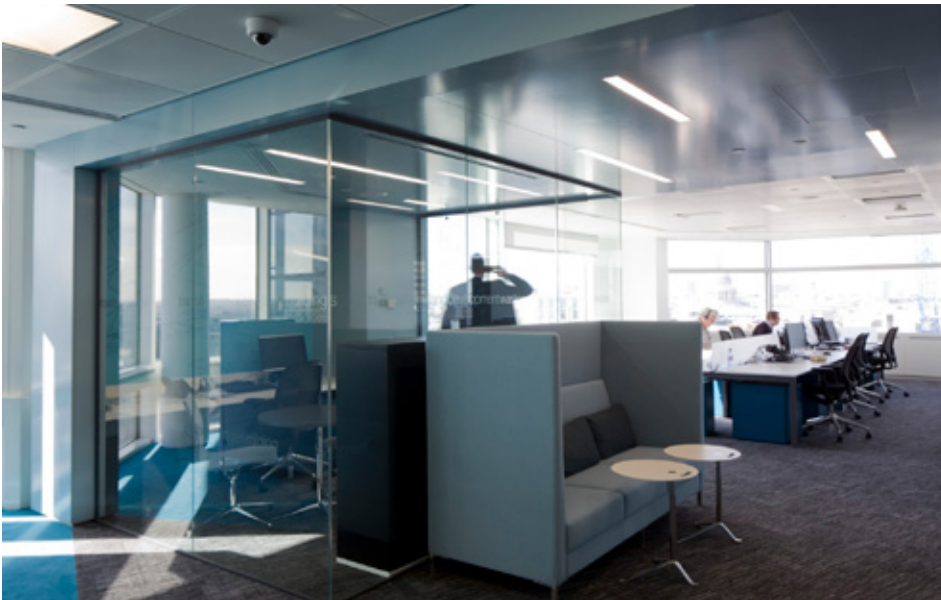


Promoters/ Developers Team

The Promoters of No. 1 City East have over 30 years' experience in the construction industry. These include various projects consisting of large scale retail, commercial, office, warehouse, residential and hospitality. Their flagship project, the Oranmore Business Park, has evolved as a major business suburb on the east side of Galway city, attracting global businesses such as Cisco. The park has sustained growth over the past 20 years, proof of the developer's strategic vision. Landmark buildings and projects delivered to date reinforce the developer's ability to deliver large scale projects from initial vision to project completion.

A selection of those developments include:

- City Limits, Oranmore business Park.
- Cisco, Oranmore Business Park, Galway.
- The Clayton Hotel, Galway City.
- The Maldron Hotel, Oranmore Business Park, Galway.
- Cui rt Seoige Apartment complex, Galway City.
- Westport Shopping Centre, Mayo.
- Claregalway Corporate Park, Galway.
- Athenry Shopping Centre, Galway.



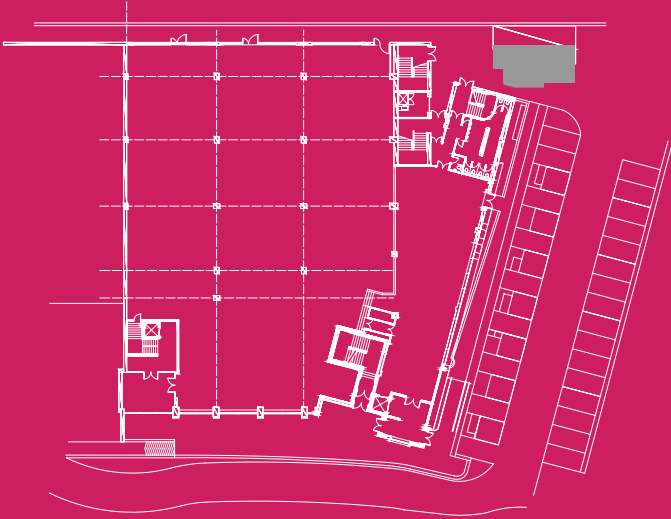
No1 Cityeast



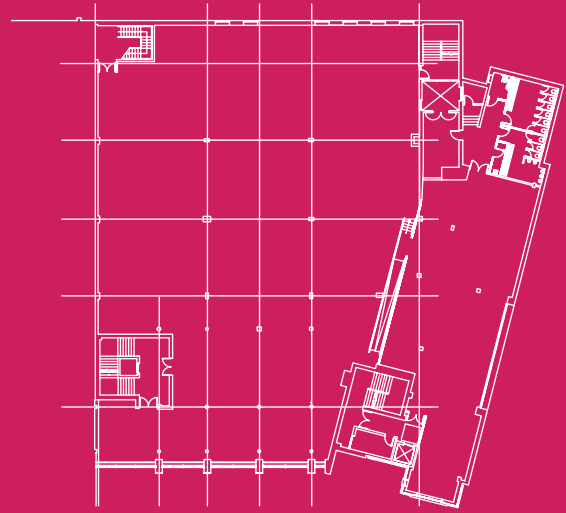
ACCOMMODATION

Floor	Sq ft	Sq m
Third/Mezzanine	9,774	908
Second	15,822	1,470
First	19,278	1,791
Ground	19,536	1,815
Total	64,410	5,984

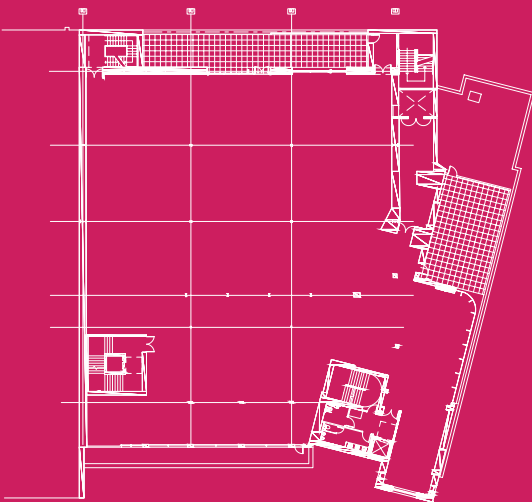
MORE FLOORS



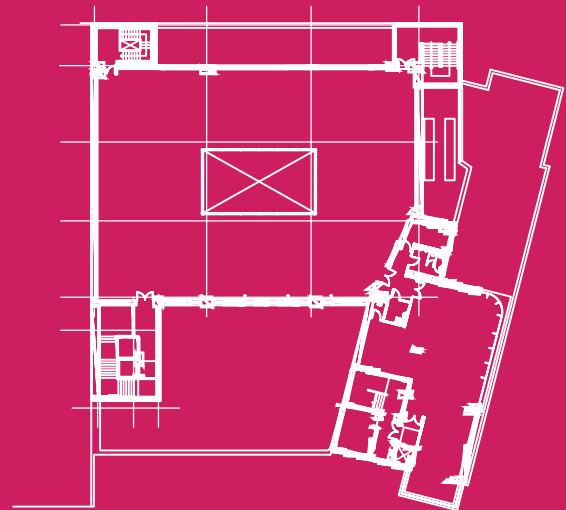
Ground Mezzanine Floor



First Mezzanine Floor



Second Mezzanine Floor



Third Mezzanine Floor

The Building

No1 City East consists of an existing 69,500 sq ft of gross floor space with the benefit of 365 existing car spaces and full planning permission. Standing over 3 floors with mezzanine on the 4th it boasts both the highest percentage of car spaces per square metre and the largest column free floor space in its sector in the west of Ireland.

Each floor can be individually accessed by 3 stand-alone entrances on the ground floor and/or by two passenger lifts located on each side of the building from car park to Mezzanine level. Available wet room and showers in the basement car park.

A freight lift serves each floor from a separate goods entrance to the rear giving scope for R&D and light manufacturing. The property will be renovated to the highest standards and will provide modern office accommodation to meet current occupier demand while being sympathetic to and taking full advantage of the existing design and layout of the building. The renovation works have been designed with the aim of creating the optimal working environment. An impressive glass atrium and rear glazing which form part of the renovation will flood the floors with natural light and provide flexible floor plates from a fit-out perspective.

No1 Cityeast



MORE OPTIONS



New **Light, Floor** and **Mezzanine** options!

No1 Cityeast



- 1.//AstraZeneca, Cambridge UK
- 2.//The Nanoscience Centre, University of Cambridge, UK
- 3.//The Genome Centre, Norwich UK
- 4.//Physics of Medicine, University of Cambridge, UK
- 5.//Rothco-Accentre Office, Dublin

MORE FLEXIBILITY



*CREATING A
MORE OPEN,
FLEXIBLE
AND VIBRANT
CENTRE THAT
PUSHES THE
BOUNDARIES*





MORE PARKING



360 car-parking spaces at
basement and **surface** level



MORE POTENTIAL



LIVE MORE

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