



#### Cork City

Ireland's second largest city with a population base of 257,000  
453,000 people living within a 60 minute drive time  
Population expected to exceed half a million by 2012



#### University City

Over 30,000 students in Third Level Education  
Extensive development & research programmes  
Providing quality staff to employers in the region  
[www.ucc.ie](http://www.ucc.ie)  
[www.cit.ie](http://www.cit.ie)



#### Connectivity

Cork Airport attracts up to 5 million passengers per annum  
Connect to the world through regular flights to Heathrow  
Charles de Gaulle, Amsterdam Schiphol  
Hourly train services to Dublin  
[www.corkairport.ie](http://www.corkairport.ie)  
[www.irishrail.ie](http://www.irishrail.ie)



#### Proven Location

Some of the largest pharmaceutical and computer technology companies in the world have located in Cork  
E.g. Pfizer, Boston Scientific, Novartis, EMC, Apple, Motlke  
Many of whom are expanding their operations in Cork  
Proven companies in a proven location!  
[www.cometocork.ie](http://www.cometocork.ie)  
[www.corkchamber.ie](http://www.corkchamber.ie)



#### Local Amenities

The regions world class sporting and recreational facilities include golf, sailing, mountain walking, water sports, power boating and other outdoor pursuits  
[www.oiltheadgolf.com](http://www.oiltheadgolf.com)  
[www.douglasgolfclub.ie](http://www.douglasgolfclub.ie)  
[www.royalcork.com](http://www.royalcork.com)  
[www.discoverireland.com](http://www.discoverireland.com)



#### Location

Located next to Mahon Point Shopping Centre, the largest shopping centre in the region  
Adjacent to the South Ring Road Network, which connects to Dublin/ Waterford & Cork Airport route  
4km to the city centre (approx. 10 min drive)  
[www.mahonpoint.ie](http://www.mahonpoint.ie)



#### Local Transport

Excellent public transport system with buses running every 10 minutes which serve the Southern Orbital route, the City Centre and the North Side of the city  
Also cycle lanes to and from City Gate  
[www.buseireann.ie](http://www.buseireann.ie)



#### Staff Amenities

Availability of quality residential units within 5 - 8 minutes walk, which rent from €800 per month for a 2-3 bedroom apartment  
Retail/ Shopping and Cafes in the adjacent Mahon Point Shopping Centre  
Adjacent to Riverside amenity walk  
900 underground car parking spaces  
[www.mcdev.ie/developments/jacobe\\_island](http://www.mcdev.ie/developments/jacobe_island)  
[www.edenblackrock.ie](http://www.edenblackrock.ie)



#### Flexibility

From 2,000 sq. ft. to 150,000 sq. ft.  
Floor plates up to 30,000 sq. ft.  
Flexible expansion options  
Full space plan design options  
[www.citygatmahon.com](http://www.citygatmahon.com)



#### Scale & Design

Cork City's largest commercial development with over 330,000 sq. ft. of world class office space  
We have successfully attracted high quality tenants: Regus, Solar Winds, VHI Software and Health Information & Quality Authority  
[www.regus.ie](http://www.regus.ie) [www.solarwinds.com](http://www.solarwinds.com)  
[www.hqs.ie](http://www.hqs.ie) [www.vhi.ie/swiftcare](http://www.vhi.ie/swiftcare)