

FOR LEASE > OFFICE SPACE



# Festival Tower, Festival City

VARIOUS LEVELS, CRESCENT DRIVE, FESTIVAL CITY, DUBAI, UAE



- Flexible areas now available in this premium office tower, from 2,400 to full floor plates of 20,100 sq.ft, comfortably accommodating up to 200 staff on a single floor.
- 12 high speed lifts with 24 hour security and tenancy access
- Located adjacent to the expansive Festival City shopping complex and waterfront dining precinct.
- Intercontinental and Crowne Plaza Hotels located directly outside the building, making it in an ideal business location.

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## > Prime Location

Festival Tower is located within the bustling Dubai Festival City precinct, connected directly to renowned international hotels and shopping centre with over 300 retail and food options. The area has direct road links to the Business Bay Crossing, connecting to Al Khail Road, Sheikh Zayed Road and Downtown Dubai. Bus stops are located in the adjacent shopping complex and the area is frequently serviced by taxis. A new metro station will be built in time for the World Expo 2020 with the expansion of the green line.

## > Transport



**By Car>** Accessible from Al Khail Road, Business Bay Crossing and Al Rebat Street.



**By Bus>** Bus Routes 43 and 64A service the Dubai Festival City Area.



**By Metro>** Bus Route F09 connects to nearby Airport Terminal 3 Metro Station.



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



# Festival Tower, Festival City

## > Building Description

Festival Tower is a premium office building designed for the modern office occupier, designed by leading global architecture firm, HOK. A welcoming triple height atrium style lobby with high quality finishes and spacious meeting areas. The building has ground floor retail space and 30 levels of Grade A office space offering an efficient gross to net area, with semi-fitted or shell and core space available.

The location is unsurpassed, with the Intercontinental and Crown Plaza Hotel's neighboring the building, along with the expansive Festival City shopping center and waterfront dining precinct. You will be amazed by the spectacular views across the Dubai Creek and skyline of Downtown Dubai., with each office providing excellent natural light from the double glazed floor to ceiling windows. The floorplates provide for 20,100 sq ft that can be divided into smaller units from 2,400 sq ft.



## > Building Specification

- > Triple height lobby with spacious reception and meeting areas
- > Connected to the Intercontinental and Crowne Plaza Hotels
- > Several cafes, restaurants and eateries within walking distance.
- > 1:500 sq.ft parking ratio
- > Additional unreserved carparks available
- > 12 x high speed elevators.
- > Amenities include prayer room, Fitness First gym (in Shopping Centre) and conference facilities available in adjacent hotels.
- > Secure lift access.

## > Office Specification

- > Grade "A" Office Accommodation
- > Large floor plates of 20,100 sq.ft
- > Efficient gross to net floor area ratio
- > Provision for raised floors
- > Fitted bathroom and pantry in common areas.
- Provision to install within tenancy.
- > Excellent Floor to ceiling height
- > Double glazed floor to ceiling windows

# Festival Tower, Festival City

## > Floor Plan



## > Availability

Flexible spaces available from 2,400 to 20,100 sq.ft full floors.

Consecutive floors also available for larger occupiers.

## > Rent & Service Charge

Upon applications.

## > Viewings

By Appointment Only

## Contact Us

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