



# City Gate Park

MAHON, CORK



GRADE A OFFICE SPACE TO LET

The modern design & on-site amenities at City Gate Park will attract the best talent



## City Gate Park

MATER HOSPITAL

VHI SWIFTCARE CLINIC

CITY GATE

GYM PLUS

STARBUCKS

MAHON POINT SHOPPING CENTRE

B&Q

JOHNSON & PERROTT AUTO MALL

MAHON RETAIL PARK

ARGOS

HOMESTORE & MORE

N40

TO JACK LYNCH TUNNEL >

## KEY LOCATION



LARGE 25,000 SQ FT FLOOR PLATES WITH DUAL ASPECT NATURAL LIGHT



FLEXIBLE LAYOUTS ALLOW FOR SUBDIVISION



ON-SITE AMENITIES INCLUDE GYM PLUS, NATURALLY NOURISHED CAFÉ & STARBUCKS



STAFF LOCKERS, SHOWER & CHANGING ROOMS AVAILABLE



SECURE BASEMENT CAR PARKING AVAILABLE AT A RATIO OF 1 SPACE PER 500 SQ FT



LOCATED NEXT TO MAHON RETAIL PARK & MAHON POINT SHOPPING CENTRE WITH A FARMERS MARKET EVERY THURSDAY



SITUATED ON A MAIN BUS CORRIDOR AND NEXT TO THE MAHON GREENWAY

## NEIGHBOURING OCCUPIERS



## THE OFFICES

City Gate Park offers one of the most prestigious suburban office solutions in Cork and is unrivalled in terms of amenities, transportation links and basement parking. Large flexible floor plates can provide for lettings of 10,000 sq ft and up to 100,000 sq ft.

The offices are fitted out to the highest standard with sustainability in mind and are designed to provide excellent levels of natural light throughout the floor plates, which are open plan providing efficient occupancy levels. The current turn-key fit out includes the following:

- ▶ GENEROUS FLOOR TO CEILING HEIGHTS
- ▶ SUSPENDED CEILINGS & RAISED ACCESS FLOORS
- ▶ AIR CONDITIONING
- ▶ LED LIGHTING
- ▶ SECURITY CONTROLLED ACCESS SYSTEM
- ▶ SMALL AND LARGE MEETING ROOMS
- ▶ BREAK OUT SPACE
- ▶ CANTEENS AND TEA STATIONS
- ▶ LARGE LOBBIES / RECEPTION AREAS
- ▶ LIFT ACCESS
- ▶ LOCKER, SHOWER & CHANGING FACILITIES
- ▶ SECURE, UNDERGROUND PARKING



An office space for productivity, comfort and well-being with a gym and natural foods café

## CONNECTIVITY



## SUSTAINABILITY

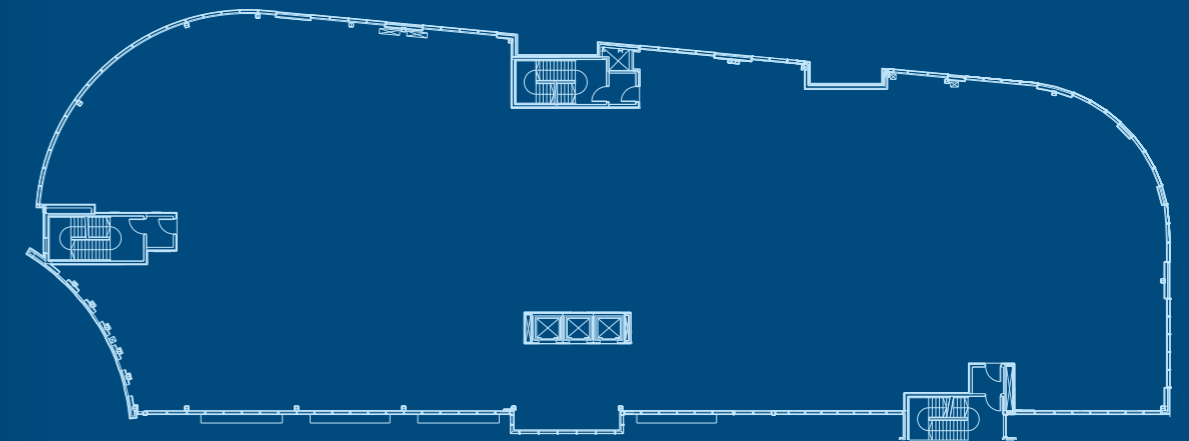


Completed in 2012, City Gate Park comprises over 217,000 square feet of retail and Grade A office space over five floors in two blocks, connected via a central glazed full height atrium. City Gate Park also has two basement levels of car parking with over 600 spaces for tenants and visitors, together with 100 secure bicycle spaces. Shower and changing facilities for occupiers are also provided.

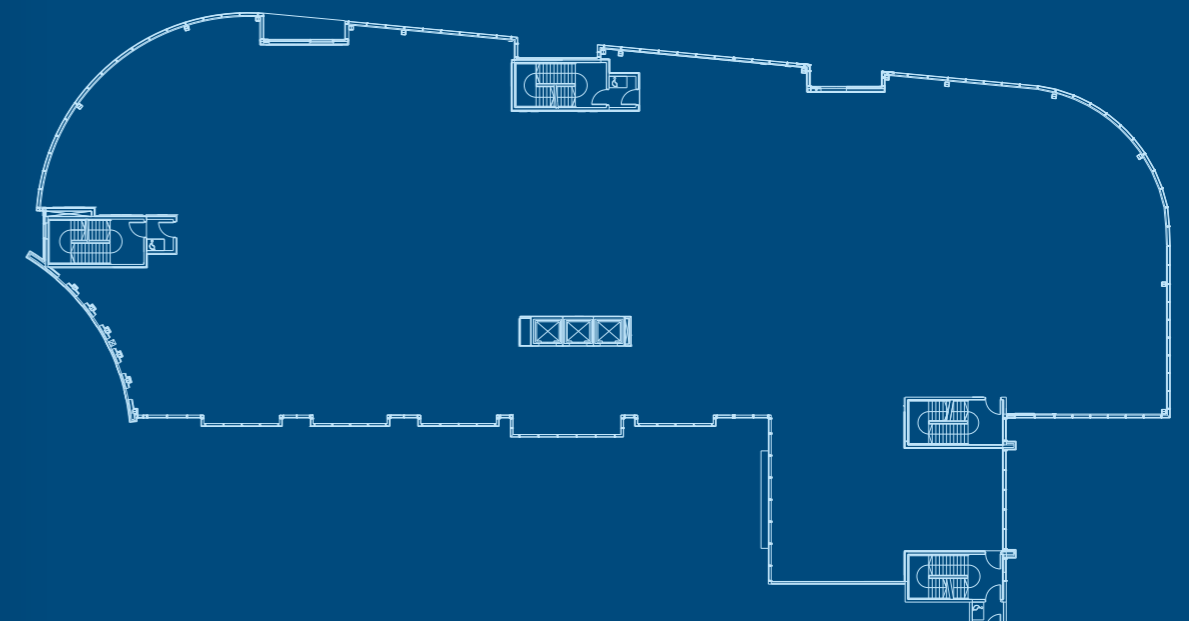
It was the first office development in Ireland to achieve a LEED Gold accreditation, and the first office development in Cork to achieve a B1 Irish BER rating. To achieve these sustainable and energy efficiency ratings City Gate Park encompasses the following features:

- ▶ EXTENSIVE USE OF HIGH PERFORMANCE HERMETICALLY SEALED DOUBLE GLAZED CURTAIN WALLING UNITS
- ▶ NATURAL VENTILATION OF CAR PARK LEVELS
- ▶ SOLAR PANELS FOR WATER HEATING
- ▶ RAINWATER HARVESTING SYSTEM
- ▶ TREATED WELL WATER SYSTEM
- ▶ INTELLIGENT LIGHTING SYSTEMS

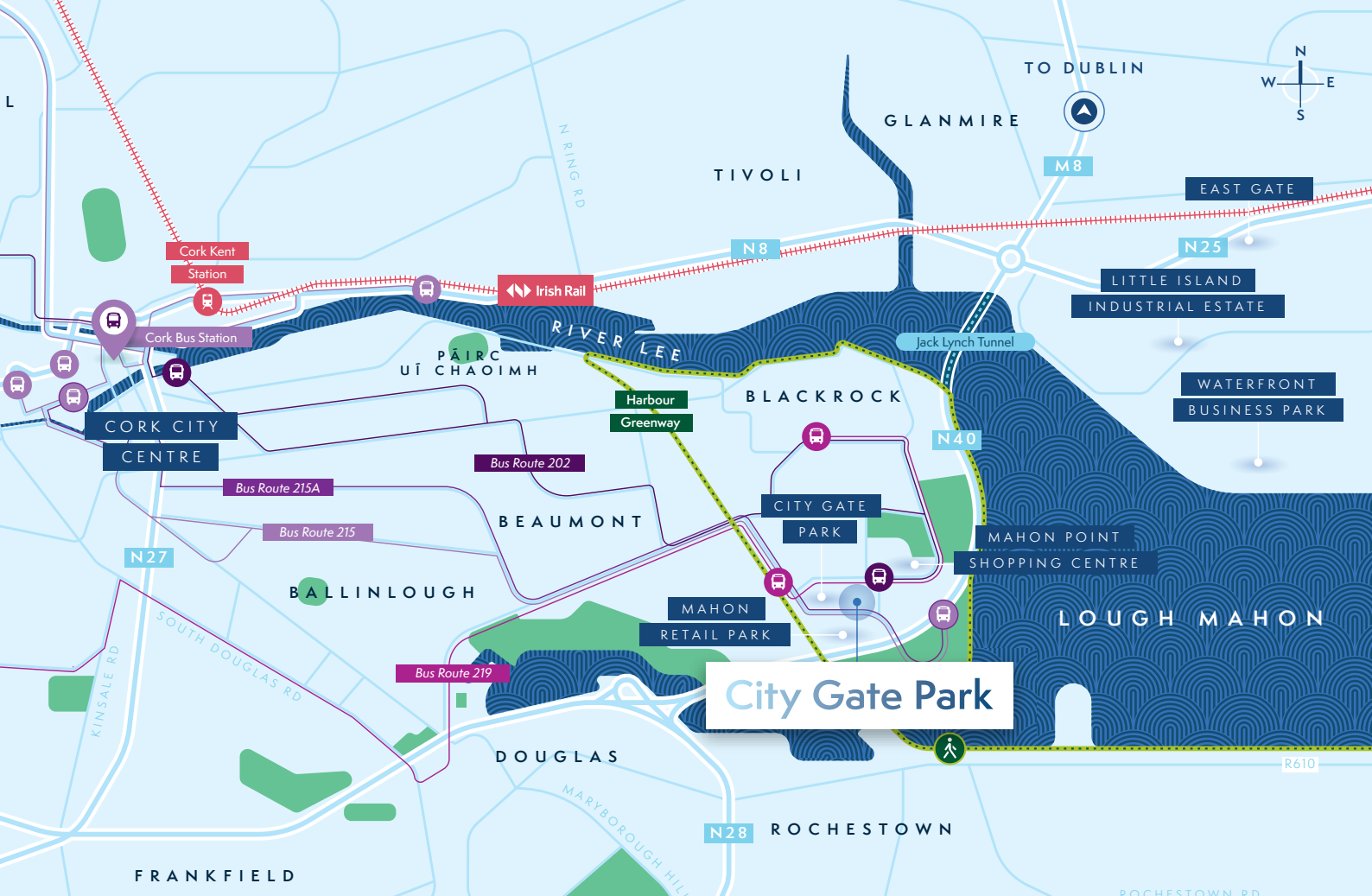
## FLOOR PLANS



TYPICAL FLOOR PLATE 1  
24,382 SQ FT / 2,265 SQ M GIA



TYPICAL FLOOR PLATE 2  
26,609 SQ FT / 2,4772 SQ M GIA



**Irish Life**

Landlord Irish Life were awarded with 4 stars in the 2020 GRESB benchmark showing year on year improvement and demonstrating their commitment to responsible investment and sustainability.



**G R E S B**  
★ ★ ★ ★ ★ 2020

**LEASE DETAILS**  
New lease available

**VIEWINGS**  
Strictly by appointment



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