

AN ORGANIC LIFESTYLE


Two floors in this elegant and contemporary building dedicated to retail, with a gym on the mezzanine floor, specially made to fill the need of tenants and customers.

Flexible floor plate options will provide tenants with a variety of layouts to enhance their workspace and occupational efficiency.




Disclaimer: All pictures shown are for illustration purposes only


KEY DETAILS




DEDICATED LOADING BAY



2 FLOORS



GUEST ELEVATOR



SERVICE ELEVATOR
(Option of rear unloading access at the back of each shop.)

SPECIFICATIONS

Fit-out options:	Shell & Core
Net Leasable Area:	4,346 sq m / 46,762 sq ft
Car parking ratio:	1 space per 70 sq m/738 sq ft of office space
Retail height:	Ground floor 4.5 m, mezzanine 4.3 m slab to slab
Cooling system:	HVAC VRV
Handover condition:	Shell & Core
Shops size:	Starting from 1,000 sq ft up to 13,340 sq ft

LOCATION

CLOSE TO

Dubai International Airport	7mins
Financial Centre	11mins
Downtown Dubai	12mins
Dubai Marina	23mins



SCHOOLS

Artkid Nursery and Daycare	1min
British Orchard Nursery	2mins
Ambassador School	3mins
Hope Montessori Nursery	3mins
New Academy School	4mins



METRO STATIONS (BY WALKING)

ADCB Metro Station	7mins
Burjuman Metro Station	9mins
Al Fahidi Metro Station	15mins



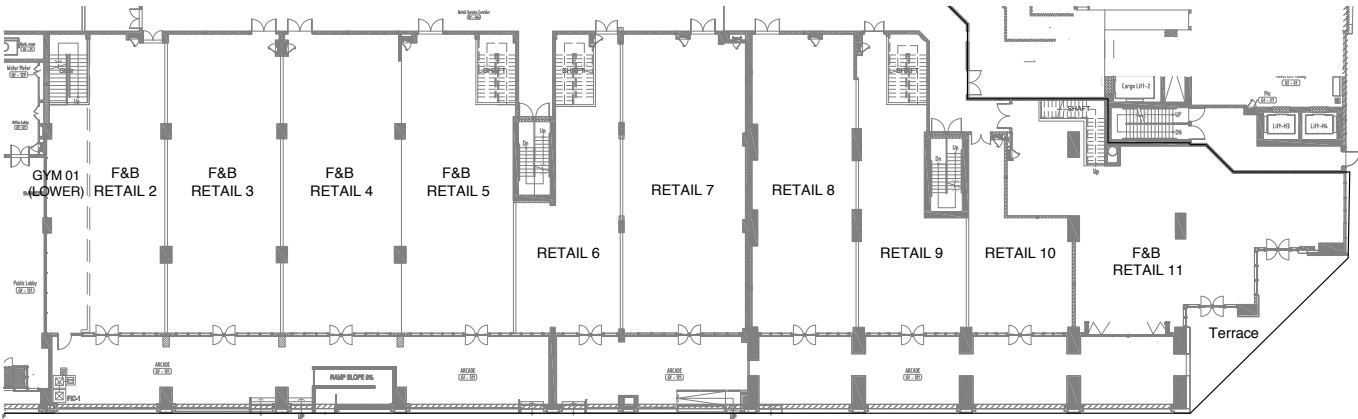
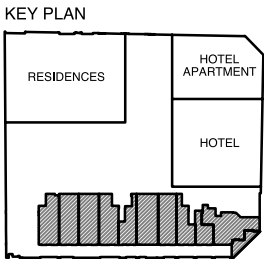
RETAIL FLOOR PLANS

Flexible floor plate options will provide tenants with a variety of layouts to enhance their workspace and occupational efficiency.

Designed to offer flexibility and a choice of layouts from single units to an entire floor, spaces range from 84 sq m/904 sq ft to 950 sq m/10,225 sq ft.

GROUND FLOOR

RETAIL	UNIT AREA	RETAIL	UNIT AREA
Retail 2	1,548 sq ft	Retail 8	2,142 sq ft
Retail 3	2,329 sq ft	Retail 9	1,738 sq ft
Retail 4	2,380 sq ft	Retail 10	1,059 sq ft
Retail 5	2,326 sq ft	Retail 11	3,898 sq ft
Retail 6	1,724 sq ft	Total	21,664 sq ft
Retail 7	2,520 sq ft		



MEZZANINE FLOOR

RETAIL	UNIT AREA
Commercial 1	13,340 sq ft
Commercial 2	4,880 sq ft
Commercial 3	4,940 sq ft
Commercial 4	5,996 sq ft

