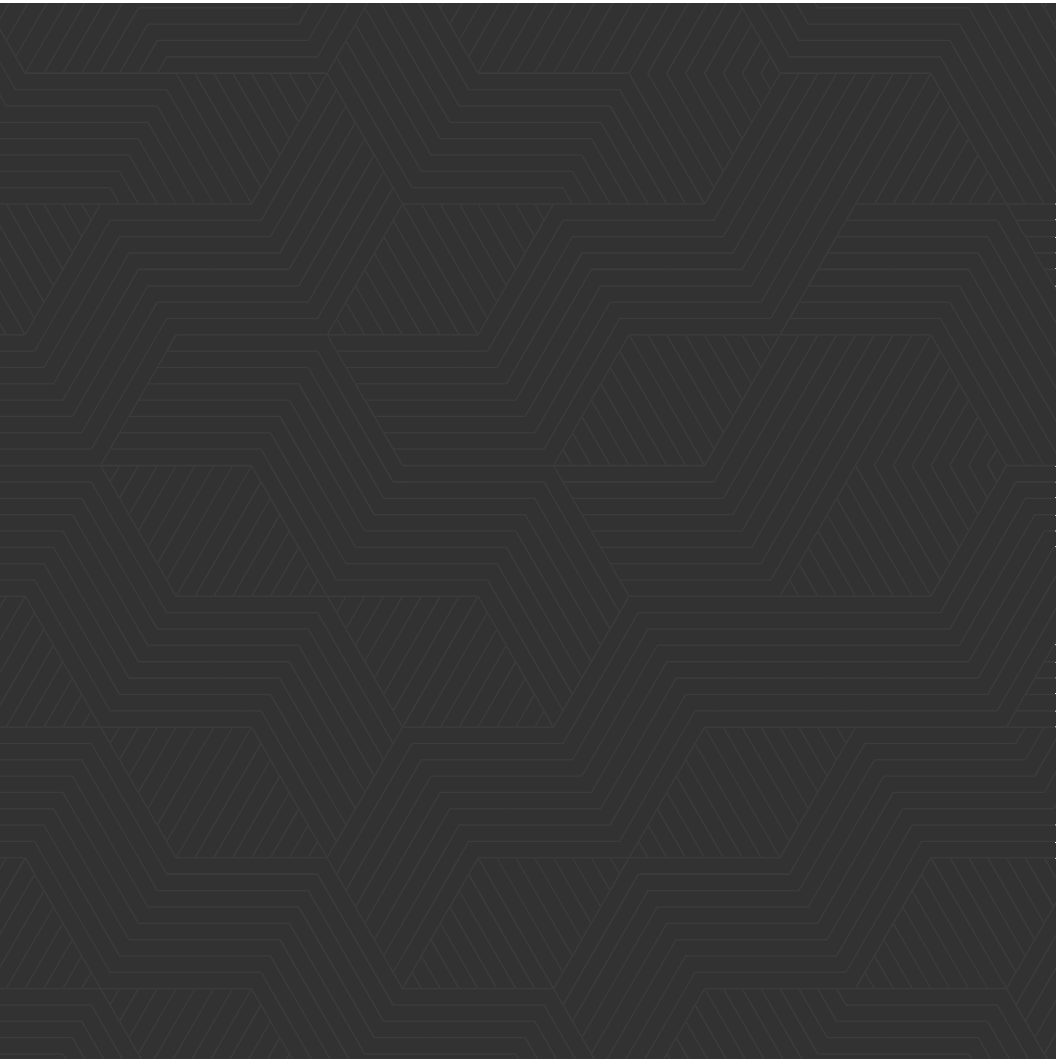




BY SWEID & SWEID

www.sweidone.com



Strategically located in the heart of JLT, Sweid One will offer 1 million sq. ft. of built-up area including 500,000 square feet of modern, Grade A commercial office space with prime accessibility and amenities in one of Dubai's most sought-after locations.

Sweid One is being developed to Sweid & Sweid's state-of-the-art architectural design standards and specifications, complementing their existing suite of successful developments, which are home to many of the world's leading multinational corporations.

L O C A T I O N

JUMEIRAH LAKES TOWERS

Jumeirah Lakes Towers located within DMCC free zone, is a prominent mixed-use community, known for its vibrant business environment and prime location. Strategically situated near major highways and close to the Dubai Marina, JLT offers excellent accessibility and connectivity. The area features a range of high-rise residential and commercial buildings surrounding large lakes, creating a picturesque and modern urban setting. JLT is home to over 25,000 companies, making it a bustling hub for business and commerce. The community also boasts a variety of dining, retail, and leisure options, enhancing the quality of life for its residents and professionals.



25,000+
Registered Companies



15%
of Dubai's Annual FDI



100%
Business Ownership



Financial Times FDI's
Top-Ranked Free Zone

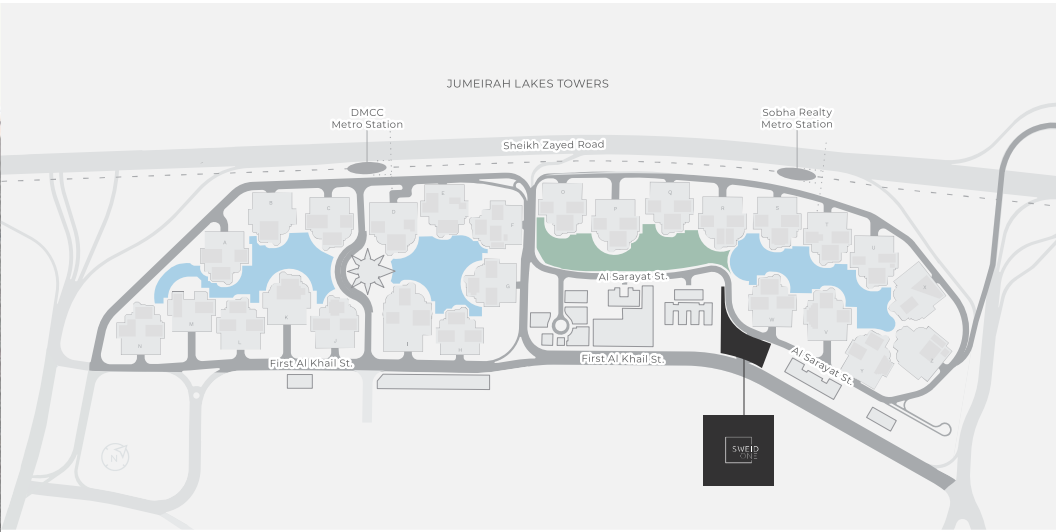


Tax-Friendly
Business Environment



Simple Setup with a Variety
of Flexible Licensing Options





PRIME CENTRAL LOCATION

Situated within the bustling district of Jumeirah Lakes Towers, Swed One provides an unrivaled location for businesses seeking proximity to the district's key commercial centres. With easy access to a wide variety of dining and leisure amenities, Swed One ensures that professionals can enjoy the full vibrancy and convenience that JLT has to offer.



2m
Square-Meter Community



80+
Towers



10+
Hotels



600+
Cafés and Restaurants



2
Metro Stations



300+
Retail and Convenience Stores

ROAD ACCESS



GENERAL ACCESS

Sheikh Zayed Road – **3 minutes**
Carn Al Sabkha Street – **4 minutes**
Sheikh Mohammed Bin Zayed Road – **8 minutes**



VISITOR ACCESS

From Al Sarayat Street – connecting to JLT and Sheikh Zayed Road.



TENANT ACCESS

Direct from First Al Khail Street – connecting to Sheikh Zayed Road, Carn Al Sabkha Street, and Sheikh Mohammed bin Zayed Road.

PUBLIC TRANSPORTATION



SHUTTLE BUS - 5 MINS

Exclusive shuttle bus service* providing seamless connectivity to and from the metro station.



RTA BUS - 7 MINS

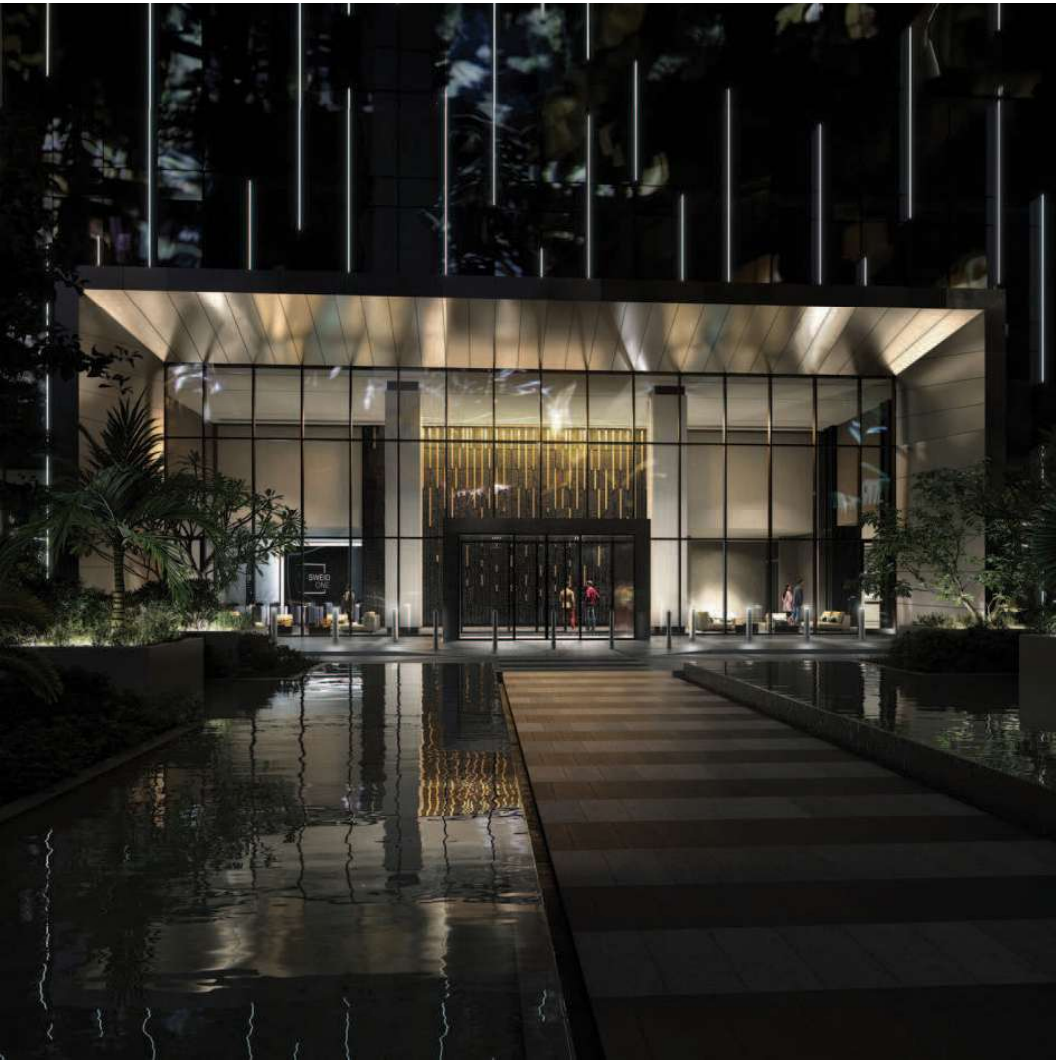
Trip with RTA bus from the metro station to Sweid One, running every 15 minutes.



WALKING - 10 MINS

From the metro station to Sweid One.

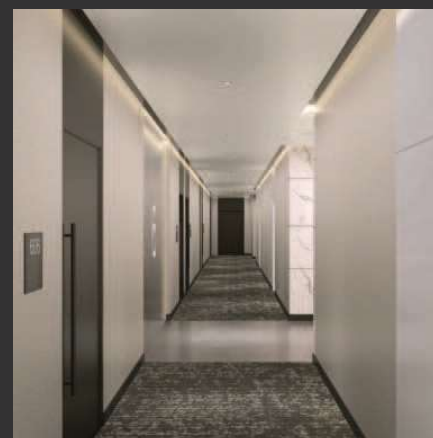
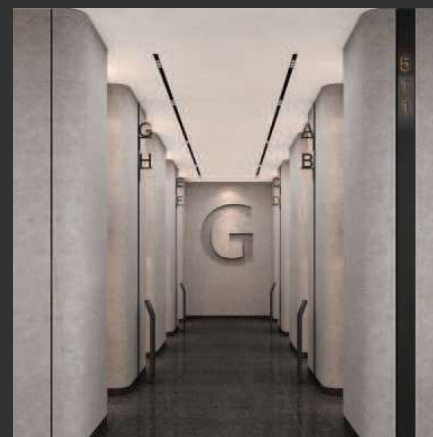
*Subject to RTA and authority approval



SUCCESS STARTS WITH A **VISION**



F E A T U R E S



A FUTURE-FORWARD OFFICE SPACE

Sweid One has been designed to cater to future workplace trends and a vibrant business ecosystem, offering a wide range of tenant spaces – from 1,500 square foot fully fitted micro-suites to 31,000 square foot full-floor offices.


G+15
Floors


426,000
sq. ft. of Offices


31,000
sq. ft. Standard
Floor Plate Size


14,000
sq. ft. of Retail


16
High Speed Lifts


24/7
Security


Premium Solar
Efficient Glazing


Outdoor
Landscaped Areas


Energy-Efficient
HVAC and Lighting


4m Floor-to-
Floor Height



THE ENTRY PLAZA

The entry plaza of Sweid One is designed to provide a seamless and inviting arrival experience. The driveway provides easy access to the building and is styled with water features and serene landscaping. This blend of practical accessibility and lush greenery sets a welcoming tone for the entire complex.



THE LOBBY

Grand and striking, the lobby of Sweid One showcases contemporary design features and an impressive double-height ceiling. Thoughtfully arranged seating areas provide comfortable spaces for tenants and visitors to unwind and connect.

This dynamic space is complemented by the ground floor café that can be accessed directly from the lobby.



RETAIL AND DINING

Sweid One is not just a hub for business; it's also a destination for dining experiences. The project will feature a variety of dining options to cater to both tenants and the wider community.



Boon Coffee Roasters

Boon Coffee will be located on the ground floor of Sweid One. With direct access from the lobby, the café will provide tenants and visitors with organic, freshly roasted coffee along with flavorful light meals and pastries. The warm ambiance of the café will offer an inviting atmosphere, serving as the perfect backdrop for a break, collaborative work, or informal meetings.



Premium Restaurant with Rooftop Terrace

For a more upscale dining experience, the premium restaurant offers gourmet meals in an elegant setting. The restaurant features a rooftop terrace, providing the perfect backdrop for business lunches, client dinners, or special occasions.





Spinneys KITCHEN

The Kitchen by Spinneys Food Hall

The Kitchen by Spinneys promises to bring a new and exciting dining experience to Sweid One. A destination of culinary stations featuring hot and cold dishes from the finest ingredients sourced locally and globally, The Kitchen by Spinneys offers high-quality, healthy, ready-made food. Curated by Spinneys' expert in-house product development chefs, this concept transcends typical dining; it's a vibrant hub for culinary exploration and engaging with colleagues in a bright and expansive food hall.



PARKING

At Sweid One, tenants and their visitors will enjoy ample parking facilities. Valet parking services and an adjacent paid visitor parking structure ensure hassle-free access for corporate guests. Meanwhile, tenants can enjoy access to four secure basement parking floors directly from First Al Khalil Street.



Purpose-Built
Parking Structure



Direct Access to and
from Main Roads



950+
Tenant Parking Spaces



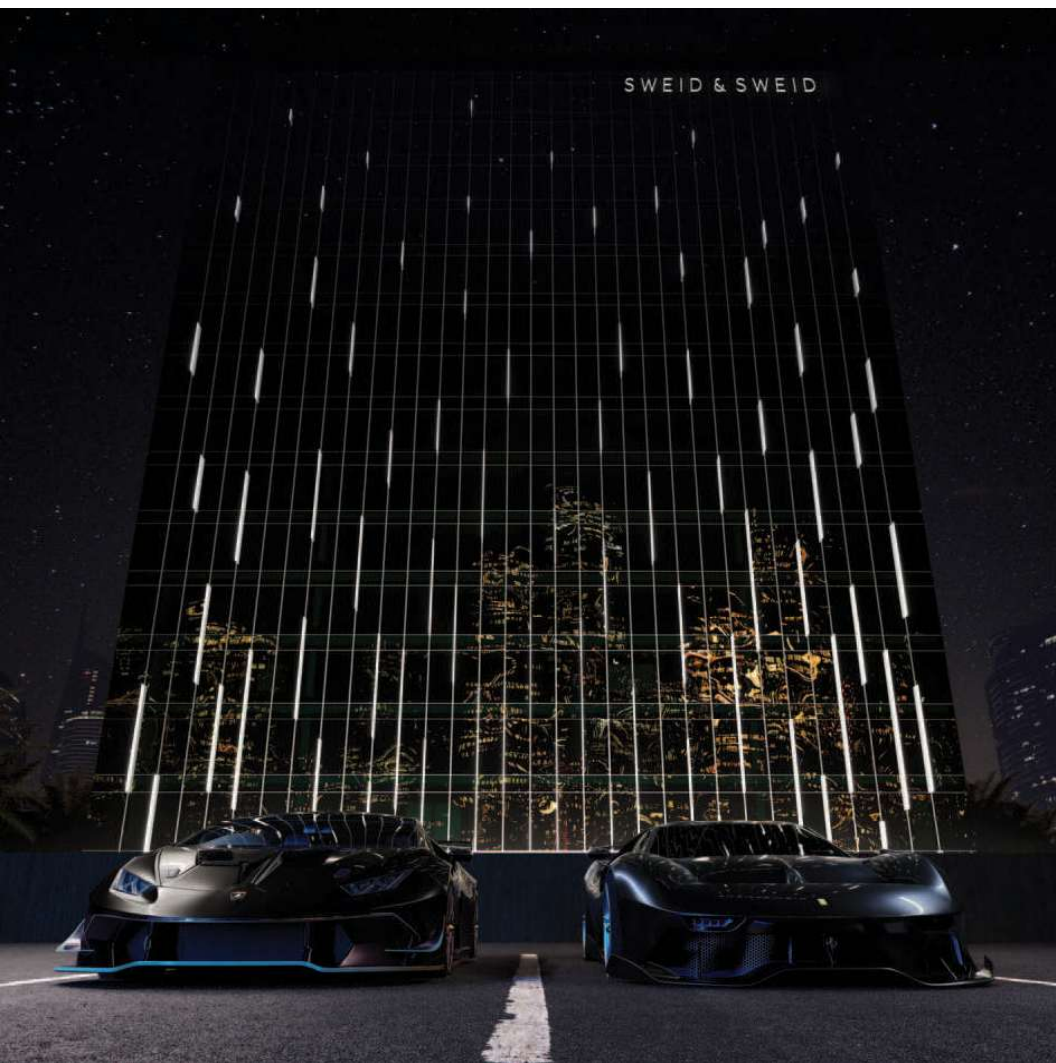
120+
Visitor Parking Spaces



Valet Parking Service



EV Parking Spaces



SUCCESS STARTS WITH **AMBITION**



H I G H L I G H T S



TENANT SOLUTIONS

From satellite offices to regional headquarters, Sweid One offers several fit-out solutions designed to meet the diverse needs of its tenants.



Shell and Core

This option provides the basic structure of the space, allowing tenants the flexibility to design and build their office environment from scratch according to their specific requirements.



Fully Fitted Offices

For tenants seeking a complete turnkey solution, this option comes with all fixtures, finishes, and furnishings ready for immediate use. It provides maximum convenience, eliminating the need for any fit-out work and enabling a seamless move-in experience.



Customized Fit-Out Solutions

For larger tenants, this option provides a bespoke office design. This fit-out process will be conducted in close collaboration with the tenant and will cater to specific operational needs and design preferences.



SPACES **CLOUD** BUSINESS CENTER

Cloud Spaces, the UAE's leading provider of flexible workspace solutions, will open a location within Sweid One, providing tenants with 30,000 sq. ft. ready-to-use spaces for rent on flexible terms. Tenants at Sweid One can utilize the facility for temporary expansion needs or when extra space is required for short-term projects. The hospitality-led premium workspace provider will offer features such as coworking lounges, podcast studios, and an in-house café.



Flexible Workspaces

Private offices, coworking lounges, pods ("bubbles"), and dedicated desks.



Meeting Rooms & Boardrooms

Smart meeting rooms with screens and Wi-Fi access.



Creative Studios

Fitted out photography and recording studios.



Event Spaces

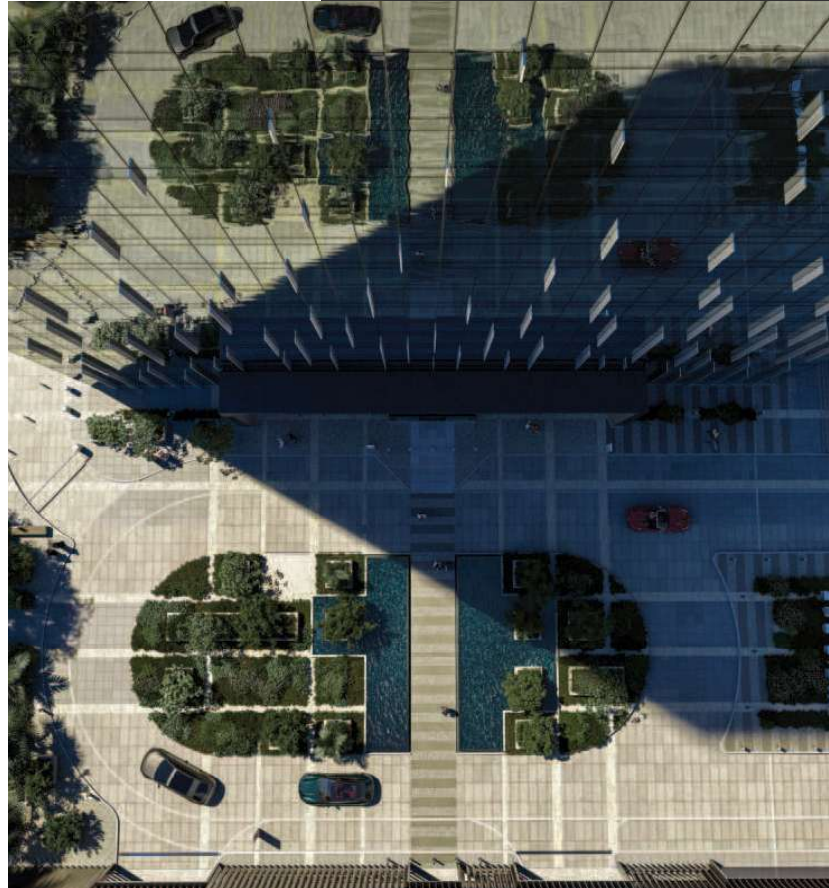
Equipped to host corporate and team events such as workshops, seminars, and industry gatherings.



Business Support

Licensing, visa processing, PRO services, and administrative assistance.

*The Cloud Spaces has a right to change any information or material related to policies and terms and conditions.



SUSTAINABILITY

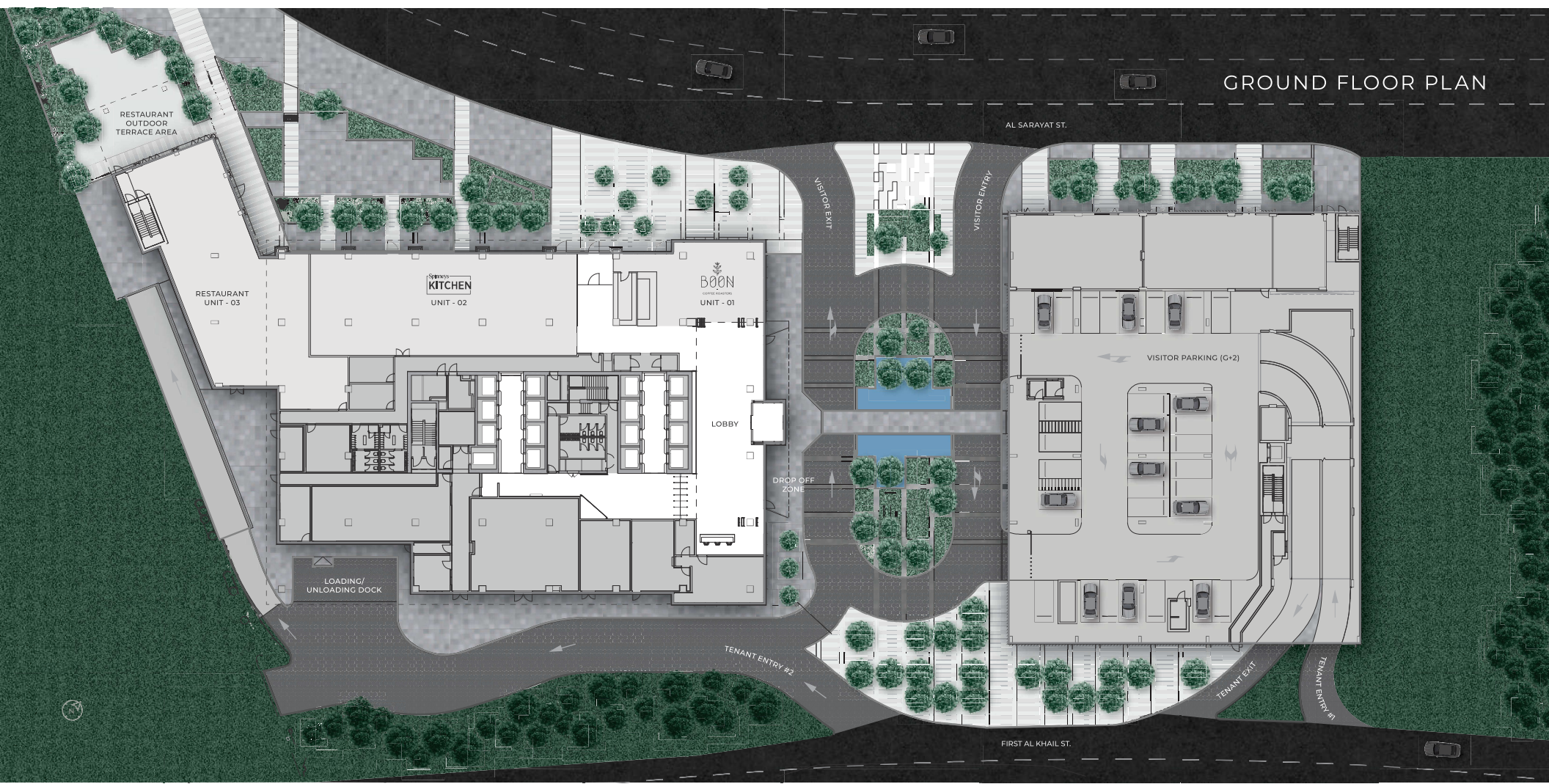
Sweid & Sweid is committed to sustainability and environmental stewardship. Built to meet LEED specifications, the Sweid One project incorporates cutting-edge green building practices and materials to ensure energy efficiency, water conservation, and reduced carbon footprint. Every detail, from advanced HVAC systems to sustainable construction materials, has been carefully chosen to meet the highest standards of eco-friendly design. This dedication ensures not only a healthier and more productive workspace for tenants but also a positive contribution to the planet's well-being.





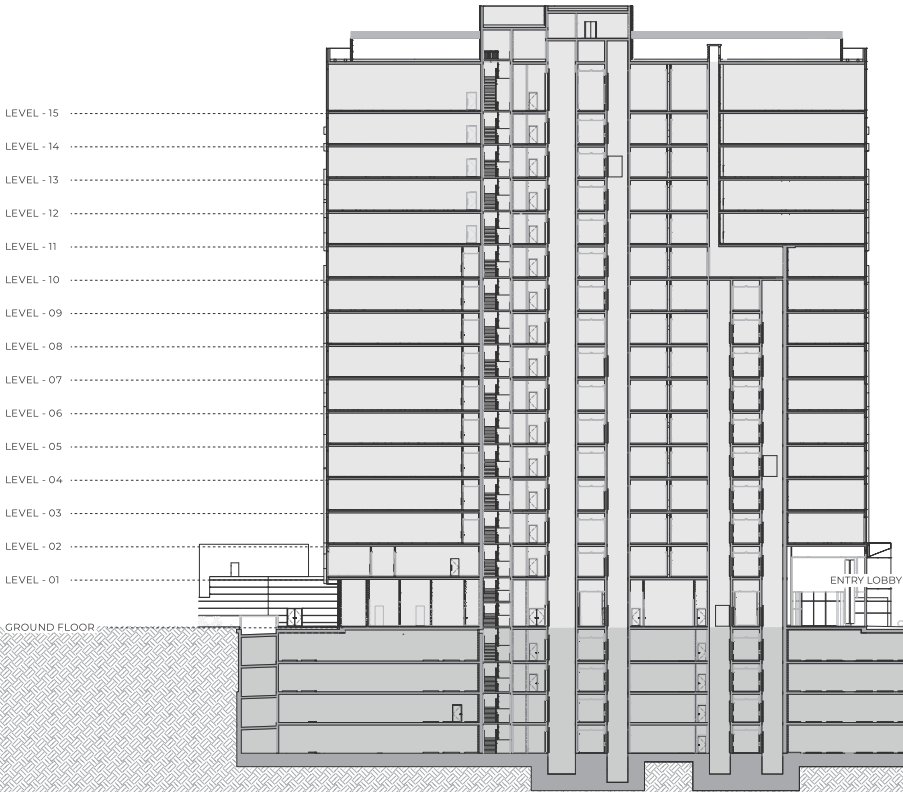
SUCCESS STARTS WITH **DEDICATION**

F L O O R P L A N S



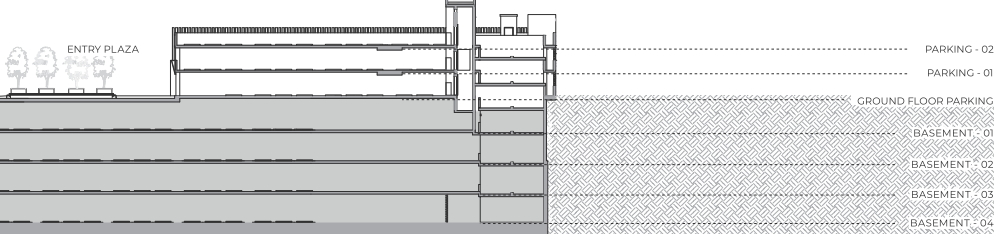
GROUND FLOOR PLAN

CROSS SECTION

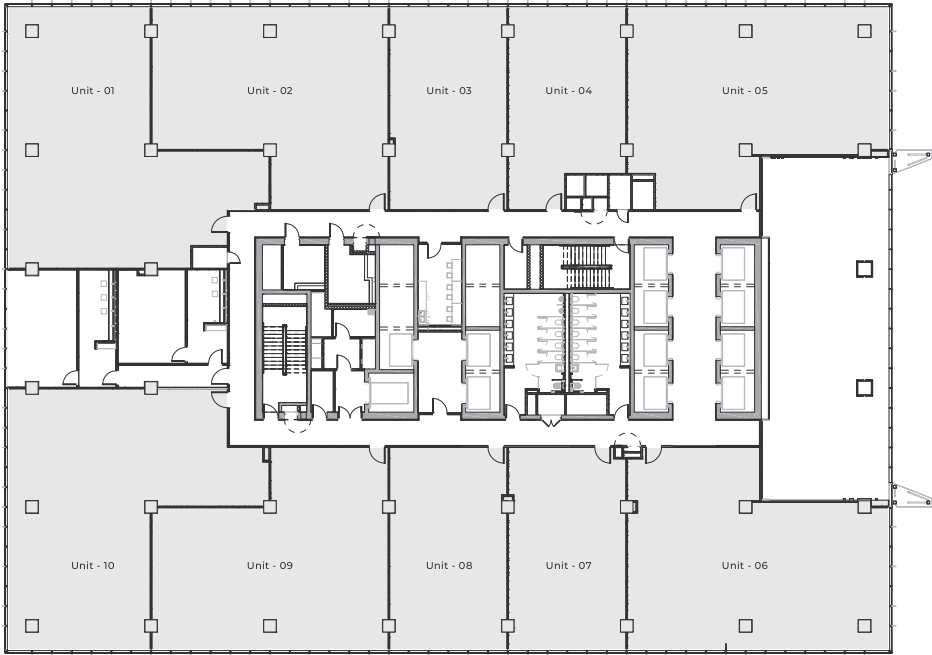


SPECIFICATIONS

 4,000 mm Floor-to-Floor Height	 150 mm Raised Floor Zone	 Live Load Allowance: 2.4 kN/m ²	 Office Power Load: 100 W/m ²	 16 High-Speed Passenger Lifts
 Dedicated 2,000 kg Service Lift	 Occupancy Density: 1 Person per 10 m ² (107 sq. ft.)	 Full-Height Floor-to-Ceiling Glazing with a 1,450 mm Planning Grid	 Large, Efficient Floor Plates with an 8,700 mm Structural Grid	 1 Parking Space per 51 m ² (550 sq. ft.) <i>Additional parking available for lease</i>



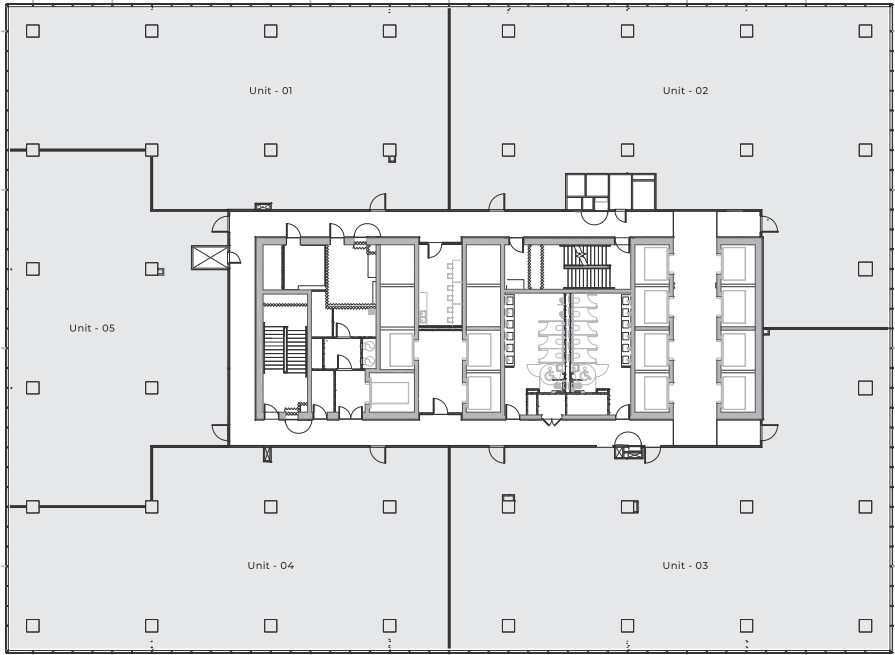
LEVEL 01



**The units on this floor are designed to be fully fitted and furnished. Further details can be requested.*

OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05	Unit-06	Unit-07	Unit-08	Unit-09	Unit-10
LEASABLE AREA (sq. ft.)	3,113	2,646	1,545	1,404	2,912	2,966	1,536	1,533	2,646	3,165

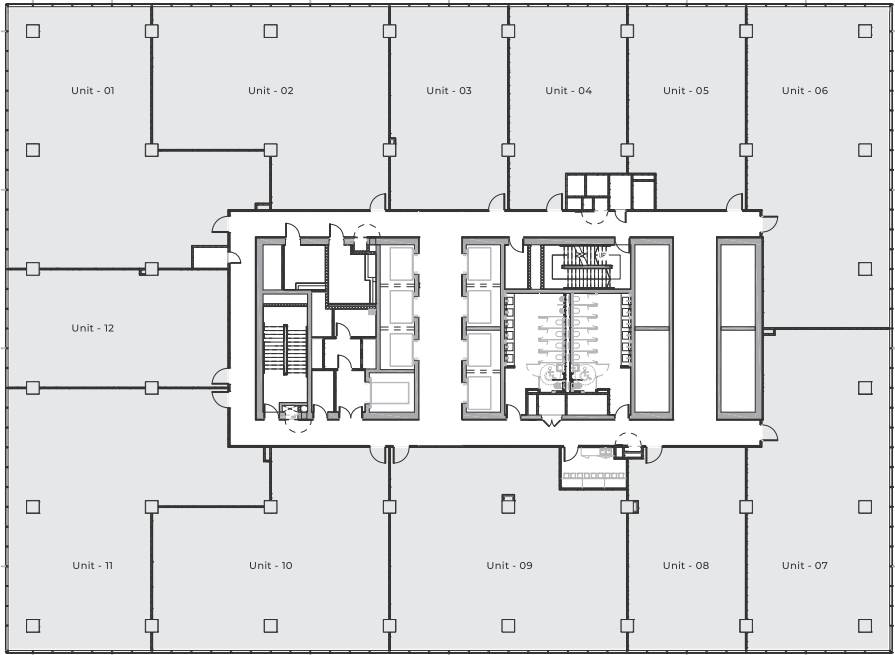
LEVEL 03



**The units on this floor are designed to be CAT A / fitted. Further details can be requested.*

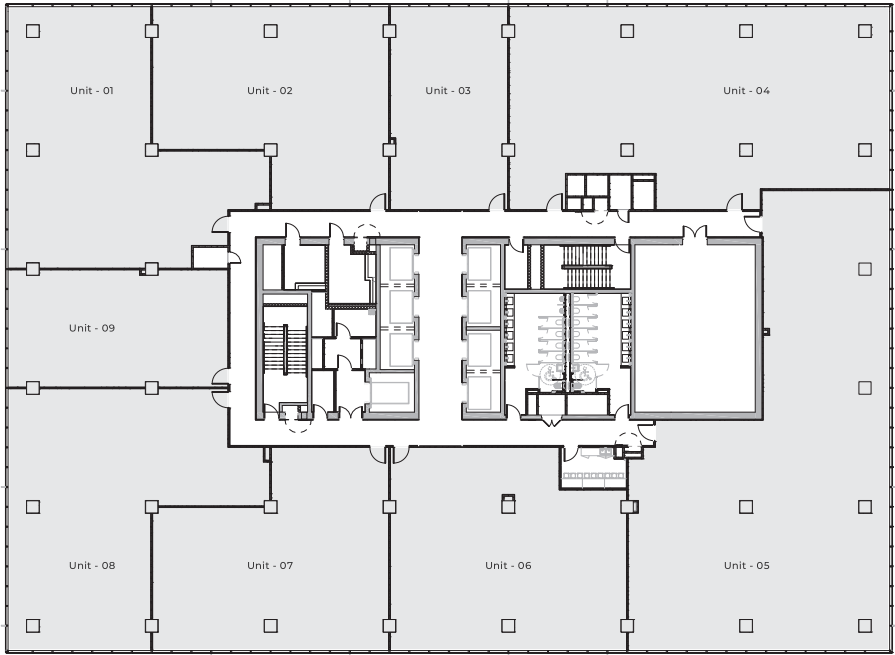
OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05
LEASABLE AREA (sq. ft.)	5,489	6,323	6,506	5,648	4,389

LEVEL 02, 04 - 09



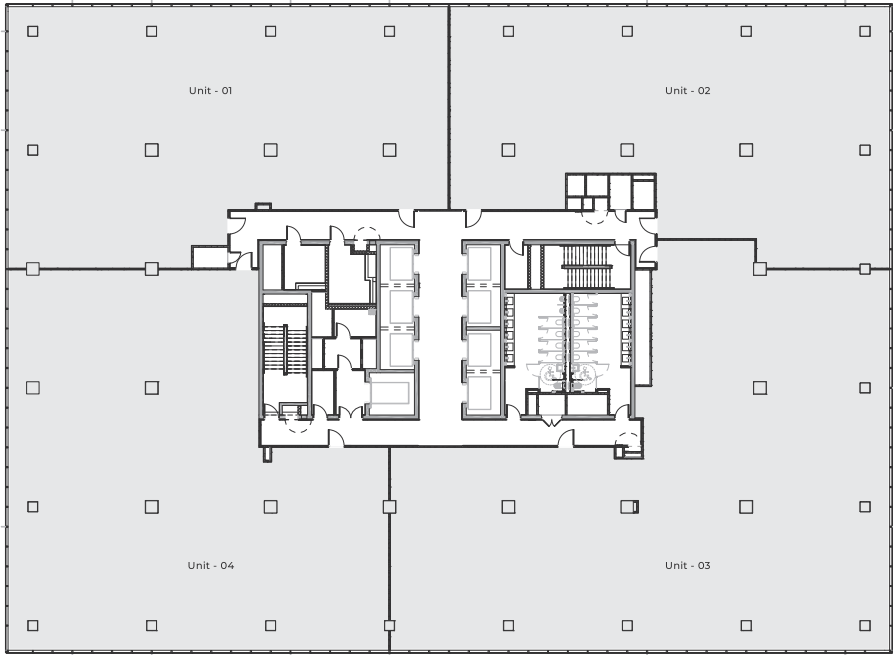
OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05	Unit-06	Unit-07	Unit-08	Unit-09	Unit-10	Unit-11	Unit-12
LEASABLE AREA (sq. ft.)	3,123	2,646	1,545	1,404	1,481	2,872	2,870	1,535	2,911	2,646	3,176	1,669

LEVEL 10



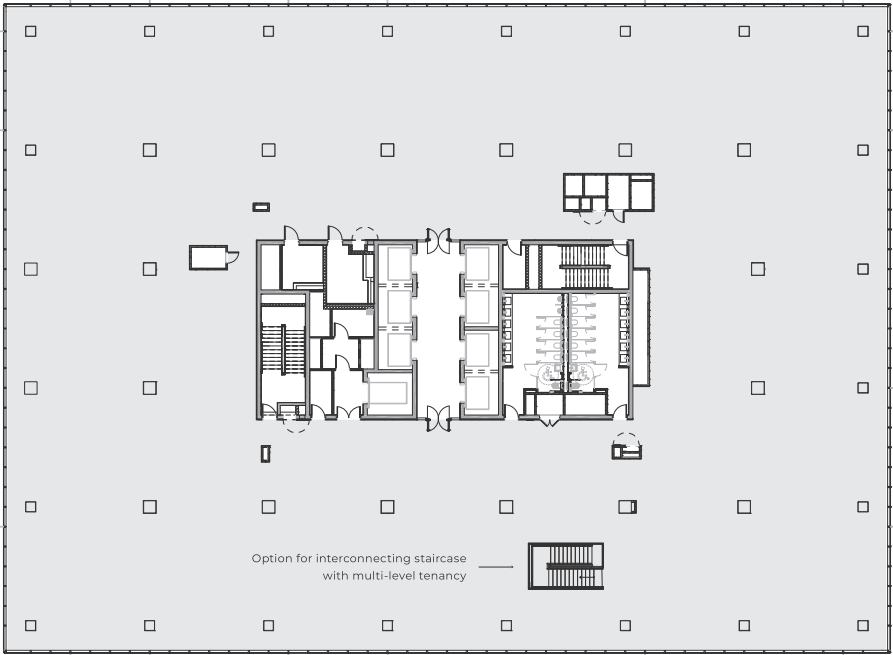
OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05	Unit-06	Unit-07	Unit-08	Unit-09
LEASABLE AREA (sq. ft.)	3,123	2,646	1,545	4,620	5,718	2,911	2,646	3,176	1,669

LEVEL 11 - 15



OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04
LEASABLE AREA (sq. ft.)	6,544	6,261	9,473	7,845

FULL FLOOR



OFFICE NO.	Unit-01
LEASABLE AREA (sq. ft.)	31,000

GROSS LEASABLE AREA (SQ. FT.)

FLOOR	UNIT - 01	UNIT - 02	UNIT - 03	UNIT - 04	UNIT - 05	UNIT - 06	UNIT - 07
Ground Floor	2,402	5,490	4,025				
Level 1	3,113	2,646	1,545	1,404	2,912	2,966	1,536
Level 2	3,123	2,646	1,545	1,404	1,481	2,872	2,870
Level 3	5,489	6,323	6,506	5,648	4,389		
Level 4	3,123	2,646	1,545	1,404	1,481	2,872	2,870
Level 5	3,123	2,646	1,545	1,404	1,481	2,872	2,870
Level 6	3,123	2,646	1,545	1,404	1,481	2,872	2,870
Level 7	3,123	2,646	1,545	1,404	1,481	2,872	2,870
Level 8	3,123	2,646	1,545	1,404	1,481	2,872	2,870
Level 9	3,123	2,646	1,545	1,404	1,481	2,872	2,870
Level 10	3,123	2,646	1,545	4,620	5,718	2,911	2,646
Level 11	6,544	6,261	9,473	7,845			
Level 12	6,544	6,261	9,473	7,845			
Level 13	6,544	6,261	9,473	7,845			
Level 14	6,544	6,261	9,473	7,845			
Level 15	6,544	6,261	9,473	7,845			

UNIT - 08	UNIT - 09	UNIT - 10	UNIT - 11	UNIT - 12	UNIT - 13	TOTAL
						11,917
1,533	2,646	3,165				23,466
1,535	1,538	1,547	2,646	3,176	1,669	28,052
						28,355
1,535	1,538	1,547	2,646	3,176	1,669	28,052
1,535	1,538	1,547	2,646	3,176	1,669	28,052
1,535	1,538	1,547	2,646	3,176	1,669	28,052
1,535	1,538	1,547	2,646	3,176	1,669	28,052
1,535	2,911	2,646	3,176	1,669		27,878
3,176	1,669					28,054
						30,123
						30,123
						30,123
						30,123
						30,123



SUCCESS STARTS AT



D E V E L O P E R



ABOUT SWEID & SWEID

Founded in 2006, Sweid & Sweid is an award-winning Dubai-based boutique real estate 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. With projects spanning the Middle East and the United States of America across various sectors, one thing remains constant: Sweid & Sweid's vision to enrich lives and communities through the built environment.

18
Years in Operation

5m
Sq. Ft. Built up Area

\$1.3 bn
Global Portfolio

95%
Multinational Tenants

OUR TENANTS

VISA

BAYAN TREE
RESIDENCES

Mc
Graw
Hill

ORACLE

global.ventures

Red Bull

Bristol-Myers Squibb

SNAPCHAT

SAP

PayPal

COFFEE

Regus

Roland
Berger

novo nordisk

FUJITSU

gsk

MSD

TESCO

IFS

Arowide

Johnson
Controls

salad
station

سابك
sabic

BOON
COFFEE ROASTERS