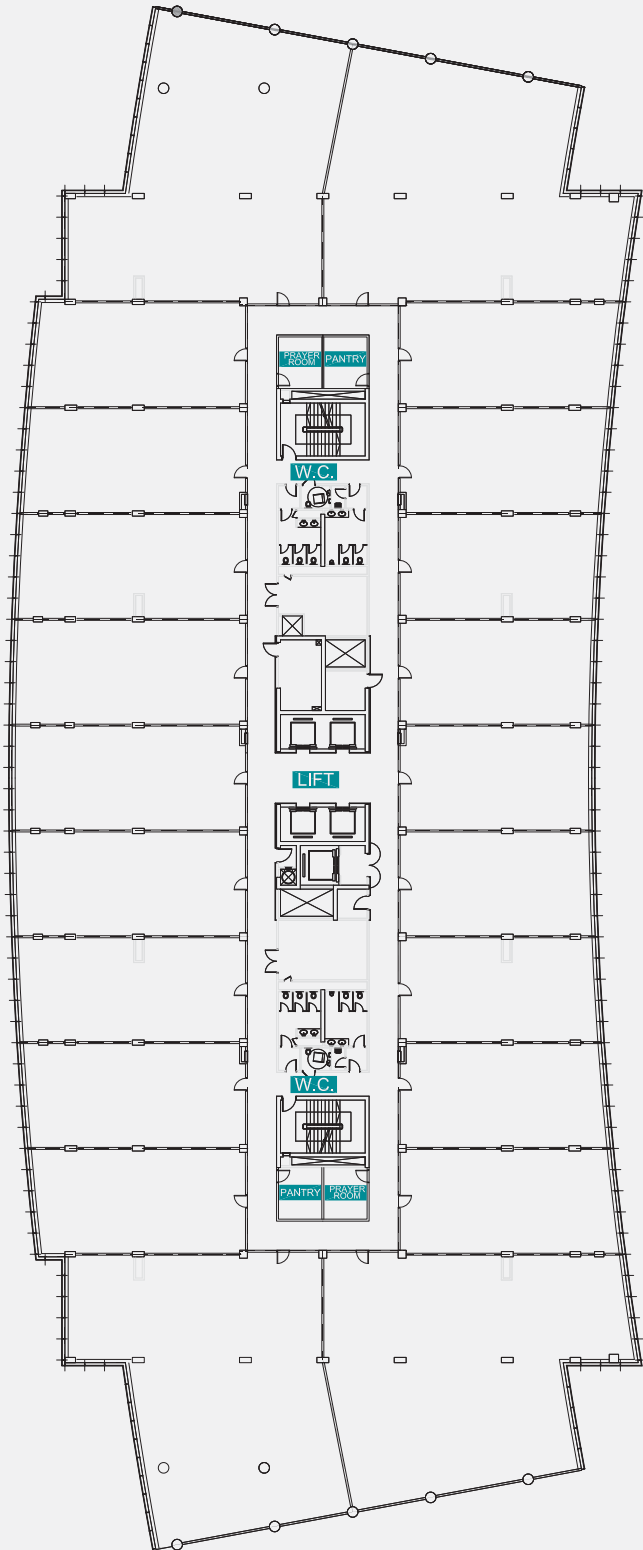


# TYPICAL FLOOR PLAN FOR MEDIUM OFFICES



## WHAT WE OFFER

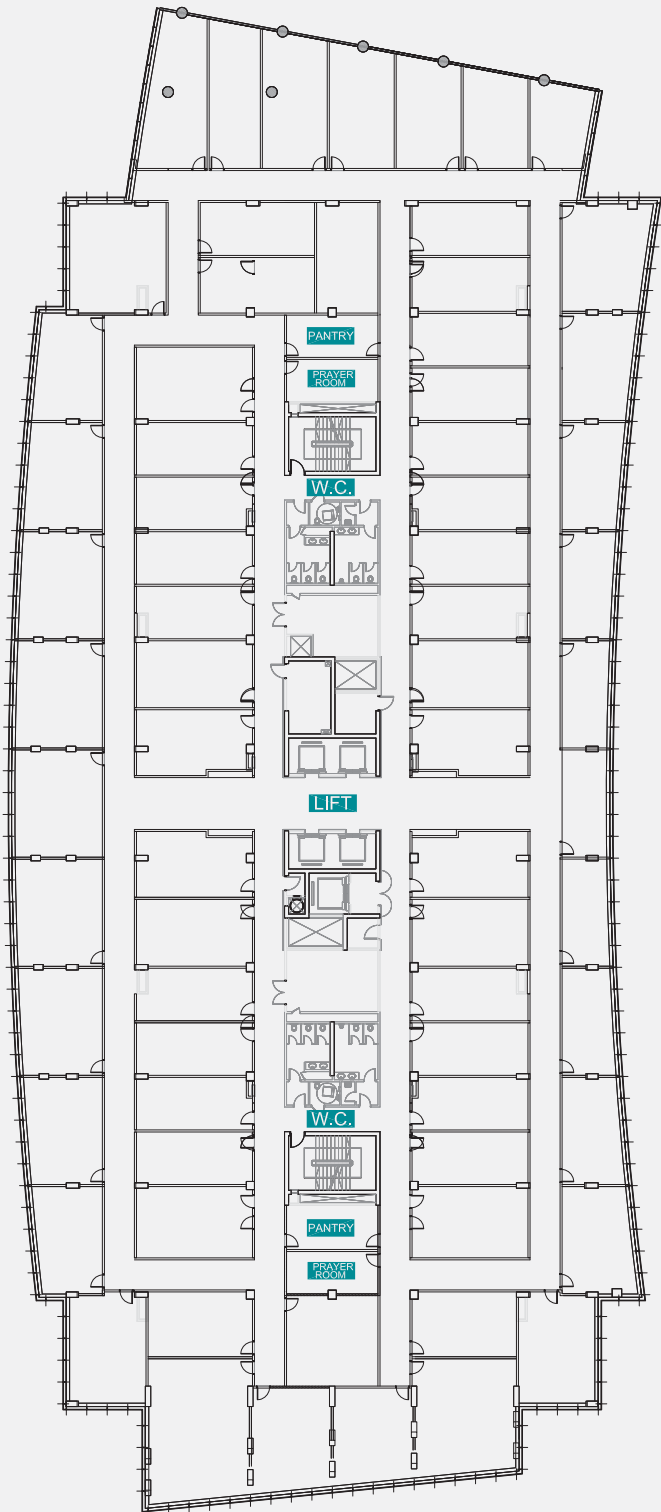
- 11 commercial buildings, approximately 80,000 sqm available for Shell & Core and medium fitted offices
- Spacious floor plans, with over 3,700 sqm of leasable area
- Office units starting from 35 sqm
- Both Shell & Core and Category-A handover condition available
- Flexibility to expand horizontally and vertically
- Raised floor to suspended ceiling height of 2.4 - 2.8 m
- 1 parking space for every 50 sqm leased

## OUR AMENITIES

- Visitor parking
- 24 hour security
- Direct RTA bus route from Ibn Battuta Metro Station
- 5 passenger lifts
- 1 service lift
- 2 common prayer rooms and pantries per office floor
- 4 washrooms per office floor
- Gym, supermarket, cafés, restaurants and other lifestyle facilities

- Typical floor of medium Category-A fitted offices from 120 sqm and above
- Net Leasable Area (NLA) of 3,787 sqm

# TYPICAL FLOOR PLAN FOR SMALL OFFICES



## WHAT WE OFFER

- 11 commercial buildings, approximately 80,000 sqm available for Shell & Core and medium fitted offices
- Spacious floor plans, with over 3,700 sqm of leasable area
- Office units starting from 35 sqm
- Both Shell & Core and Category-A handover condition available
- Flexibility to expand horizontally and vertically
- Raised floor to suspended ceiling height of 2.4 - 2.8 m
- 1 parking space for every 50 sqm leased

## OUR AMENITIES

- Visitor parking
- 24 hour security
- Direct RTA bus route from Ibn Battuta Metro Station
- 5 passenger lifts
- 1 service lift
- 2 common prayer rooms and pantries per office floor
- 4 washrooms per office floor
- Gym, supermarket, cafés, restaurants and other lifestyle facilities

- Typical floor of small Category-A fitted offices from 35 sqm and above
- Net Leasable Area (NLA) of 2,949 sqm