

HSBC | TOWER

EMAAR SQ DOWNTOWN DUBAI

GRADE A OFFICES TO LEASE



HSBC TOWER
EMAAR SQ
DOWNTOWN
DUBAI

HEART SOUL

With a prestigious, internationally recognised address, HSBC Tower offers a unique opportunity for businesses to occupy a brand new single owned building just off the Sheikh Zayed Road.

At the heart of Downtown Dubai there is a wealth of world-class amenities on the doorstep, including The Dubai Mall and the newly opened Dubai Opera House.

The Grade A office accommodation is being finished to the highest specification and offers up to 58,500 sq ft of highly efficient LEED Gold certified space across three contiguous floors.



Striking fully glazed double height lobby, offering a grand entrance with an abundance of natural light.



The Address Residences Sky View

Emaar Square Buildings 1, 2 & 3

Standard Chartered Building

HSBC
TOWER

Emaar Square
Buildings 4, 5 & 6

Boulevard Plaza Tower 2

Financial
Centre
Road

Boulevard Plaza Tower 1

Central Park

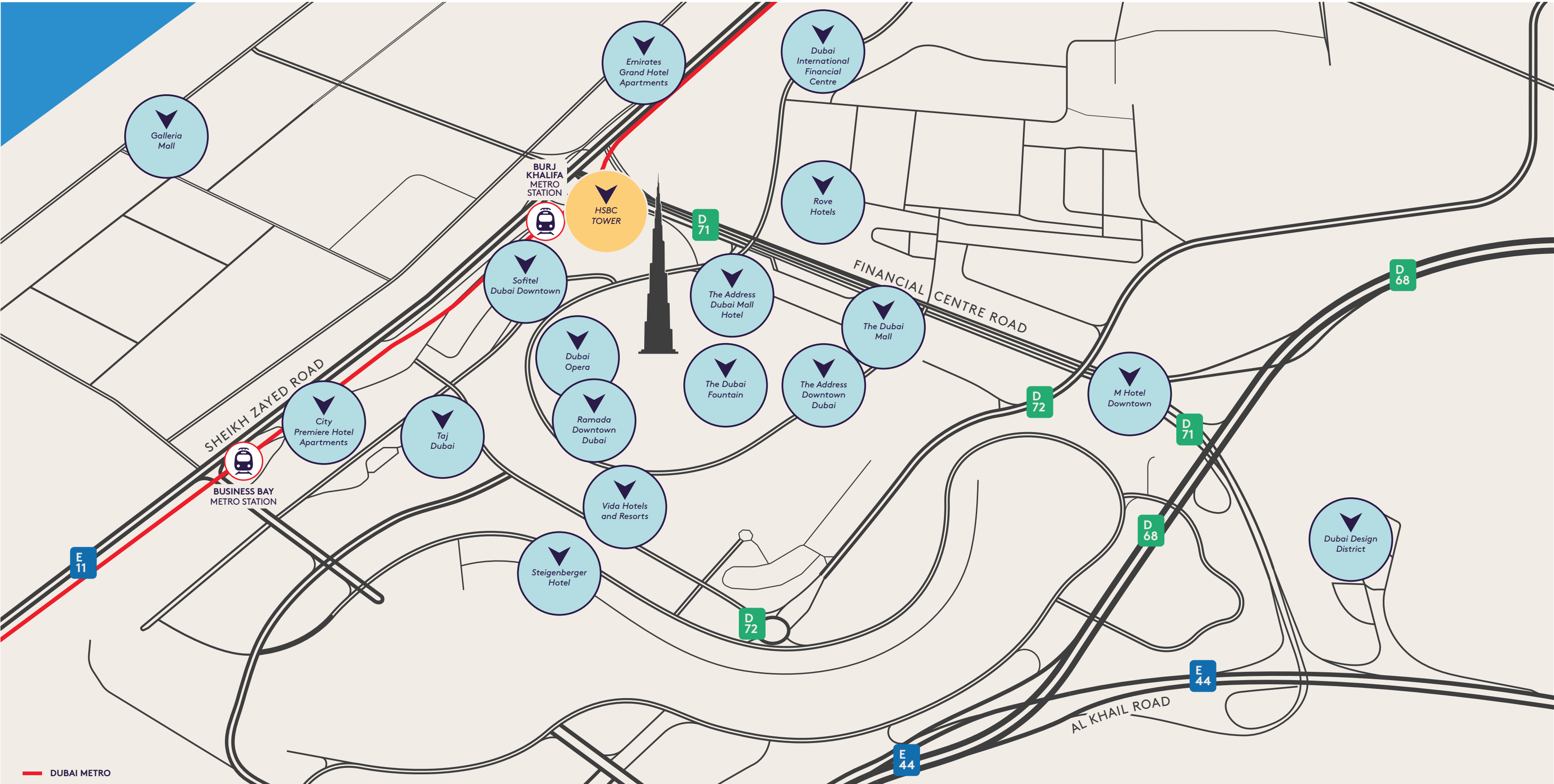
Index Tower

Sheikh
Zayed
Road

noon
.com

EMAAR





LOCAL INTERNATIONAL

With exceptional connectivity to Dubai, Abu Dhabi and the wider Emirates, The HSBC Tower is strategically located at the centre of Dubai's Onshore Central Business District.

Its prominent position means it is undoubtedly well placed to take advantage of the city's excellent transport networks. Sheikh Zayed Road, Financial Centre Road and Al Khail Road can be accessed in a matter of minutes. There is extensive pedestrian access to Dubai Mall and Burj Khalifa Metro Station, just minutes away, offering world class amenities on your doorstep.

TRANSPORT



Walk

Emaar Square.....	1 min
Boulevard Plaza	4 mins
Dubai Metro	7 mins
Sofitel Downtown	8 mins
Dubai Mall	8 mins



Metro

Business Bay.....	2 mins
DIFC	5 mins
Mall Of The Emirates	13 mins
Jumeirah Lake Towers	20 mins
Dubai International Airport	23 mins



Drive

Business Bay.....	5 mins
DIFC.....	6 mins
Dubai International Airport ..	15 mins
Media City.....	20 mins
Dubai Marina	20 mins
Al Maktoum Airport	40 mins

AMENITIES



Emaar Square

Costa Coffee
Starbucks Coffee
Cafe Bateel
The Bagel Bar
Taqado Mexican Kitchen
Ultra Brasserie
Vie Café
Karam Café
Zahr El-Laymoun
Allday Gourmet (Supermarket)
Circle K (Supermarket)
Pret To Go

NEARBY OCCUPIERS



Emaar Square

PWC
JLL
Pepsico
Eversheds
Emaar
Meraas
Noor Bank
CBRE
BNP Paribas
Holman Fenwick Willan
Baker Botts

Standard Chartered Building

DLA Piper
Meraas
CBI
Standard Chartered Bank
Regus Business Centre
CB&I

Boulevard Plaza

Berkeley Group
SNR Dentons
KPMG
Servcorp
Chadbourne & Parke
Turner Townsend



HERE
THERE

Downtown Dubai is an enviable business destination and a focal point for Dubai's well established organisations. Within the vicinity lies Dubai Opera, the city's first purpose built multi-format performing arts theatre, as well as a diverse range of amenity and unrivalled food and beverage offering.



FLOOR
SPEC

SCHEDULE OF AREAS

8	19,500 sq ft	1,812 sq m
7	19,500 sq ft	1,812 sq m
6	19,500 sq ft	1,812 sq m

Up to
58,500 SQ FT
(5,435 SQ M) AVAILABLE AS A FULL LET

Single floors available from
19,500 SQ FT
(1,812 SQ M) AVAILABLE AS A FULL LET

HANDOVER OF VACANT FLOORS

- The available accommodation will be handed to occupiers with the following CAT A specification which represents considerable cost savings over traditional shell & core handover:
- Suspended metal tile ceiling incorporating Full LED lighting with daylight harvesting to maximise energy efficiency and reduce running costs
- Efficient HVAC air cooling system
- Raised access floor with 200mm void
- Generous cleared floor to ceiling height of 2.8m (4.05m slab to slab) ensuring a spacious working environment
- Office floors fully carpeted
- Recessed perimeter window blinds
- Generous provision of male/female toilets on each floor
- Floor soft spots for internal stairs between levels 6 and 7

OFFICE FLOORS

	Roof plant
	Floors 9-20 Occupied by HSBC
↑	
8	Available
7	Available
6	Available
5	Occupied by HSBC
4	Podium Parking
3	Podium Parking
2	Podium Parking
1	Podium Parking
G	Reception
-1	Basement Parking
-2	Basement Parking
-3	Basement Parking

GENERAL BUILDING SPECIFICATION

- Impressive fully glazed 5.2m double height reception area
- High quality premium finishes throughout
- Large and highly efficient column free floor plates with an 8.2m x 8.2m structural grid and 1.2m planning grid
- High occupational density of 1 person for every 9 sq m (97 sq ft)
- 10 x 12 person high speed Kone elevators servicing all office floors with average waiting time of 20 seconds
- 1 dedicated service elevator



PARKING

- 3 basement + 4 podium levels of secure on-site parking
- Automated Car Park Management System

FIRST CLASS AMENITIES

- International best practice building management regime
- Single owned asset
- Ground floor lobby with dedicated reception staff
- 24 hour access & building security
- Ground floor gymnasium (3rd party operator to be confirmed)

SUSTAINABILITY

- Building being developed to US Green Building Council LEED Gold Certification
- LED Lighting with daylight harvesting
- Thermal comfort – building designed for optimal temperature control
- Building wide waste management with separate multi separation recycling
- Energy efficient building design with performance glazing to minimize solar gain
- CO₂ air control sensors to improve fresh air quality
- Floor to ceiling glazing maximising natural daylight within office floors

TEAM

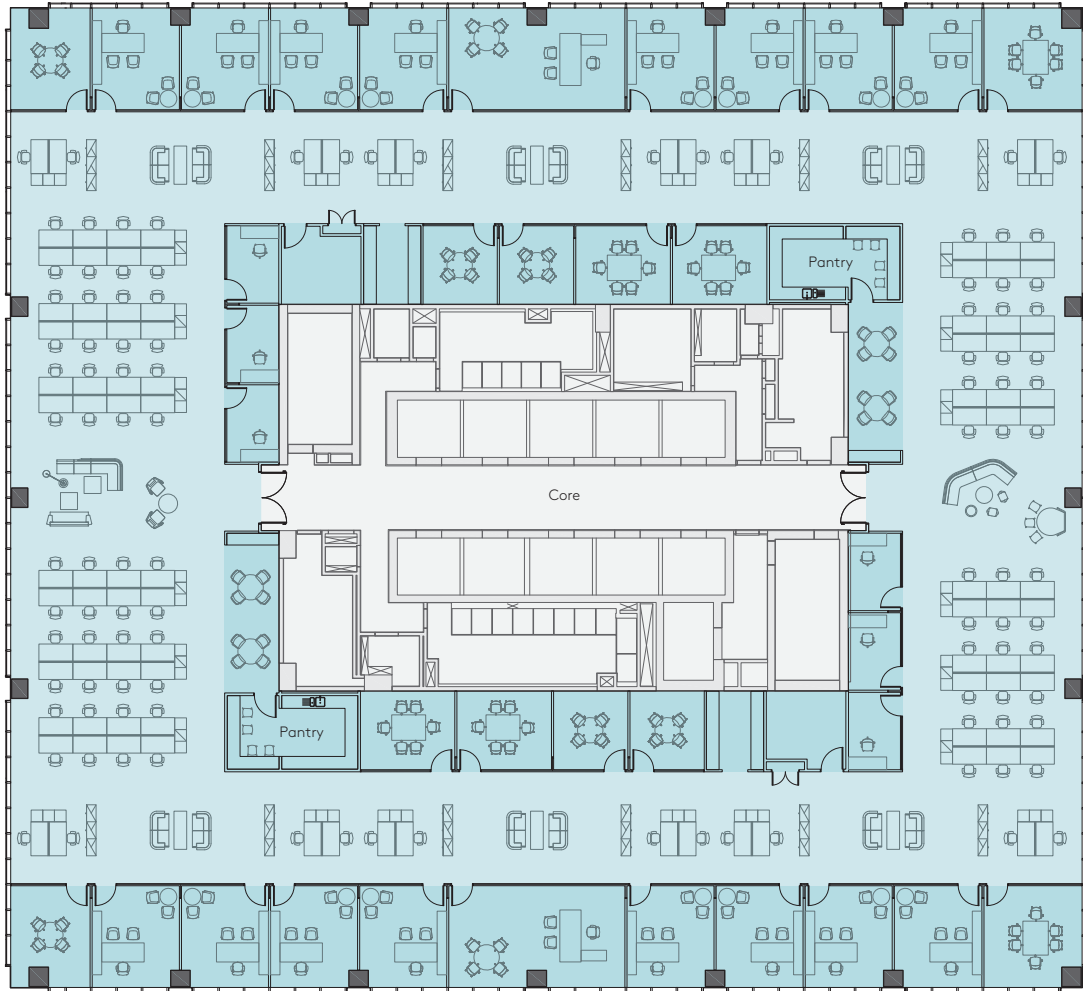
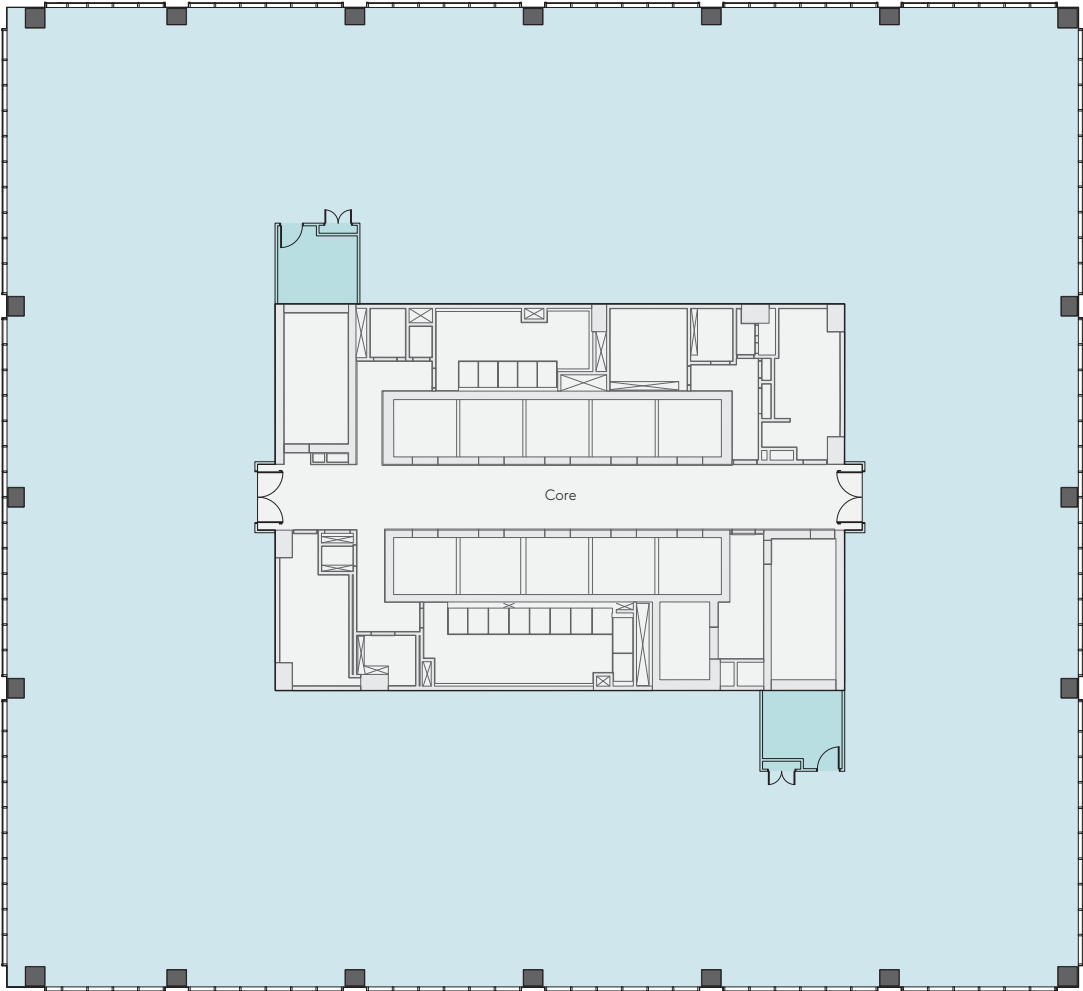
- Broadway Malyan: Executive Architect
- Brookfield Multiplex: General Contractor

The accommodation has been measured in accordance with the RICS Code of Measuring Practice 6th Edition

PLANS LAYOUT



TYPICAL FLOORPLATE

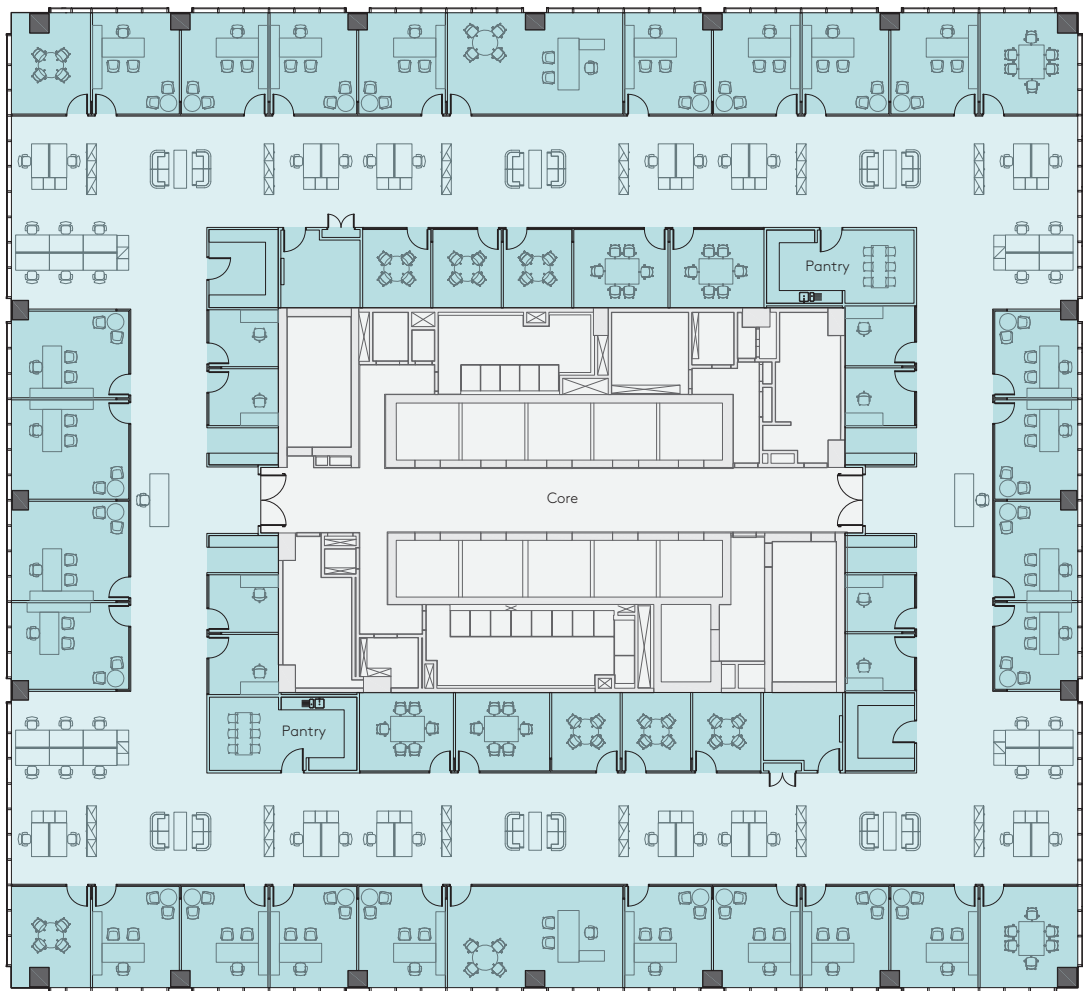
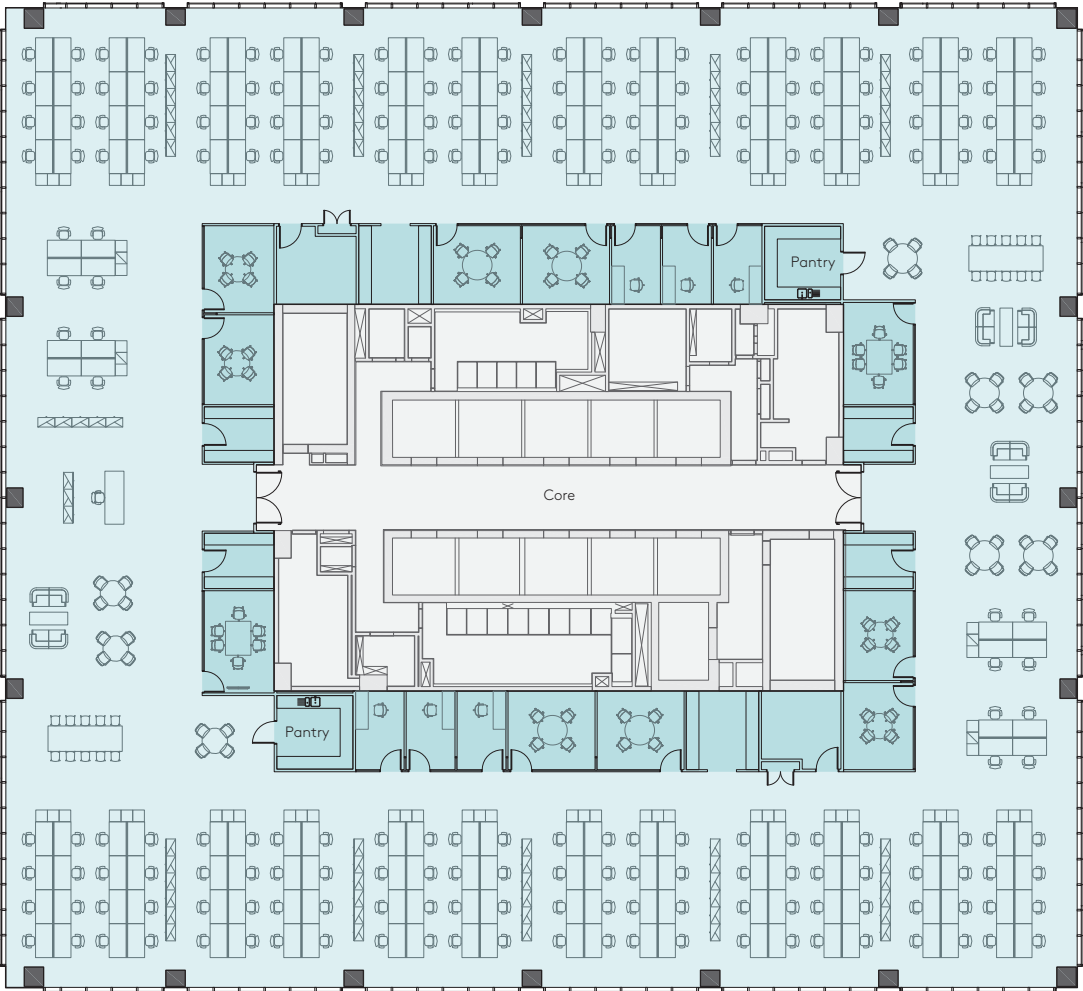


MIXED LAYOUT

Density: 14 sq m/desk
Occupancy: 132
108 Open plan desks
24 Offices
12 Meeting rooms

OPEN PLAN LAYOUT

Density: 9 sq m/desk
Occupancy: 208
202 Open plan desks
6 Offices
10 Meeting rooms



CELLULAR LAYOUT

Density: 24 sq m/desk
Occupancy: 74
44 Open plan desks
30 Offices
14 Meeting rooms



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