

P2

EAST POINT



WHERE HIGH - PERFORMANCE TEAMS THRIVE

Eastpoint Business Park, Dublin 3, Ireland



AT P2 EASTPOINT, WORK MEETS ITS PERFECT BALANCE

P2 Eastpoint offers a premium, high-performance workspace that adapts to modern work models, balancing productivity, well-being, and effortless access to Dublin's dynamic amenities.

P2 EASTPOINT



DESIGNED FOR THE FUTURE OF WORK

Our fully refurbished, state-of-the-art offices blend modern design with unparalleled functionality, offering the perfect environment for innovation and growth.

49,367 SQ.FT

DUBLIN'S BEST CONNECTED BUSINESS PARK

With quick access to Dublin's airport, transport hubs, and city centre, P2 Eastpoint is perfectly placed to attract top talent, offering a unique balance of vibrant city connection and coastal calm to inspire high performance.

M50 MOTORWAY

2 min by car

DUBLIN BUS

6 min by foot

DUBLIN AIRPORT

16 min by car

DART TRAIN - CLONTARF STATION

5 min by shuttle bus

LUAS RED LINE - THE POINT

10 min by shuttle bus

IRISH RAIL - CONNOLLY STATION

30 min by foot





LOCAL OCCUPIERS



P2 EASTPOINT

LINKS
CHILDCARE



SPAR SHOP /
DELI & INSOMNIA
COFFEE SHOP



OUTDOOR
SPACES AND
GREENWAY



TRANSPORT
LINKS

CAMPUS AMENITIES CRAFTED FOR SUCCESS

EastPoint Business Park offers a wide range of amenities designed to enhance your work experience and support a balanced lifestyle.



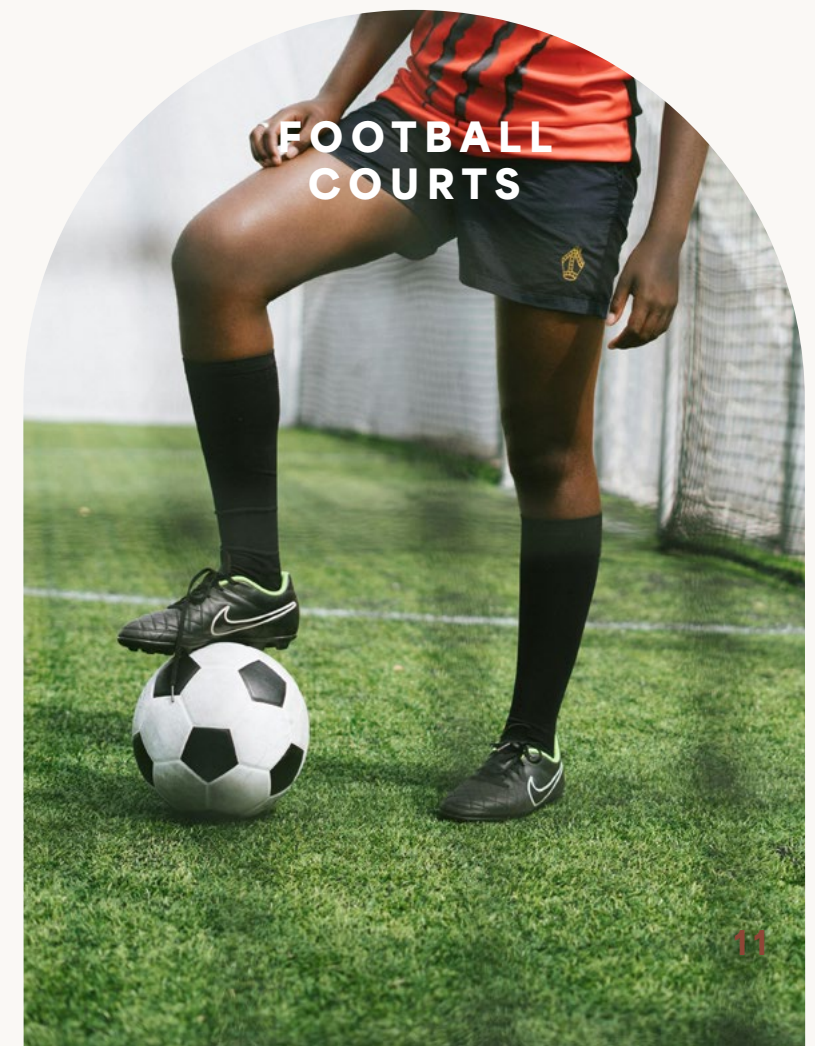
GOURMET
FOOD MARKET



PADEL
COURTS



EV CHARGING



FOOTBALL
COURTS



MODERN APPROACHABLE VERSATILE

Step into Excellence - a warm, welcoming reception sets the tone for your business, creating a lasting first impression.



FEATURES DESIGNED FOR TOMORROW'S TEAMS

Designed for modern needs with flexible layouts, abundant natural light, and seamless connectivity, crafted to enhance productivity.

- Exposed ceilings →
- New VRV air conditioning system →
- Suspended LED lighting →
- 2.7 m clear floor to ceiling height →
- Painted and plastered walls →
- Raised access floors wired for power →
- Toilets & shower facilities on all floors →
- Light filled office space →
- Floor splits available from 4,090 sq. ft. →
- 74 car parking spaces →
- Carpets and floor boxes →



SUSTAINABILITY THAT SETS A NEW STANDARD

High-efficiency spaces designed for long-term success

Our LEED Gold and BER A3-certified building delivers lower energy consumption and greater efficiency, ensuring a balance between sustainability and peak business performance in every corner.



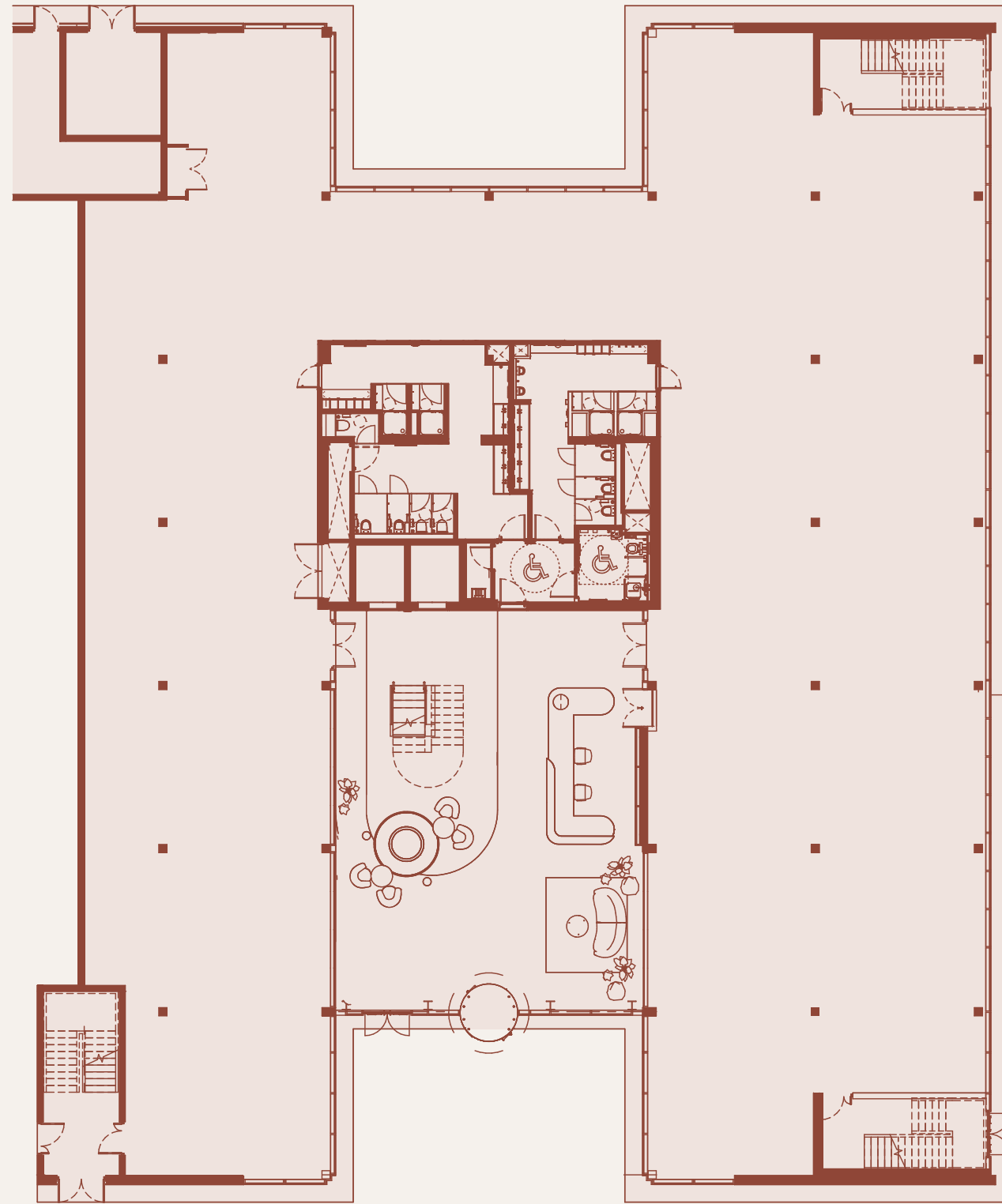
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PLATINUM



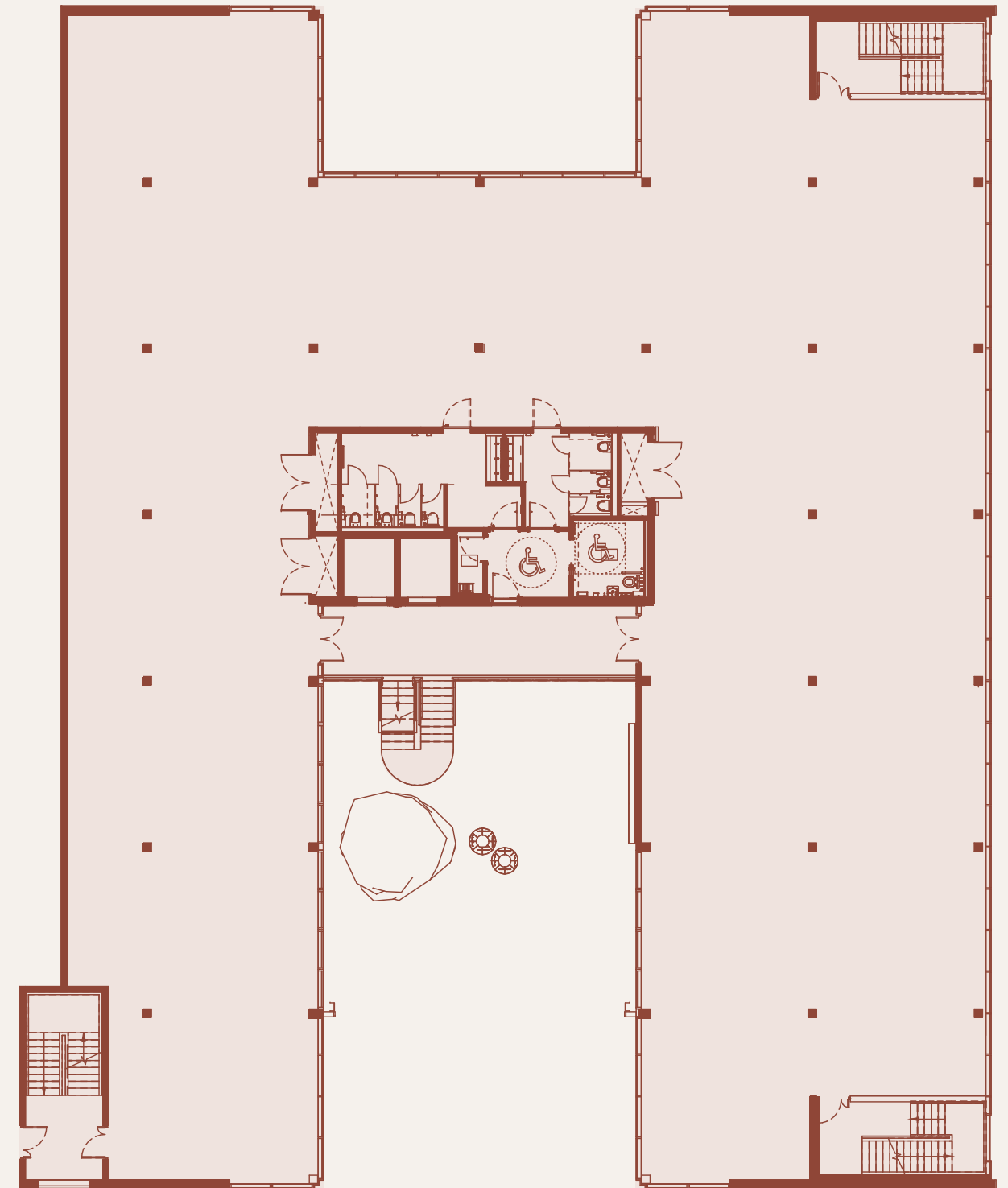
MODERN COMFORT, REDEFINED

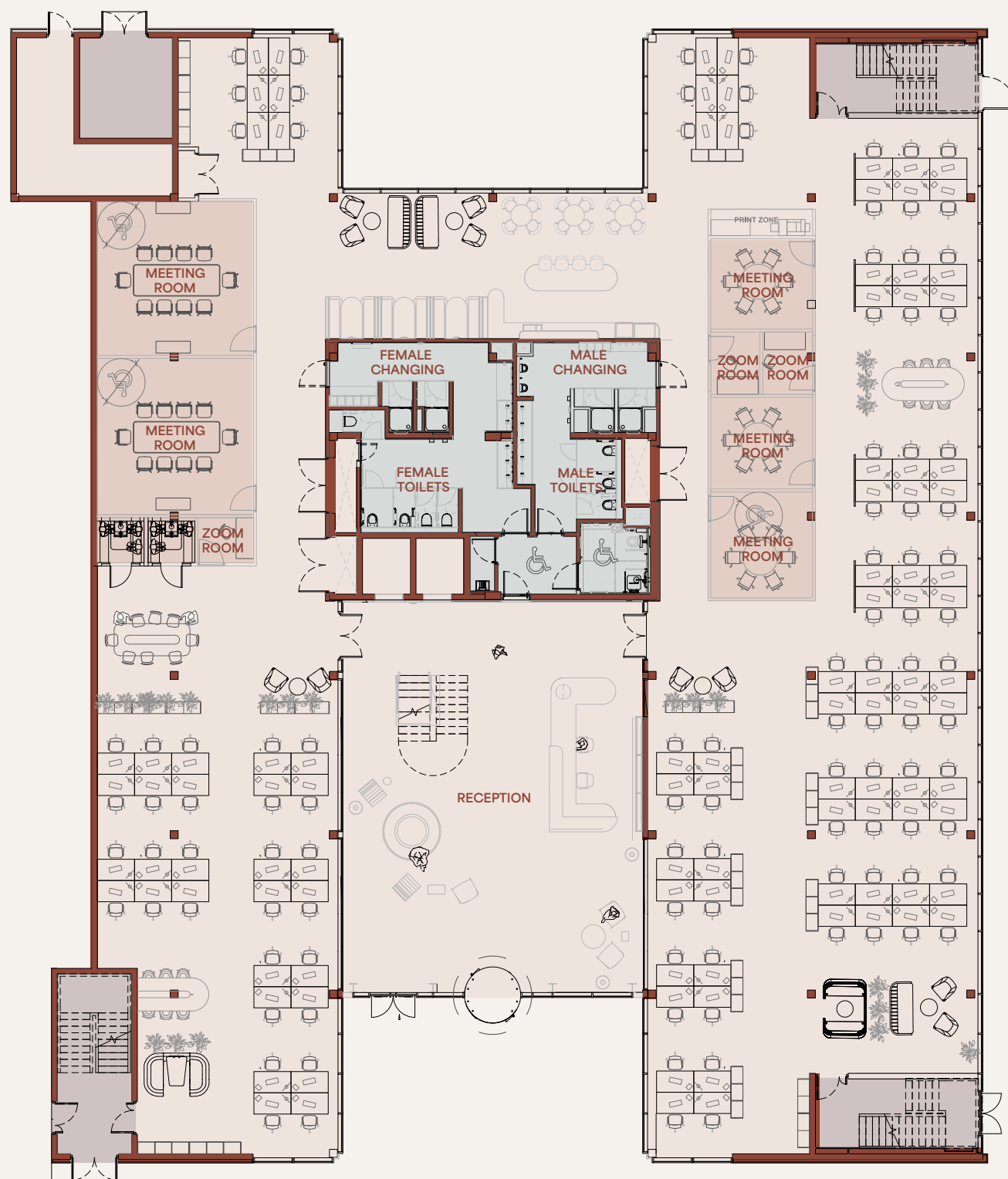
Essentials refined for you, including showers, storage and changing rooms, helping teams reset and stay sharp.

GROUND FLOOR



TYPICAL FLOOR PLAN





OPTION 01

10 SQUARE METERS PER DESK

- Work Areas - 104 Open Plan
- Meeting Areas - 5 Meeting Rooms
- Amenities - Tea Station/Breakout
- Building Systems / Stairs

SCHEDULE OF ACCOMMODATION

Floor	GIA Sq.m	Sq.ft
Ground	1,222.90	13,163
First	1,119.00	12,045
Second	1,124.70	12,106
Third	1,119.70	12,052
Total	4,586.30	49,367

	GIA Sq.m	Sq.ft
Ground floor splits are available	380.00	4,080
	513.00	5,520

The above gross internal areas are approximate areas only and subject to final measurement.



OPTION 02

7 SQUARE METERS PER DESK

- Work Areas - 104 Open Plan
- Meeting Areas - 5 Meeting Rooms
- Amenities - Tea Station/Breakout
- Building Systems / Stairs



TECHNICAL SPECIFICATIONS

BUILDING CERTIFICATION

- LEED Gold
- Target BER A3

LIFTS

- 2 no. passenger lifts adjacent to the toilets on each level on the Atrium. 8 person lift with a 630kg capacity, with new vinyl floor and finishes externally and internally.

AIR CONDITIONING

- Open plan As per Spec narrative.
- Atrium area is heated by underfloor trench heating which was recently upgraded with a new energy efficient heat pump.

FIRE PROTECTION

- The fire alarm system complies with IS3218 2013 The system is designed for L2/L3 coverage as defined in IS3218 2013.
- The fire alarm system is fully addressable and capable of interfacing with other systems, and is all linked back to the landlord main fire alarm panel at reception so all faults will be alerted to the building manager.
- Fire extinguishers to be provided in accordance with regulations.
- The building has recently been fully certified with a new part B/M certificate to confirm the same.

SECURITY SYSTEM

- The building comes complete with landlord provided access control to the main doors at the front of the building and the rear doors for alternative means of access from the car park. Provision is made for tenants to install their own access control to the tenant doors at the lift lobby with containment left in place for ease of access.

Note there were no CCTV/Intruder allowances.

Main controller - As per the spec narrative

ROOF FINISHES

- During the Fitout works the roof was repaired where required and all windows were resealed and repaired for air tightness.

EXTERNAL WALL COMPLETIONS

- Façade (original): floor to ceiling existing curtain walling throughout allowing natural light to shine through to all areas of the space.
- Double glazed high performance bonded curtain walling system. The roadway facing elevations to have a structural silicone jointed curtain walling system with polyester powder coated frame internally, and feature projecting fin details externally. The elevations facing the rear to have pressure plate and cap to curtain walling glazing.
- Main entrance doors: Entrance facades will be structural silicone jointed curtain walling system with polyester powder coated frame internally, and feature clear glass revolving door and swing side door for wheel chair access. Revolving door is 2.7m high.

OCCUPANCY

- Means of escape: 1 person per 6 sq m Internal climate: 1 person per 8 sq m Lift provision: 1 person per 8 sq m
- Toilets: 1 person per 10 sq m as per BS:6465-1 2009

PLANNING MODULE

- 1.5m square generally throughout

STRUCTURAL GRID

- 6.0m x 6.0m generally throughout

FLOOR LOADINGS

- Office floors: 3.0kN per sq m (+ 1 kN per sq m partitions) Lift lobby and toilet areas: 4.0kN per sq m
- Plant rooms: 7.5kN per sq m
- Area of roof outside plant areas: 0.75kN per sq m Car park: 2.5kN per q m

FLOOR HEIGHTS

- Reception floor to ceiling: 5.925m Office floor to ceiling: 2.700m
- Raised floor zone: 250mm (LO to L4), 150mm (L5 & L6) Ceiling zone: 150mm (LO to L4), 400mm ((L5 & L6)

STRUCTURE

- In-situ concrete structure flat floor slabs throughout with in-situ concrete columns and external walls.
- New concrete and steel roof structure to new fifth and sixth floors.

INTERNAL OFFICE FINISHES

- Walls: Emulsion painted dry lining.
- Floors: 600mm x 600mm raised access flooring medium grade as per PSAMOBII.
- Ceilings: Exposed concrete and exposed services.
- Columns: Emulsion painted plasterboard encasement.
- Joinery: Selected hardwood solid doors, frames and architraves, to all core area circulation doorways with glazed vision panels to corridor doors. Painted solid doors frames and architraves to tenant and riser doors. Bronze Ironmongery throughout
- Blinds: NA

RECEPTION

- Internal Walls: Feature walls of large format selected natural stone tile

- mixed with natural herringbone wood. LED feature lighting at lift lobby with feature lighting suspended from the Atrium ceiling, Feature reception wall made of Joinery solid wood surround with bronze feature mirror behind a bespoke reception joinery desk.
- Floors: The floor finish is in selected grey large format 1200x1200x14mm honed stone tiles met with the herringbone effect floor which accents the shape of the staircase. Selected 'Tuftiguard' recessed mat wells to main entrance to meet the Leed requirements.
- Ceilings: Open plan Atrium with glazing throughout with LED Globe lighting suspended from the ceiling, feature down lighting with recessed spots to the lift lobby Gyproc M F ceiling and sections of proprietary metal ceiling tiles to allow for services access.
- Reception desks: Selected bespoke finishes with P2 feature signage backlit with LED tape.

TOILETS

- Walls: A mix of painted, wood effect porcelain wall tile and man-made corrugated metro tile all brought together in the toilets along with the timber effect of the cubicles and IPS paneling. Bronze mirror surrounding the stone vanity units and bronze taps to complete the look. Low flow systems were used along with water meters to monitor the consumption of water.
- Floors: Large format grey porcelain floor tiling throughout the toilets.
- Ceilings: Proprietary 'Gypsum MF' plasterboard ceilings with feature downlighting and shadow gap.
- Doors: Selected solid Ash effect door leaf with solid hardwood

frames and architraves to match to all core area circulation doorways with glazed vision panels to corridor doors.

- Vanity units: Proprietary Hi mac composite linear unit with hi mac splash back, with IPS front panel and back painted glass panels to match rear of toilet cubicles.
- Sanitary Fittings: High-quality ceramic sanitaryware, bronze appliances and black accessories.
- Joinery: Proprietary full height toilet cubicle system with high quality Formica laminate finish and matching IPS panel system with bronze accessories.
- Ground floor also included communal showers matching the look and feel to the toilets with wood effect tiling within, large format tiles to the floors and black accessories. Also Part M shower/ Toilet throughout the building.

BUILDING CORES

- Internal Walls: Vinyl emulsion paint to finish open plan areas giving a blank canvas. Paint grade white doors to service risers.
- Floors: RAF flooring 600 x 600 tiles in situ medium grade.
- Ceilings: Proprietary 'Gypsum MF' plasterboard perimeter bulkhead with feature downlighting and recessed sections of proprietary ceiling tiles to allow for services access. Open plan internal offices all exposed ceilings with exposed services with the bare soffit sealed.

STAIR FINISHES

- Feature center glass staircase finished with a chrome trim on top. Stairs complete in matching natural wood to tie in the lift lobby on each floor and the Atrium area, black

- nosing to complete the contrast.
- Walls: Painted plaster board finish with painted MDF skirtings and stringer boards.
- Floors: Selected natural oak plank with proprietary black metal nosings with contrasting colour vinyl strip inserts.
- Ceilings: Painted plaster board finish
- Balustrades: Glass balustrades.

CAR PARK

- 71 no. car spaces in total. Which is split between outdoor parking next to the building and overground concealed parking a short walk from the building.
- A campus wide communal shower facility is provided within the basement of the building with provision for 16 no. 'wet/dry' shower cubicles separated into male and female facilities & 1 no. unisex universal access shower.
- 24 no. bicycle spaces designated to the building lockers provided within the toilet areas



OWNER BIOGRAPHY

Reil Investment is a private equity real estate fund committed to maximising returns through a diversified portfolio of office and residential properties. Embracing the evolving real estate landscape, we prioritise sustainability and resilience by adhering to rigorous ESG (Environmental, Social, and Governance) standards and implementing green building practices. This approach ensures our properties are financially robust, energy-efficient, and thoughtfully designed to inspire innovation, enhance well-being, and boost productivity—delivering a seamless balance between sustainability and peak business performance for our tenants.

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