

FOR LEASE > OFFICE SPACE



EDB Building, Deira City

FULL BUILDING, SHEIKH RASHID ROAD, PORT SAEED, DUBAI



- A unique opportunity to lease a full building, in a brand new office building located in the sought after Deira City Centre office precinct
- Full floor to ceiling windows providing excellent natural light and offering fantastic views across Dubai.
- Excellent exposure facing Sheikh Rashid Road with building signage options available.
- Located nearby major hotels and the expansive Deira City Centre shopping mall.

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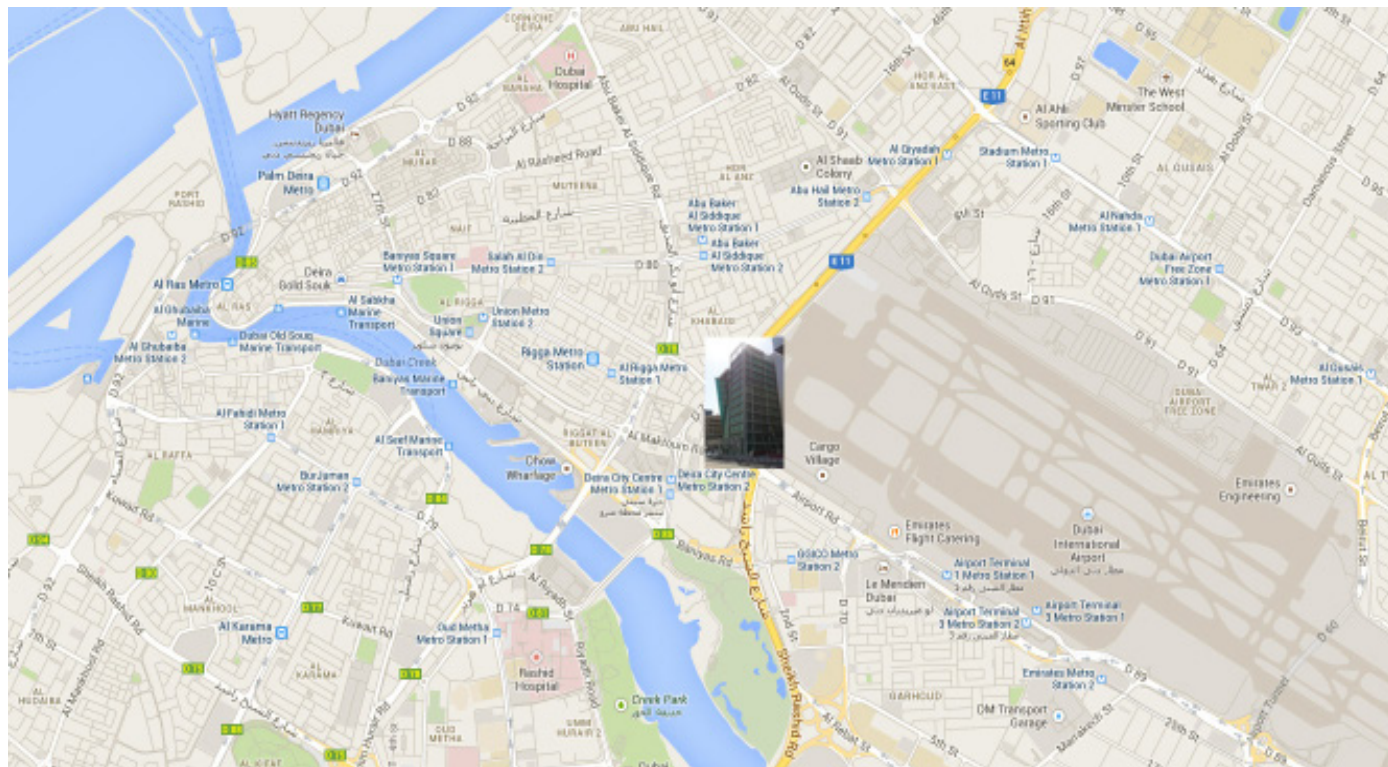
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> Prime Location

The EDB Building is located within the sought after Deira City Centre office and hotel precinct, in a prime position facing on to Sheikh Rashid Road. It is easily accessible from the nearby Deira City Centre Complex along with road links connecting to Al Ittihad Road (Sharjah link), Al Garhoud Bridge, Airport Road and the Business Bay Crossing. Deira City Centre and GGICO Metro Stations are within walking distance.

> Transport



By Car>

Accessible from Al Maktoum Street, Al Ittihad Road and Sheikh Rashid Road.



By Bus>

Bus Routes 4, 33, 55, 27, 48 service the Deira City Centre area.



By Metro>

Deira City Centre Metro Station is 750m / 8 min walk



Airport>

Dubai International Airport is 3kms by road, just 5 minutes' drive

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> Building Description

With very few full buildings available within Dubai, the EDB building has recently become available offering 11 floors of exceptional office space providing efficient layouts and floor to ceiling windows. Providing a blank canvas to make your ideal office. With over 90,000 sq.ft of office space available the space appeals to larger occupiers wanting the option to take full or multiple consecutive floors.

The building has been designed with the modern office occupier in mind providing excellent natural light from the full height windows and above average floor to ceiling height. Higher floors offer views across Dubai with some floors offering indoor courtyard areas, perfect for break out spaces in the warmer months. Many amenities are at your door step, including the expansive Deira City Centre along with several hotels, Novotel, Ibis, Pullman and Rotana are at your doorstep. Dubai International Airport is just a 5 minute drive away.



> Building Specification

- > Spacious entrance and lobby area.
- > Central reception.
- > Several hotels, cafes, restaurants and eateries within walking distance.
- > 1:680 sq.ft parking ratio.> 3x high speed elevators.
- > Amenities include prayer rooms, ground floor retail outlets and indoor courtyard areas.
- > Secure lift access.

> Office Specification

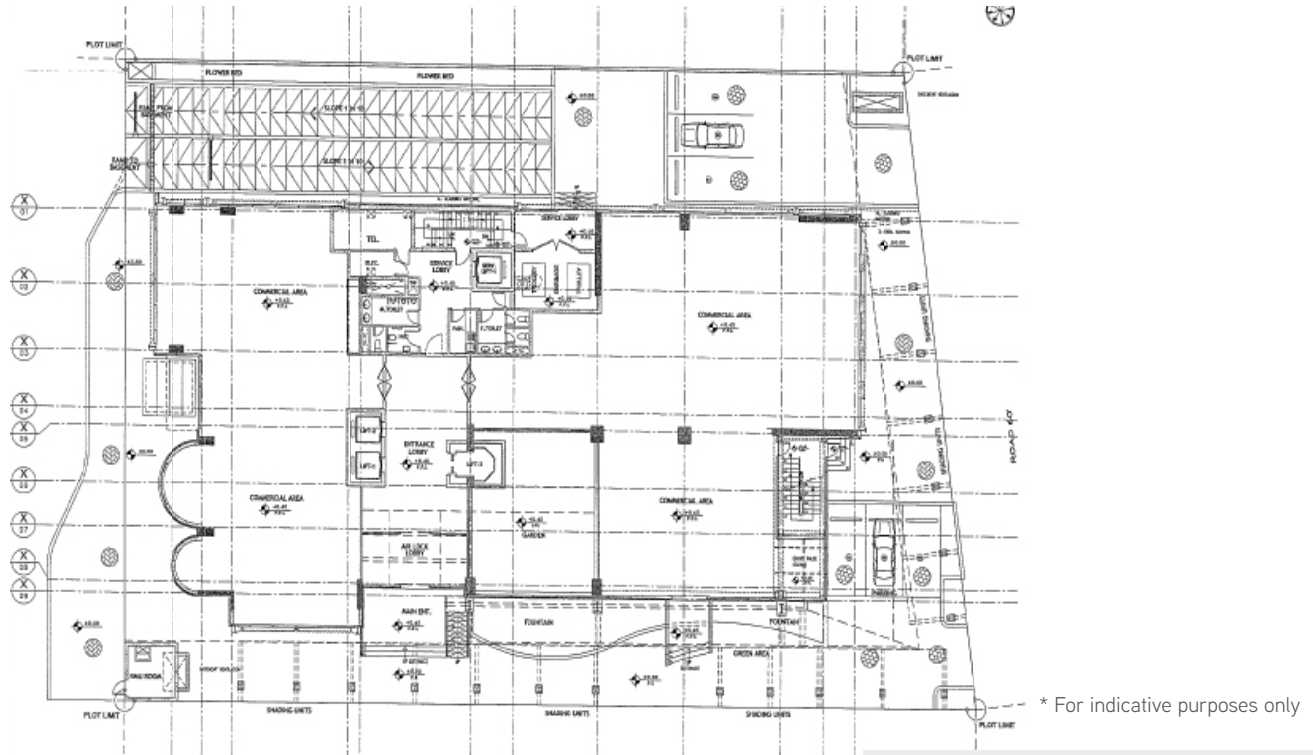
- > Grade "A" Office Accommodation.
- > Large floor plates of up to 10,500 sq.ft.
- > Consecutive floors available for larger offices.
- > Full height building atrium providing excellent natural light.
- > Efficient gross to net floor area ratio.
- > Floor boxes installed.
- > Spacious common area bathrooms and pantries on each floor.
- > Excellent floor to ceiling height.
- > Double glazed floor to ceiling windows.

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> Floor Plan



> Availability

Flexible spaces available from 4,905 to 97,783 sq.ft (full building).

Consecutive floors also available for larger occupiers.

> Rent & Service Charge

By Appointment Only

> Viewings

Upon application.

Contact Us

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