

BNYAN QUARTER

AL BARSHA
Al Barsha 1 - Dubai

BNYAN 
PROPERTIES

AN ADDRESS BUILT FOR AMBITION

A statement headquarters with landmark visibility on Dubai's most prestigious corridor. BNYAN combines Grade A specifications, architectural presence, and unrivalled visibility into one rare opportunity.



THE BUILDING

- A boutique headquarters designed for ambition and exclusivity
- Landmark visibility in Dubai's most iconic commercial corridor
- Crafted with precision combining Grade A efficiency with bespoke finishes throughout
- Curated experiences with ground-floor retail and rooftop activation space
- A rare opportunity to secure a landmark HQ presence in Dubai

6 FLOORS

A BOUTIQUE HEADQUARTERS CRAFTED FOR AMBITION

GRADE A SPECIFICATIONS

CRAFTED WITH PRECISION & PURPOSE

110,232 SQFT

TOTAL OFFICE SPACE

14,480 SQFT

TOTAL RETAIL SPACE

197

PARKING SPACES

5 MIN WALK

TO METRO STATION

RARE VISIBILITY

FROM SZR



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QUARTER

BNYAN is a new generation of workspace designed for forward-looking businesses. Located directly on Sheikh Zayed Road in Barsha Heights, it combines visibility, connectivity, and Grade A specifications in a single landmark building. With flexible office solutions, ground-level retail, and rooftop activation space, BNYAN offers an environment that supports productivity, collaboration, and long-term growth.



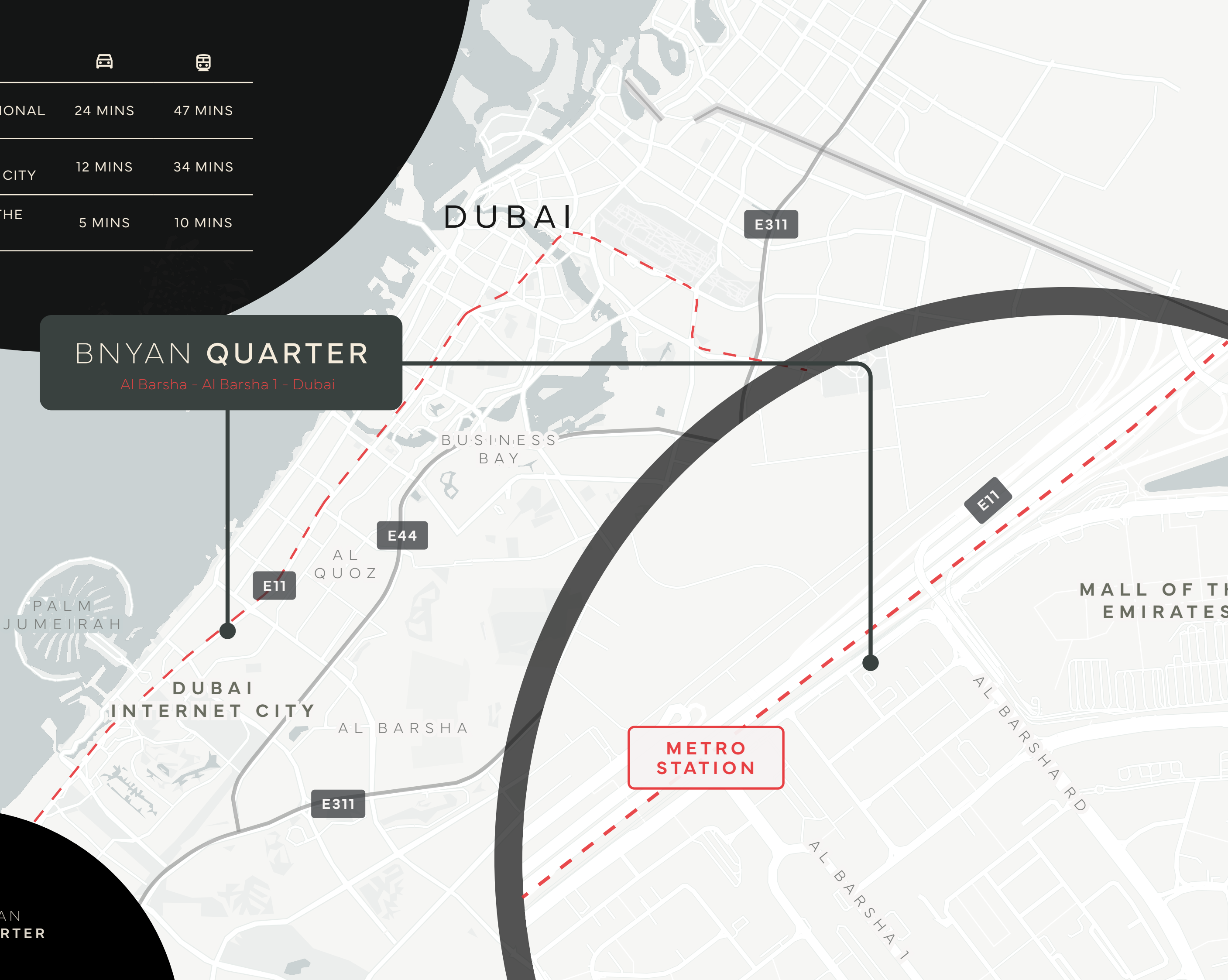


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DUBAI INTERNATIONAL AIRPORT	24 MINS	47 MINS
DUBAI INTERNET CITY	12 MINS	34 MINS
MALL OF THE EMIRATES	5 MINS	10 MINS

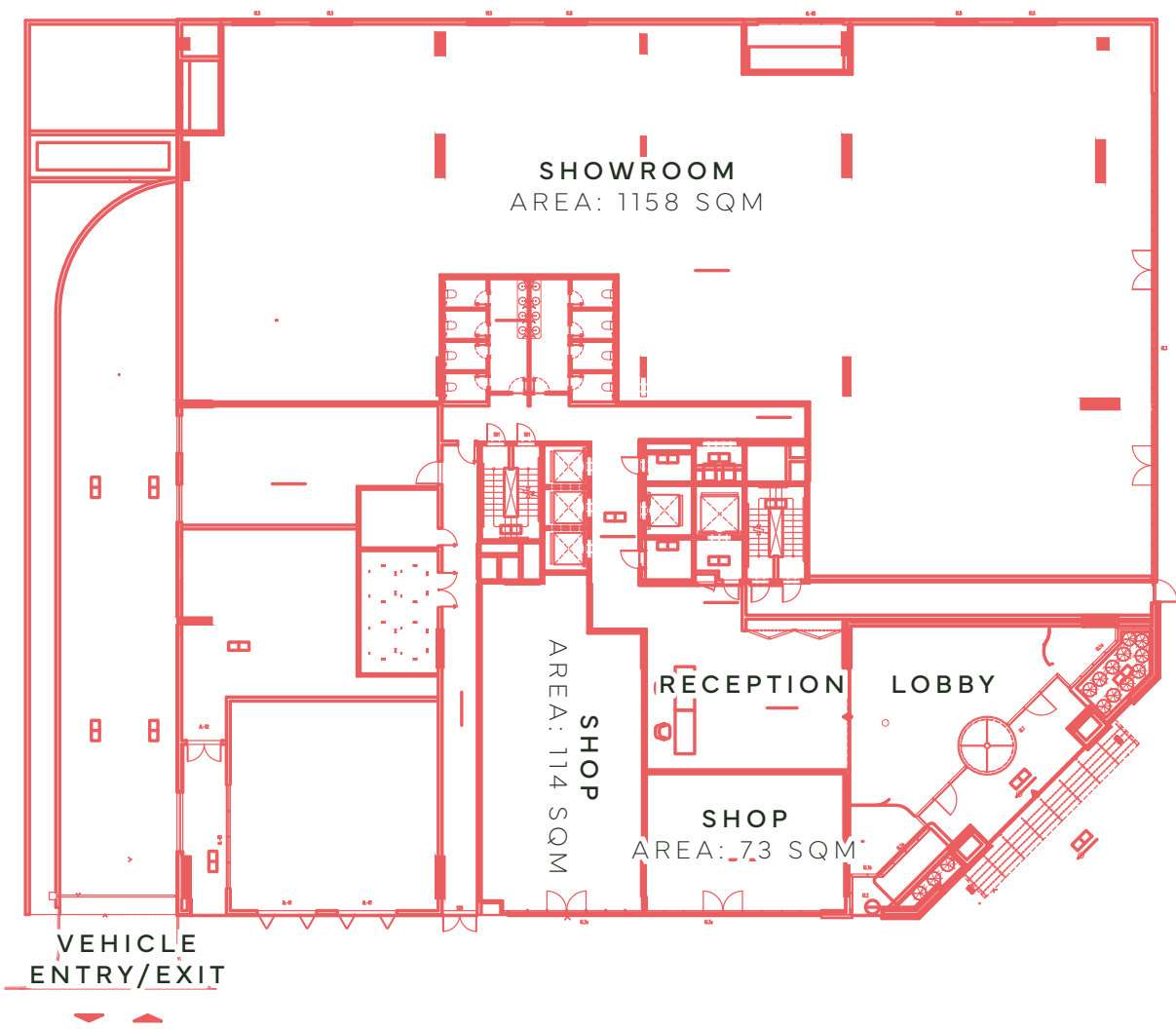
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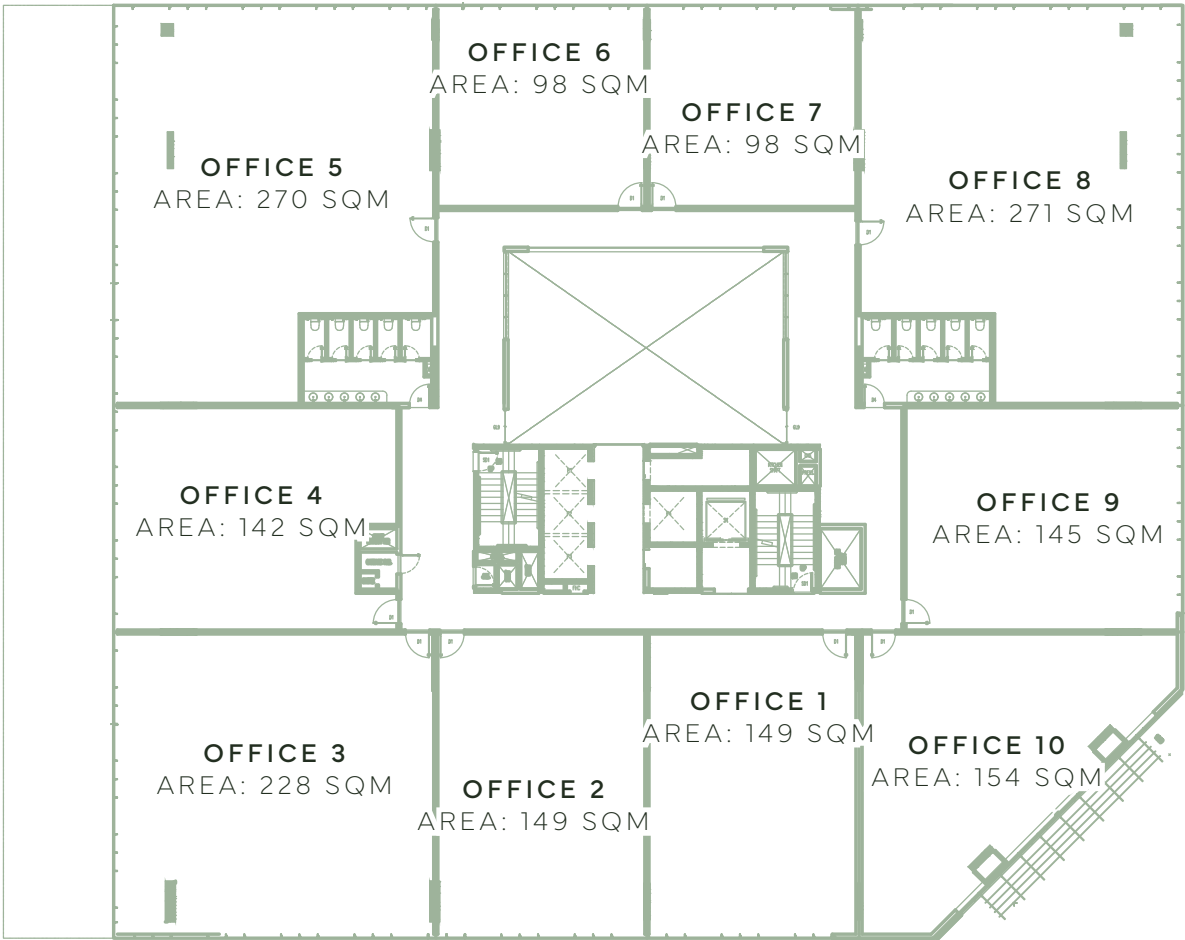


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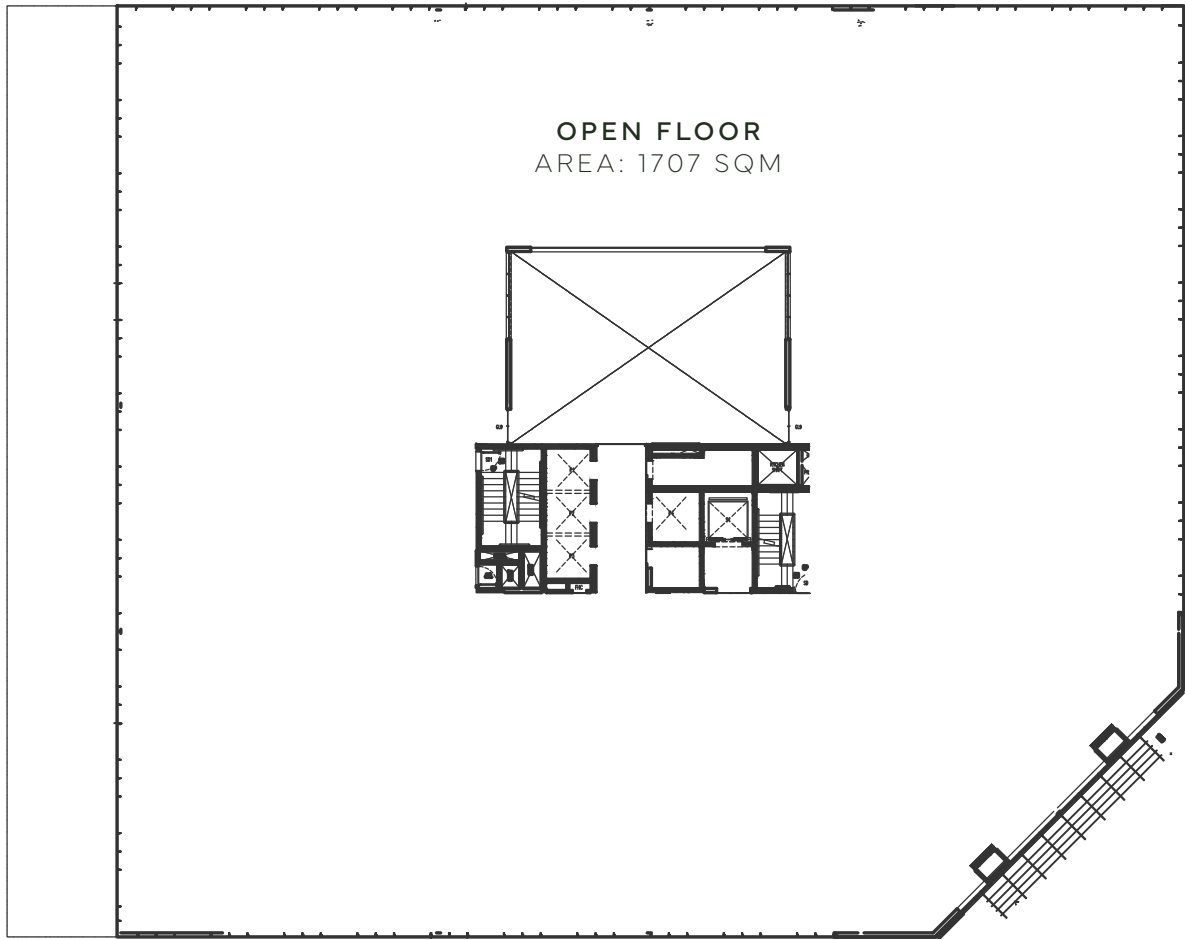
FLOORPLANS



GROUND FLOOR



TYPICAL FLOOR PLAN



OPEN FLOOR PLAN

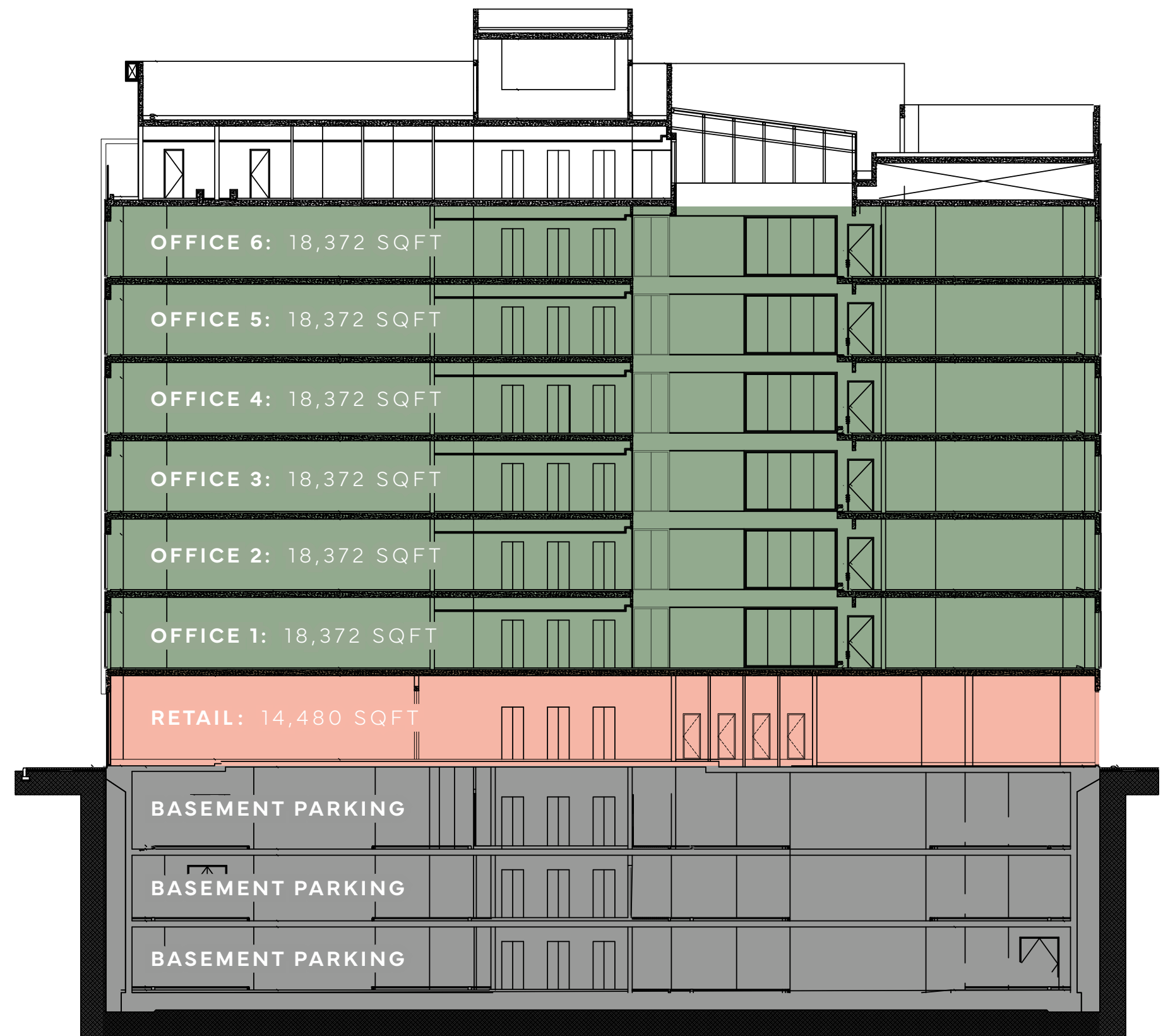
SPECIFICATIONS

BUILDING HIGHLIGHTS

- Front-row Sheikh Zayed Road address located <5 mins walk from metro
- Grade A offices with efficient, flexible floorplates
- Leasing options from quarter floors to full HQ
- Completion Q1 2026 with early fit-out access
- Curated amenities including retail and rooftop activation space

SPECIFICATION

- Secure underground car parking (3 basement levels)
- Modern reception and lobby with high-speed digital connectivity
- Unique Central Atrium and level one co-working space
- Efficient floorplates of 18,372 sq ft
- Curated retail mix to enhance the daily occupier experience
- Rooftop space for corporate activations, fostering community and engagement
- Sustainability-ready design with provisions for LEED/ WELL accreditation



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