

# EAST POINT

Where talent evolves

Pinnacle 2.  
Fully Fitted offices to let

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# Uniquely situated for success.

**4,500** brilliantly connected community members.

**40 acres** of landscaped gardens.

**12** mins to Dublin Airport.

**2** km of stunning waterfront walks.

**2** km to Docklands.





# Pinnacle 2. Brilliantly imagined.

Maximum  
**daylight.**



With pathway A3.

**Minimal**  
environmental impact.

**Unlimited**  
flexible fitted. | **Plug  
and Play.**

Incredible 360°  
**panoramic views.**

# Ready, set, go.



Maximum daylight



Ergonomic workstations, floor 1

**All fully fitted out to the highest specifications, ready and waiting for you to move in.**

Flexible, connected workspaces ignite creativity and foster collaboration. Breakout spaces break down barriers and inspire innovation. Productive environments to help business flourish and people thrive.

Meeting rooms



Break out areas



Panoramic views



Kitchenette



# Statistically superior space.

## The Building

**110,000** sq.ft of exceptional office space

**7**  
Floors

**360°**  
Views of Dublin

**BER B2**  
With pathway A3

**7** Floor full height atrium

**Cat 7** Cabling throughout

**847** Total workstations

## Amenities

 Plug and play

**58** Meeting rooms

**6** Individual server rooms

**5** Breakout areas

**7** Kitchenettes

**90** Car park spaces

 Shower facilities

 Canteen

**90**  Secure bike spaces

# Flexible options.

Workspace works better when it is centred around you. Choose from multiple permutations, all fully fitted out to create the ideal environment for success



# At the heart of what matters.



-  EP Shuttle Bus Stop
-  N4 Bus Blanchardstown - The Port
-  Dart
-  Luas
-  M50



# All the right connections.



Moby bikes & Bleper bikes

**2000+**  
Car park spaces



**12** mins  
to Dublin Airport



**Bike servicing**  
& repairs



**Gold Accredited**  
Cycle Standards



Dedicated shuttles  
to DART, Luas, trains  
and Docklands



EV charging  
stations



Nearby bus  
routes, N4 &  
other

# Get here, go there.

## Charge on the go.

EV charging stations on site present the perfect excuse to consider more sustainable transport if travelling by road.

## Extra pedal power.

Our free Moby electric bike sharing scheme accreditation from European Cycle Friendly Employer Ireland scheme Our shuttle features in the TFI App.



## The gold standard.

EastPoint is Ireland's first sustainable travel Business Park, holding gold accreditation from European Cycle Friendly Employer Ireland, promoting healthy and eco-friendly commuting options for all its guests.

## Hop-on, hop-off.

Easy access to public transport includes several bus routes and regular, free-of-charge shuttle bus service to Clontarf DART Station to the city centre.

# 40 acres of connected workspace.

Dublin Tunnel Toll

Portside

EASTPOINT | SITEMAP

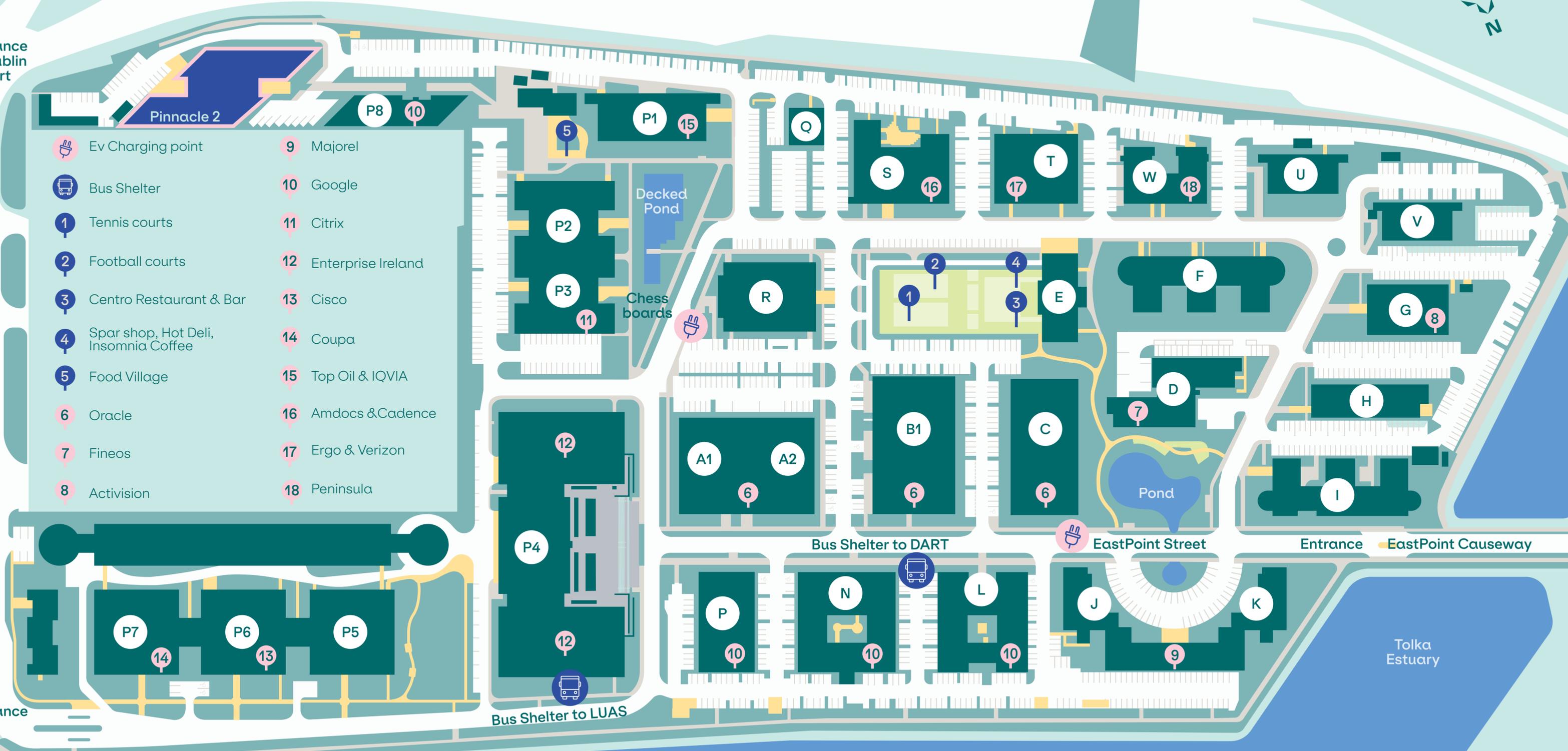


Entrance to Dublin Port

Bond Road

Bond Road

Entrance



- |  |                       |
|--|-----------------------|
| Ev Charging point                      | 9 Majorel             |
| Bus Shelter                            | 10 Google             |
| 1 Tennis courts                        | 11 Citrix             |
| 2 Football courts                      | 12 Enterprise Ireland |
| 3 Centro Restaurant & Bar              | 13 Cisco              |
| 4 Spar shop, Hot Deli, Insomnia Coffee | 14 Coupa              |
| 5 Food Village                         | 15 Top Oil & IQVIA    |
| 6 Oracle                               | 16 Amdocs & Cadence   |
| 7 Fineos                               | 17 Ergo & Verizon     |
| 8 Activision                           | 18 Peninsula          |

# Bring the outside in.

40 acres of landscaped gardens, endless open space and a beautiful waterfront setting makes EastPoint Business Park a unique proposition.

A combination of state of the art accommodation, breathtaking views and 2kms of seaside walks along the Clontarf inlet create an office experience like no other.



# We're better connected.

Pop to the shops, fly to the airport or cycle to the city. They're all just minutes away.



5 mins



Bus Stop

10 mins



Clontarf Station

15 mins



Point Village



5 mins



Clontarf Station

10 mins



Conolly Station

15 mins



Trinity College



10 mins



Clontarf Station

12 mins



Docklands Station

15 mins



The Point LUAS



2 mins



M50 Tunnel

12 min



Airport

15 min



City Centre





# Good neighbours. Great facilities.

Take your rightful place in a world class community that already includes such luminaries as Oracle, Verizon, Google, Enterprise Ireland and Cisco, and many more.



# Life to the full.



Wednesday food markets



Landscaped gardens



Tennis courts



Centro restaurant & bar

## Treats & Eats

- Centro Bar & Restaurant
- Spar & Insomnia Coffee
- EastPoint Village Market - every Wednesday from 11:30 - 14:00
- Dishy Deli

## Wellness

- Bodymechanix Physical Therapy Clinic - Block V
- Links Childcare Crèche
- 1 mile perimeter walk, parks outdoor exercise equipment

## Other

- 24/7 Security
- ATM - Block E
- Post Box - Block E
- Lunchtime excursions (shuttle bus tour)

## Community

- Road Runners
- 5-a-side football pitch
- Tennis Court
- Social Tennis
- Chess - Outdoors
- Table Tennis - Outdoors
- Outdoor Bean Bags
- Networking Opportunities
- Skill Exchange Training
- Themed & Seasonal Events
- Toastmasters
- Fitness bootcamp (Tue Wed Thu)
- Boat club

# Testimonials

Being at East Point for over 10 years speaks volumes about our trust in this business park. It's not just the infrastructure, but the enduring partnership that has supported our business through the years.

**Conal O'Donnell**  
Group COO  
ERGO

East Point has been our strategic location for almost a decade. Its prime location ensures that our staff from all parts of the city can easily commute. The convenience of ample parking space is an added advantage that East Point offers, making it a hassle-free experience for our team.

**Donal Cullen**  
CEO  
SPANISH POINT

Security and professionalism are paramount for our business. East Point has consistently provided a secure environment for our operations. The professional ambiance of the business park instils confidence in us to host our best clients.

**Andy O'Hara**  
CEO  
EWARD DILLON

Our employees love being at East Point. The ease of commute, the professional environment, and the security measures in place make it a preferred choice for our team. A happy team translates to a successful business, and East Point plays a significant role in that.

**Robert Flanagan**  
Director of Finance  
SIMULTRANS

Cadence Designs Systems has been located in Eastpoint for over 25 years. As we grew, shrunk and grew our operation again in Dublin we moved buildings but stayed within Eastpoint as our location of preference. Eastpoint is ideally located to host our staff on both sides of the city and beyond. Cadence employees require the flexibility of being able to drive to work and being located in Eastpoint enables Cadence to provide adequate parking without headache to our staff. Security is also critical to Cadence.

**Brendan Pollard**  
IT Group Director  
CADENCE DESIGN SYSTEMS

# Schedule of accommodation.

	SQ. M.	SQ. FT.
<b>6</b>	1,283	13,810
<b>5</b>	1,472	15,844
<b>4</b>	1,472	15,844
<b>3</b>	1,472	15,844
<b>2</b>	1,472	15,844
<b>1</b>	1,472	15,844
<b>G</b>	1,518	16,340
<b>Total</b>	<b>10,161</b>	<b>109,372</b>



# Fully fitted.

Spread across 7 floors, EastPoint offers 6 full floors of fully fitted out flexible work space each featuring height adjustable ergonomic work spaces and a range of different sized meeting rooms including whiteboards and flip charts.



Office layout



Central social hub

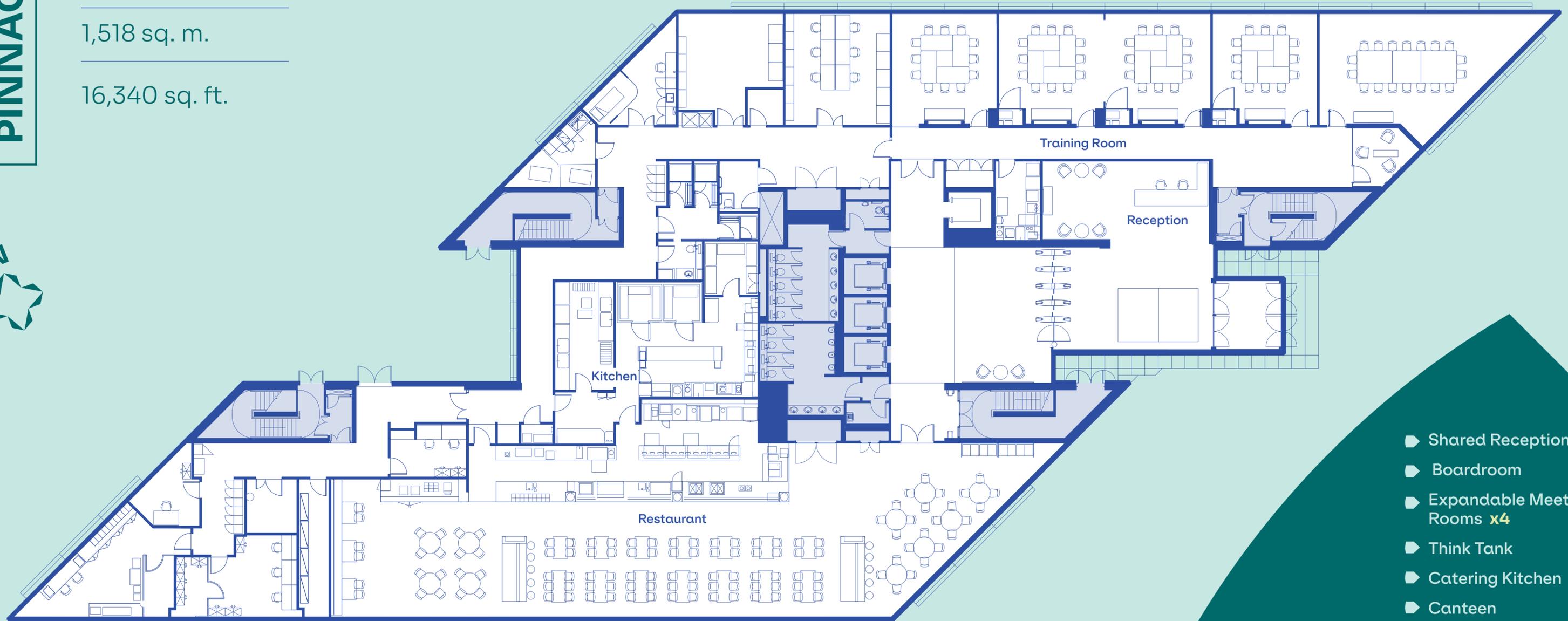
Every floor includes accessible bathrooms, lockers and coat hangers along with its own server room, storage and recycling store.

# PINNACLE 2

## GROUND FLOOR

1,518 sq. m.

16,340 sq. ft.



- Shared Reception
- Boardroom
- Expandable Meeting Rooms x4
- Think Tank
- Catering Kitchen
- Canteen
- Shower Rooms
- Security Desk
- Drying Room
- First Aid Supply Room

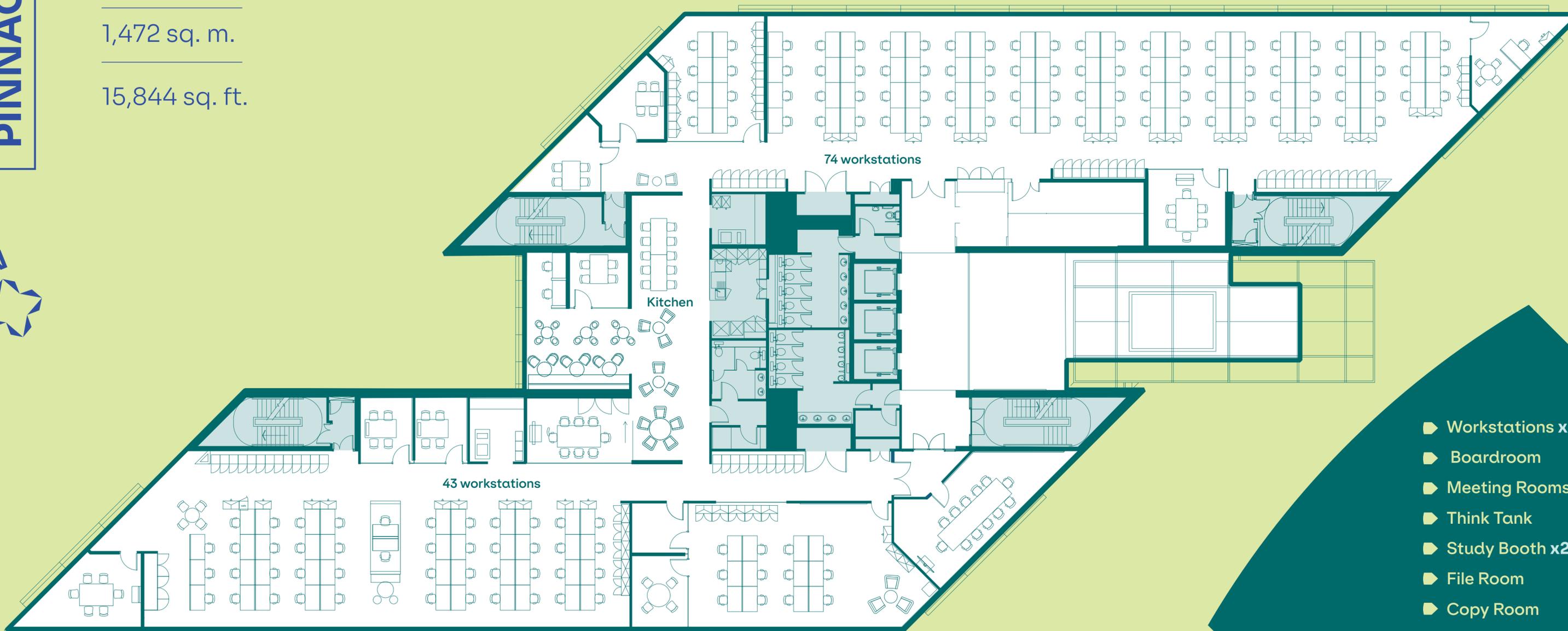
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# PINNACLE 2

## 1<sup>ST</sup> FLOOR

1,472 sq. m.

15,844 sq. ft.



- Workstations x117
- Boardroom
- Meeting Rooms x8
- Think Tank
- Study Booth x2
- File Room
- Copy Room
- Server Room
- Shower Room
- Kitchenette
- Central Social Hub

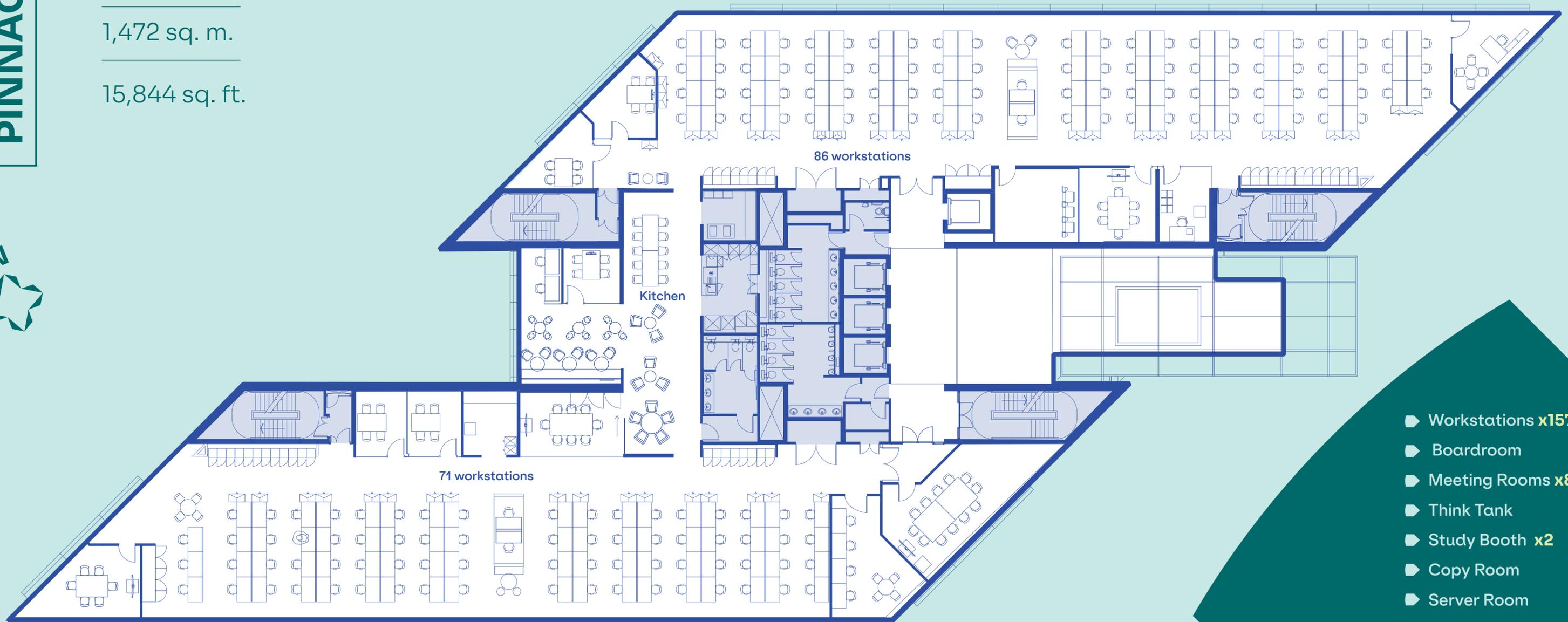
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# PINNACLE 2

## 2<sup>ND</sup> FLOOR

1,472 sq. m.

15,844 sq. ft.



- ▶ Workstations x157
- ▶ Boardroom
- ▶ Meeting Rooms x8
- ▶ Think Tank
- ▶ Study Booth x2
- ▶ Copy Room
- ▶ Server Room
- ▶ Kitchenette
- ▶ Central Social Hub

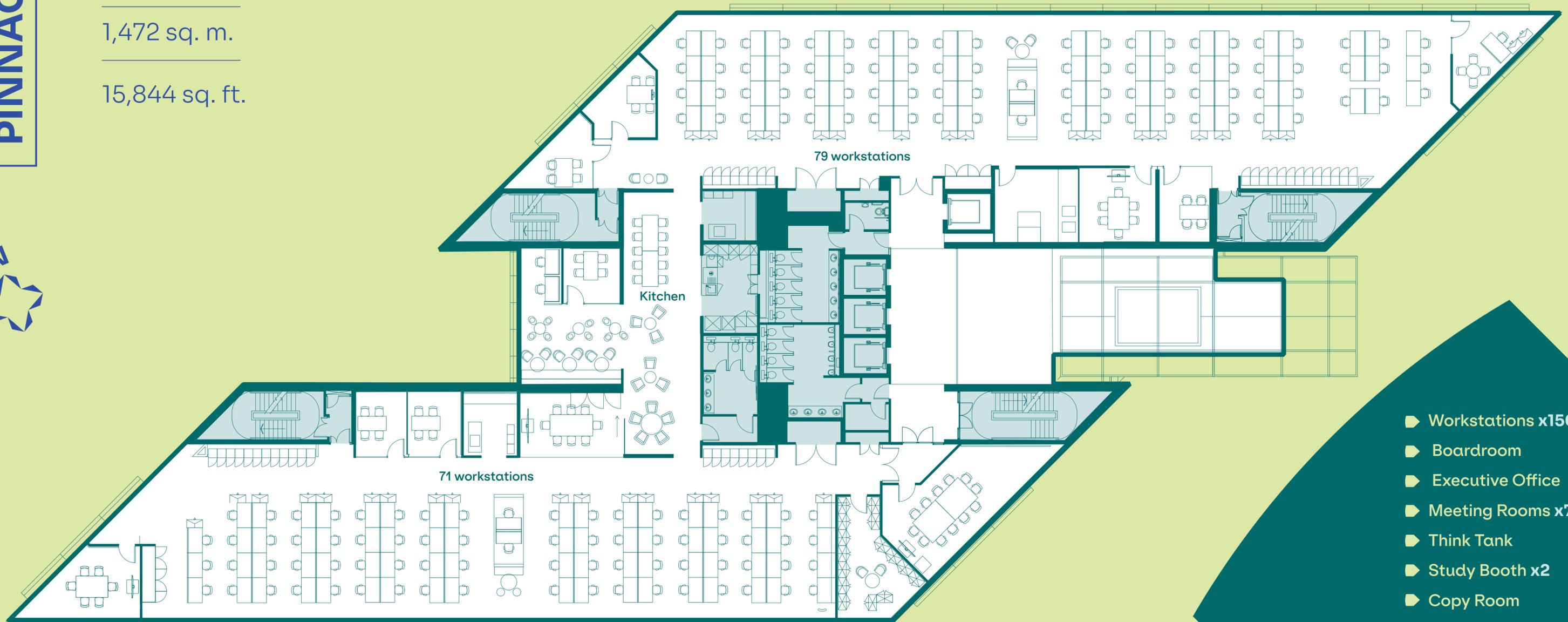
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# PINNACLE 2

## 3<sup>RD</sup> FLOOR

1,472 sq. m.

15,844 sq. ft.



- Workstations x150
- Boardroom
- Executive Office
- Meeting Rooms x7
- Think Tank
- Study Booth x2
- Copy Room
- Server Room
- Kitchenette
- Central Social Hub

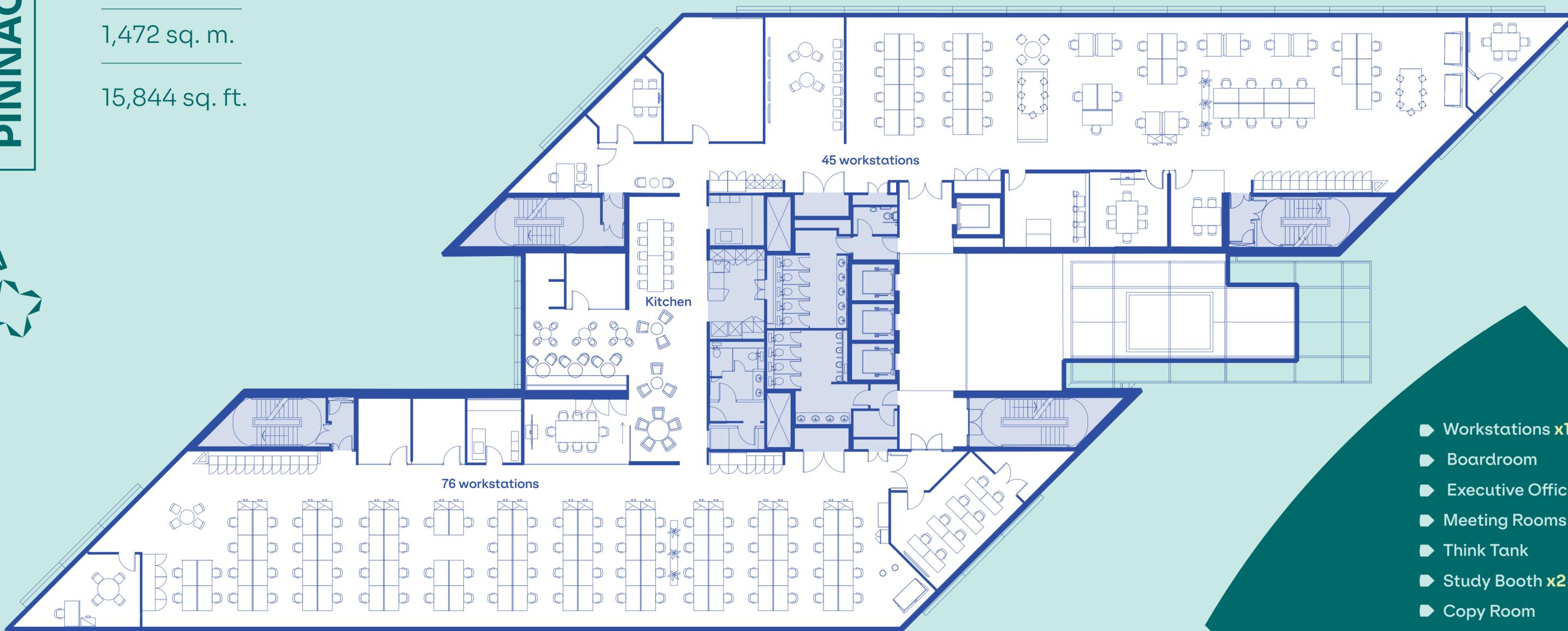
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# PINNACLE 2

## 4<sup>TH</sup> FLOOR

1,472 sq. m.

15,844 sq. ft.



- ▶ Workstations **x121**
- ▶ Boardroom
- ▶ Executive Office **x2**
- ▶ Meeting Rooms **x6**
- ▶ Think Tank
- ▶ Study Booth **x2**
- ▶ Copy Room
- ▶ Server Room
- ▶ Kitchenette
- ▶ Central Social Hub
- ▶ Breakout Area **x2**

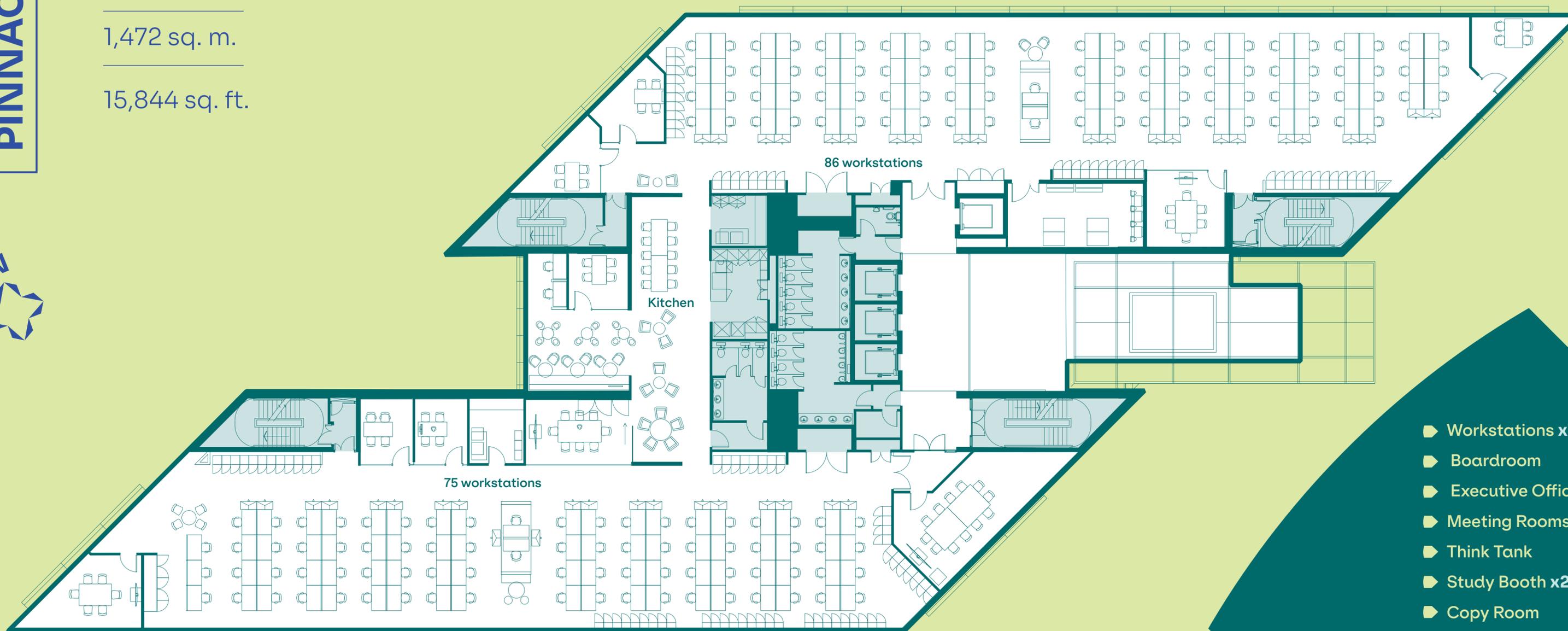
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# PINNACLE 2

## 5<sup>TH</sup> FLOOR

1,472 sq. m.

15,844 sq. ft.



75 workstations

86 workstations

Kitchen

- Workstations x161
- Boardroom
- Executive Office x2
- Meeting Rooms x7
- Think Tank
- Study Booth x2
- Copy Room
- Server Room
- Kitchenette
- Central Social Hub

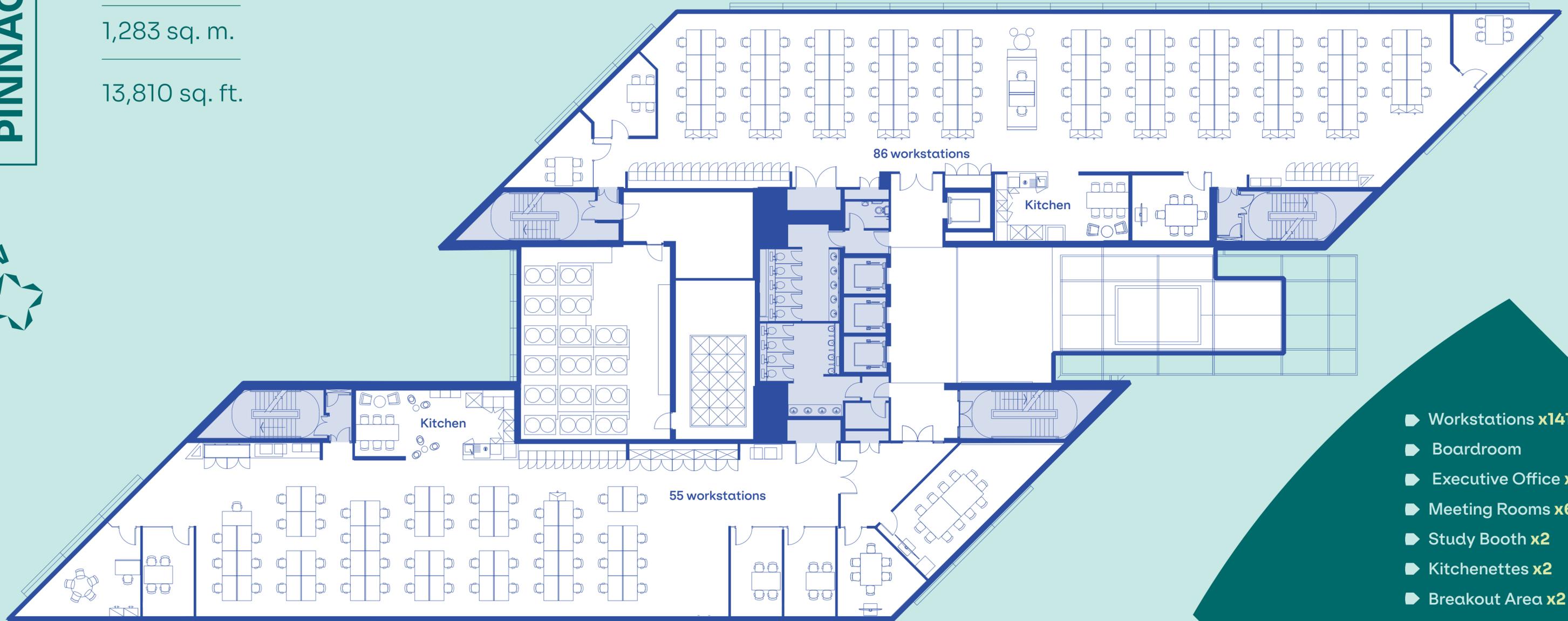
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# PINNACLE 2

## 6<sup>TH</sup> FLOOR

1,283 sq. m.

13,810 sq. ft.



- ▶ Workstations **x141**
- ▶ Boardroom
- ▶ Executive Office **x2**
- ▶ Meeting Rooms **x6**
- ▶ Study Booth **x2**
- ▶ Kitchenettes **x2**
- ▶ Breakout Area **x2**
- ▶ External Plant Area

Not to scale for indication purposes only.

# Specifications.

## Structure

1. Structure - reinforced concrete frame with 300 flat reinforced concrete floor slabs.
2. External cladding – powder coated aluminium framed curtain wall system with double-glazed fixed and opening windows.
3. Sun Shading – anodised aluminium fixed brise soleil are externally fitted on the East, West and South facades.
4. Roofs - high performance felt cap sheet and underlay on insulation board on reinforced concrete roof slab to falls.
5. Floors - comprise raised floor on reinforced concrete slabs. Intermediate floors suspended slabs supported on reinforced concrete columns.

## Office Area Finishes

1. Fully fitted office floors finished to a high standard.
2. Various works configurations with fully cabled desking ranging from 121 – 161 desks.
3. Mix of open plan and cellular offices together with collaboration space at every level.
4. Highly efficient and flexible floor plates to suit both open plan and cellular layouts.
5. Raised Access Floors with Carpet Tiles throughout - 200mm floor zone including raised access floor tile.
6. Floor boxes at a ratio of 1:10m<sup>2</sup> wired for power and data (CAT 7 throughout)
7. Suspended ceilings with recessed light fittings - 450mm ceiling zone including ceiling tile.
8. Plastered and Painted walls, carpet tiling throughout.
9. Ample coat hanging and locker facilities on each floor.

## Internal & External Finishes

1. Floor finish – various materials - stone floor tiles (lobby), ceramic floor tiles and carpet tiles.
2. Wall finish – Internal painted plasterboard generally. Feature slatted timber and painted panelling to walls and ceiling to reception seating area. External: Granite cladding and powder coated aluminium curtain walling.
3. Turnstiles - 4 x Cominfo EasyGate LX with gates
4. Reception Desk - Honed marble reception desk with veneered upstand.
5. Toilet finishes – Core WCs: Ceramic wall and floor tiles , granite countertop. WC Cubicles - oak veneer doors and pilasters. Laminate cubicle dividers and IPS panels.
6. 6 showers (5 located on ground, 1 in ladies WC first floor)
7. Double height hydraulic bike racks for 90 bikes.
8. Secure bike, shower and locker facilities.
9. External landscaping maintained by East Point Management.

## M&E Specifications

1. Services - ESB substation adjacent to Pinnacle 2 provides power to the building.
2. Roadway lighting, CCTV, landscape features and directional information communication systems are provided.
3. Incoming ESB MV supply cables enter via underground trenches and terminate at 1250KVA transformer.
4. MV supply to the landlord areas and ground floor. Remainder of the building set up for multi-tenancy with LV supply to each floor.
5. Sub Distribution Boards located at each level within the service riser providing utmost flexibility.
6. Comms/server rooms on each floor individually air-conditioned and wired to LV supply on each floor.
7. Occupancy densities – range from 4.9 – 7.7 depending on the floor layout.
8. Lifts – 4x ThyssenKrupp (capacity 13 persons)
9. VRF air conditioning throughout with roof mounted gas fired condenser units.
10. Temperature control with air handling units at each level ducted via a shared riser.
11. Building Control System – Trend BMS with air conditioning central controllers on each floor
12. 1100KVA firefighting standby generator.
13. L1 fire alarm system with the main panel located within the atrium at ground floor level.



# Earlsfort Group.

The Earlsfort Group is a leading Dublin-based company specialising in property investment, development, and management. With a focus on innovation and sustainability, they have reshaped the city's landscape through high-profile projects. Known for

their quality and attention to detail, the group offers property management services and actively seeks strategic investment opportunities. They continue to play a significant role in Dublin's real estate sector, shaping its future with their commitment to excellence.

# Eastpoint Management Team

**Gavin Gallagher**  
Park Director

**Lukasz Piosek**  
Park Manager

**Thaís Nayara**  
Community Manager

# Earlsfort Group

**Conor Gallagher**  
Director

# Letting Agents



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**EAST  
POINT**

Where talent evolves

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