



**TURNING VACANT BUILDINGS
INTO PROFITABLE SPACES IN
REGIONAL TOWNS**

COWORKING HUBS REPRESENT A PROFITABLE OPPORTUNITY FOR PROPERTY OWNERS, INVESTORS & COMMUNITIES TO ENHANCE THEIR TOWN



OUR STORY



We are Ireland's Largest Providers of Regional Coworking Spaces.

We specialise in developing hubs in Small & Regional Towns and have a proven track-record for supporting job growth & economic impact through our hubs.



Why do we need regional work spaces?

The World of Work Has Already Changed, Work Places Are Playing Catch Up!

The proportion of Hybrid & Remote Workers has already Doubled.

Globalisation, Sustainability, Rising Cost, Automation & Competition for Labour have already moved the workforce...the Real Estate Market is undergoing revolutionary change to adapt.

Workers are 4 times more likely to chose an office close to home. Work has moved from City Centres to Small Towns and Suburbs.

PEOPLE WORK EVERYWHERE





SPACE SOLUTION

BEING FLEXIBLE TO MEET THE DEMAND

The spaces we are looking for to meet the demand don't necessarily have to be existing office spaces. We have presented concepts in everything from former nightclubs, to derelict bars and former retail units.

We already have opened Coworking Hubs in former banks and medical units, along with 'leftover' office spaces. Our spaces are flexible and adaptable. We do have some prerequisites for our locations, but importantly we are looking to engage with Landlords and Community Groups that have vacant space and are looking for a solution.

We help with feasibility studies, design, fit-out project management and ultimately marketing, tenancy and operation of coworking hubs.

As we have the hands-on experience from other towns, we can from the outset identify if there is demand, and what type of coworking space will work. We also offer the opportunity to tap into our market and our knowledge base to fill the space.



ENIX



ADDING VALUE

PROVEN PROPERTY APPRECIATION

We take Vacant, Underutilised or Derelict Properties

Underdeveloped
Under-Performing
Inflexible & Vacant
Out-dated

We create vibrant, fully occupied Coworking Hubs

Flexible & Adaptable work spaces
Higher Yield
Secure Multi-Tenancy
Increased Property Value

In the heart of Town Centres



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**REGIONAL HUBS COULD
GENERATE OVER €300
MILLION AND CREATE
NEARLY 9000 NEW JOBS**

Jim Power, Economist
Gigabit Hub Initiative - Ireland

OUR MANAGEMENT TEAM

Tom and Ken started developing private coworking hubs themselves in 2016 because they believe everyone should have the opportunity to work where they want to live.

Importantly, they recognised the positive impact that coworking hubs can have on the wider community. In addition they have shown through their own hubs how they contribute to the rejuvenation of town centres.

Now, following on from the foundation of Entára Group (formerly: HQKerry and Workbase), Ken and Tom also use their expertise and experience to facilitate others in the planning and development of other coworking hubs, digital hubs and remote working centres across Ireland.



TOM O'LEARY

CFO
DIRECTOR



KEN TOBIN

COO
DIRECTOR





SECONDARY LOCATIONS

Flexible Coworking Space is already playing a role in redeveloping secondary towns across Ireland.

Employees, Large Companies & the Public Sector have already become used to flexible and remote working; and have realised that productivity can be maintained just as effectively once the infrastructure is right.

Secondary locations offer the lifestyle Employees are seeking, and offer the talent pool Employers seek, we create the work space solution that ties this together.

The HQCoworking model provides a sustainable, profitable and efficient long-term model. A model that has been operating in Ireland since 2016.



What we can do together

From Feasibility to Full Operations

- Initial Feasibility Analysis
- Concept Development & Design
- Business Modelling & Financial Analysis
- Detailed Design & Planning
- Business Planning & Funding Applications
- Specialist Fit-Out & Project Management
- Sales, Marketing & Business Development
- Letting & Tenancy Management
- Facility Management & Operations

Coworking Spaces can be accommodated in all different building types...it doesn't have to be existing offices!





OUR CLIENTS

OUR WORK IS BUILT ON COLLABORATION



PROPERTY OWNERS

We Partner with Property Owners, Private Investors and Pension Funds to redevelop vacant and under-utilised space to achieve stable rental incomes and higher Property Values



LOCAL AUTHORITIES

We Support and Partner with Council and State funded projects from Feasibility to Operations in the development of financially viable BCP's and Coworking /Digital Hubs



COMMUNITY ORGS

We Assist Local Groups, Community Organisations and Sports Clubs in funding applications and in the development of both dedicated spaces and ancilliary Hotdesks



**“
REMOTE WORKING HAS BEEN A
GAME-CHANGER.**

**IT’S ABOUT TAKING THOSE OLD,
RUNDOWN BUILDINGS THAT
HAVE BEEN LYING IDLE FOR FAR
TOO LONG.**

**NOW, THEY WILL BE GIVEN A
NEW LEASE OF LIFE AND
CONVERTED INTO HUBS.**

Minister Heather Humphreys
Minister for Rural and Community Development,

dispensary hub

macroom



OUR NETWORK

We are actively exploring opportunities in Munster & the Midlands in Ireland, with a number of key towns pre-qualified already.

We have an established eco-system of owned and operated existing hubs; and work with partner hub networks and strategic associations to support new hubs across our target counties.

the phoenix

tralee



chapter house

tralee



market lane

listowel



the old bank

abbeyfeale



CONTACT US

If you are a Property Developer, Investor,
Community Group or Local Authority
wanting to put your space to good use – get
in touch to learn more about our network

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entára
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THANK YOU!