



RAK CENTRAL SQUARE

A NEW OFFICE
DISTRICT FOR
RAS AL KHAIMAH

NOW IS THE TIME. THIS IS THE PLACE.

RAK Central Square is an opportunity like no other.

As the Emirate's first Grade A office space,
this destination offers forward-thinking businesses
the chance to become part of Ras Al Khaimah's
extraordinary new chapter.

5 buildings | 82,000 sq m | Coming 2027



RAK CENTRAL SQUARE OFFERS



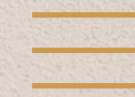
GRADE A

office space



82,000 SQ M

across five buildings



1,500 SQ M

floor plates



FOUR

VIP drop off points



1,600+

parking spaces



2,200 SQ M+

of F&B space



1,000 SQ M+

of retail space



LEED GOLD

targeting certification

RAS AL KHAIMAH

NAMED THE WORLD'S BEST CITY FOR EXPATS

*2024 InterNations
Expatriates Index*



RAS AL KHAIMAH: A PLACE OF OPPORTUNITY



Between its low corporate taxes and diversified economy, the Emirate has fast transformed into a hub of enormous international significance. Its economic zone - a financial destination overwhelmingly favoured by businesses worldwide - allows Ras Al Khaimah to enjoy a powerful position for both local and global trade. The imminent arrival of Wynn Al Marjan Island will further boost this exciting opportunity.

A man with glasses and a beard, wearing a rust-colored shirt, is sitting at a table outdoors. He is smiling and looking at a laptop. A woman with short dark hair, wearing a light-colored shirt, is sitting next to him, also smiling and looking at the laptop. She is holding a blue pen. The background is a blurred outdoor setting with greenery and a building. The text "RAK CENTRAL SQUARE" is overlaid on the image in a large, white, sans-serif font.

RAK CENTRAL SQUARE

A FUTURE- FOCUSSED DESTINATION

Comprising five buildings of premier Grade A office space, RAK Central Square is a visionary new business hub for Ras Al Khaimah.

Built as part of a government-backed joint venture between Marjan and RAKEZ, this development truly is a first-of-its-kind opportunity in a city on the rise.

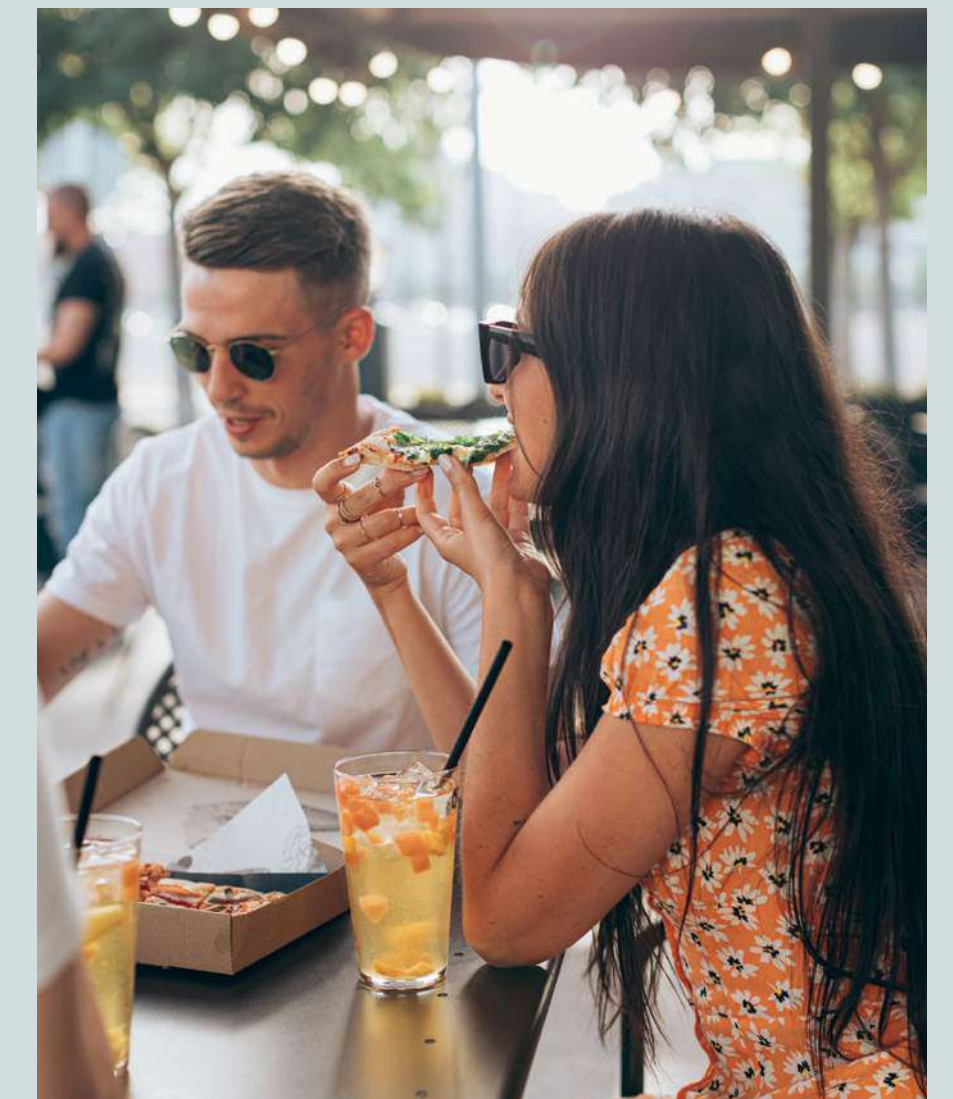
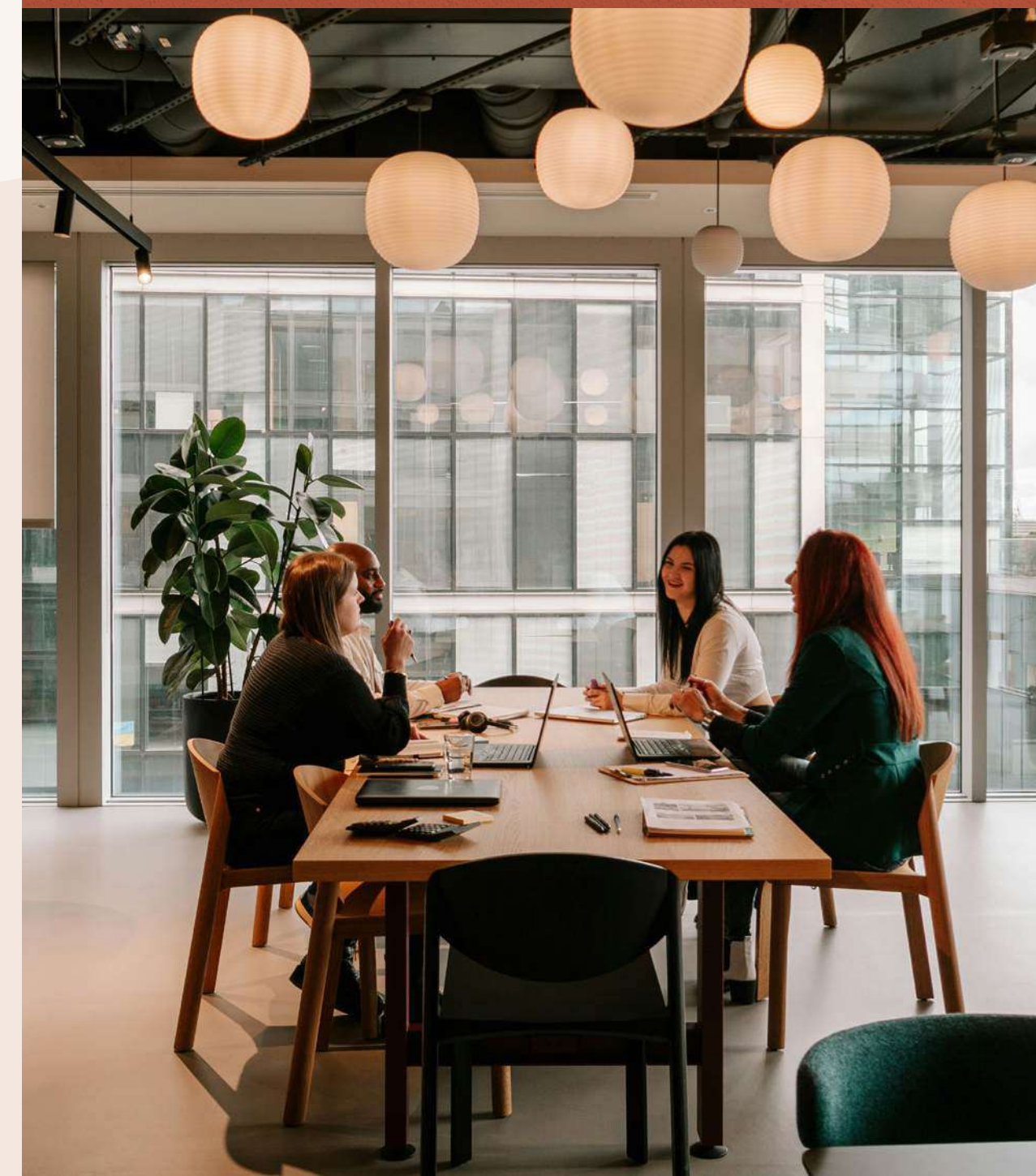
A place of possibility – right here, right now.



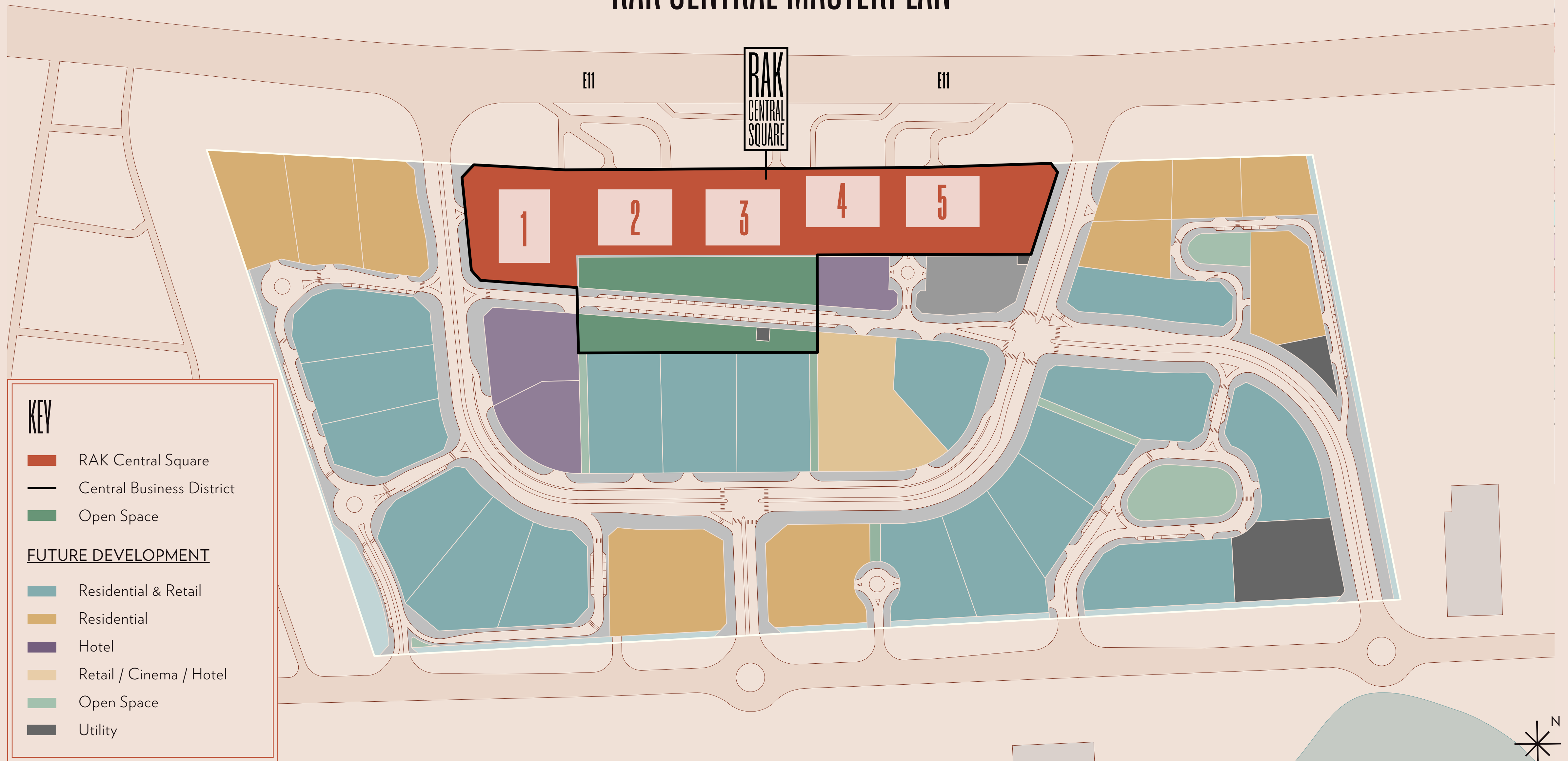
A COMMUNITY BUILT FOR EVERYDAY LIVING

RAK Central Square places you at the very heart of RAK Central, home to 6,000 professionals, 4,000 homes and 1,000 hotel keys.

Every aspect has been planned to enhance quality of life – from cinemas and festivals to spas and state-of-the-art gyms. This is a destination for community and families, a place where talent chooses to work.



RAK CENTRAL MASTERPLAN



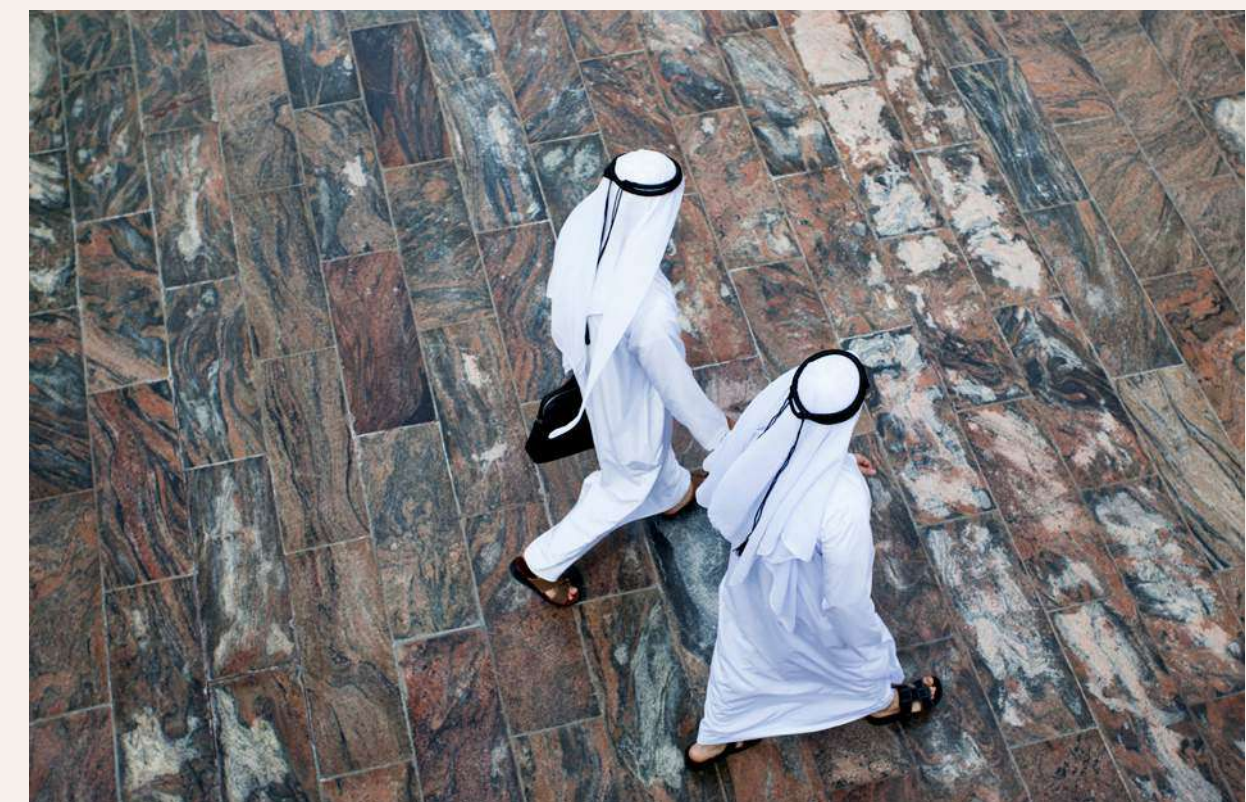


A new town square activated for shopping, dining, fitness and more



WHERE TALENT
CHOOSES TO WORK

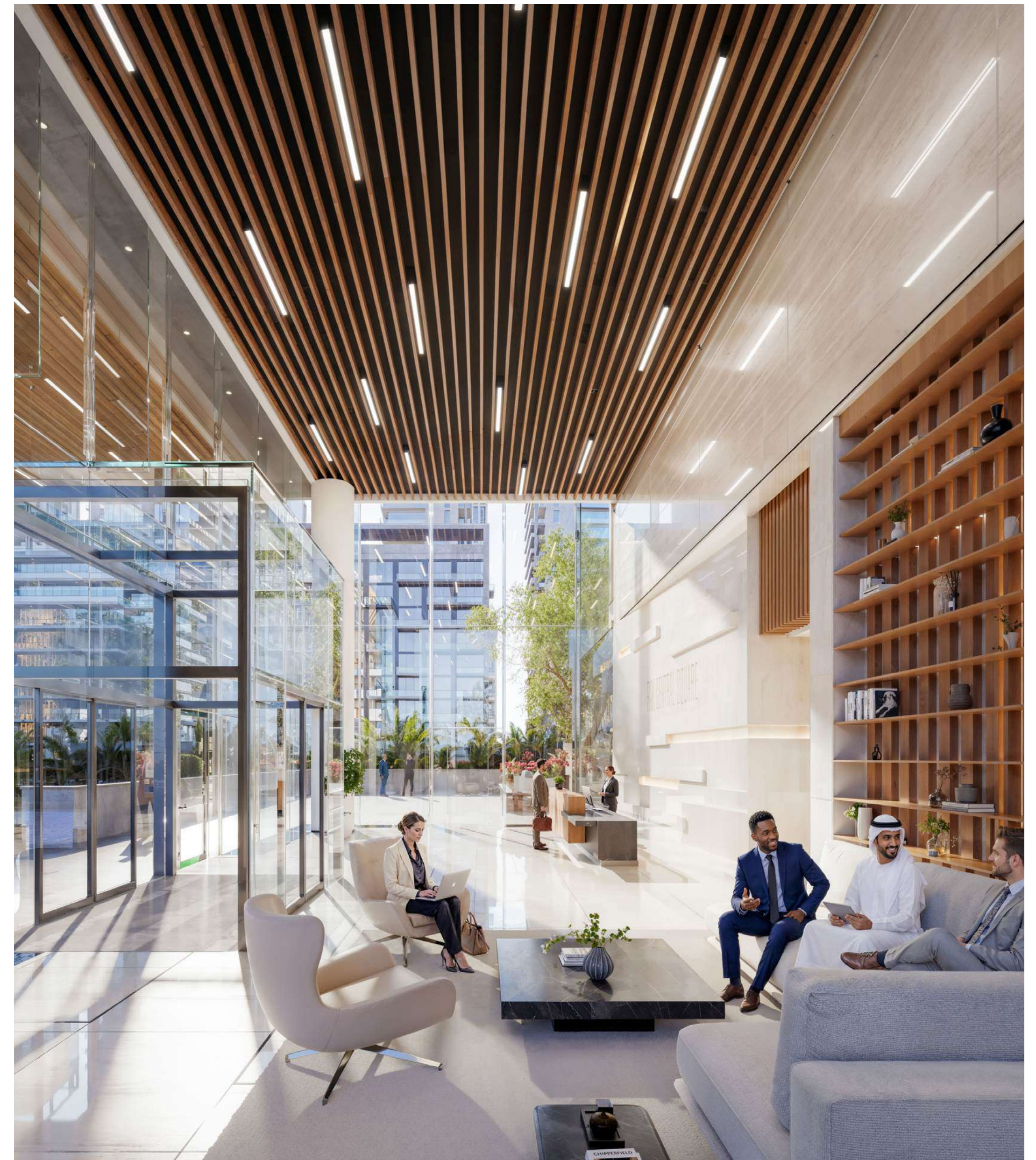
WHERE WORK AND PLAY SIT SIDE BY SIDE



The office space opens out onto a vibrant new town square and podium – the beating heart of this development. From food trucks to high-end restaurants, from yoga studios to boutique shops, the square is lined with a carefully-curated mix of amenities, offering occupiers a healthy work-life balance.

A BOLD VISION

RAK Central Square is designed by the world's largest architecture practice, Gensler. From the travertine stone in the lobby to the thoughtful event space of the square to a façade inspired by the undulating sand of the desert, Gensler has designed every last detail with consideration and elegance, while shaping RAK Central Square as a destination that works around people's everyday lives.



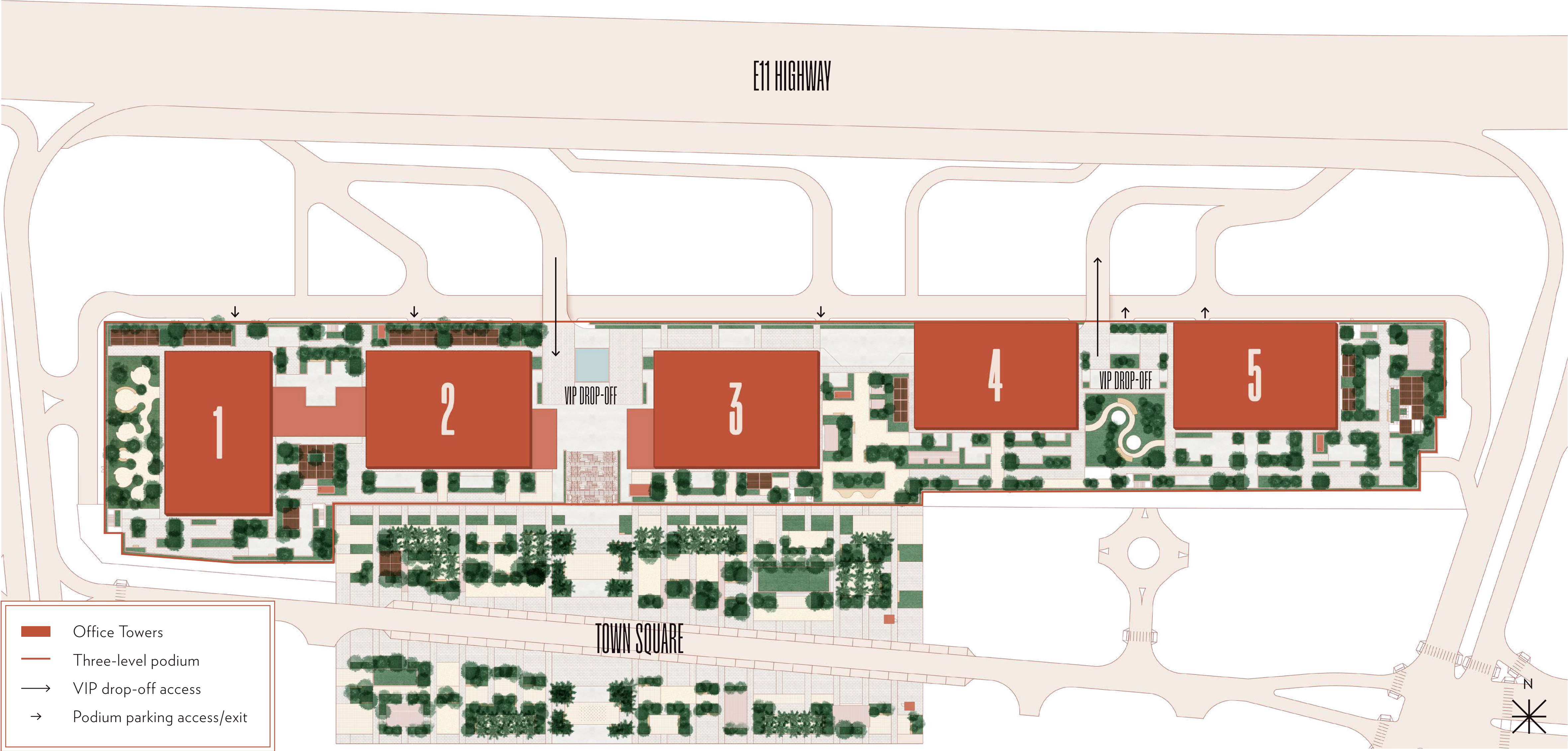


With easy access from the E11, an arrival experience that makes a real impression



THE SPACE

RAK CENTRAL SQUARE MASTERPLAN



GROUND FLOOR PLAN

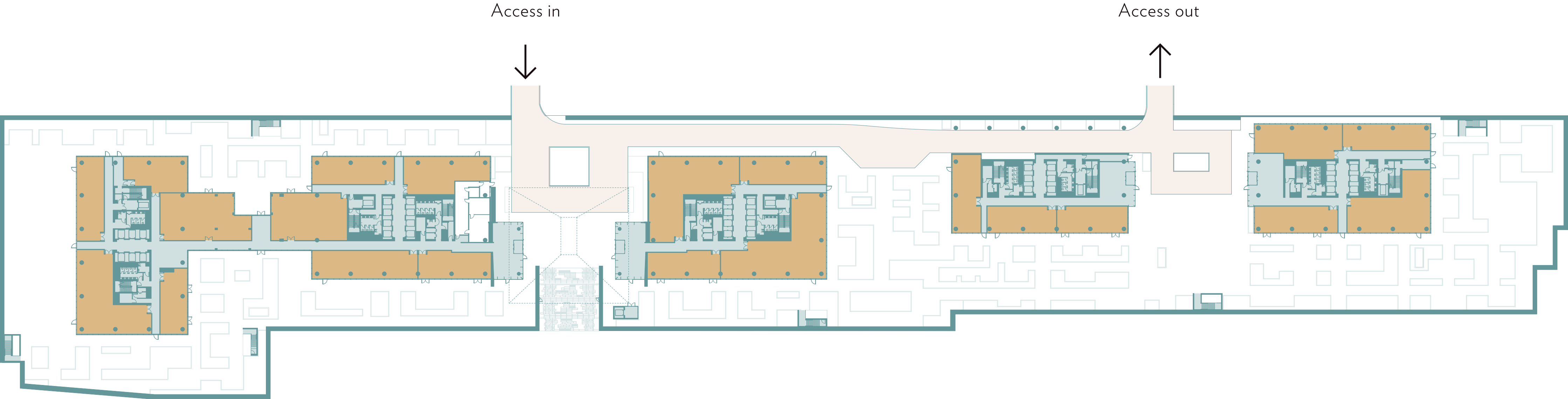


KEY

- Retail and/or F&B Space
- Car parking
- Core



MEZZANINE TWO



KEY

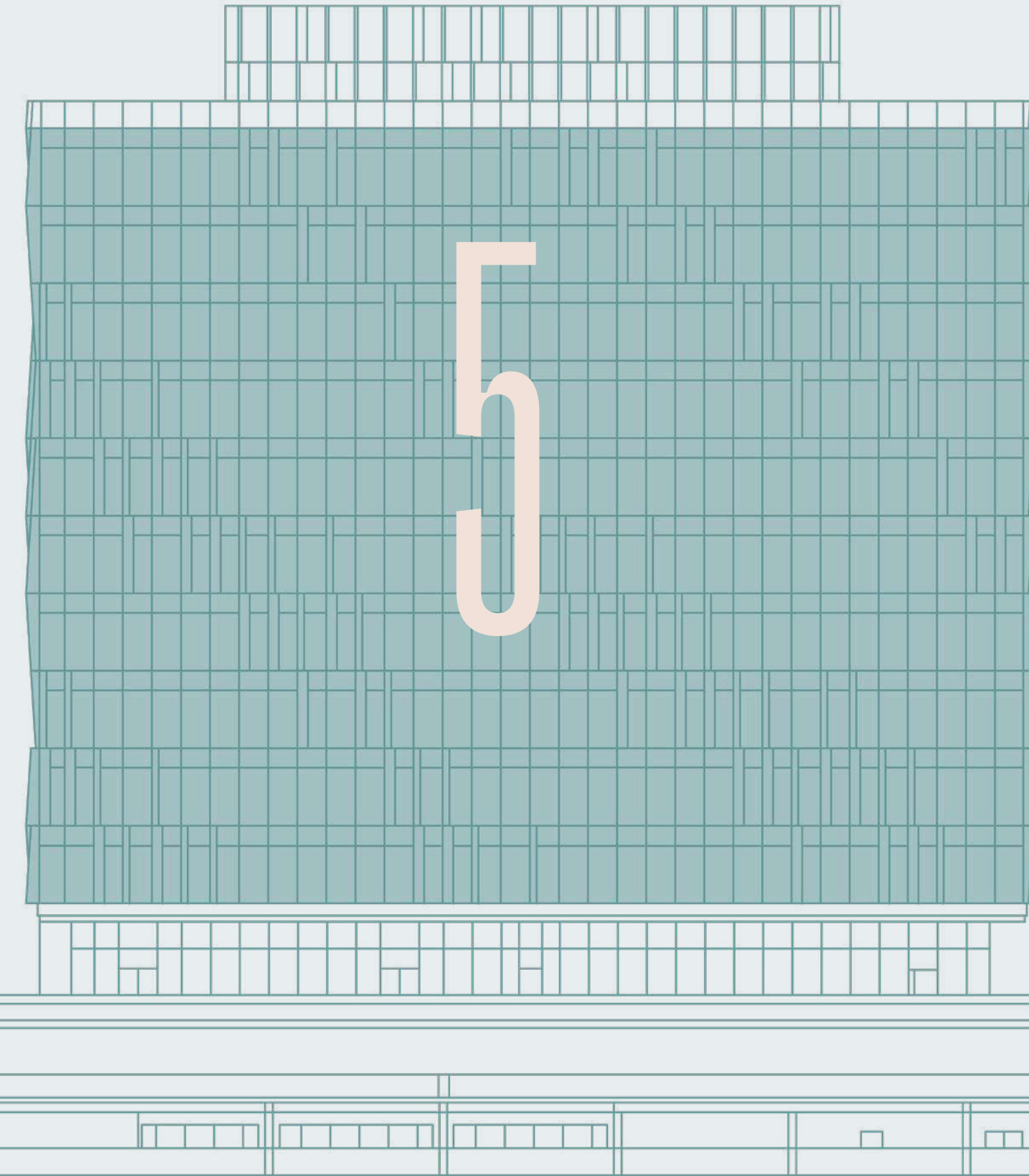
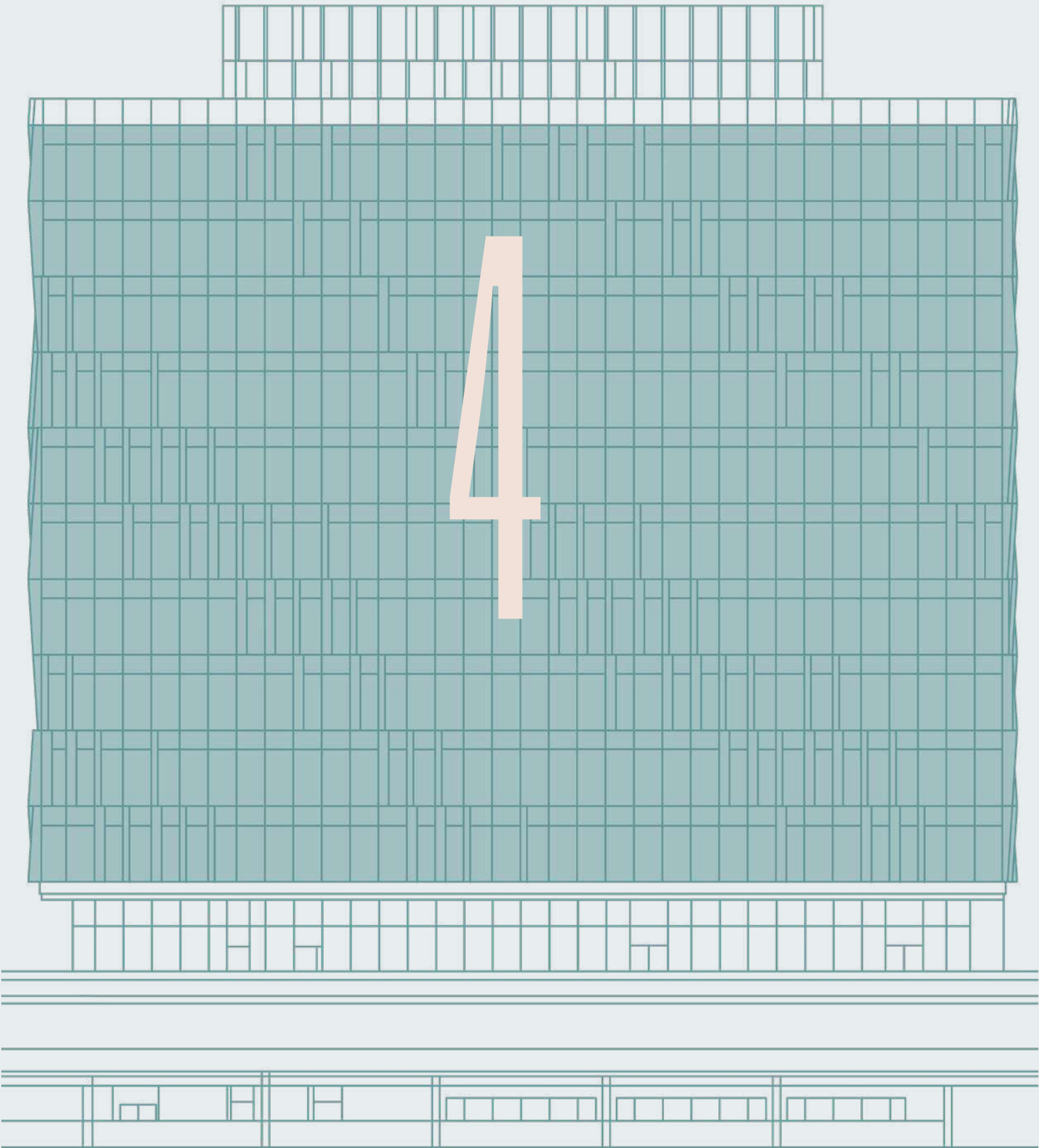
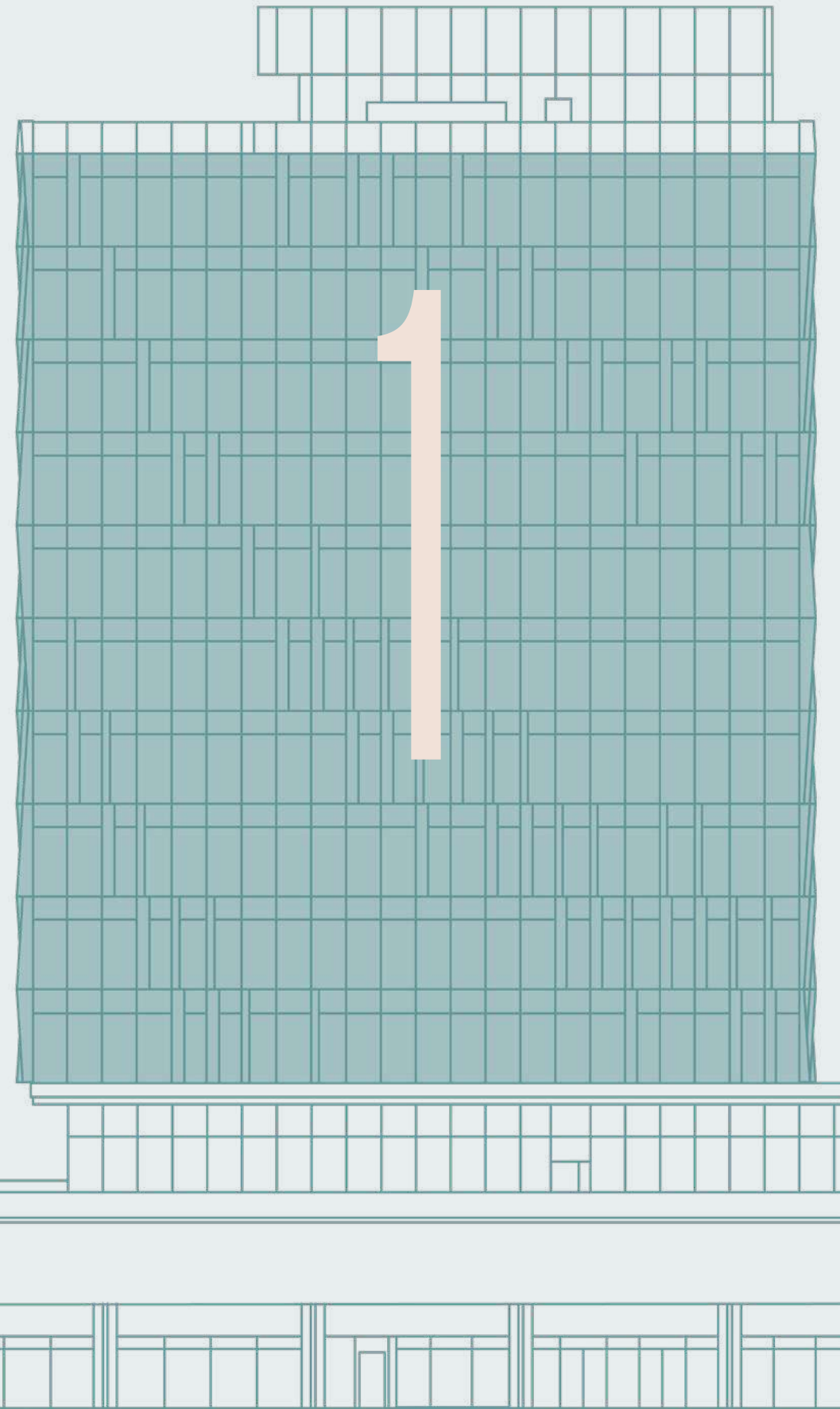
- Retail and/or F&B Space
- Drop off
- Core



Office Space

SCHEDULE OF AREAS - TOWERS 1, 4 & 5

TOTAL OFFICE SPACE PER TOWER: 12,604 SQ M



- ROOF FLOOR 1
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1
- MEZZANINE FLOOR 2
- MEZZANINE FLOOR 1
- GROUND FLOOR

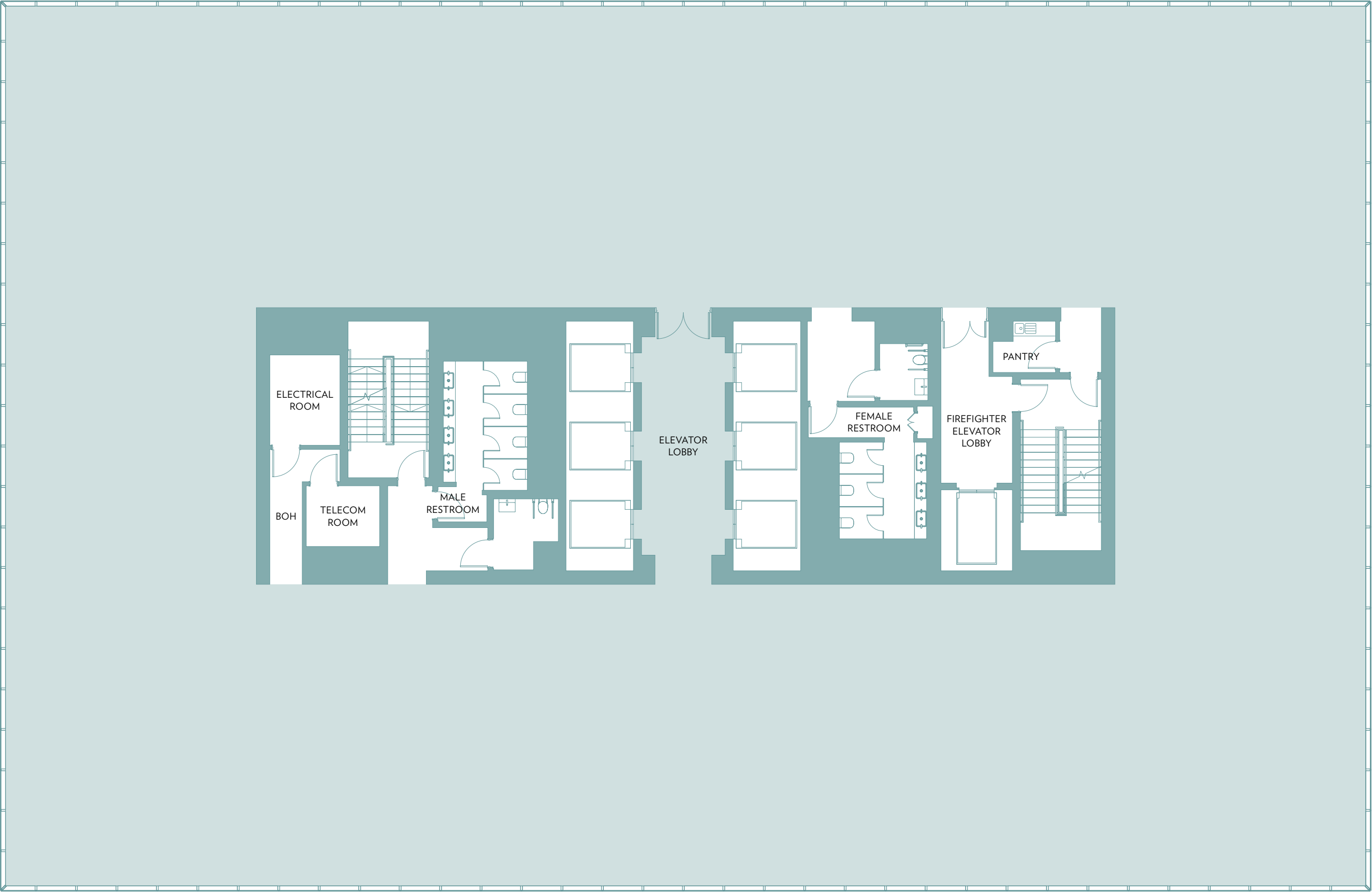
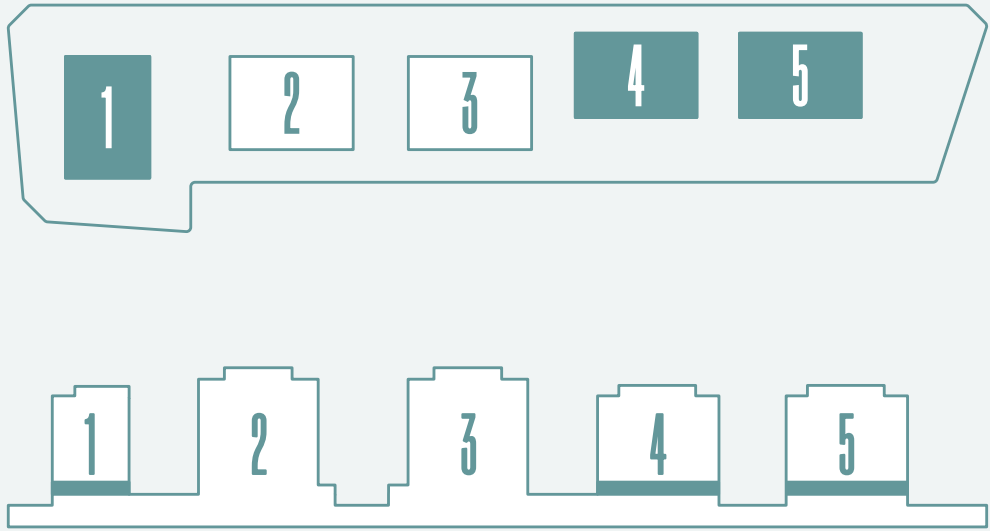
TOWERS 1, 4 & 5

FIRST FLOOR

Total NLA:

14,155 sq ft

1,315 sq m



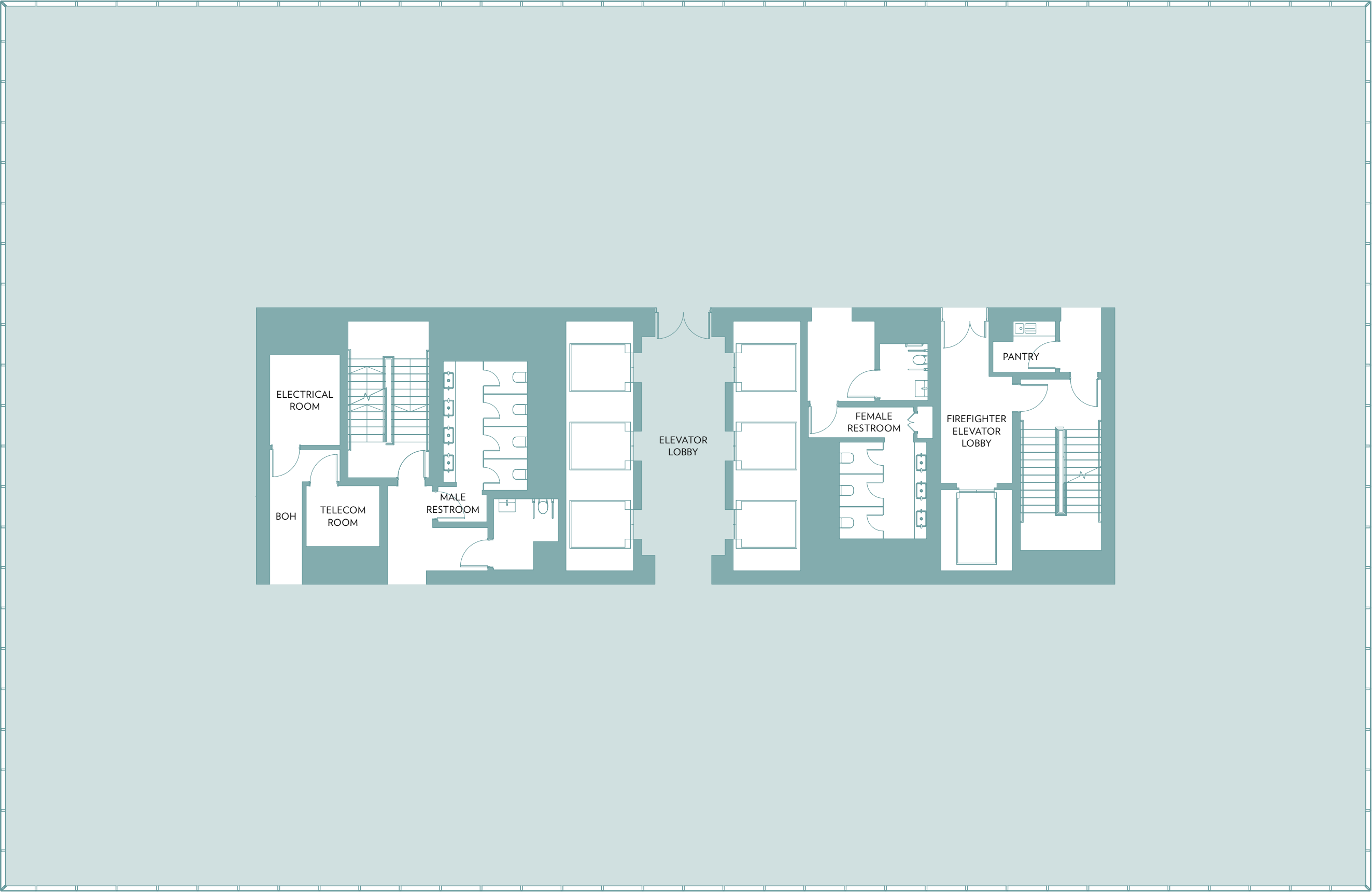
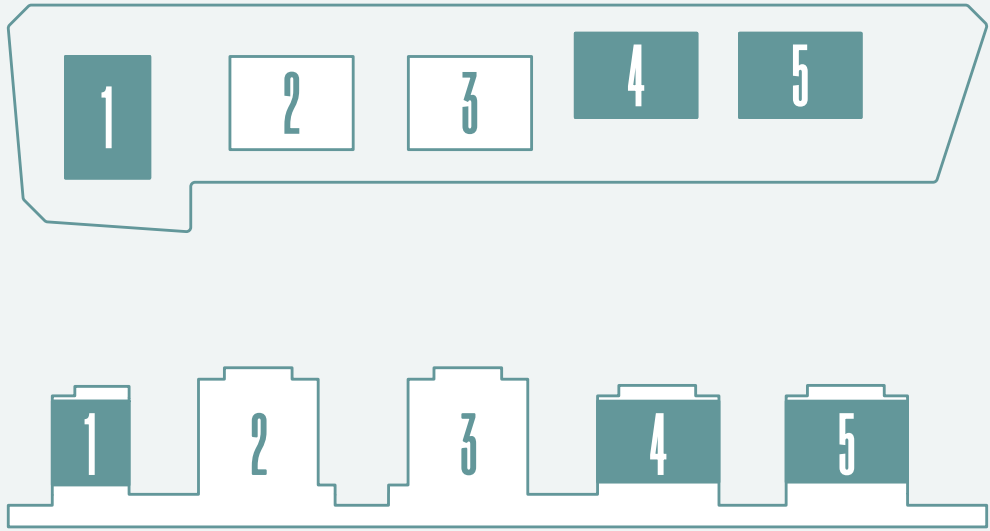
TOWERS 1, 4 & 5

TYPICAL FLOOR PLAN

Total NLA:

14,155 sq ft

1,315 sq m



TOWERS 1, 4 & 5 - 2 TENANT OPTION

TYPICAL FLOOR

Office 1 total NLA:

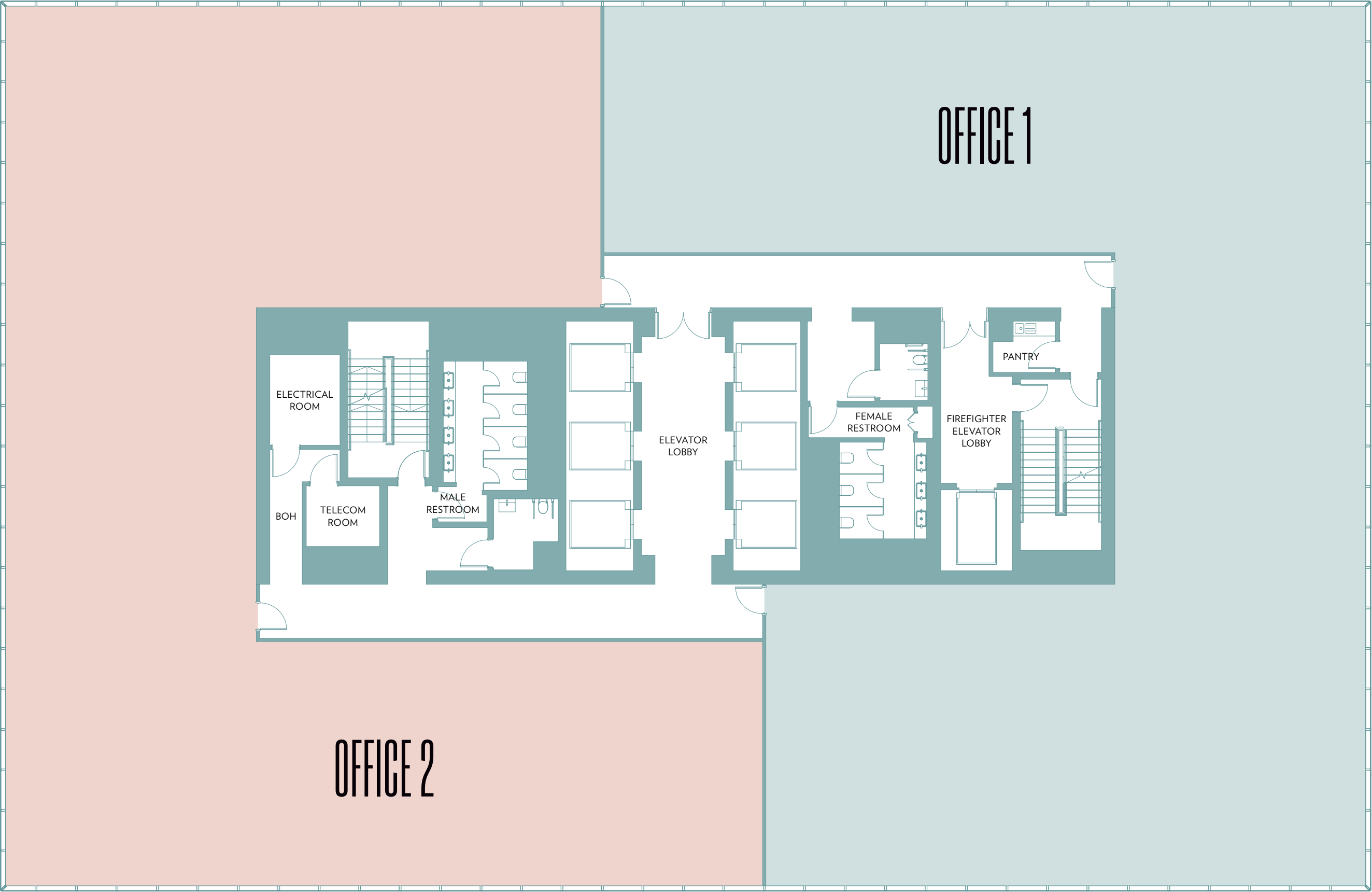
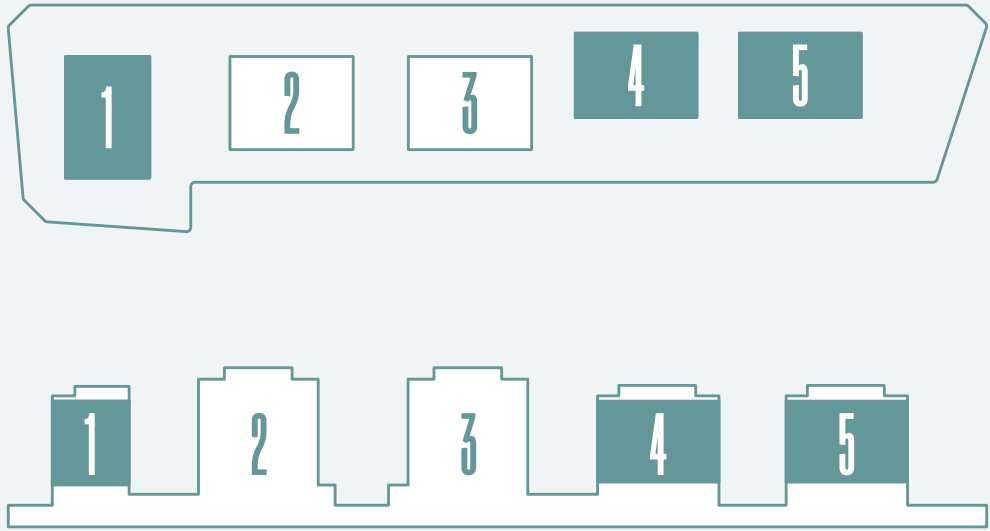
6,878 sq ft

639 sq m

Office 2 total NLA:

6,835 sq ft

635 sq m



TOWERS 1, 4 & 5 - 4 TENANT OPTION

TYPICAL FLOOR

Office 1 total NLA:

3,240 sq ft

301 sq m

Office 3 total NLA:

3,240 sq ft

301 sq m

Office 2 total NLA:

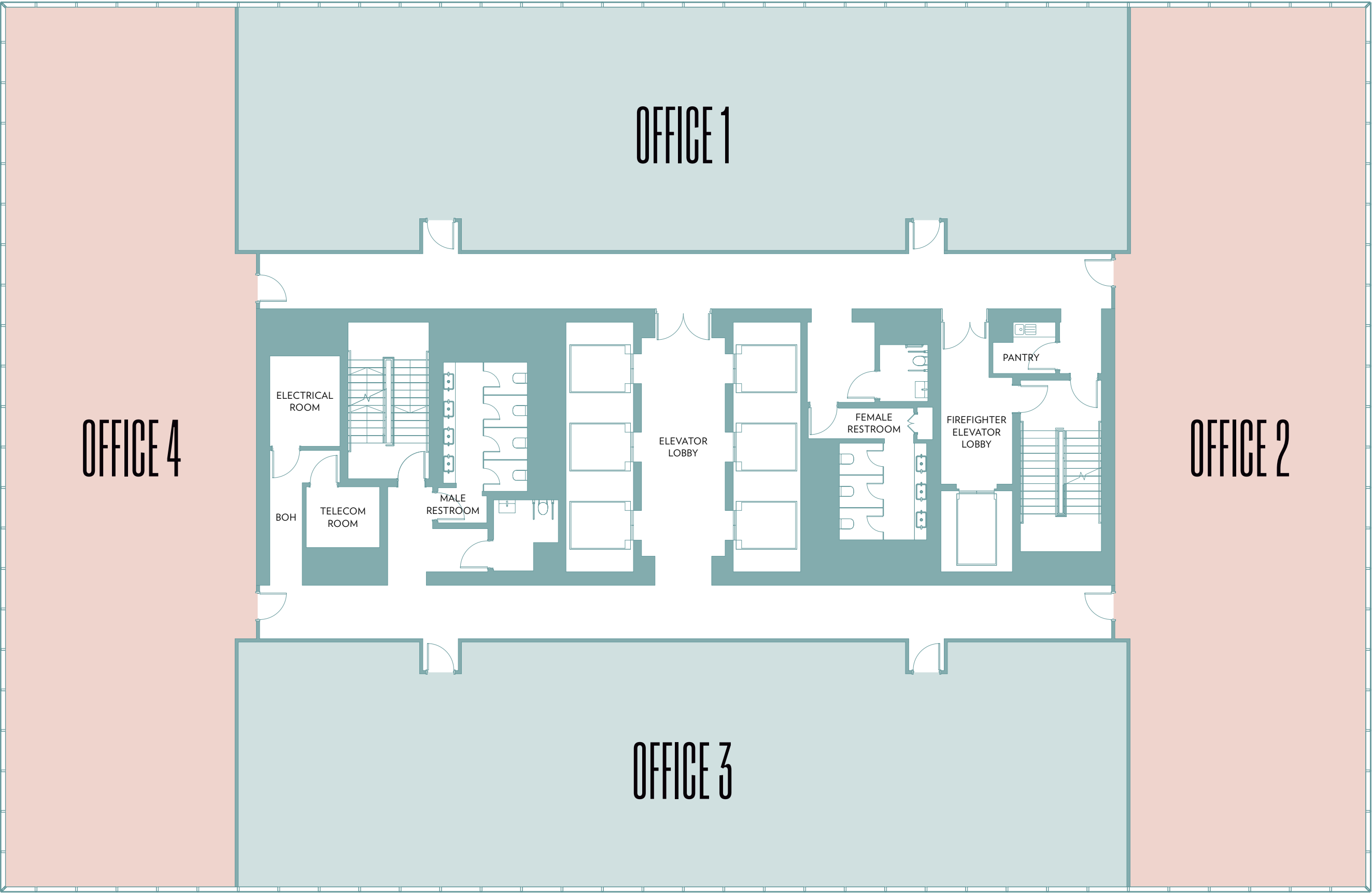
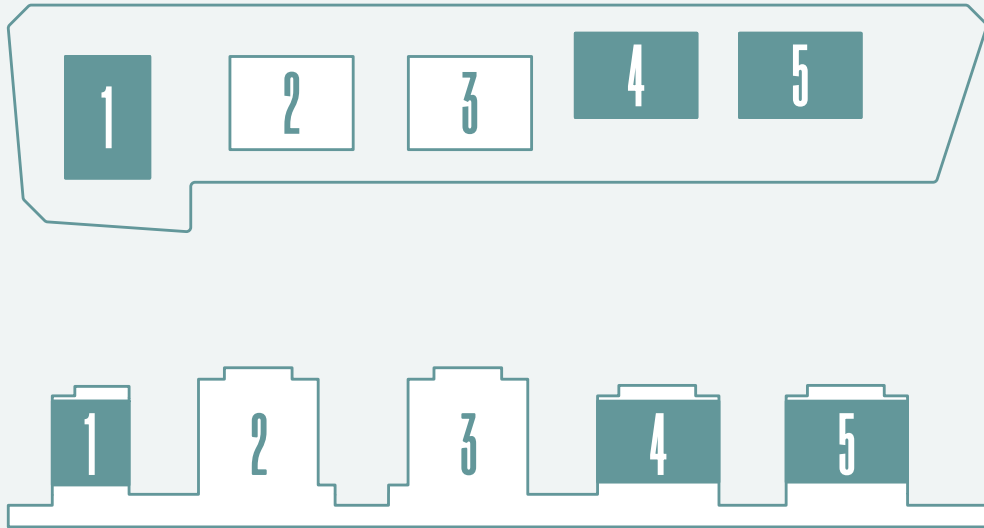
3,251 sq ft

302 sq m

Office 4 total NLA:

3,218 sq ft

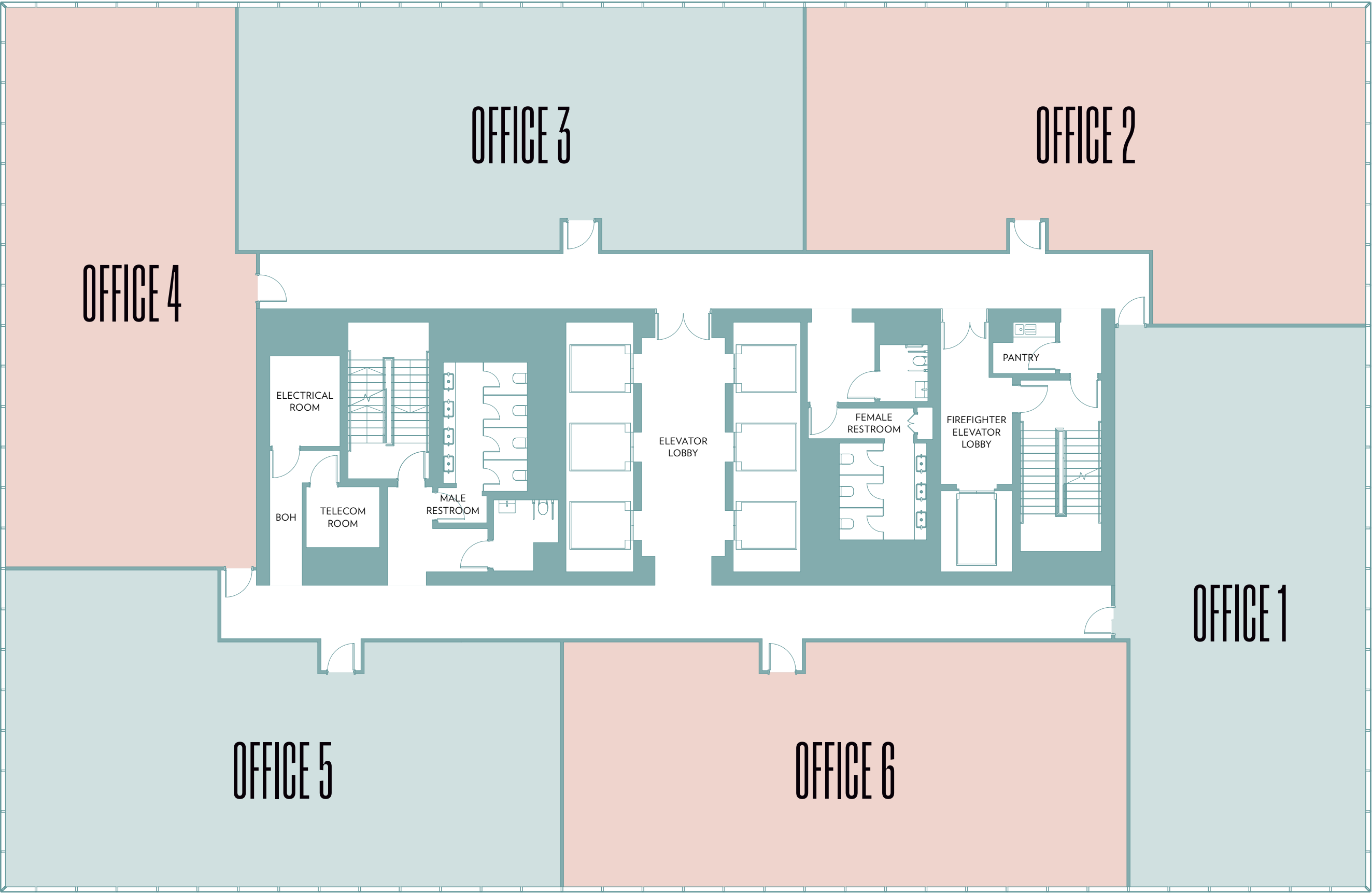
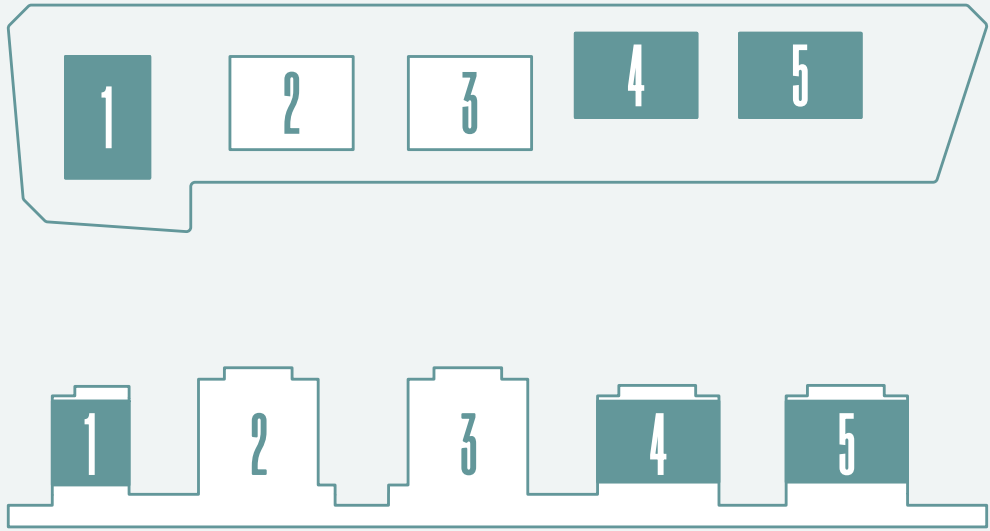
299 sq m



TOWERS 1, 4 & 5 - 6 TENANT OPTION

TYPICAL FLOOR

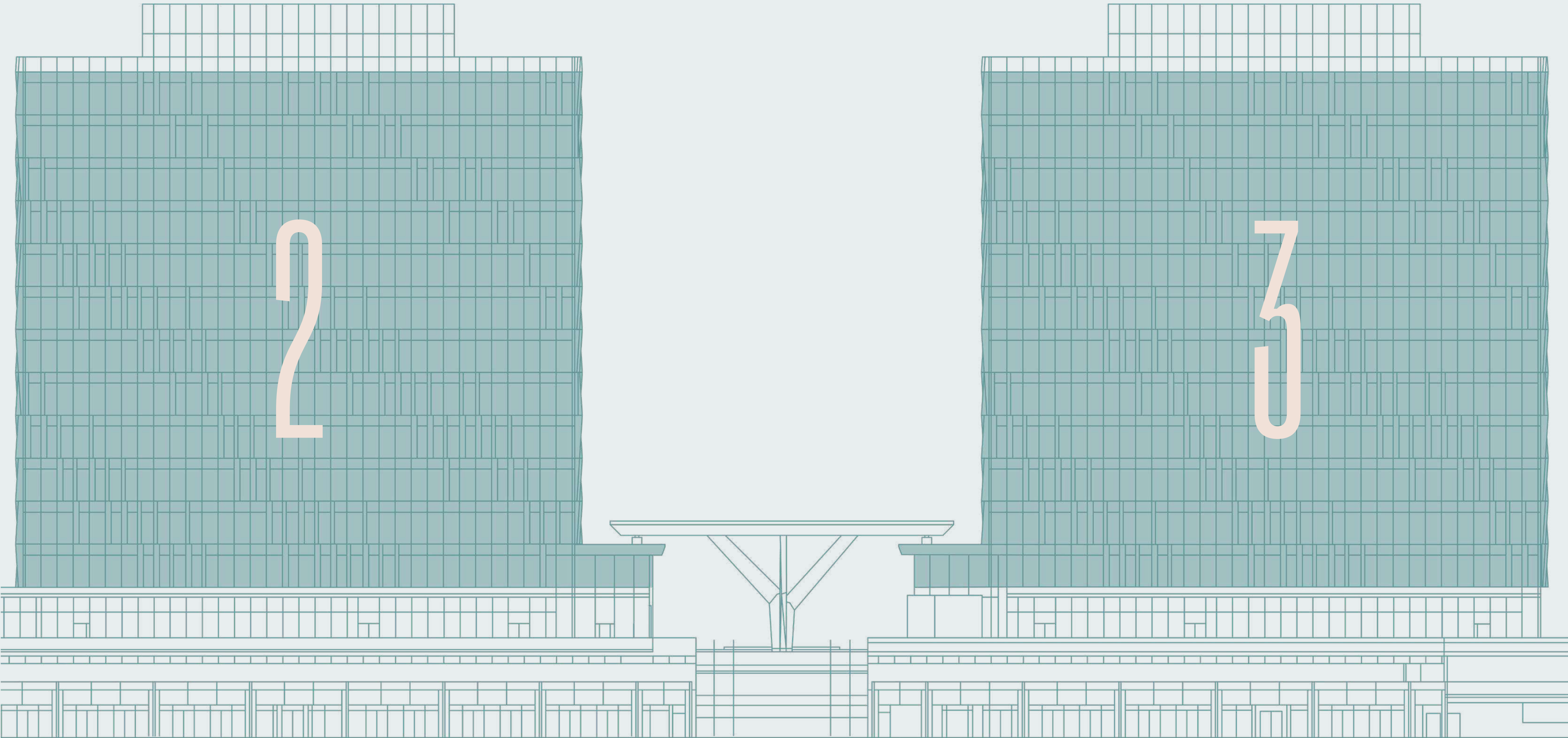
Office 1 total NLA:	Office 4 total NLA:
2,088 sq ft	2,067 sq ft
194 sq m	192 sq m
Office 2 total NLA:	Office 5 total NLA:
2,293 sq ft	2,282 sq ft
213 sq m	212 sq m
Office 3 total NLA:	Office 6 total NLA:
2,067 sq ft	2,067 sq ft
192 sq m	192 sq m



Office Space

SCHEDULE OF AREAS - TOWERS 2 & 3

TOTAL OFFICE SPACE PER TOWER: 17,321 SQ M



- ROOF FLOOR 1
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1
- MEZZANINE FLOOR 2
- MEZZANINE FLOOR 1
- GROUND FLOOR

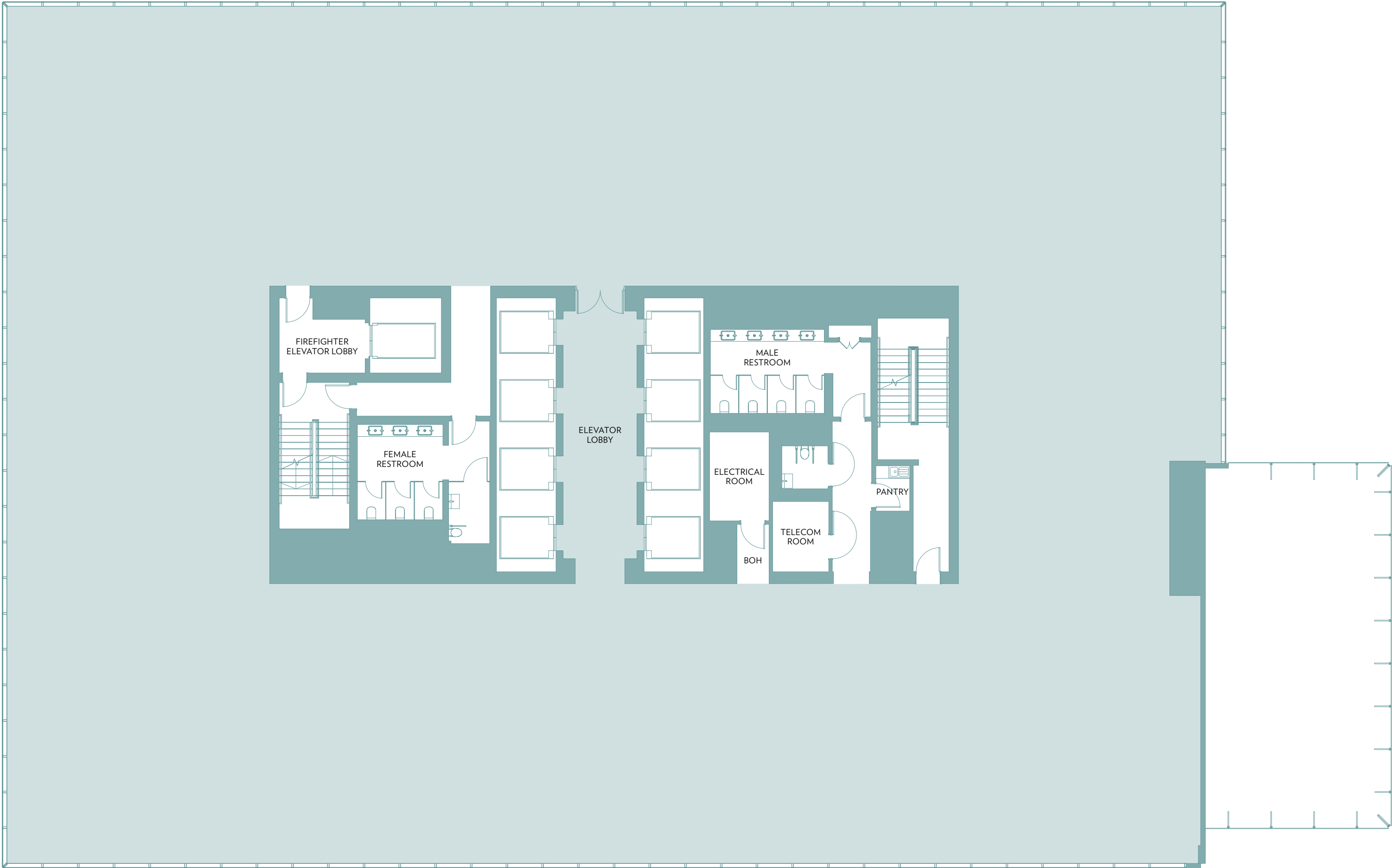
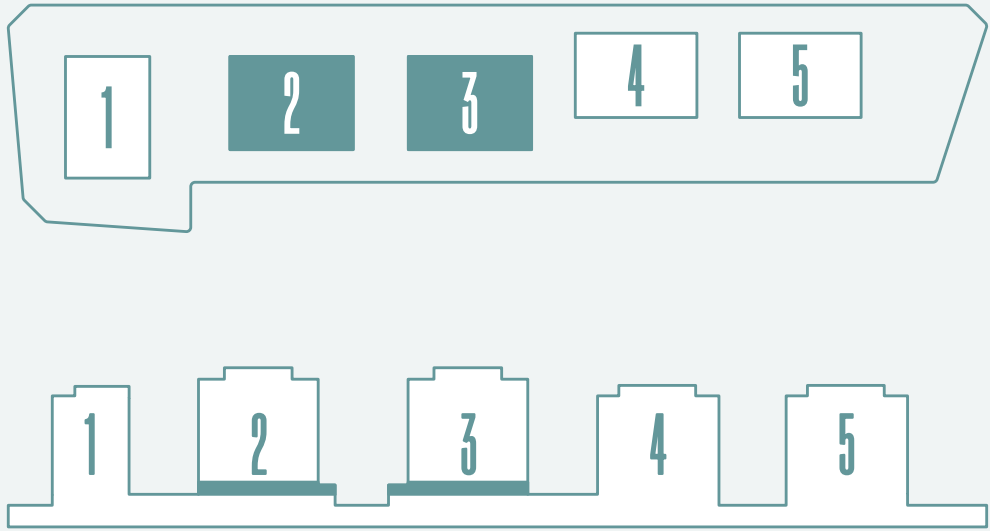
TOWER 2 & 3

FIRST FLOOR

Total NLA:

15,511 sq ft

1,441 sq m



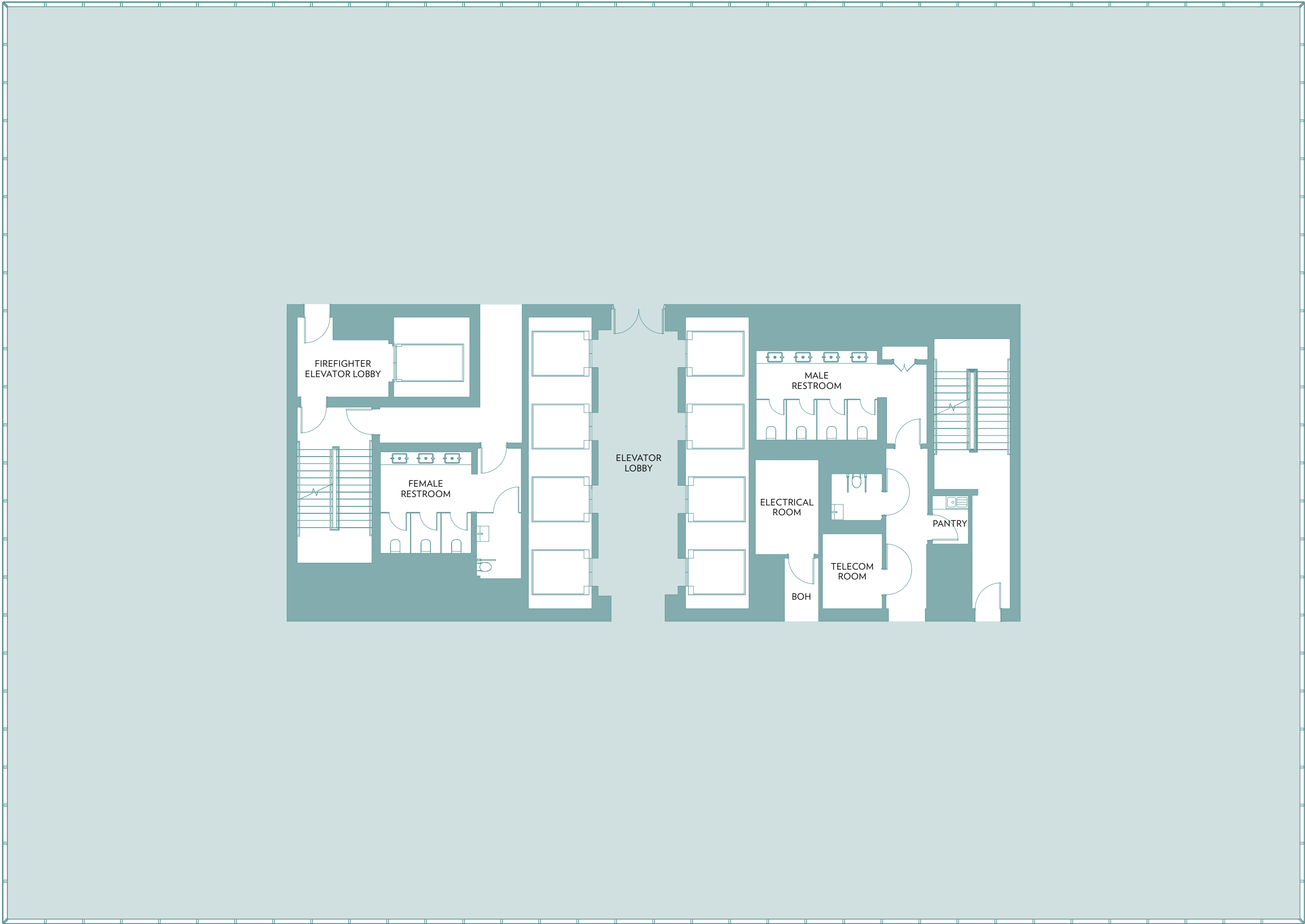
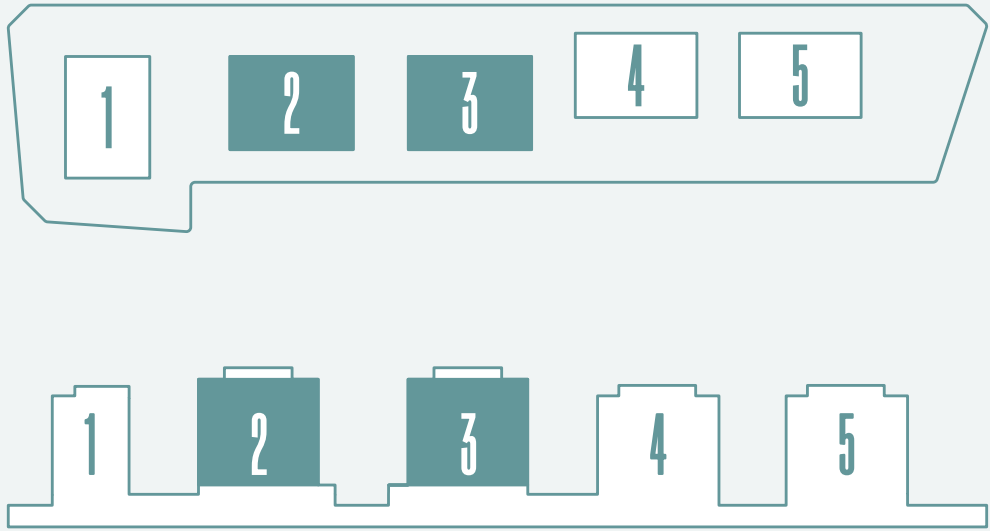
TOWER 2 & 3

TYPICAL FLOOR PLAN

Total NLA:

15,780 sq ft

1,466 sq m



TOWER 2 & 3 - 2 TENANT OPTION

TYPICAL FLOOR

Office 1 total NLA:

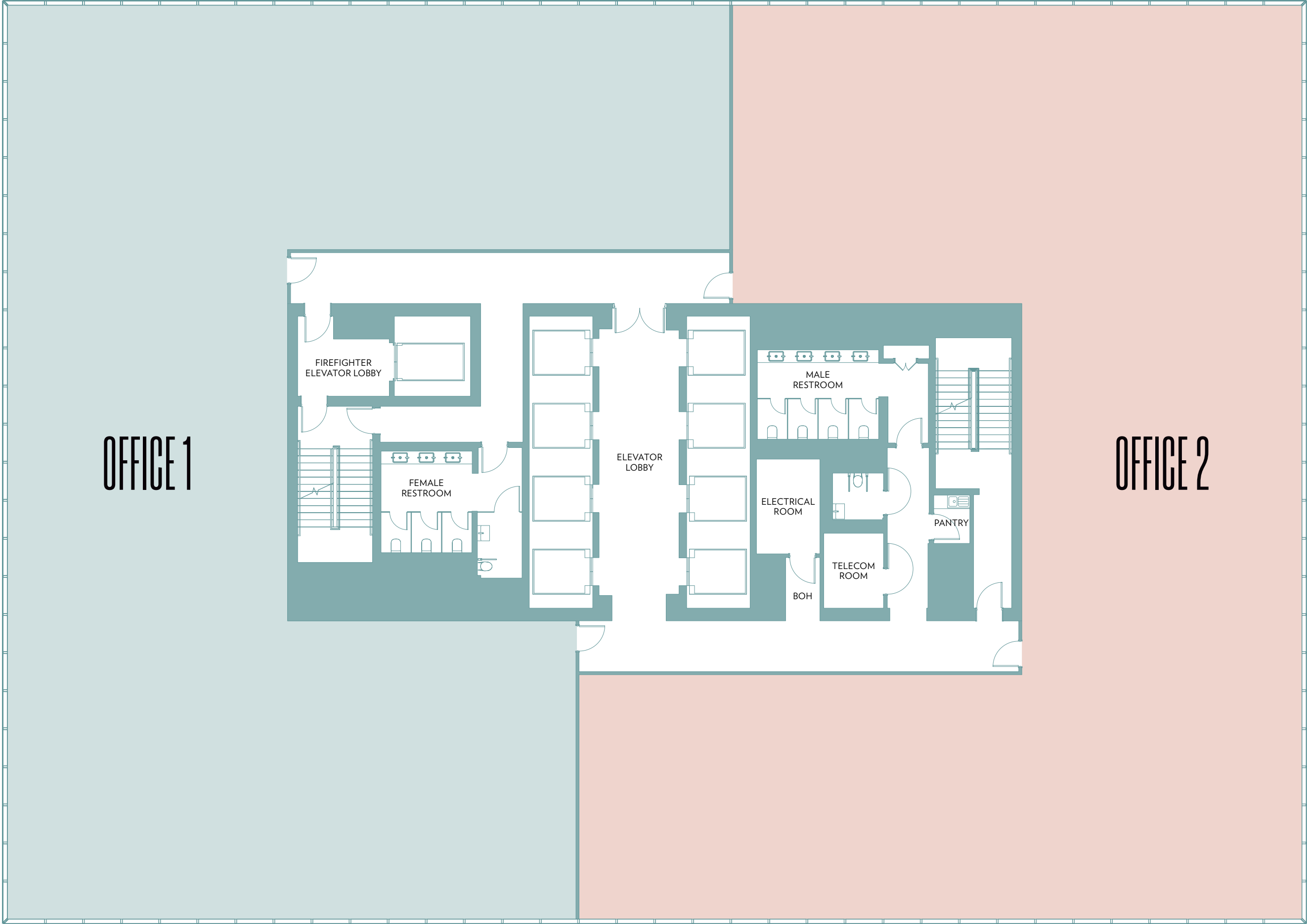
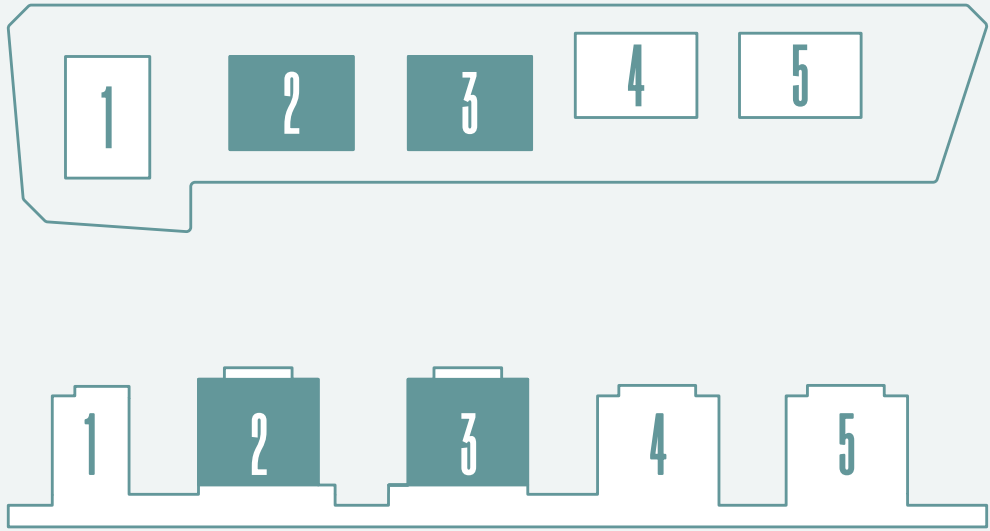
7,718 sq ft

717 sq m

Office 2 total NLA:

7,718 sq ft

717 sq m



TOWER 2 & 3 - 4 TENANT OPTION

TYPICAL FLOOR

Office 1 total NLA:

3,940 sq ft

366 sq m

Office 3 total NLA:

3,477 sq ft

323 sq m

Office 2 total NLA:

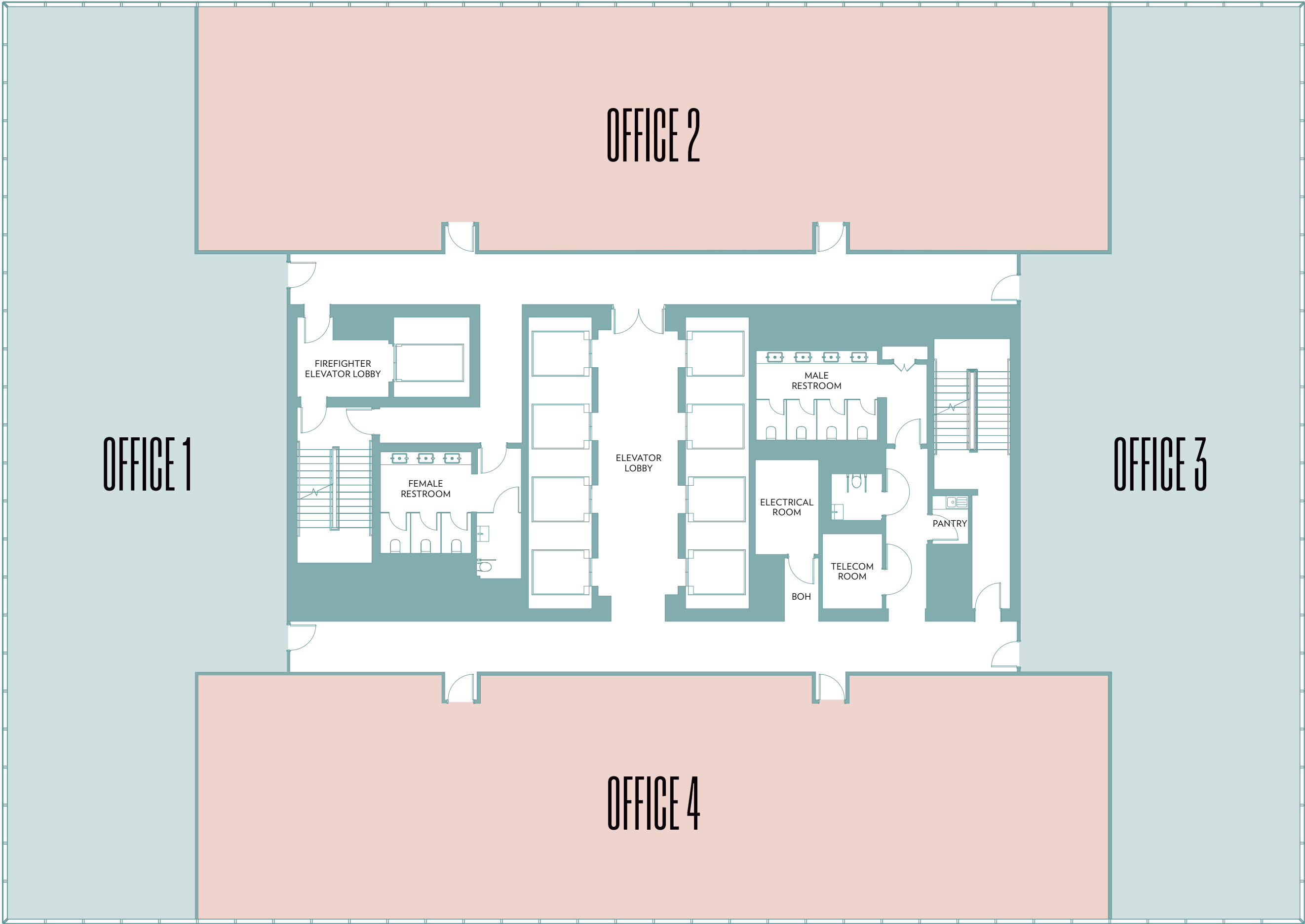
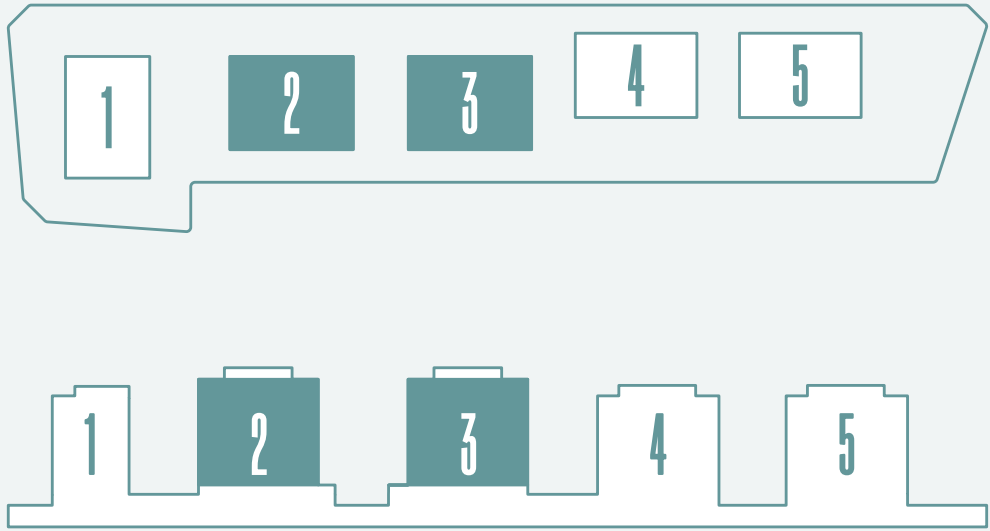
3,477 sq ft

323 sq m

Office 4 total NLA:

3,940 sq ft

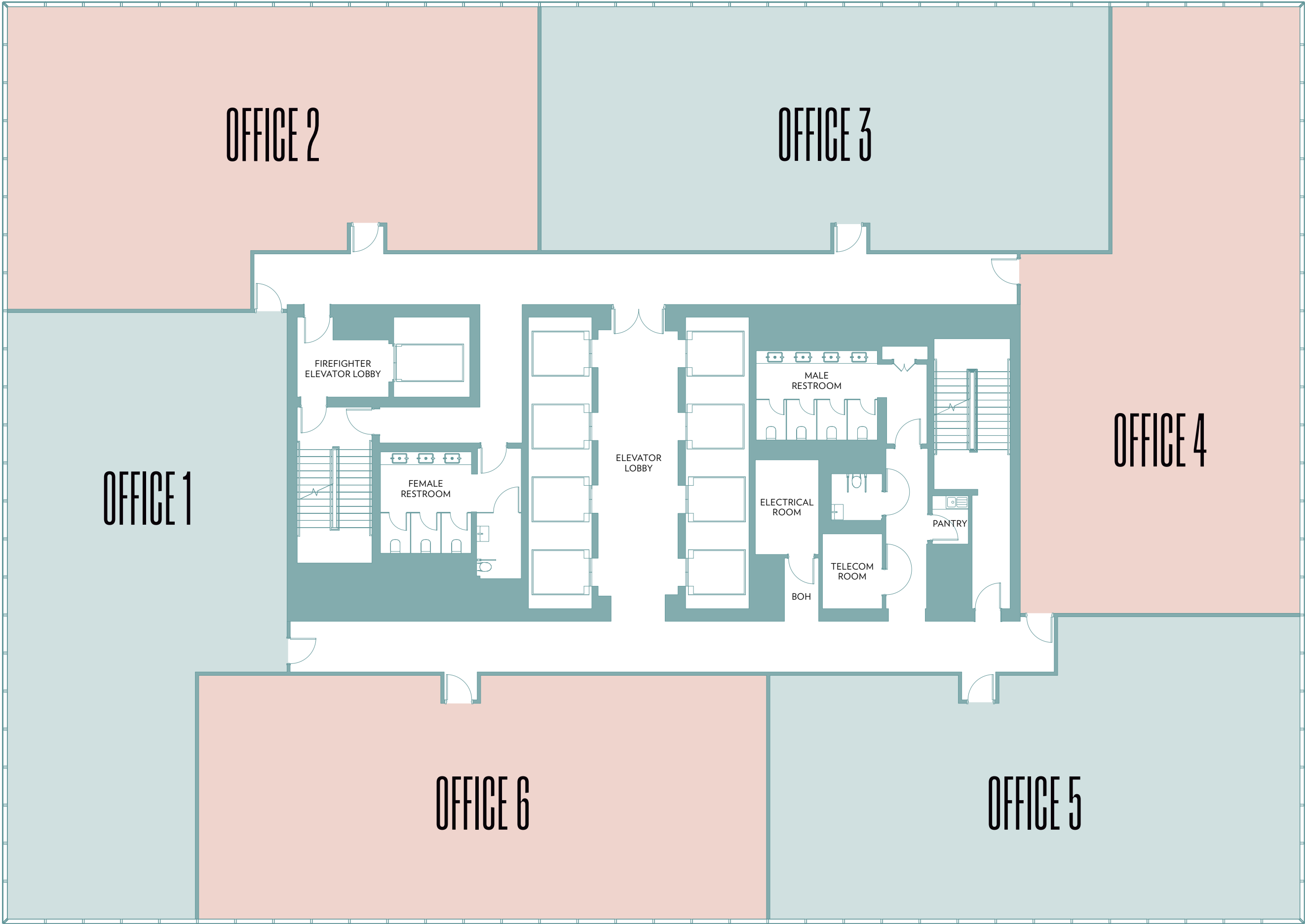
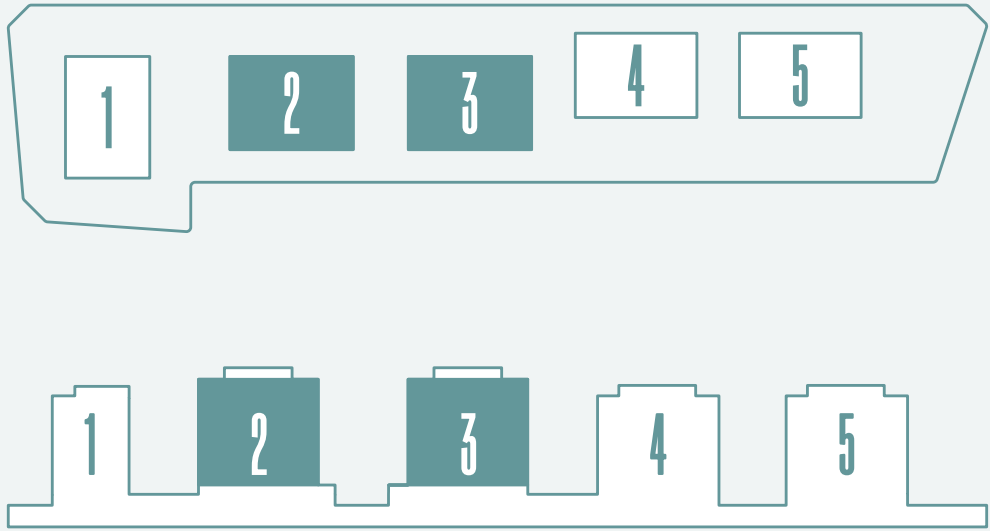
366 sq m



TOWER 2 & 3 - 6 TENANT OPTION

TYPICAL FLOOR

Office 1 total NLA:	Office 4 total NLA:
2,691 sq ft	2,691 sq ft
250 sq m	250 sq m
Office 2 total NLA:	Office 5 total NLA:
2,314 sq ft	2,314 sq ft
215 sq m	215 sq m
Office 3 total NLA:	Office 6 total NLA:
2,379 sq ft	2,379 sq ft
221 sq m	221 sq m



TOWER 2 & 3 - 6 TENANT OPTION

FIRST FLOOR

Office 1 total NLA:

2,530 sq ft

235 sq m

Office 4 total NLA:

2,411 sq ft

224 sq m

Office 2 total NLA:

2,476 sq ft

230 sq m

Office 5 total NLA:

2,314 sq ft

215 sq m

Office 3 total NLA:

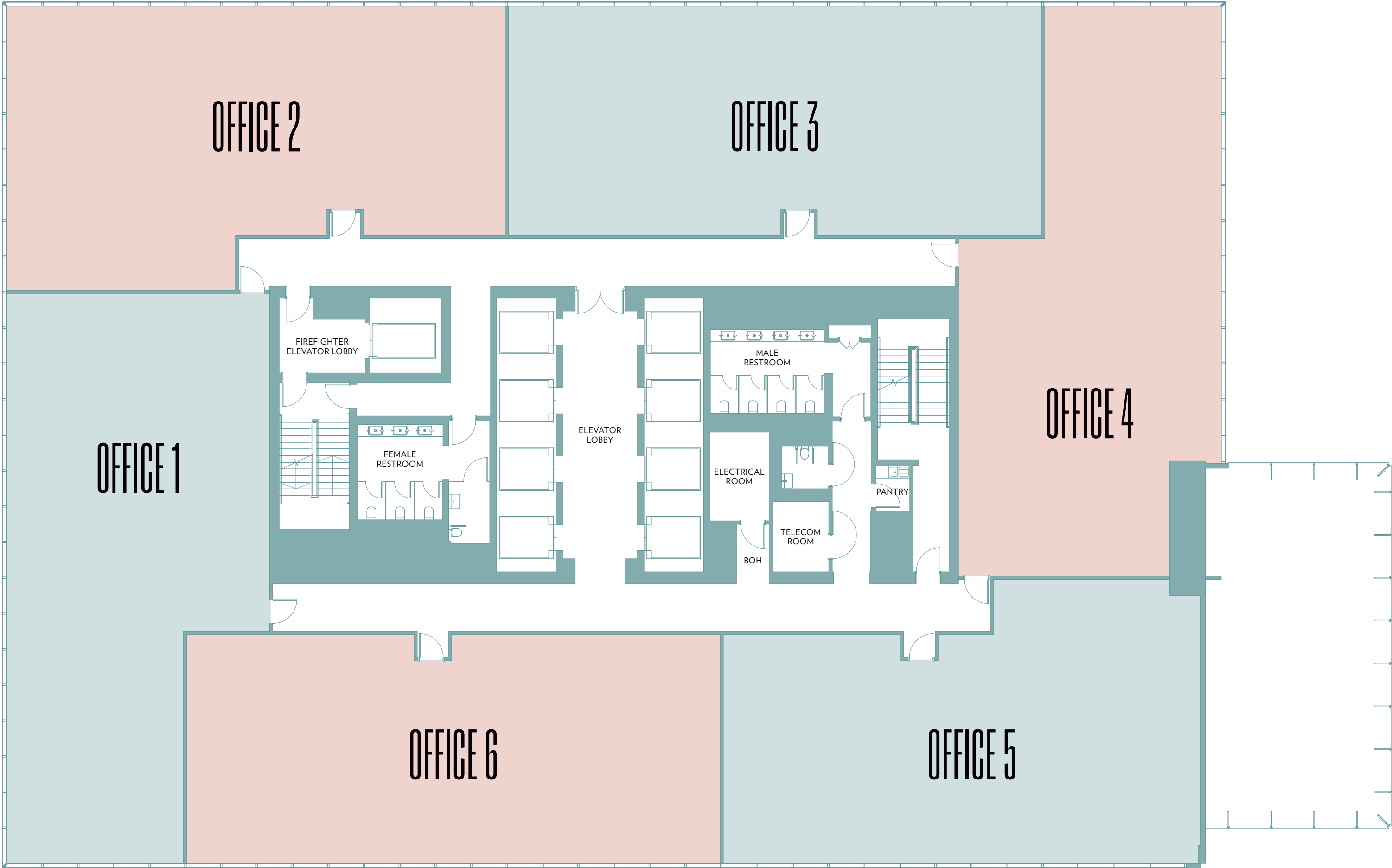
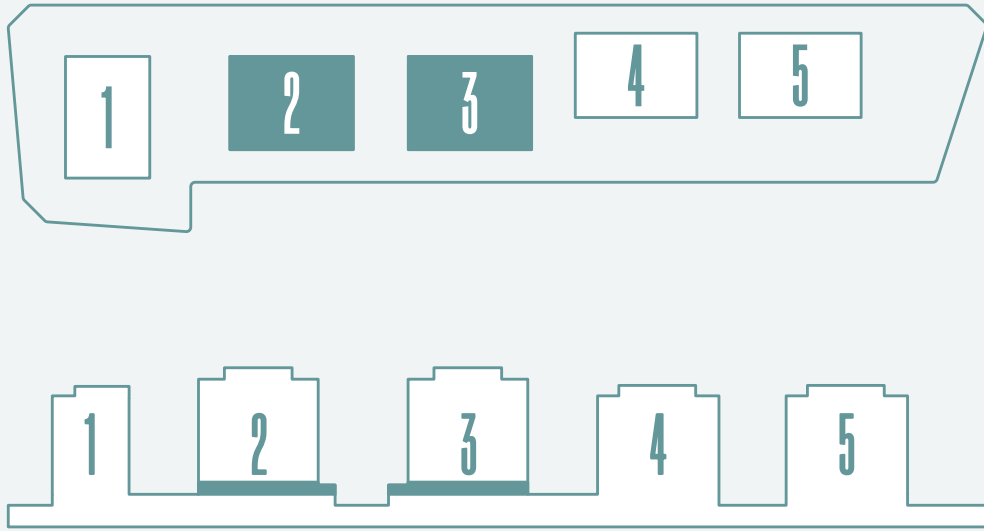
2,379 sq ft

221 sq m

Office 6 total NLA:

2,379 sq ft

221 sq m



SUSTAINABILITY



BARJEEL (2021) COMPLIANT

Meets Ras Al Khaimah's Green building regulations



TARGETING LEED GOLD

certification



HIGH-EFFICIENCY COOLING SYSTEM

Delivery reduced energy consumption (COP 4.4)



LOW ENERGY LIGHTING

Interior lighting energy cut by 50% and exterior by 30%



SOLAR HOT WATER SYSTEM

Provides 75% of domestic hot water demand



ROOFTOP SOLAR PV PANELS

Reducing grid electricity demand by 30%



HIGH EFFICIENCY ENVELOPE SYSTEMS

Minimises heat gain & reduces energy consumption



LOW WATER CONSUMPTION FIXTURES

50% indoor water use savings



NATIVE & DROUGHT TOLERANT LANDSCAPING

Achieves 50% reduction in outdoor water use



ADVANCE ENERGY METERING

Smart monitoring integrated with the BMS



75% OF SPACES WITH OUTDOOR VIEWS

Enhanced wellbeing and natural light



REDUCED CONSTRUCTION WASTE

75% of construction waste diverted from landfill

A scenic landscape featuring a range of mountains and a body of water, likely a lake, under a sky transitioning from blue to orange and yellow, suggesting a sunset or sunrise. The foreground shows a rocky, reddish-brown slope. The entire image is overlaid with a pattern of white, diagonal, dashed lines that create a sense of depth and movement.

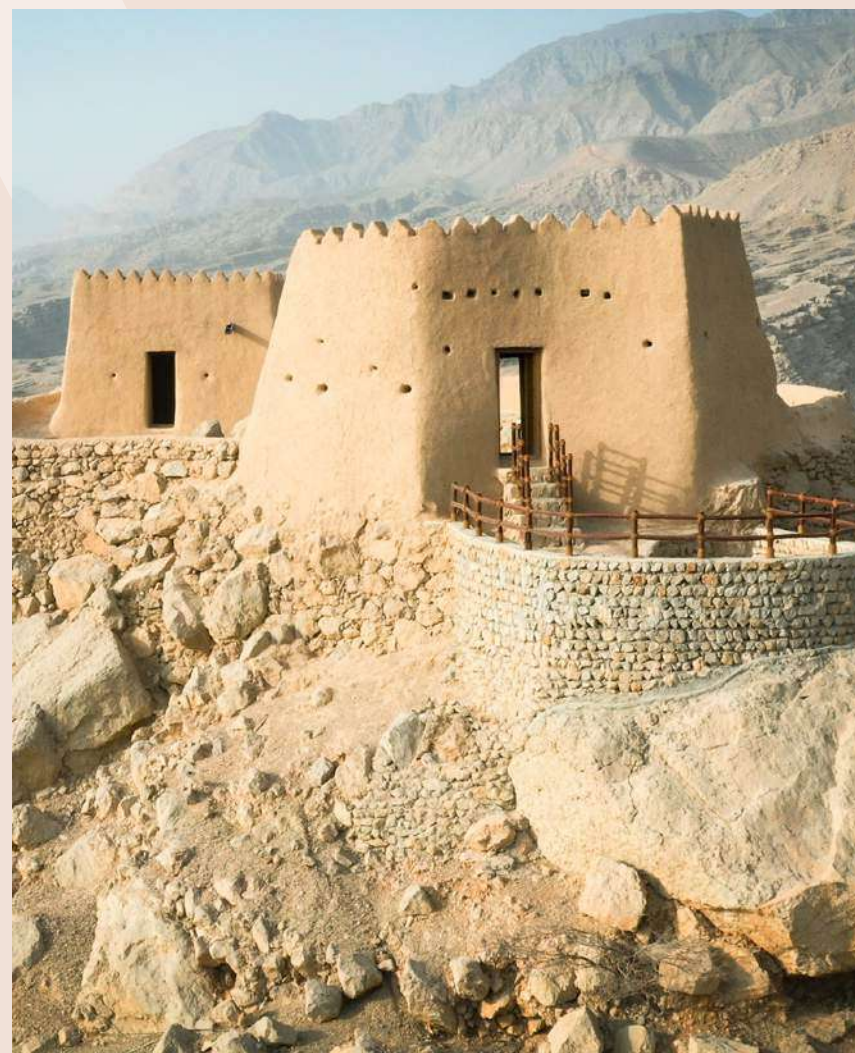
LOCATION



OPTIMISE YOUR STANDARD OF LIVING



From congestion-free roads to rugged mountains to affordable homes, and with a cooler climate than elsewhere in UAE, Ras Al Khaimah offers its workforce an exceptionally well-rounded lifestyle.



A BUSINESS-FRIENDLY DESTINATION

Occupiers at RAK Central Square can enjoy easy access to the worldwide connections available at Dubai International Airport – perfect for globally-minded companies. Combined with its location within RAK Central, this is the place to future-proof your business.

30 MIN DRIVE

to Ras Al Khaimah
International Airport

35 MIN DRIVE

to Sharjah
International Airport

45 MIN DRIVE

to Dubai
International Airport

2H 30 MIN DRIVE

to Abu Dhabi

4 HOURS FLIGHT

to 31% of the
world's population

8 HOURS FLIGHT

to 75% of the
world's population



3 MIN DRIVE

to Waldorf Astoria
Ras Al Khaimah

5 MIN DRIVE

to Royal Yacht Club
of Ras Al Khaimah

5 MIN DRIVE

to The Ritz-Carlton
Al Hamra Beach

10 MIN DRIVE

to Wynn
Al Marjan Island



DEVELOPMENT TEAM



RAK Central Square is a landmark collaboration between Marjan and RAKEZ, two of Ras Al Khaimah's most prestigious government-backed entities. This is a development powered by people who understand the enormous possibilities this city can offer.



As Ras Al Khaimah's leading destination developer, Marjan has built communities that place quality of life front and centre – from the mixed-use Beach District to the visionary Wynn Al Marjan Island to the people-first neighbourhood of RAK Central. Marjan will establish its headquarters at RAK Central Square, anchoring the district at its heart. Marjan will occupy half of Building 2, anchoring its headquarters in this bold new neighbourhood.



Ras Al Khaimah Economic Zone (RAKEZ) is a powerhouse industrial hub in the heart of the city, offering first-of-its-kind opportunities to local and global firms alike. And with RAKEZ taking Building 1 of RAK Central Square, this development has already established itself as a dynamic, business-first ecosystem.

GET IN TOUCH



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RAKCENTRALSQUARE.COM

A government-backed JV:



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