

JAWHARAT RIYADH OFFICES

Coming soon: 65,000+m²
Grade A Office Space



WELCOME TO JAWHARAT RIYADH OFFICES

A premium mixed-use
landmark development
by Cenomi located
in the heart of Riyadh,
offering over 65,000+m²
Grade A office space.

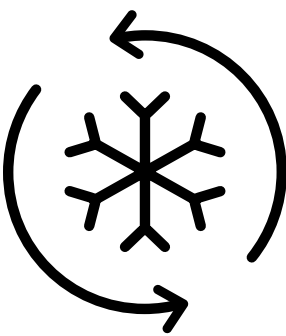




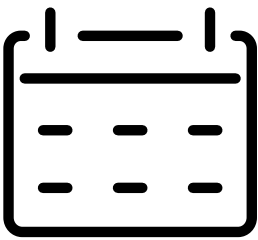
Facilities to make every
working day effortless.

OFFICE AMENITIES AT YOUR DISPOSAL

Every detail at Jawharat Riyadh offices has been thoughtfully designed to support employee comfort and well-being - from temperature control and exclusive lifts to concierge services, auditorium spaces, a modern gym and wellness centre, and a food hall.



District
Cooling



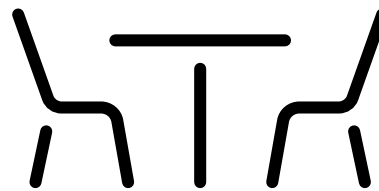
Bookable
Meeting Rooms



Spa &
Wellness



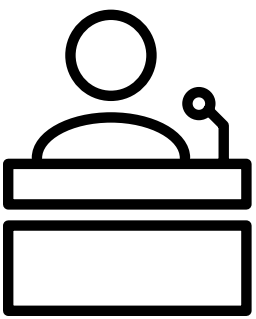
Nursery



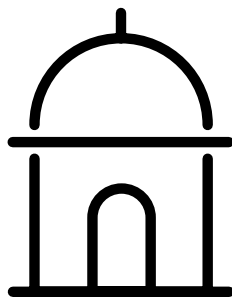
Food
Hall



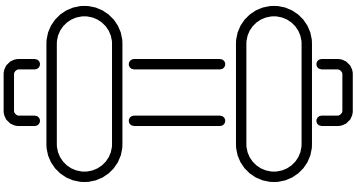
Cafes



12
Auditoriums



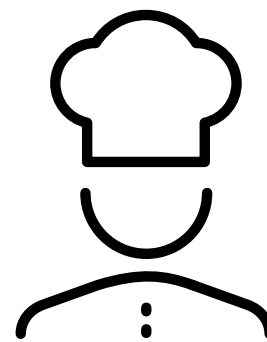
Prayer
rooms



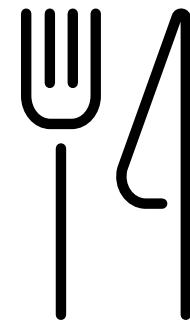
Gym



Supermarket

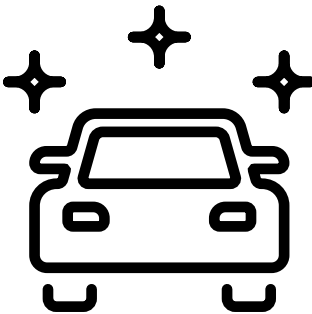


Fine
Dining

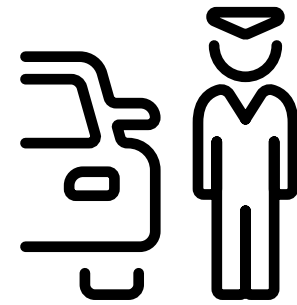


Restaurants

PARKING & ACCESSIBILITY



Car cleaning services



240 valet spaces

Arrive smoothly and park effortlessly. Offering extensively landscaped car parking spaces, and direct parking to office lobbies.



1,800+

Basement spaces

7

Access points

10

Drop off points

271

EV charging points

6,000+

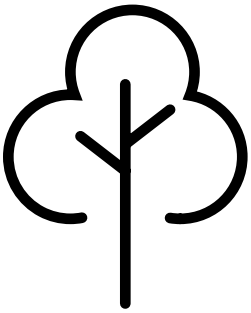
Total car parking spaces



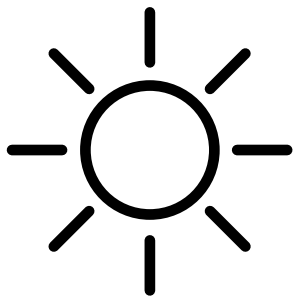
Sustainability is at the heart of Cenomi Centers.

SUSTAINABILITY, CENTERED

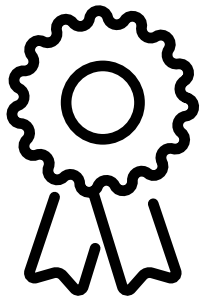
Through easily accessible public transport, dedicated infrastructure for electric vehicles and a reduced parking footprint, we connect local communities with exclusive retail and office working experiences while encouraging low emissions.



5000+
trees



Shaded
Walkways



GOLD-LEED
certified

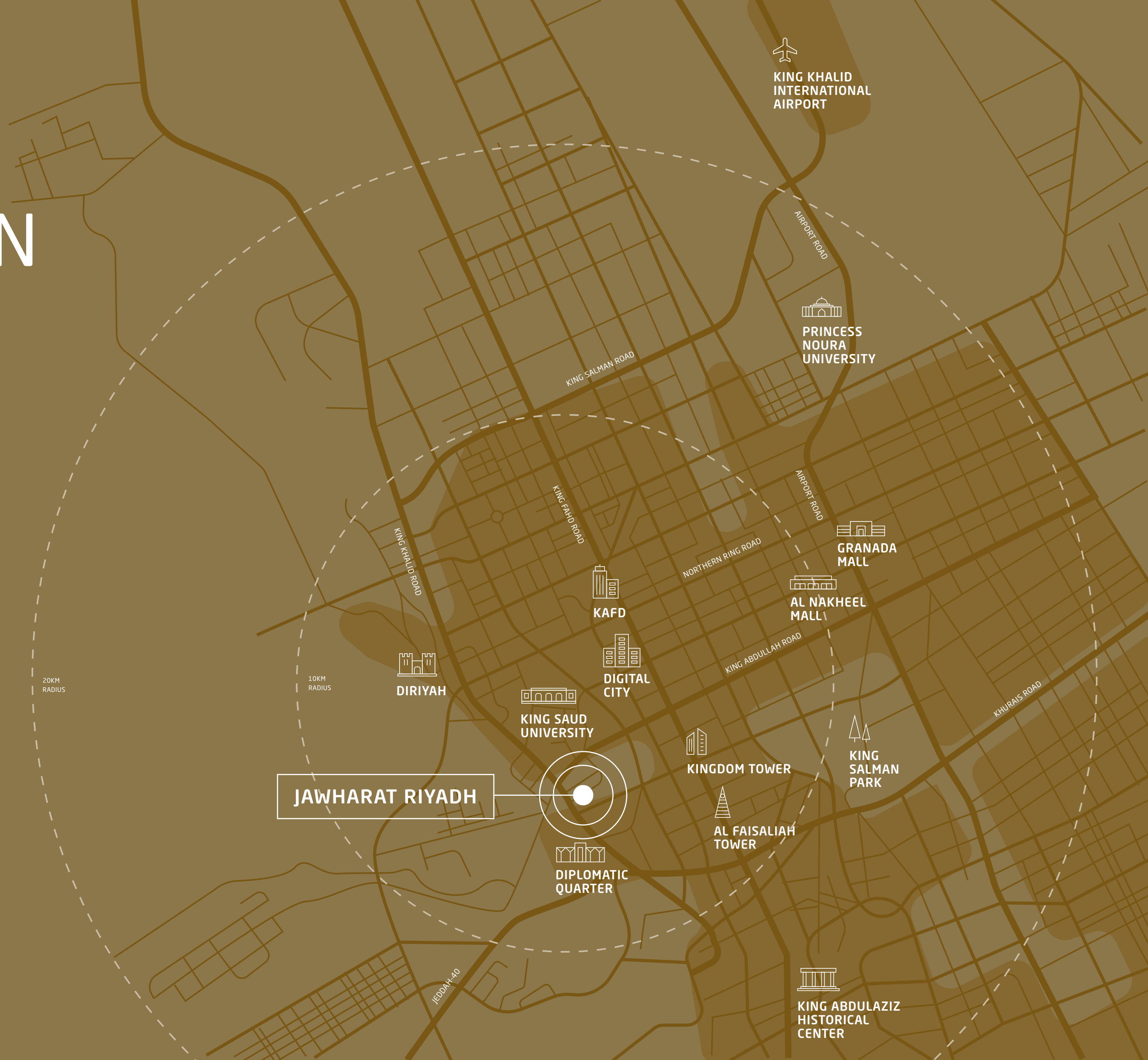
136k_{M²} Public
spaces

50+ Outdoor rest
areas for
workers and
visitors

IN PRIME POSITION

Jawharat Riyadh occupies an enviable position in an upscale district neighbouring Al Raed and the Royal Family residential area, with excellent transport links that puts the rest of Riyadh within reach.

- 3 minutes to the Diplomatic Quarter
- 2 minutes to Metro
- 10-15 minutes to Kingdom Tower and King Fahd Road
- 30 minutes to King Khalid International Airport
- 15-20 minutes to King Abdullah Financial District
- 15 minutes to Digital City
- Mall Access Points from AlUrubah Road/3 & King Khalid Road/4



IN GOOD COMPANY

A strategic location surrounded by global leaders in finance, technology, healthcare and professional services.



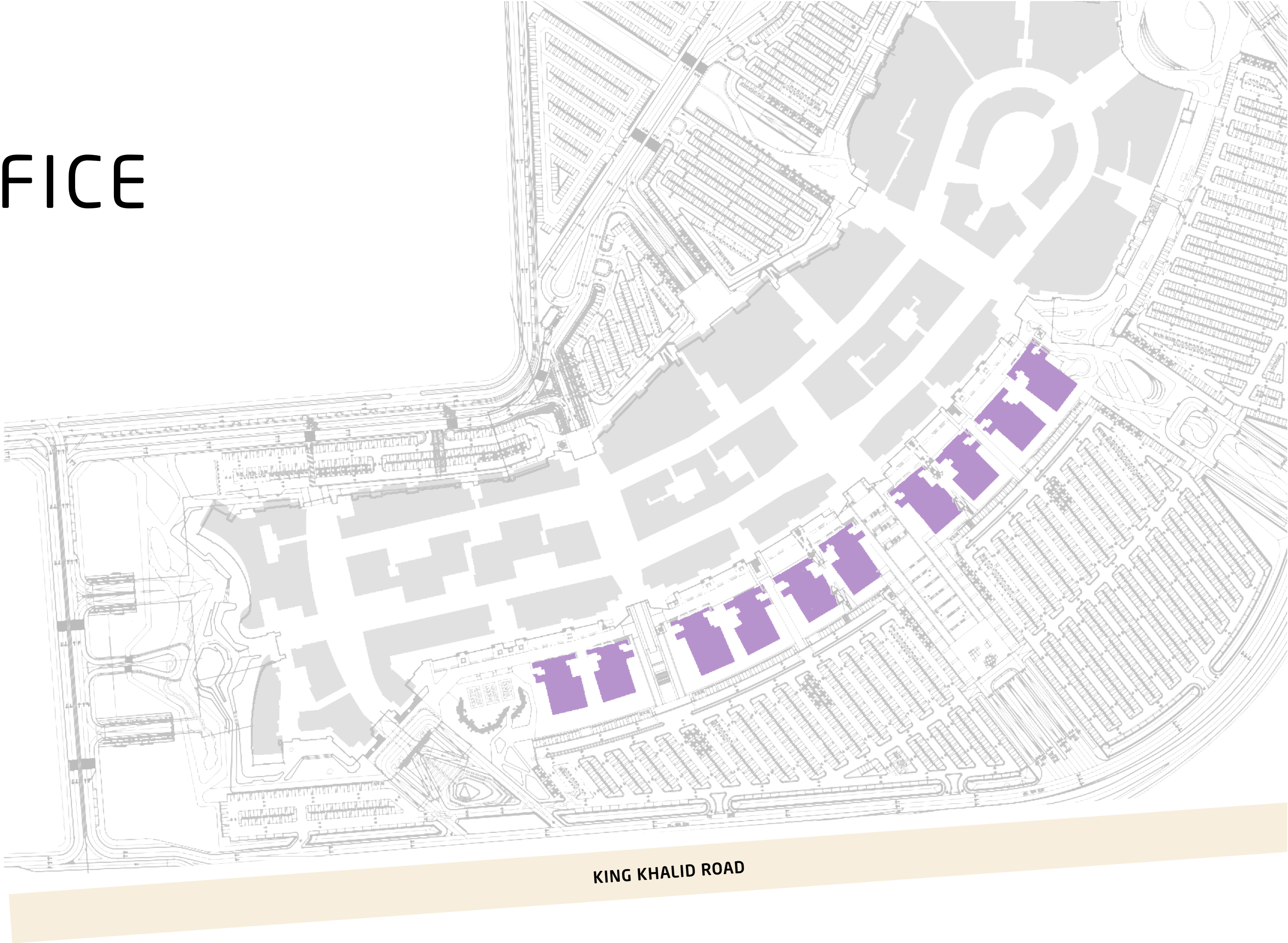


Your luxury stand-alone office home fronting King Khalid Road and offering; private entrance, terraces and lobby.

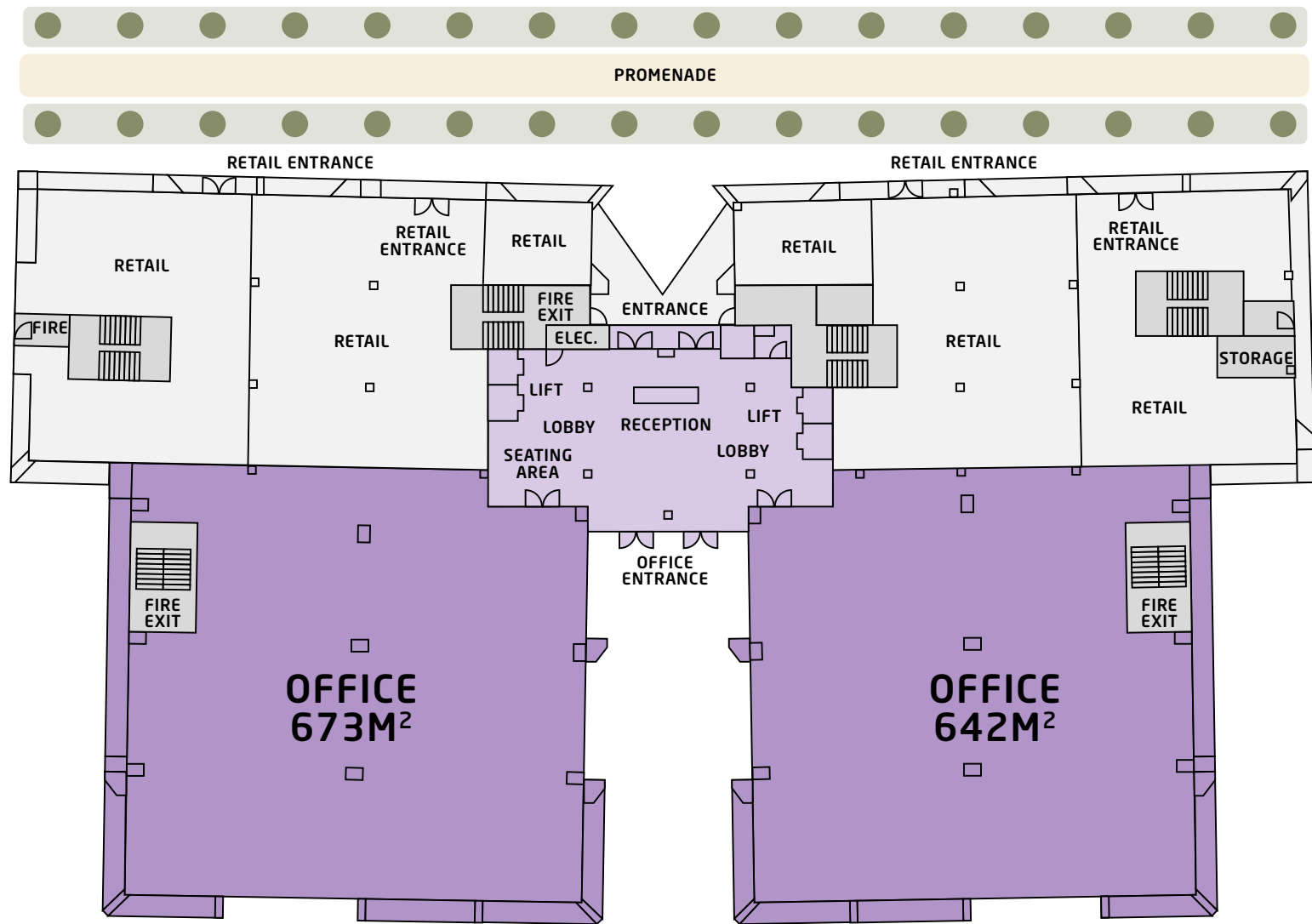
THE PAVILIONS

PAVILION OFFICE LOCATIONS

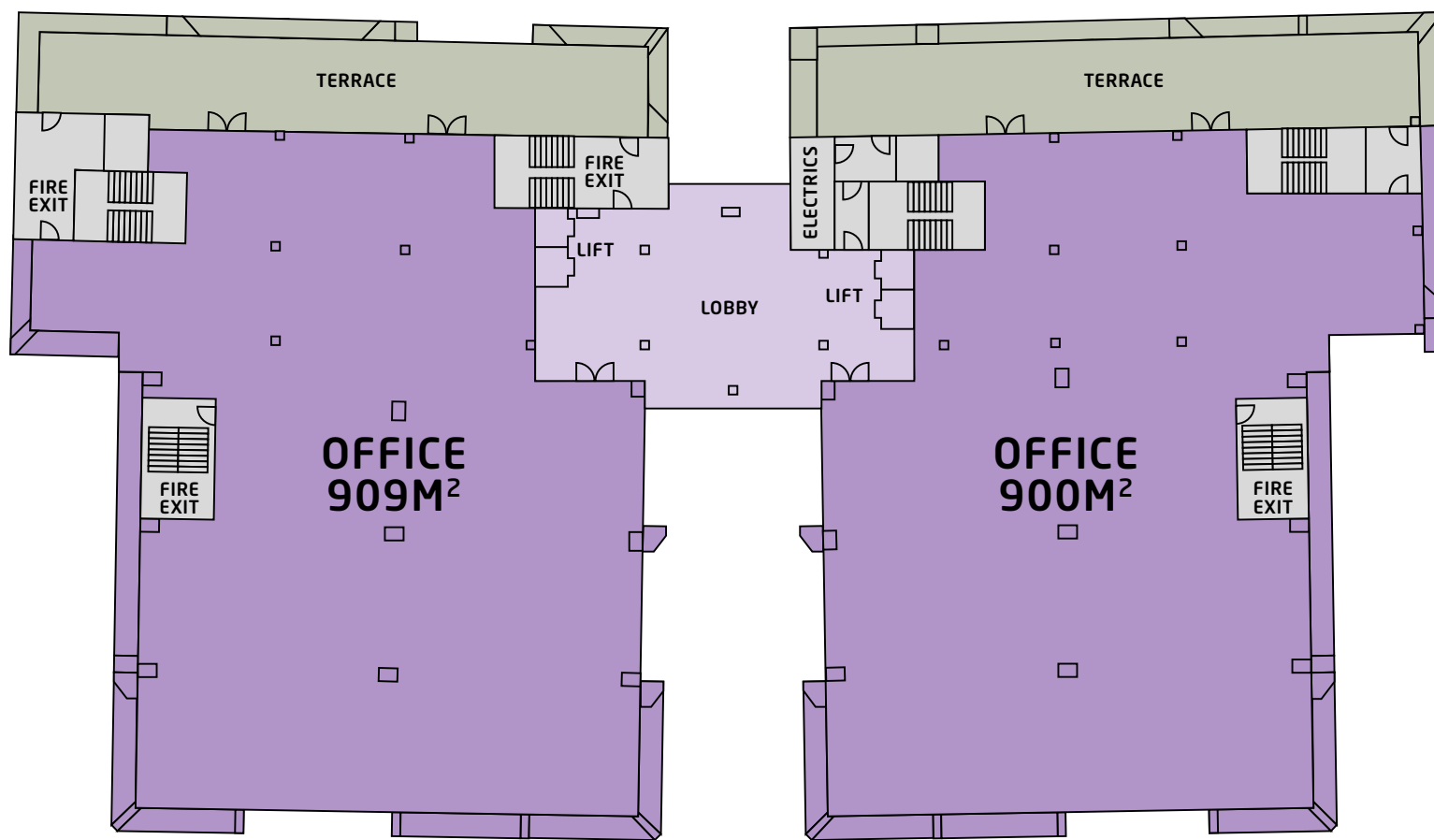
- PAVILION OFFICES: 
- RETAIL SPACES: 



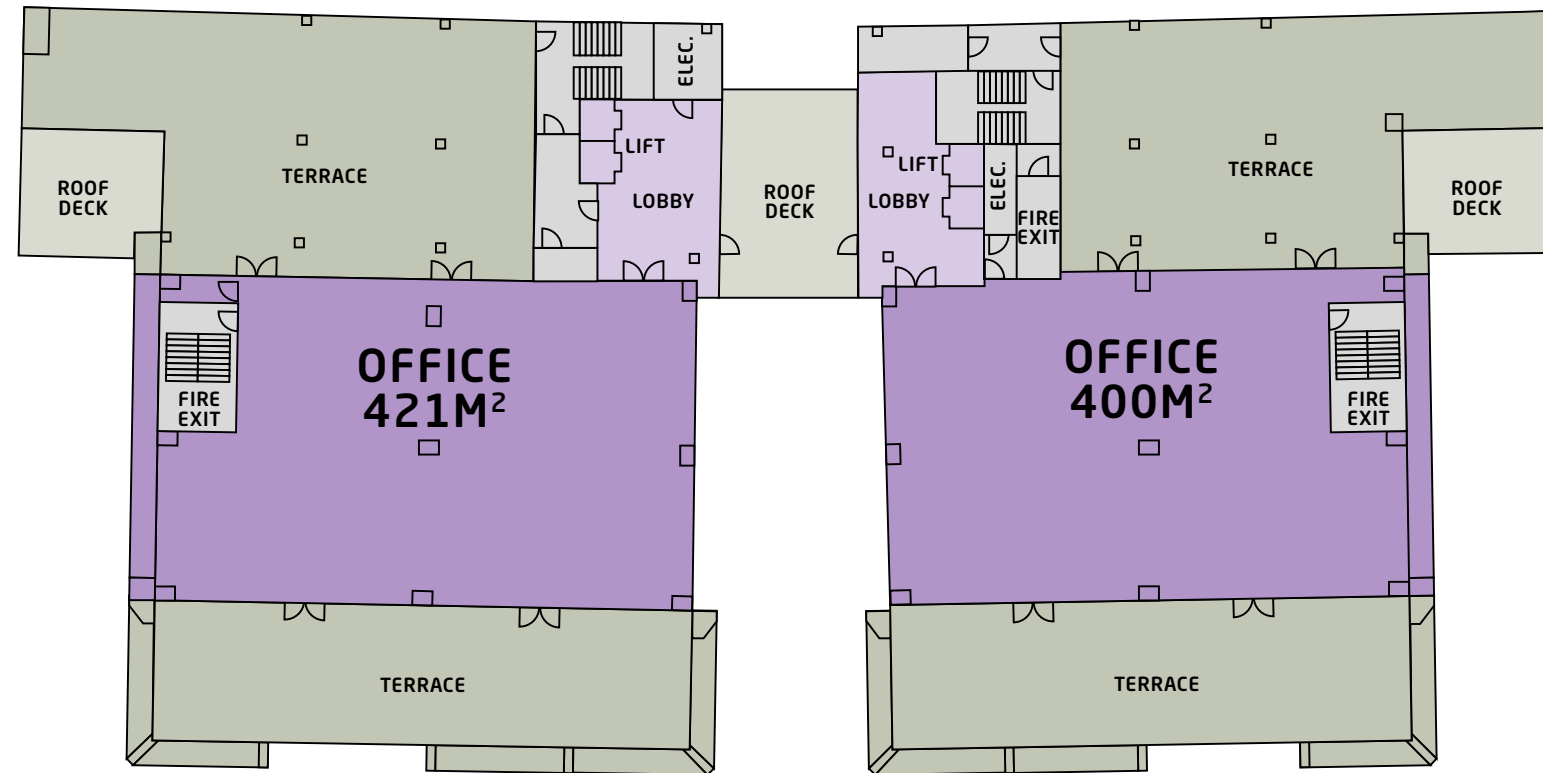
DOUBLE PAVILION OFFICE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

3,945M² TOTAL OFFICE SPACE

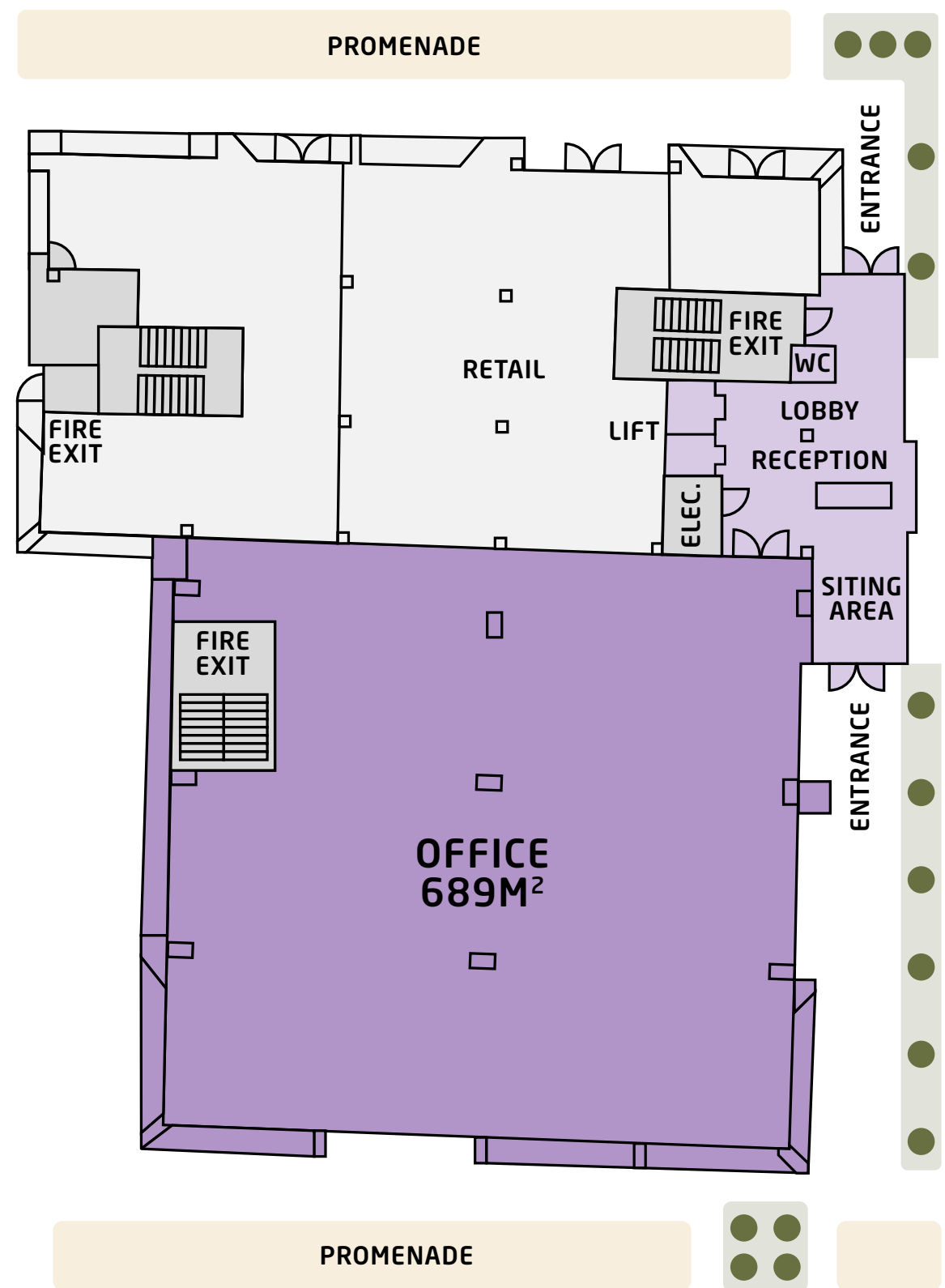
BENEFITS INCLUDE:

- Self-contained
- South facing private terrace spaces overlooking the mall (170-300m²)

- Front facing terraces (180-195m²)
- Front-line view overlooking King Khalid Road
- Brand exposure/signage on King Khalid Road

- Excellent natural light
- Ground floor presence
- Highly efficient floorplate
- Excellent floor to ceiling height (3.5-4m)

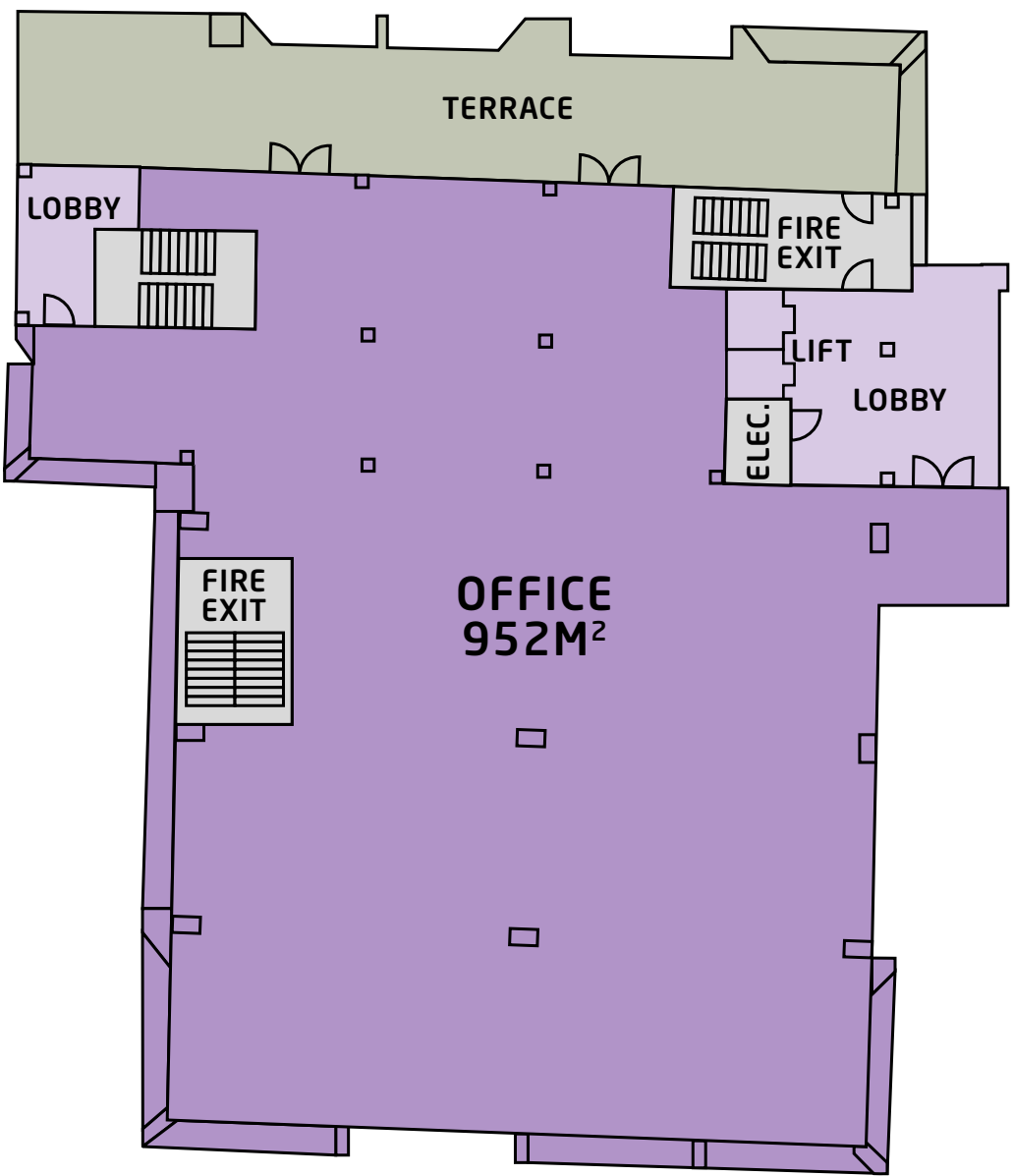
SINGLE PAVILION OFFICE



GROUND FLOOR

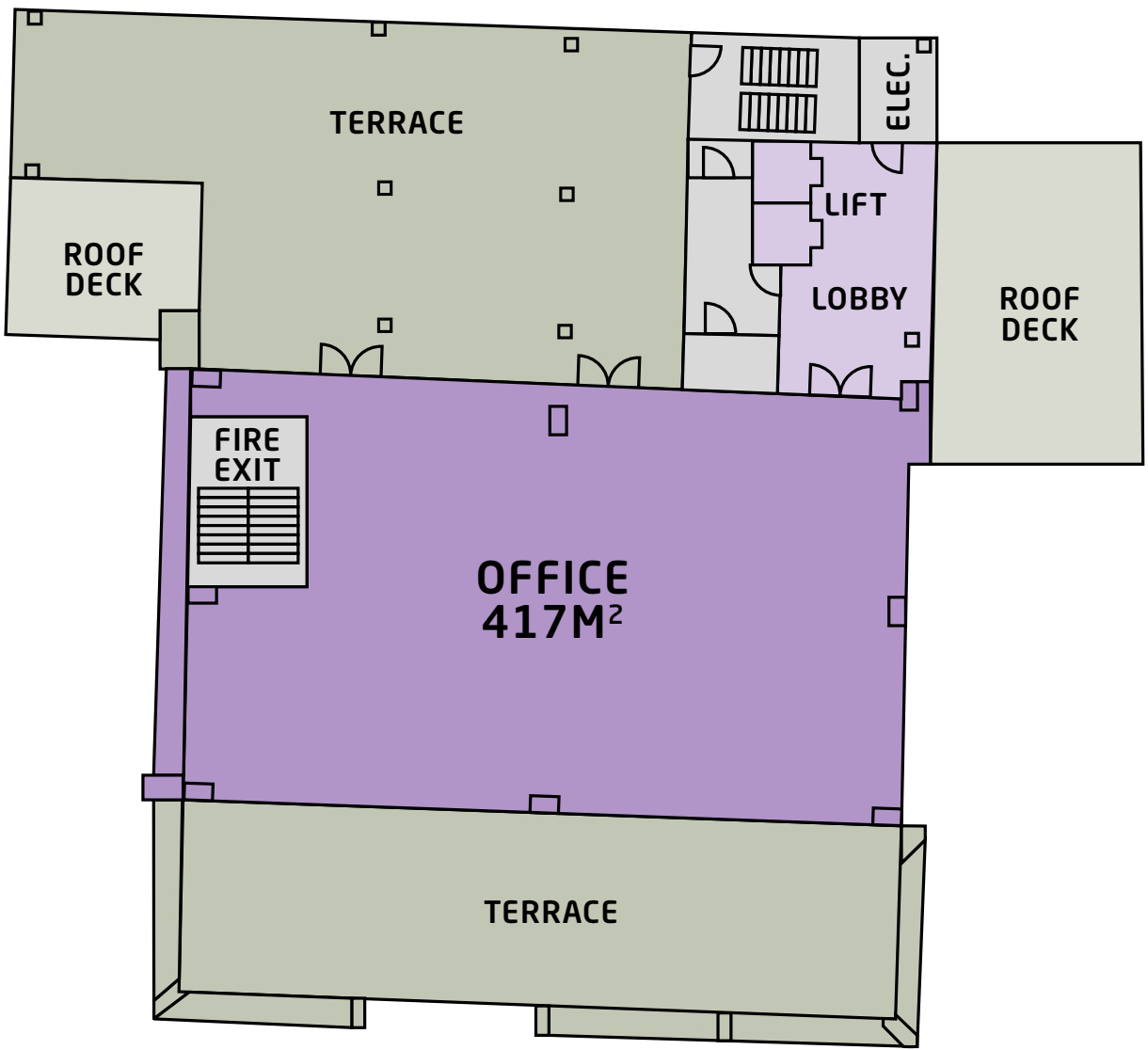
BENEFITS INCLUDE:

- Self-contained
- Expansive private terraces: 692 sqm
- Front-line view overlooking King Khalid Road
- Brand exposure/signage on King Khalid Road



FIRST FLOOR

- Excellent natural light
- Ground floor presence
- Highly efficient floorplate
- Excellent floor to ceiling height (3.5-4m)



SECOND FLOOR

2,058M² TOTAL OFFICE SPACE

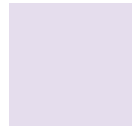
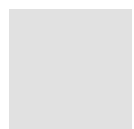


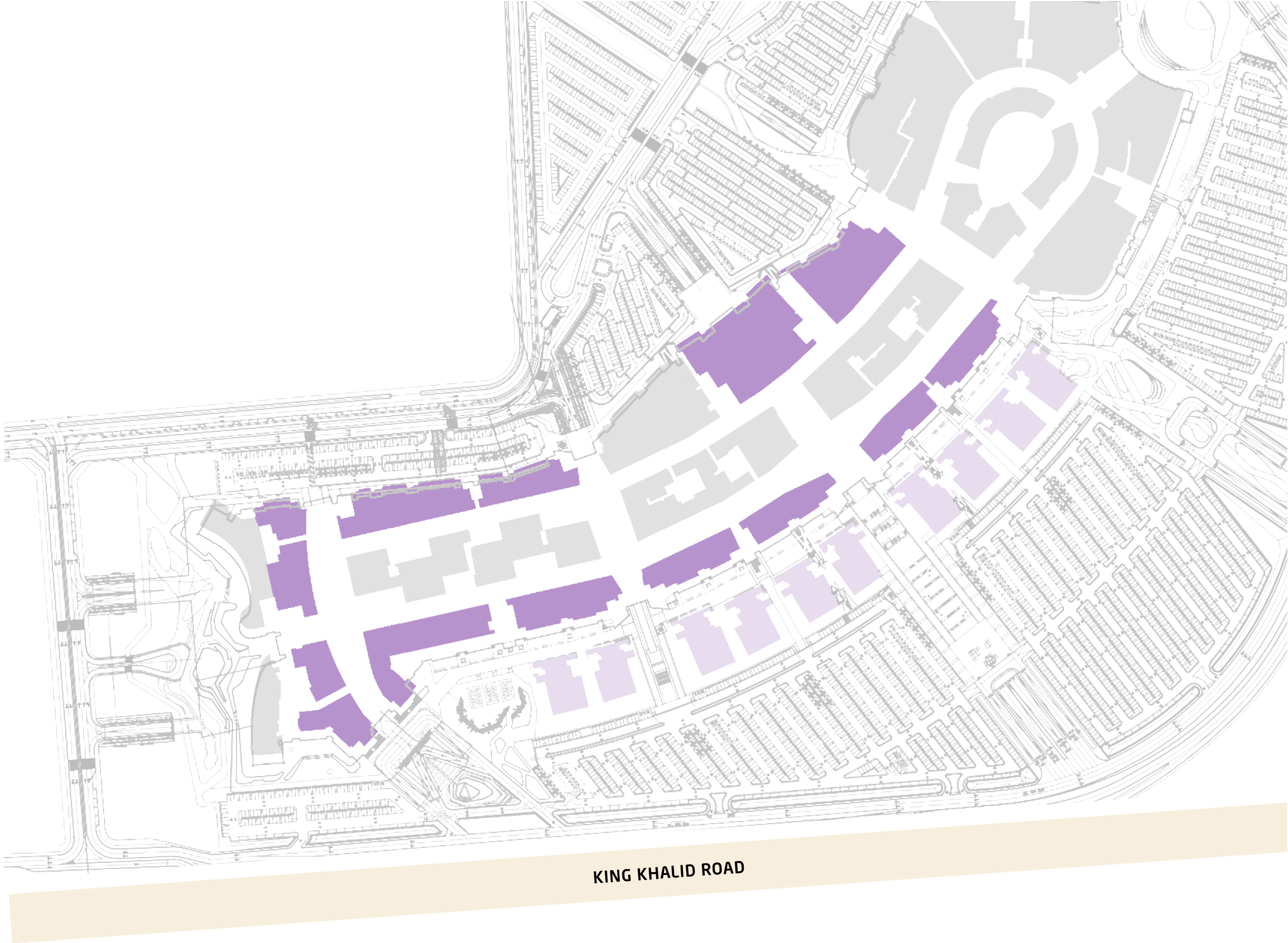
Establish your business within the vibrant core of the development.

MALL OFFICES

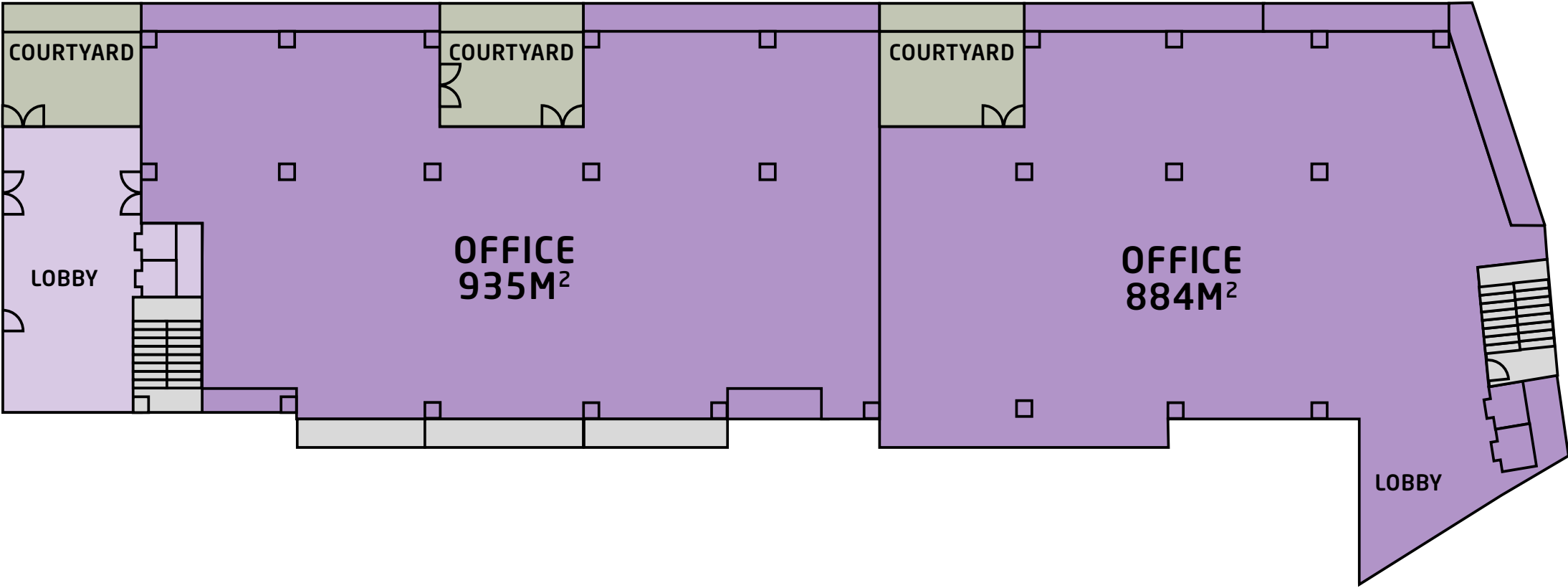
Featuring 17 dedicated ground floor office entrances, the development offers a variety of leasable office spaces ranging from **350m²** to **1,800m²** adaptable to diverse business needs. The surrounding piazza provides a dynamic setting for informal meetings, client interactions, and team gatherings.

MALL OFFICE LOCATIONS

- MALL OFFICES: 
- THE PAVILIONS: 
- RETAIL SPACES: 



MALL OFFICES

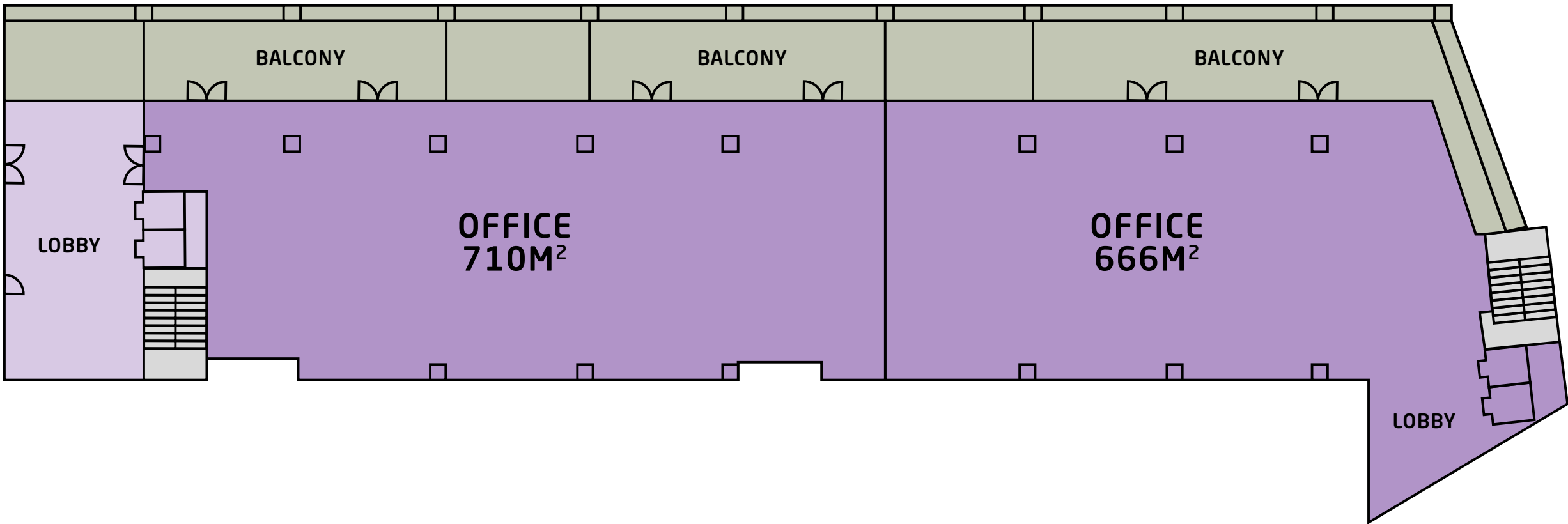


FIRST FLOOR

884 - 1,819_{M²} Total office space

BENEFITS INCLUDE:

- Direct access to basement parking
- Access-controlled lifts
- Ground & basement floor lobbies
- Front facing balconies (14-140m²)



SECOND FLOOR

666 - 1,376_{M²} Total office space

- South facing private terrace spaces overlooking the mall (35-160m²)
- Excellent natural light
- Excellent floor to ceiling height (3.5-4m)

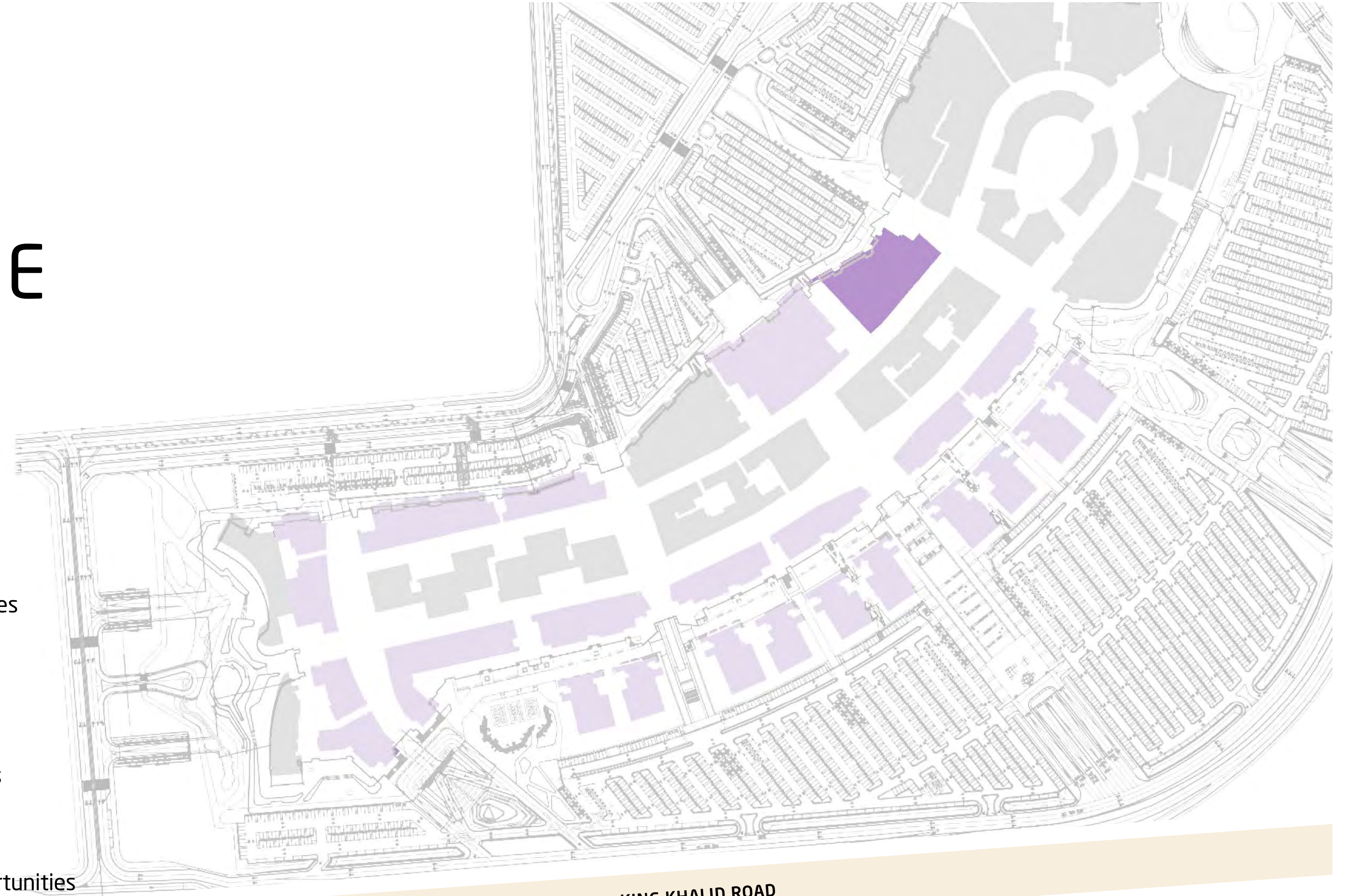
CO WORKING OFFICE SPACE

FIRST FLOOR

3,800_M²

BENEFITS INCLUDE:

- Designed to accommodate dynamic workstyles
- Expansive terraces: 380 sqm
- Seamless accessibility from ground floor and basement office lobbies
- Ideal for startups, freelancers, and agile teams seeking flexible office solutions
- Integrated within the wider office ecosystem, promoting collaboration and networking opportunities



KING KHALID ROAD



RIYADH, A CITY ON THE RISE

As a globally recognised cultural, academic, and business hub, Riyadh is thriving.

Driven by the ambitious Vision 2030 plan, a growing workforce, and rising foreign investment, demand for premium office space is soaring. Additionally, the Regional HQ programme has further accelerated this demand, attracting multinational companies to establish their headquarters in the city.

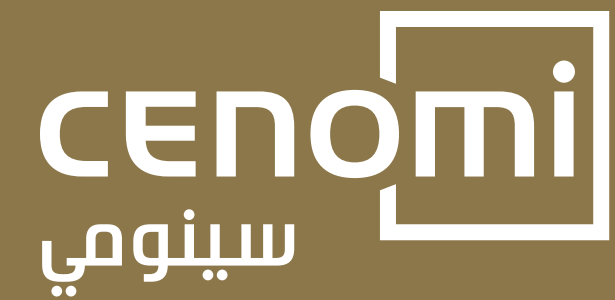
THE MALL

Where business
and pleasure sit
side by side.



RETAILERS INCLUDE:

- A grand architectural marvel
- KSA's first dedicated luxury wing
- Diverse retail offering, with new brands to Riyadh
- A complete lifestyle offering
- Dining re-imagined in four dedicated districts
- Unique 3D immersive experiences
- A new benchmark for entertainment & sportainment



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