

FALAK

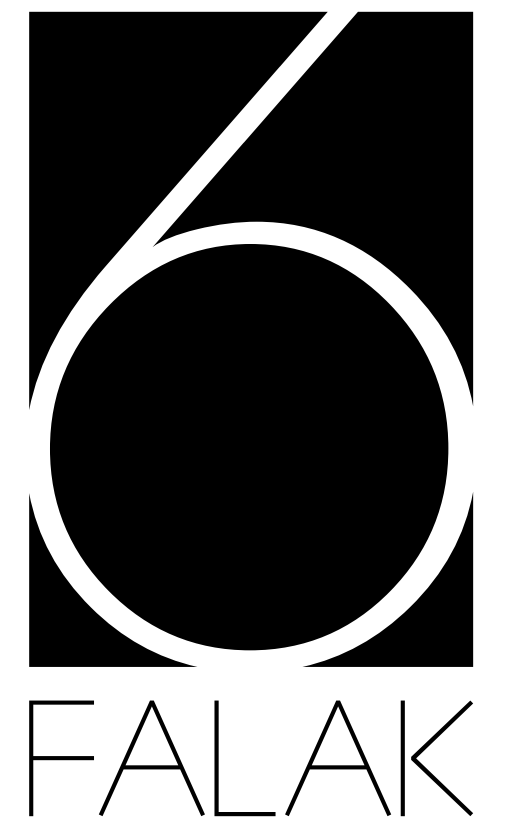
SWEID & SWEID

6 Falak. A new workplace for the new workforce.

With over 84,000 square feet of Grade A commercial space situated in the heart of Dubai Internet City, 6 Falak is designed and built to help foster the principles of collaboration and flexibility that have become central to today's workforce.

Sweid & Sweid's LEED sustainability objectives are complemented by 6 Falak's cutting-edge design, efficient floor plates, increased daylight, communal areas and abundant outdoor spaces.

Just a few minutes walk from the Dubai metro, and in close proximity to numerous global blue-chip companies, 6 Falak is set to launch businesses to the world.





# DUBAI INTERNET CITY


Dubai Internet City is the region's largest technology cluster and a hub of Middle East operations for many multinational companies. Located just off Sheikh Zayed Road, Dubai Internet & Media City is the only location offering a campus-style community while being centrally located in the heart of the city.

Dubai Internet City offers the perfect environment for over 1,600 companies with a mix of industry and wellness activities, networking events, retail choices and F+B outlets. The freezone offers 100% business ownership and 100% capital repatriation for companies, along with a host of additional benefits.

  
**1,600+**  
Companies

  
**24,000+**  
Employees

  
**100%**  
Business Ownership

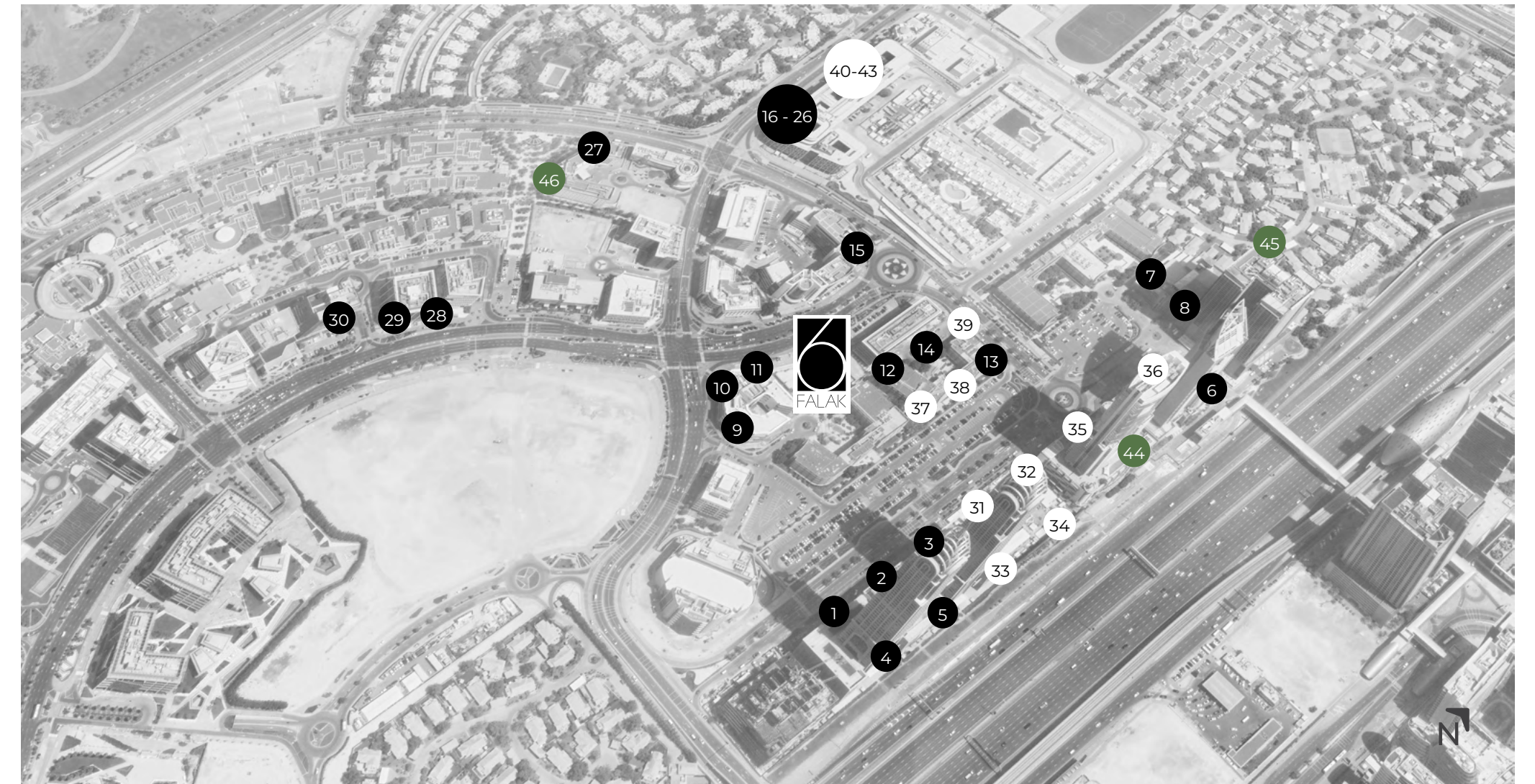
  
**100%**  
Tax-exemption environment



# AT THE CENTRE OF BUSINESS



# AMENITIES



● CAFES & RESTAURANTS ○ AMENITIES ● HOTELS

## CAFES & RESTAURANTS

- |    |                              |    |                                   |
|----|------------------------------|----|-----------------------------------|
| 1  | Miyabi Sushi                 | 16 | Rossovivo Pizza                   |
| 2  | Costa Coffee                 | 17 | Shogun                            |
| 3  | Little Bangkok               | 18 | Caribou Coffee                    |
| 4  | Cafe Bateel - Media City     | 19 | French Bakery                     |
| 5  | BRISK                        | 20 | Fakhry Chicken                    |
| 6  | Lims Cafe                    | 21 | Zaatar w/ Zeit                    |
| 7  | Social Lounge and Cafe       | 22 | Oregano                           |
| 8  | House of Noodles - Pan Asian | 23 | Zira                              |
| 9  | Salkara Restaurant           | 24 | Subway                            |
| 10 | Mughal-e-Azam                | 25 | GT Burger                         |
| 11 | Melt and Roast               | 26 | Momiji Japanese Authentic Cuisine |
| 12 | Sumo Sushi                   | 27 | Hi Five Restaurant                |
| 13 | Zyara                        | 28 | Costa Coffee                      |
| 14 | Dominos                      | 29 | Salad Station                     |
| 15 | Salad Station                | 30 | Chuno Deli                        |

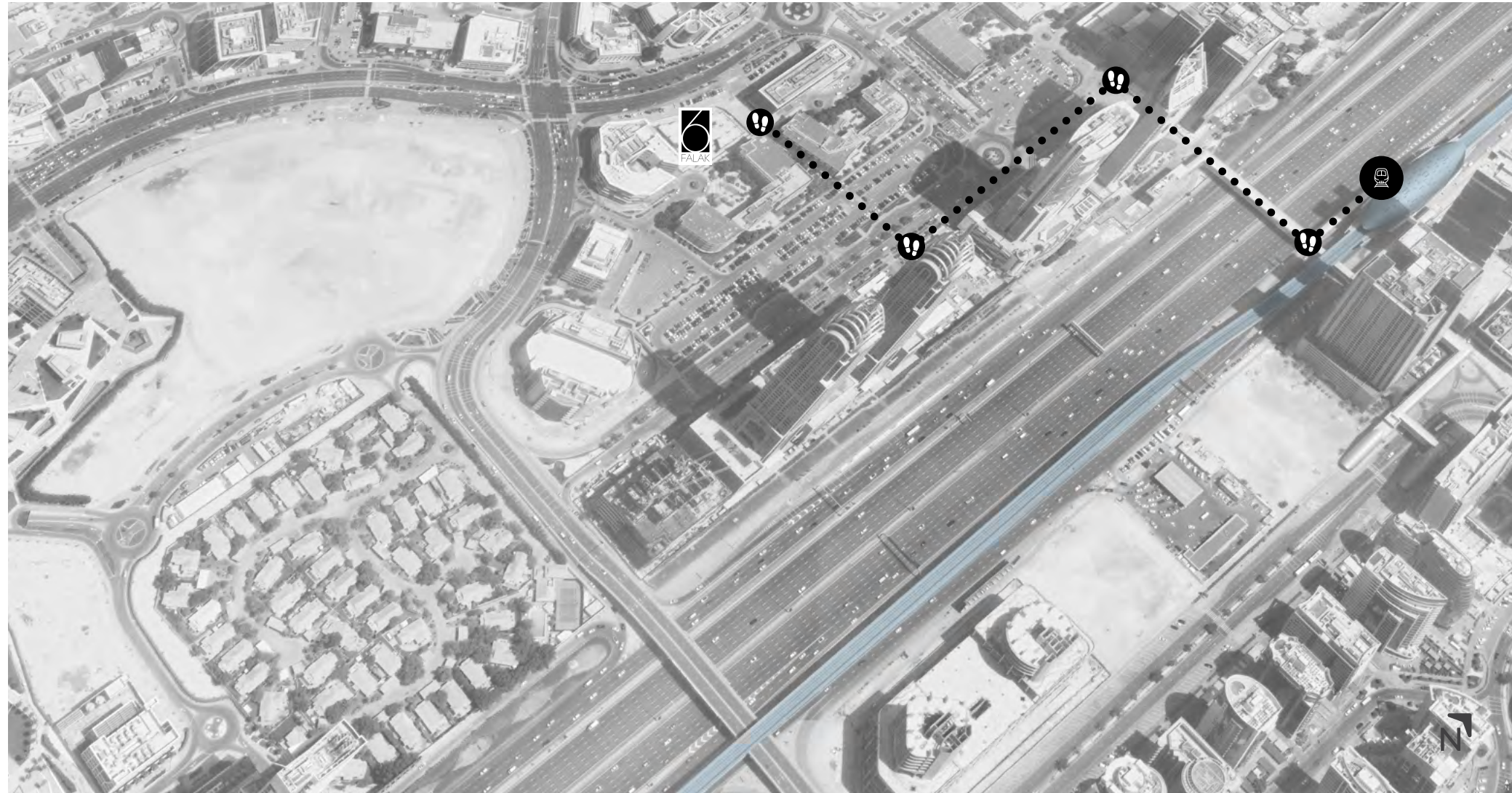
## AMENITIES


- 31 British Orchard Nursery
- 32 Party Centre
- 33 Fitness First Dubai
- 34 Zen Yoga
- 35 Stop & Shop Supermarket
- 36 Zoom Market
- 37 The Cure Salon
- 38 Desco Printing
- 39 House of Cuts
- 40 Aswaaq Supermarket
- 41 Marina Pharmacy
- 42 Dubai Islamic Bank ATM
- 43 Desco Printing

## HOTELS

- 44 Stay Bridge Suites
- 45 Two Seasons
- 46 Holiday Inn

# METRO ACCESS



  
**7 mins**  
 walk to metro


Well located on the north side of the Dubai Metro-Red Line, the building is only a short 450 meter walk from the Dubai Internet City Metro Station. This allows for a year-round ability for employees to commute easily to the building.

# ROAD ACCESS



Via Sheikh Zayed Road  Access  Egress  RTA Parking



  
**5 mins** drive to Dubai Marina  
**8 MINS** drive to Emirates Living  
**15 mins** drive to Downtown  
**21 mins** drive to Dubai International Airport

6 Falak is ideally located within Dubai Internet City and offers excellent connectivity with immediate access to and from Sheikh Zayed Road. Ample parking in the immediate surrounding area make driving to 6 Falak a convenient option for tenants.

The location is surrounded by prominent residential neighbourhoods including Jumeirah, Dubai Marina, The Greens and Emirates 'Living'.





## AN ADAPTABLE OFFICE SPACE

Sweid & Sweid works hand in hand with best in class consultants to design bespoke offices that are intelligent and efficient.

6 Falak has offices ranging in size from approximately 2,300 square feet to 14,600 square feet. With multiple layout options, tenants can greatly benefit from the flexible floor plate to enhance their workspace and occupational efficiency.



**G + 6**  
Total Floors



**2,300 -  
14,600 SF**  
Office Space per Floor



**25 - 162**  
Employees per Tenancy



**1,000 SF**  
Total Retail Space



**Raised Floors**  
for flexible data  
cabling



A structural grid  
that provides an  
**efficient floor  
plate**



**Excellent vertical  
transportation**  
supported by ample  
elevators



**Shell & core**  
handover condition  
available



## SUSTAINABILITY

Sweid & Sweid understands the environmental concerns of tenants and the sustainability requirements of corporate clients. Our environmental strategy is based upon our extensive track record, proving our capability in sustainable development and complementing our commitment to invest in effective measures.

As an added benefit to the end user, 6 Falak's target of LEED Gold certification requires the use of energy-saving materials, which will ultimately reduce operating costs for the building and improve occupant health and well-being.



## THE LOBBY

The entrance lobby has been designed to offer tenants and their guests a sense of warmth and welcome as they enter the building.

A 1,000 SF café opens directly into the lobby, offering tenants a shared space to socialize.



- 06 OFFICES
- 05 OFFICES
- 04 OFFICES
- 03 OFFICES
- 02 OFFICES
- 01 OFFICES
- GF RECEPTION LOUNGE & TOILETS
- B1 CAR PARKING
- B2 CAR PARKING
- B3 CAR PARKING



## A PRIVATE GARDEN

6 Falak provides a unique private garden on Ground Floor for the exclusive use of tenants.

This calming green area will allow users to meet and recharge during the day, whilst also providing tenants a space to host events.



**2,195 SF**  
of Private Garden



## AMPLE PARKING

**3**  
Basements

**196**  
Total Parking Spaces

**1:450**  
Parking Ratio

**25+**  
RTA Parking Bays (directly in front of 6 Falak)

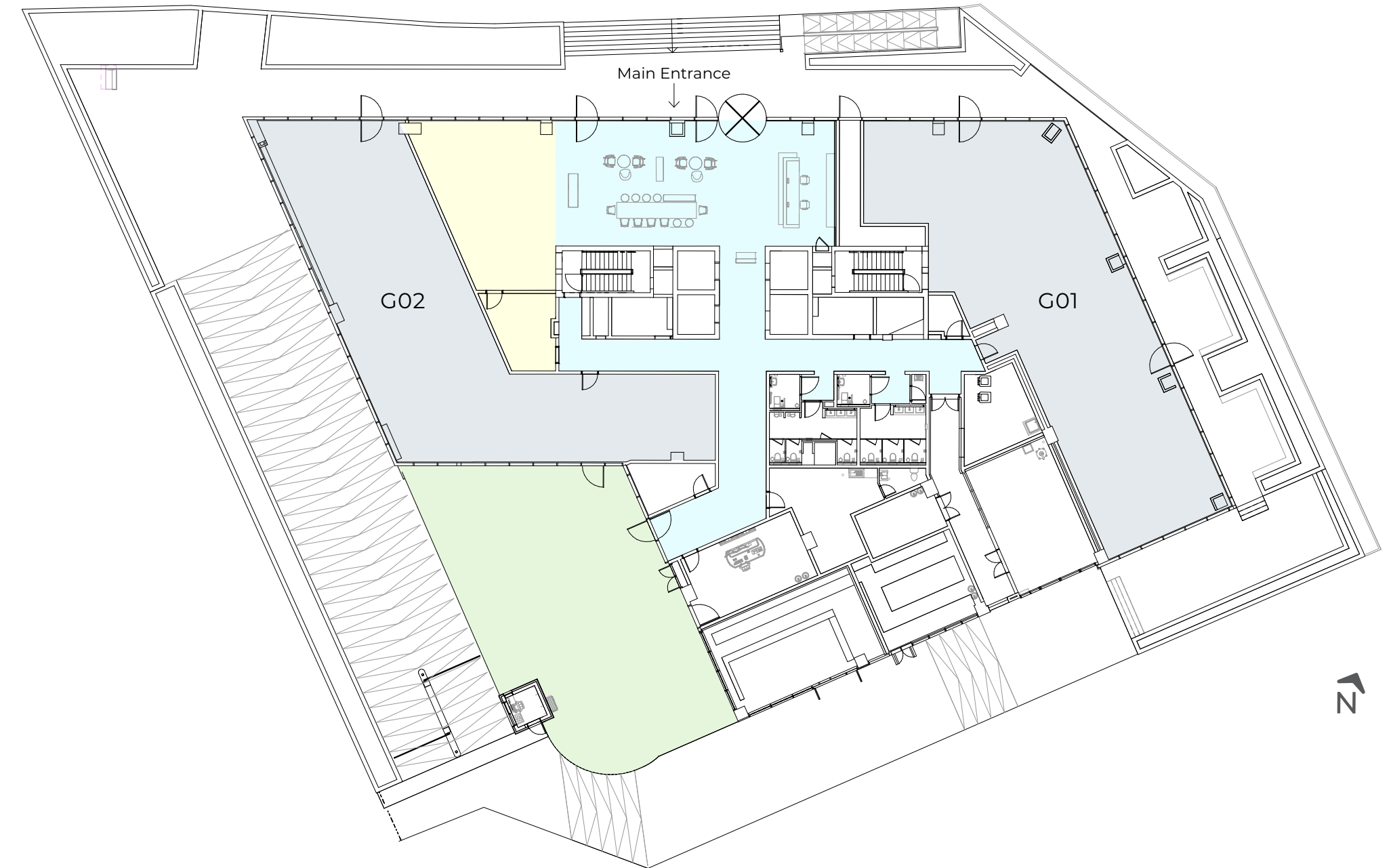


# AREA BREAKDOWN

| Floor        | Office # | Office Area (SF)<br>Multiple Tenancy | Office Area (SF)<br>Single Tenancy | Retail &<br>Terrace Area (SF) |
|--------------|----------|--------------------------------------|------------------------------------|-------------------------------|
| Ground Floor | G01, G02 | 6,450                                | 6,450                              | 1,000*                        |
| 1st Floor    | 101,102  | 7,660                                | 7,660                              |                               |
| 2nd Floor    | 201      | 3,575                                | 14,620                             | 610**                         |
|              | 202      | 2,865                                |                                    |                               |
|              | 203      | 2,985                                |                                    |                               |
|              | 204      | 2,440                                |                                    |                               |
|              | 205      | 2,285                                |                                    |                               |
| 3rd Floor    | 301      | 3,575                                | 14,620                             | 610**                         |
|              | 302      | 2,865                                |                                    |                               |
|              | 303      | 2,985                                |                                    |                               |
|              | 304      | 2,440                                |                                    |                               |
|              | 305      | 2,285                                |                                    |                               |
| 4th Floor    | 401      | 3,575                                | 14,620                             | 610**                         |
|              | 402      | 2,865                                |                                    |                               |
|              | 403      | 2,985                                |                                    |                               |
|              | 404      | 2,440                                |                                    |                               |
|              | 405      | 2,285                                |                                    |                               |
| 5th Floor    | 501      | 3,575                                | 14,620                             | 610**                         |
|              | 502      | 2,865                                |                                    |                               |
|              | 503      | 2,985                                |                                    |                               |
|              | 504      | 2,440                                |                                    |                               |
|              | 505      | 2,285                                |                                    |                               |
| 6th Floor    | 601      | 3,575                                | 12,620                             | 900**                         |
|              | 602      | 2,865                                |                                    |                               |
|              | 603      | 2,985                                |                                    | 850**                         |
|              | 604      | 2,625                                |                                    |                               |

\* RETAIL AREA \*\*- TERRACE AREA

# GROUND FLOOR



- LOBBY / COMMON AREA
- RETAIL
- PRIVATE GARDEN
- OFFICE

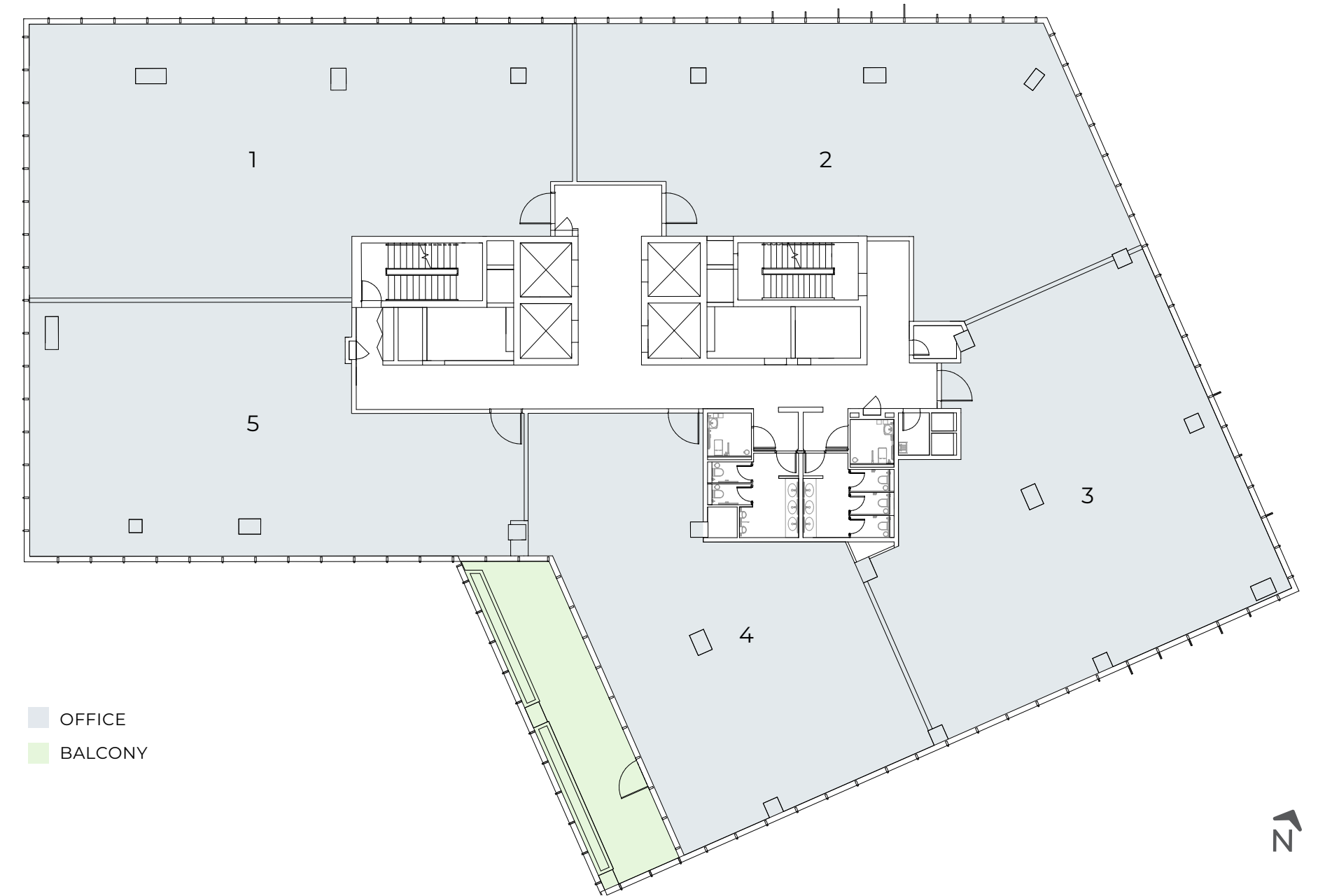
FLOORS 2,3,4,5  
SINGLE TENANT



**14,620 SF**  
Total Leasable Area

**610 SF**  
Terrace Area

FLOORS 2,3,4,5  
MULTIPLE TENANTS



| OFFICE NO. | LEASABLE AREA (SF) |
|------------|--------------------|
| Office 1   | 3,575              |
| Office 2   | 2,865              |
| Office 3   | 2,985              |
| Office 4   | 2,440              |
| Office 5   | 2,285              |
| Terrace    | 610                |

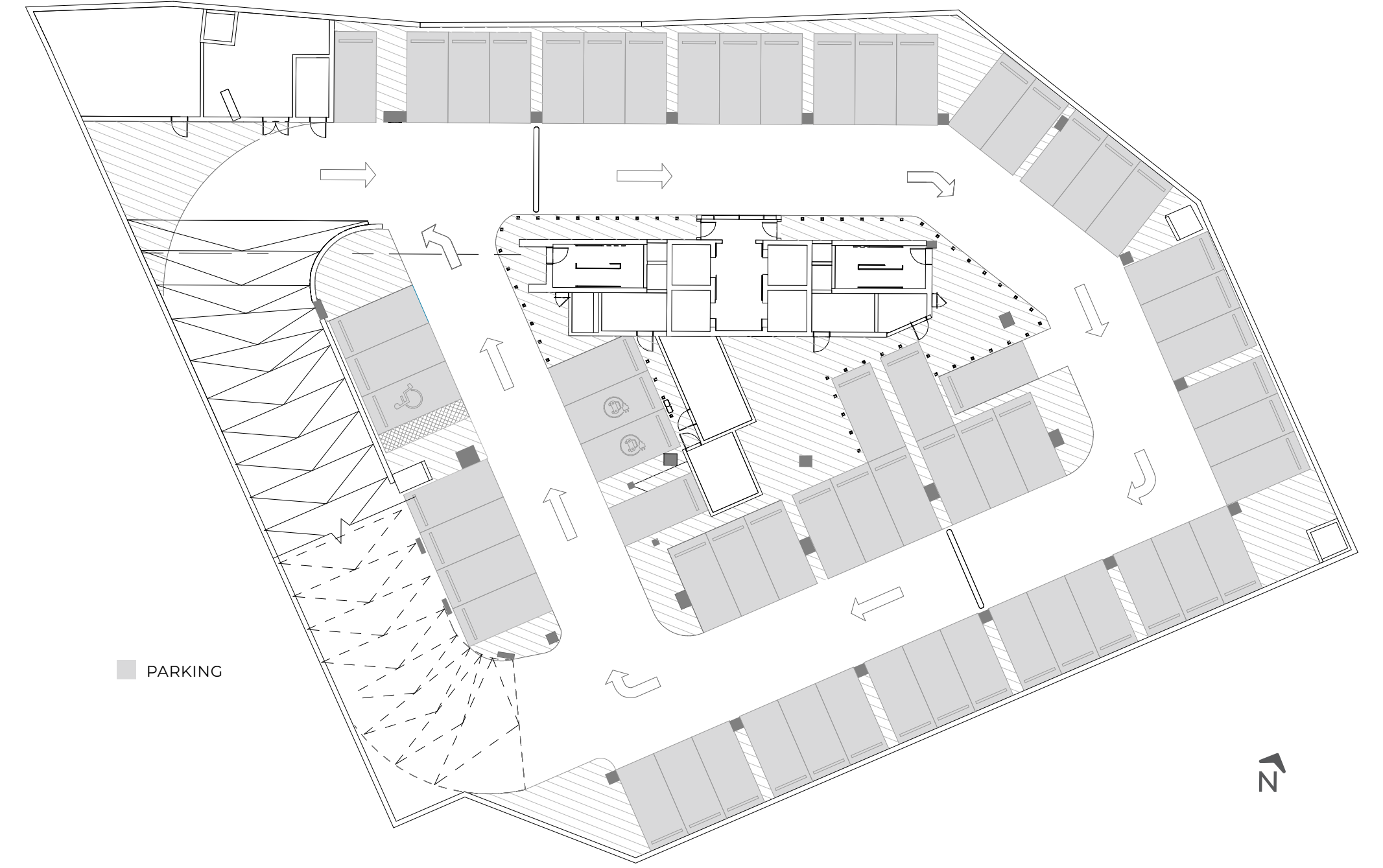
FLOORS 6  
SINGLE TENANT



**12,620 SF**  
Total Leasable Area

**1,750 SF**  
Terrace Area

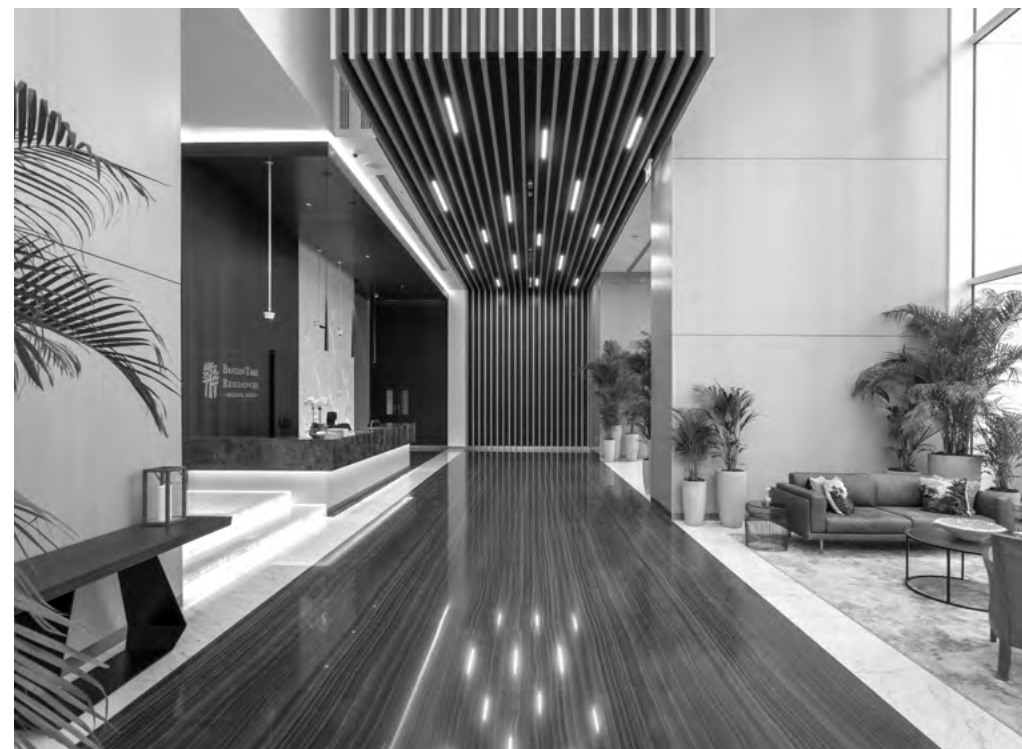
BASEMENTS  
(B1, B2, B3)



**3**  
Basements

**196**  
Total Parking Space





# ABOUT SWEID & SWEID

16 years  
In Operation

2.25m+  
Sqft Delivered

15  
Multinational Tenants

Founded in 2006, Sweid & Sweid is a bespoke development firm that focuses on delivering exceptional properties and excels in customized solutions.

Sweid & Sweid is a design-centric, and user-focused firm targeting niche development, investment and build-to-suit opportunities.

At its core lies the drive to defy market standards and to redefine the development process – a focus that continues to produce exceptional results.

Over the past decade Sweid & Sweid has built a strong system for the timely execution and delivery of mid-rise Grade-A commercial properties. This includes an in-depth understanding of maximizing design and development efficiencies along with a keen sense of industry trends and tenant requirements.

In addition to its experienced internal team, Sweid & Sweid maintain an extensive relationship across a network of reputable designers, consultants, suppliers and contractors.

# SWEID & SWEID TENANTS





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