

# Business Setup at Expo City Dubai





# Join the future of working

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## Your iconic business address, in the new centre of Dubai's future.

Expo City Dubai sets a new standard for sustainable urban living, with an integrated community to work, live and play.

It offers premium offices, unique event venues, green spaces, world-class attractions, hotels, restaurants, retail outlets, and soon, residential developments.

Expo City brings together multinationals, SMEs, startups, and entrepreneurs to collaborate and thrive, offering unparalleled opportunities for businesses, investors, and developers to leverage its prime location, enabling free zone, and world-class environment in the high-growth Dubai South area.





# Benefits of doing business at Expo City Dubai

- **100%** Foreign Ownership
- **Flexible** employment regulations
- **2000+** **business activities** offered for licensing
- Seamless **business transfer** and business **history continuity**
- An **agile, adaptive** and **responsive** free zone authority





# Expo City Licences

## Commercial

Import, export, sale, distribution, and storage of items.

## Service

Service-oriented businesses activities.

## E-Commerce

Trade of products and services online.

## Holding

Assets and subsidiaries holding.

## Logistics

Transportation, distribution, forwarding & clearing activities.

## Dual Licence Service

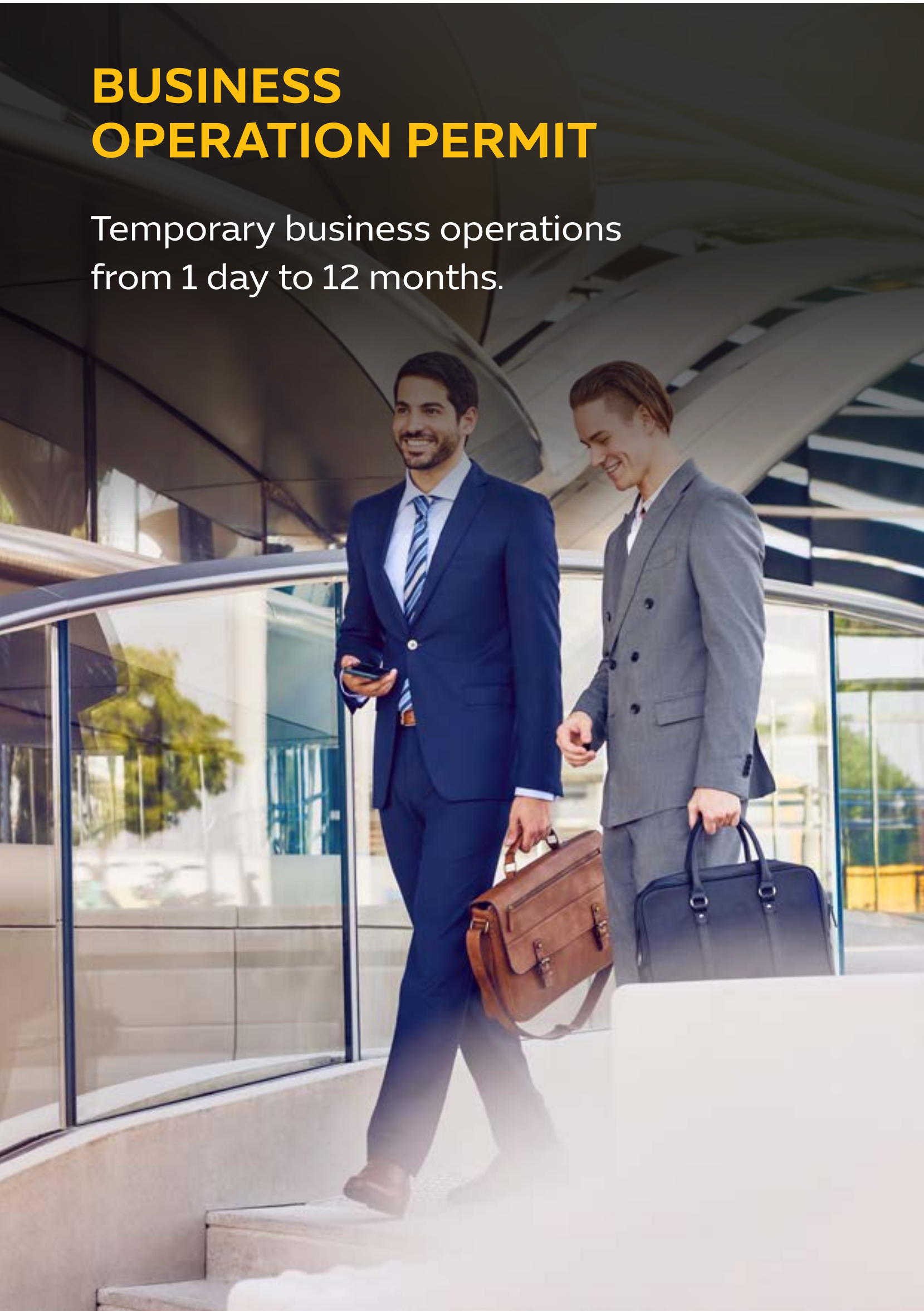
Conduct business activities in the mainland Dubai and Expo City.



# Expo City Permits

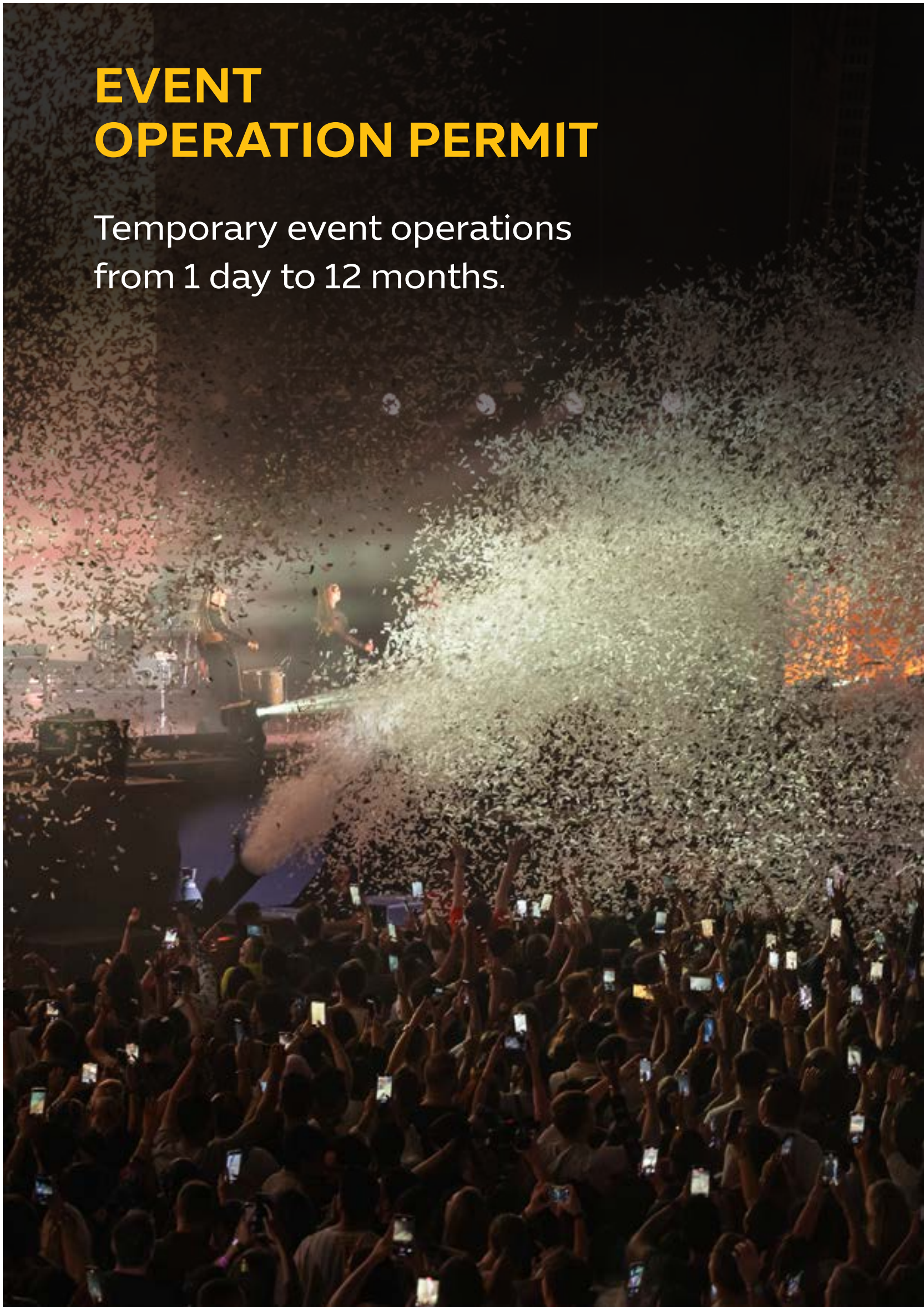
## BUSINESS OPERATION PERMIT

Temporary business operations  
from 1 day to 12 months.



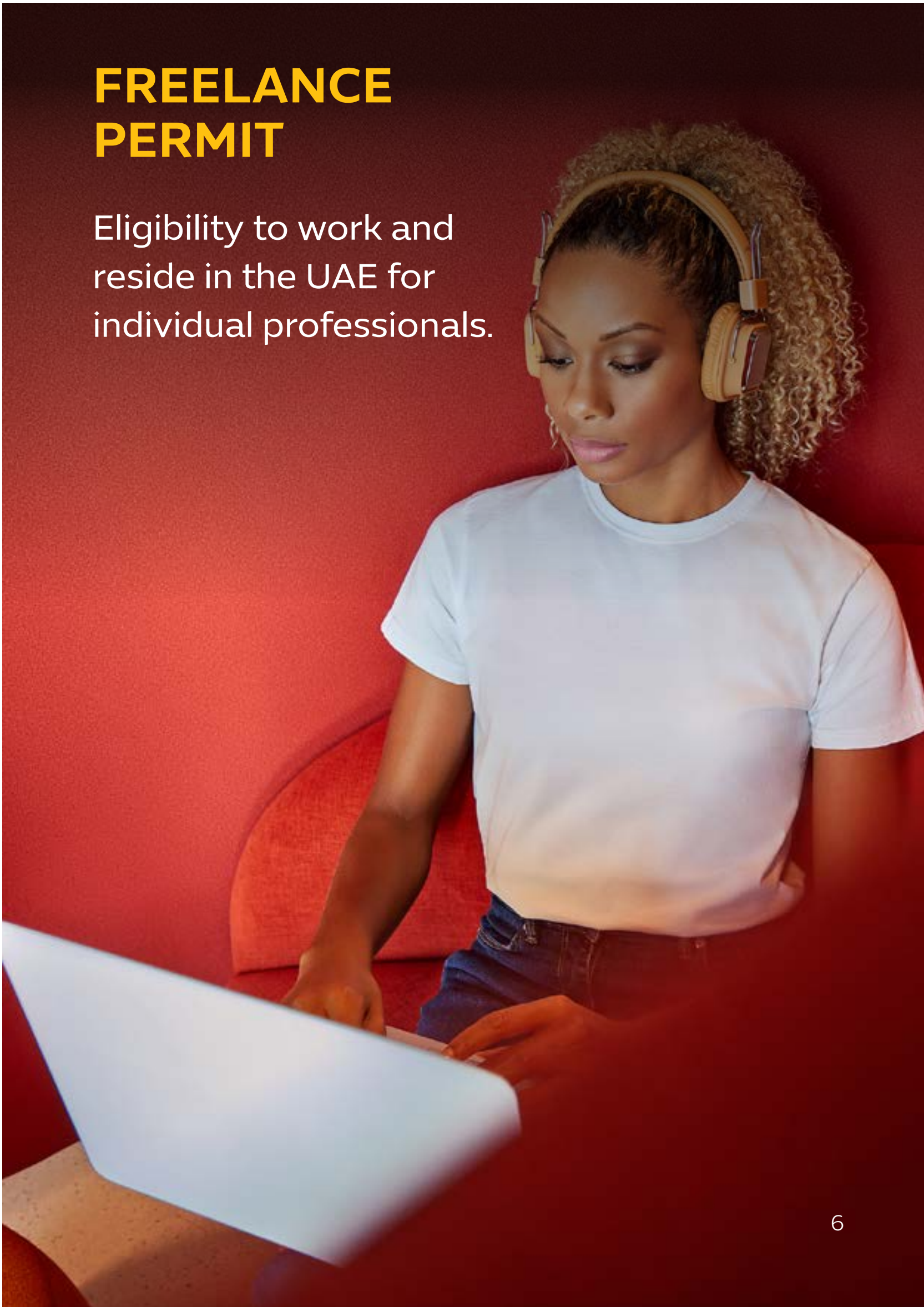
## EVENT OPERATION PERMIT

Temporary event operations  
from 1 day to 12 months.



## FREELANCE PERMIT

Eligibility to work and  
reside in the UAE for  
individual professionals.





# Seamless Business Setup

1

## Get in touch and view spaces

Submit your business profile or retail concept.

2

## Sign offer letter

Submit application and complete **Initial Approval** payment.

3

## Finalise legal documents

Sign *Lease*, submit legal documents & complete **Final Approval Payment**.

4

## All set!

Receive your Expo City Dubai **Licence\***, **Registration Certificate & Company Card**.

\*Licence issuance timeline is subject to complete & accurate submission, payment and third-party approvals.



# Commercial Spaces at Expo City Dubai





# Office Spaces





## Offices designed for **companies of all sizes**

Expo City Dubai offers a variety of smart and flexible office spaces that anticipate the highly fluid requirements of the future workplace, designed to empower companies of all sizes.

The office spaces range from smaller working areas to larger offices, including entire floors, buildings, and multi-building campuses.



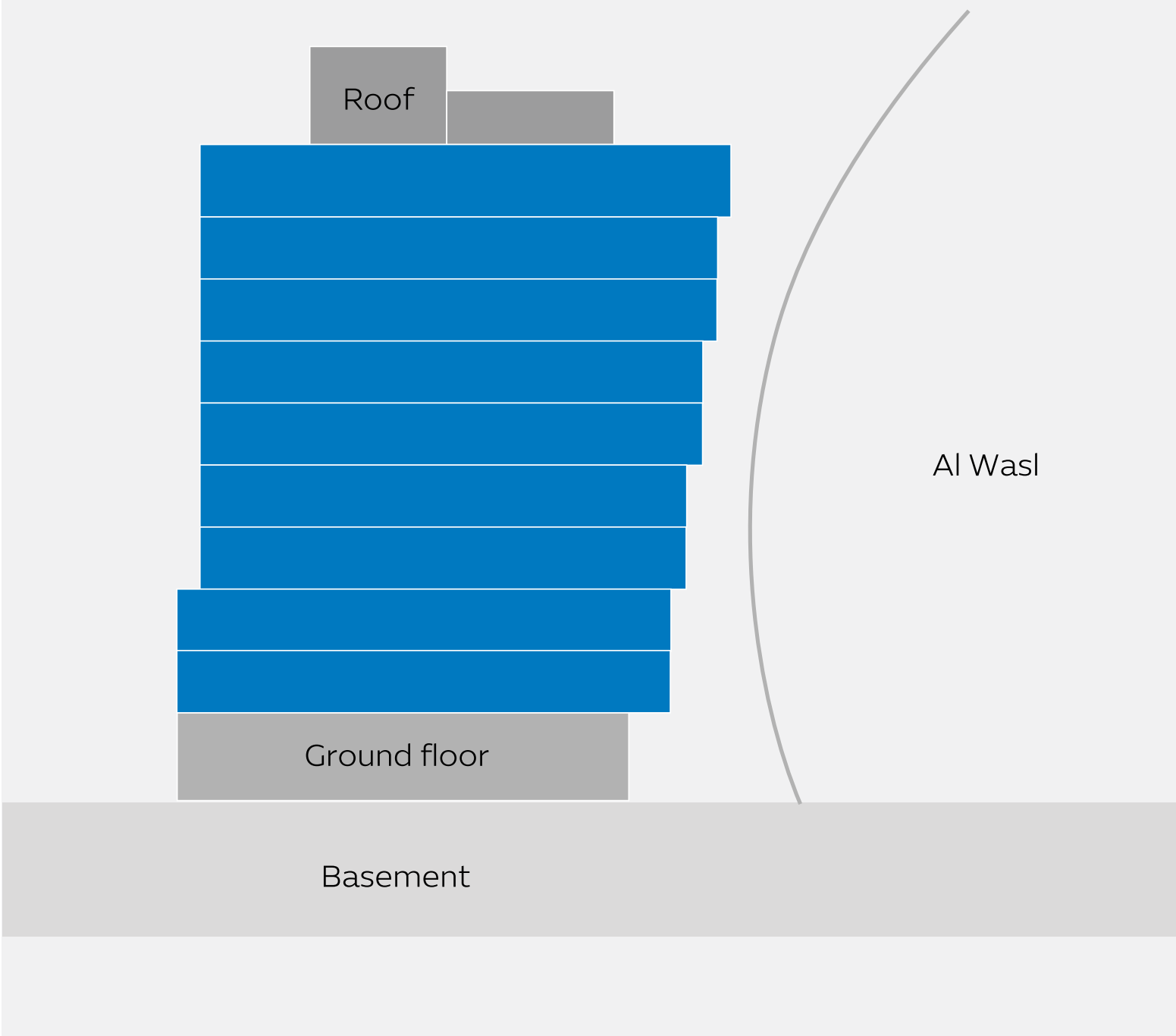


# AL WASL OFFICES

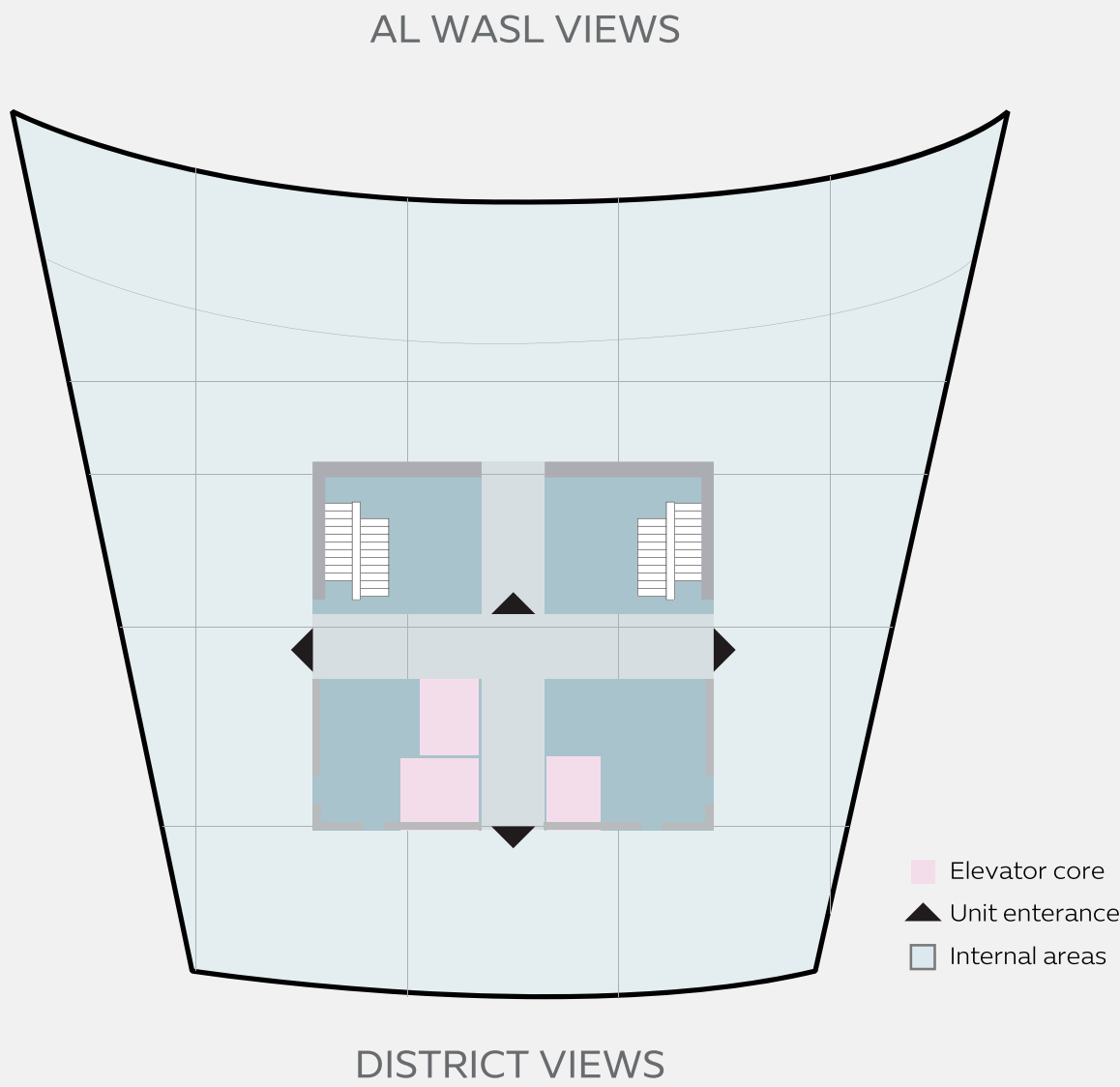
## Product offering

- Mid-rise, G+9
- Grade A offices in LEED-Platinum certified buildings
- Shell & core and semi-fitted spaces
- Floor plate size: 9,000sqft - 13,000sqft
- Spectacular views of Al Wasl Plaza, the world's largest interactive, immersive dome
- Stunning 360 views of Expo City
- Direct access to basement parking
- Extensive outdoor parking with buggy service
- Restaurants on ground floor
- Close to hotel, event venues, metro station, retail and city amenities
- Close to parks, water fountains and courtyards

## Building side view



## Sample floor plan



\*Floor plans are for illustrative purposes only and vary in actual size.  
Please reach out to an Expo City Dubai representative for accurate floor plans.

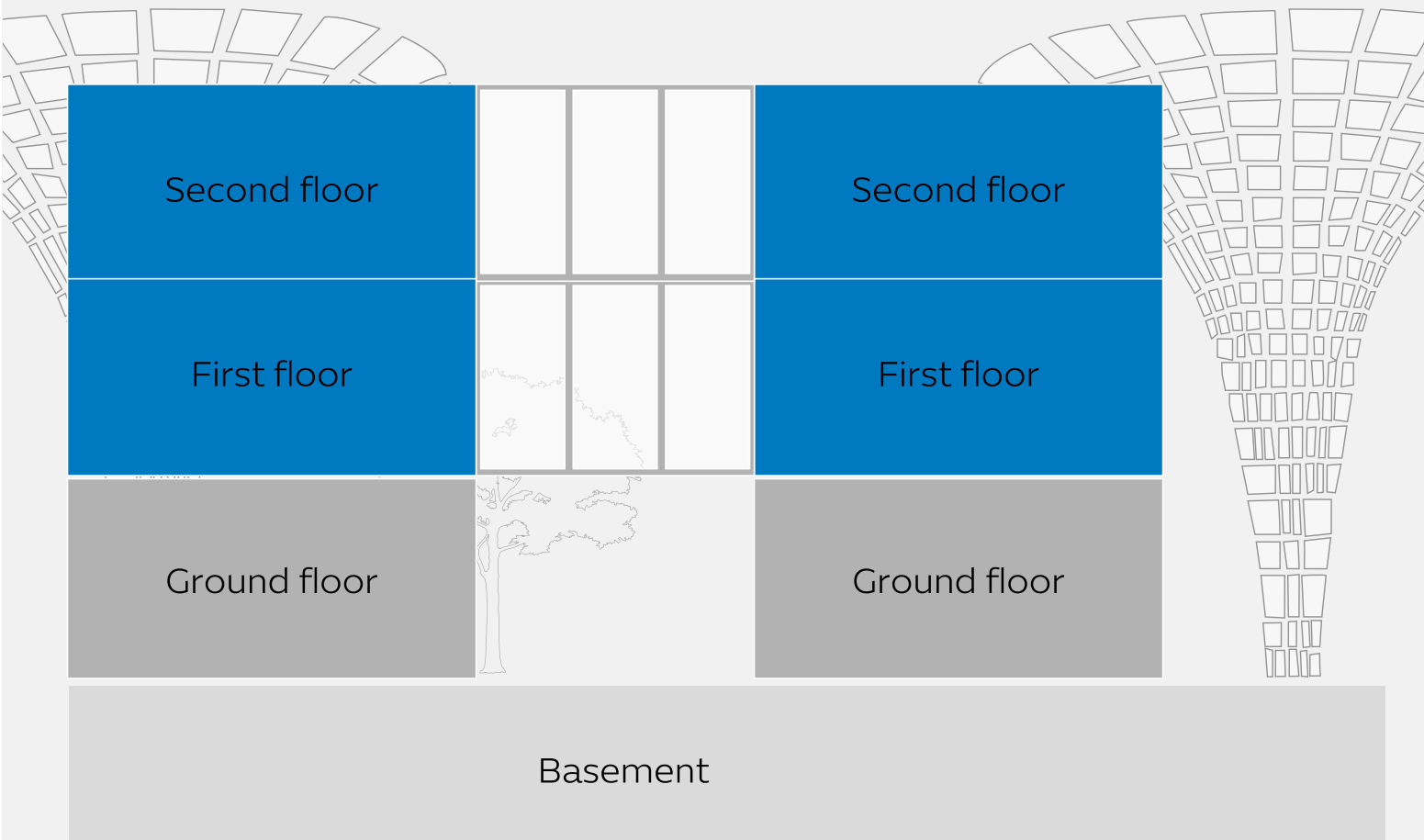


# DISTRICT OFFICES

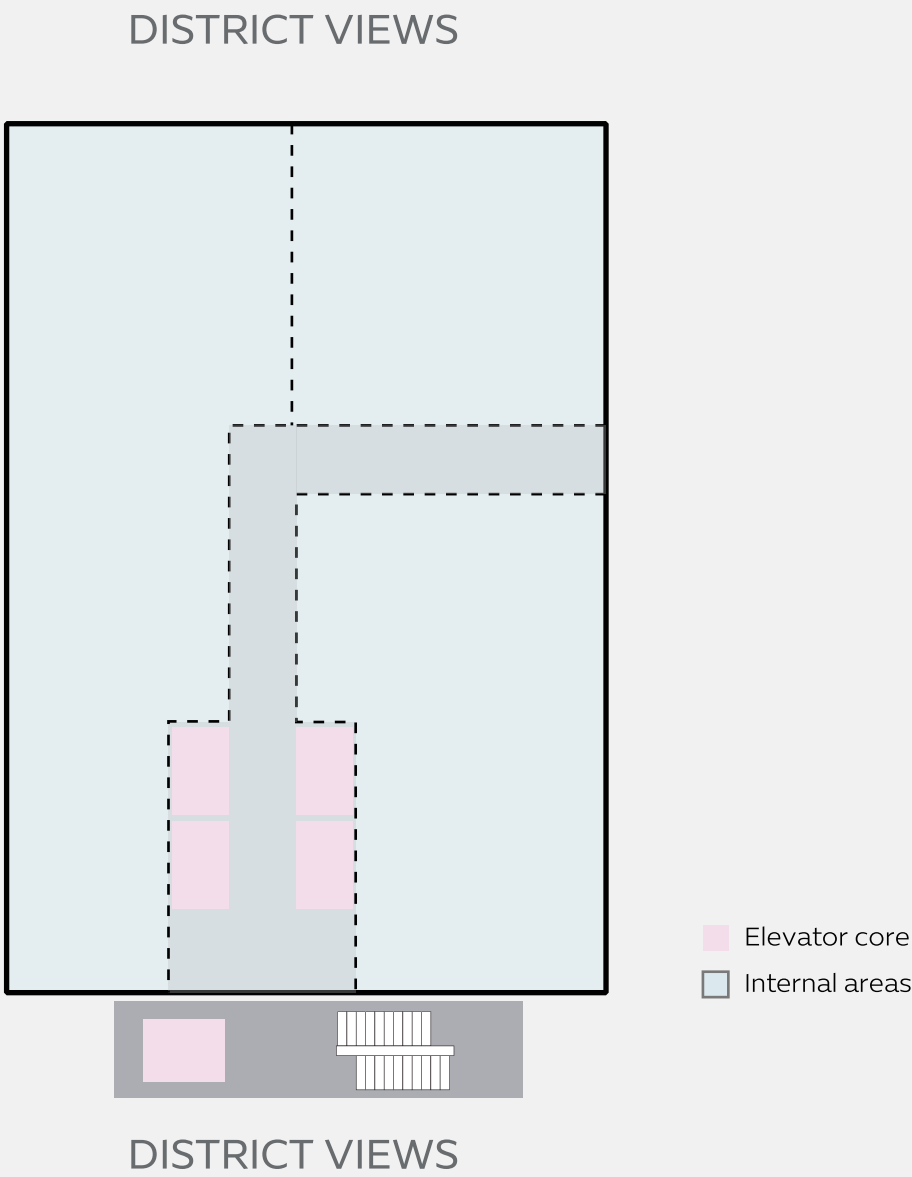
## Product offering

- Low-rise, up to G+3
- Shell & core spaces in LEED Gold-certified buildings
- Unit size: 1,000sqft - 30,000sqft
- Entire buildings: 15,000sqft – 70,000sqft
- Nearby access to basement parking
- Extensive outdoor parking with buggy service
- Unique views of surrounding greenery and attractions
- Restaurants and retail outlets on ground floor
- Close to hotel, event venues, metro station, retail and city amenities
- Close to parks, water fountains and courtyards

## Building side view



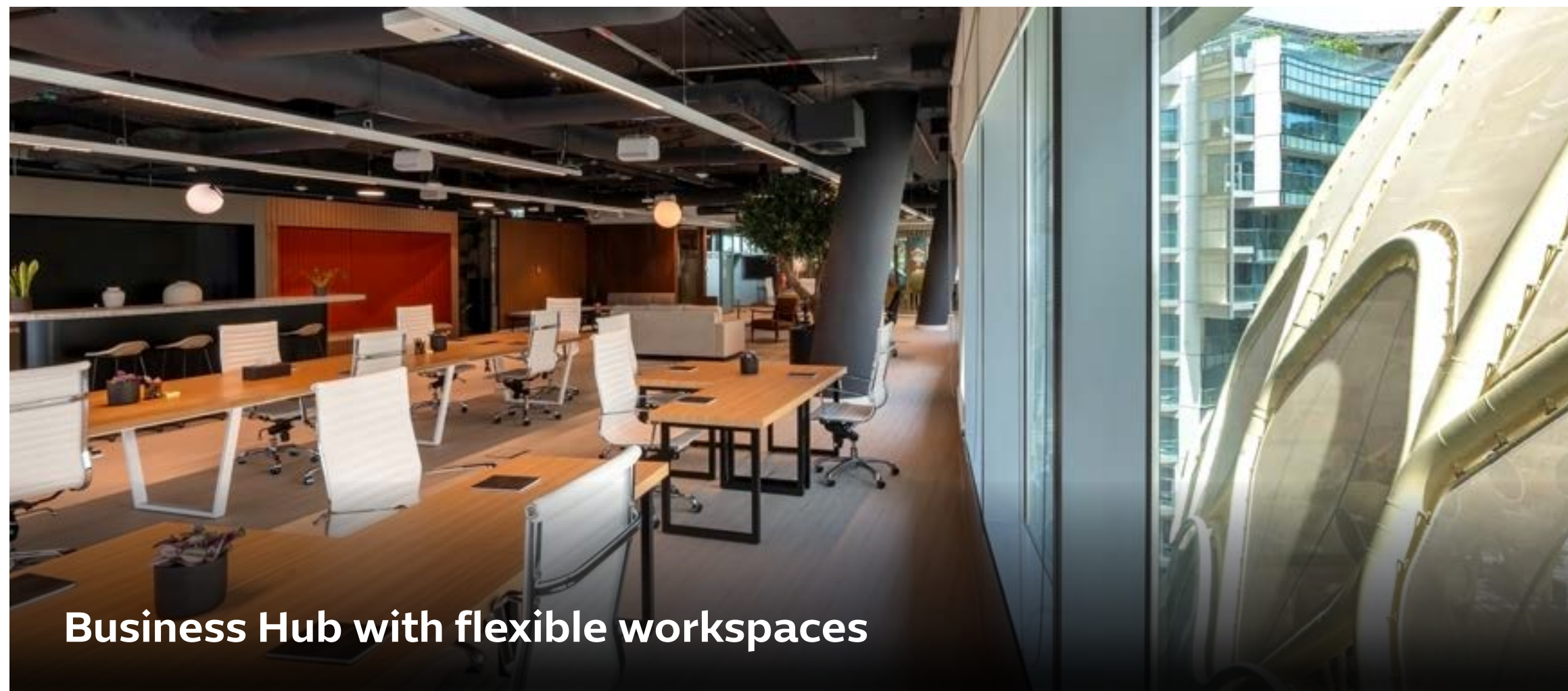
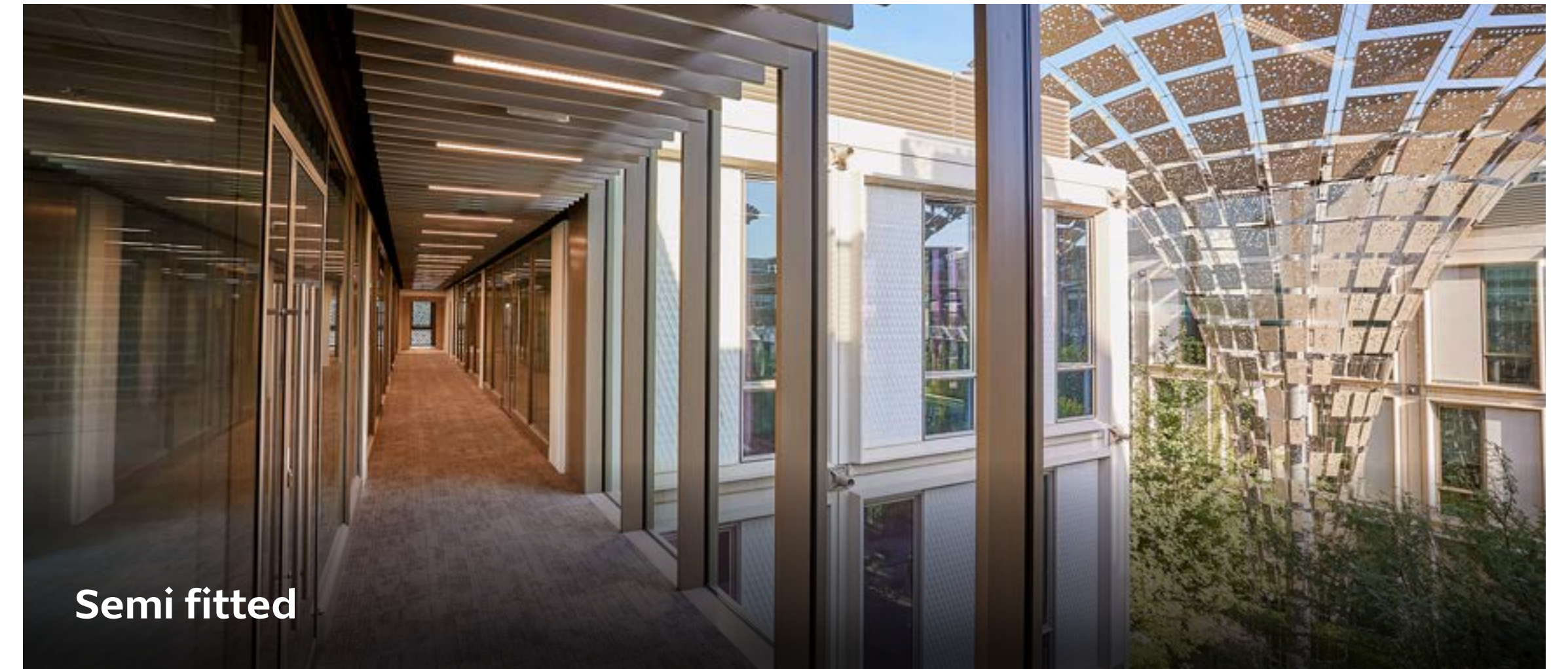
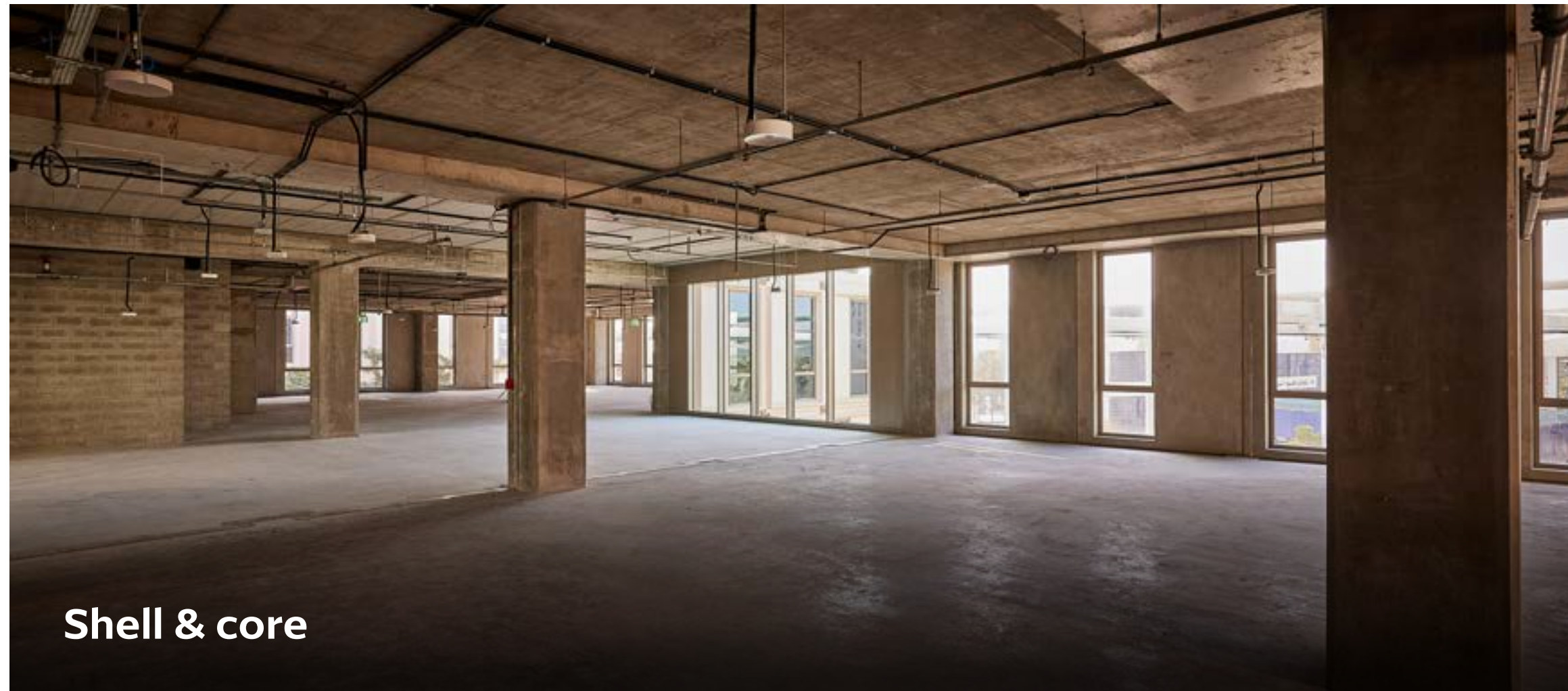
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## OFFICE SPACE OPTIONS





# Future Forward Business Hub





## Flexible workspace solutions for **companies and individuals**

The **Future Forward Business Hub** offers a variety of workspace options ranging from private offices to coworking spaces, all designed to empower your way of working with solutions that meet your needs and aspirations.

An innovative business hub offering smart workspaces, tailored licences, workshops and networking events, vibrant community life, and a collaborative environment that takes your business further.







## Startups, SMEs and other companies

The ideal private office or shared desk for any team.

- Offices in a variety of sizes.
- Expo City Dubai Licence with competitive benefits and employee allocation.
- Dual license service available.
- Access to all Expo City Dubai Authority services.



## Freelancers and professional individuals

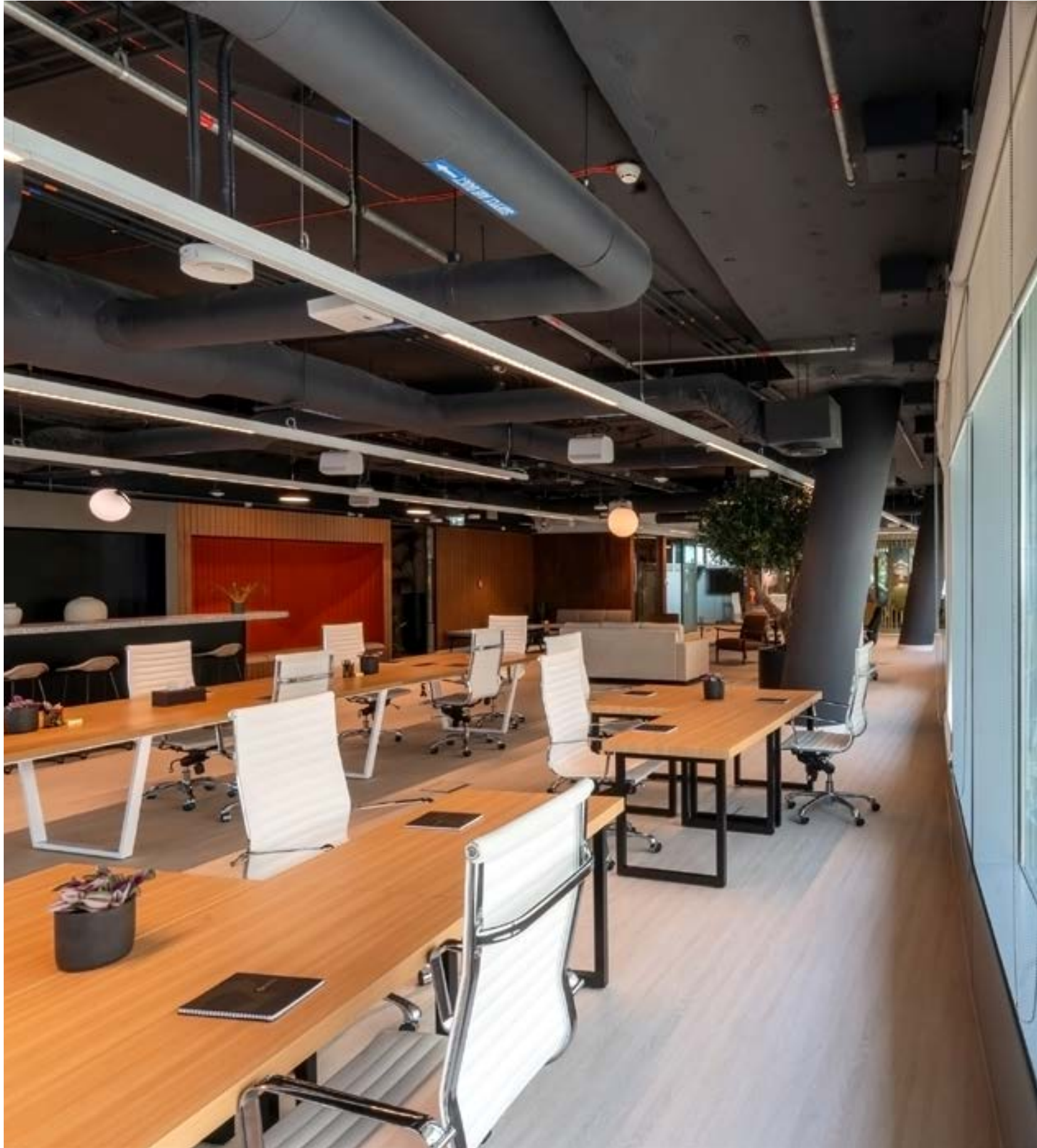
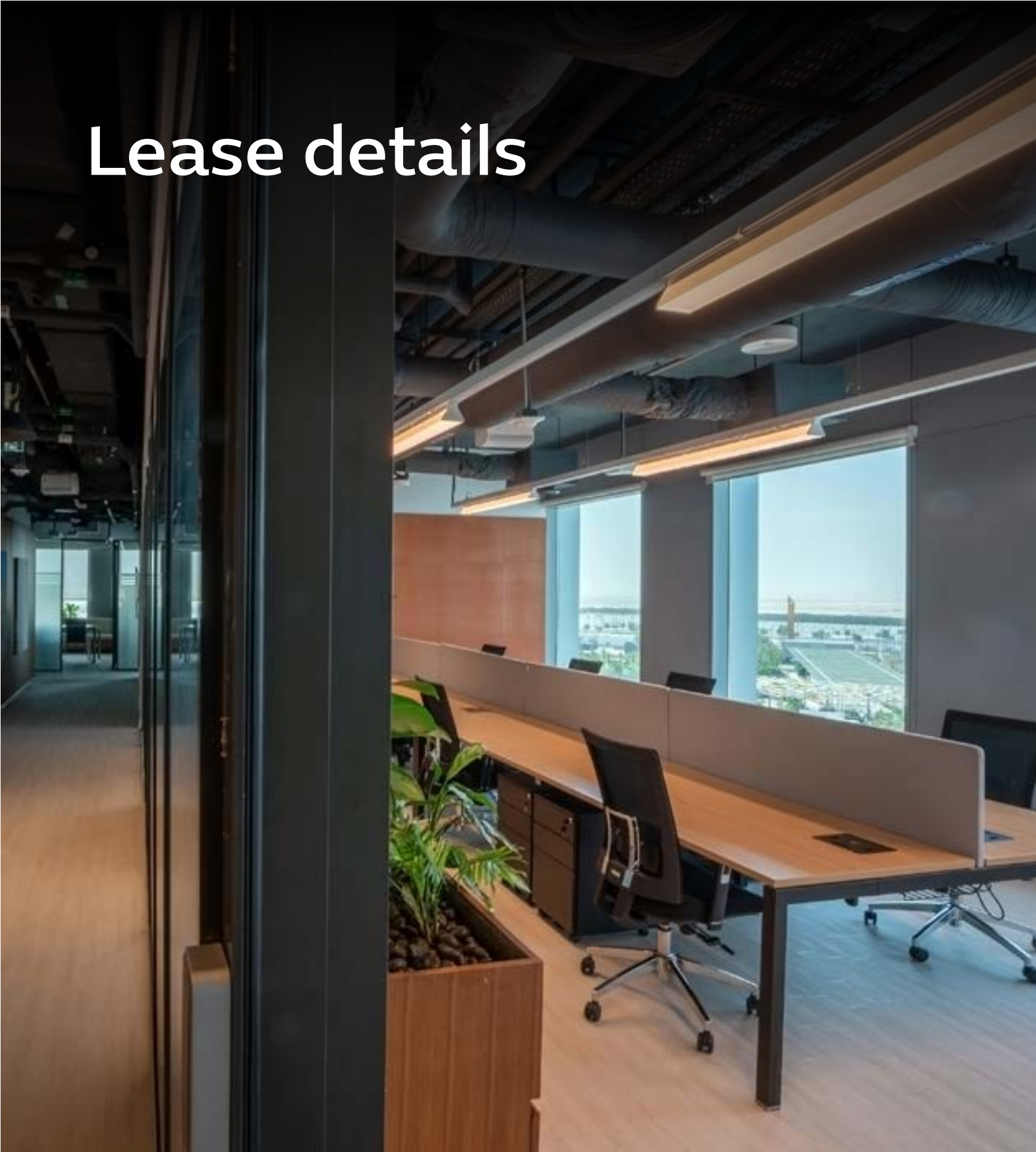
A vibrant business community that empowers your journey.

- Autonomy to work on your own terms
- Easy and cost-effective setup
- Eligibility for UAE Residence Visa
- Work from anywhere, or take advantage of our flexible coworking spaces





# Lease details



## Private offices

|        |                |
|--------|----------------|
| Small  | 200 - 300 sqft |
| Medium | 300 - 500 sqft |
| Large  | 500 - 700 sqft |

## Shared desks

|             |
|-------------|
| Companies   |
| Freelancers |

## Meeting and event spaces

|                 |                 |
|-----------------|-----------------|
| Boardroom       | Up to 20 people |
| Open event area | Up to 50 people |
| Meeting rooms   | 1 - 3 people    |



# A business hub **powering your productivity**

- 24/7 access
- On-site IT & admin support
- Free 5G connectivity
- Advanced AV & conferencing
- Café & dining area
- Relaxation & lounge areas
- Meeting and event spaces
- Spectacular views of Al Wasl Plaza and Expo City
- Discounts on Expo City attractions





# Retail Spaces





## Bringing your retail **business closer to customers**

Expo City Dubai is the perfect landscape for big retail brands, pop-up and creative concepts, as well as innovative and immersive experiences.

The City also offers a balanced mixed of street food, fine dining and unique culinary journey, and provides great opportunities for new-to-market concepts, international brands new to the UAE, and established local brands with a vision for growth.

Restaurants and retail outlets at Expo City Dubai cater to thousands of employees, over a million annual visitors, future residents in the city, and nearby communities with over 400,000 residents and growing. Bring your business to a vibrant community located at the heart of Dubai's growth.





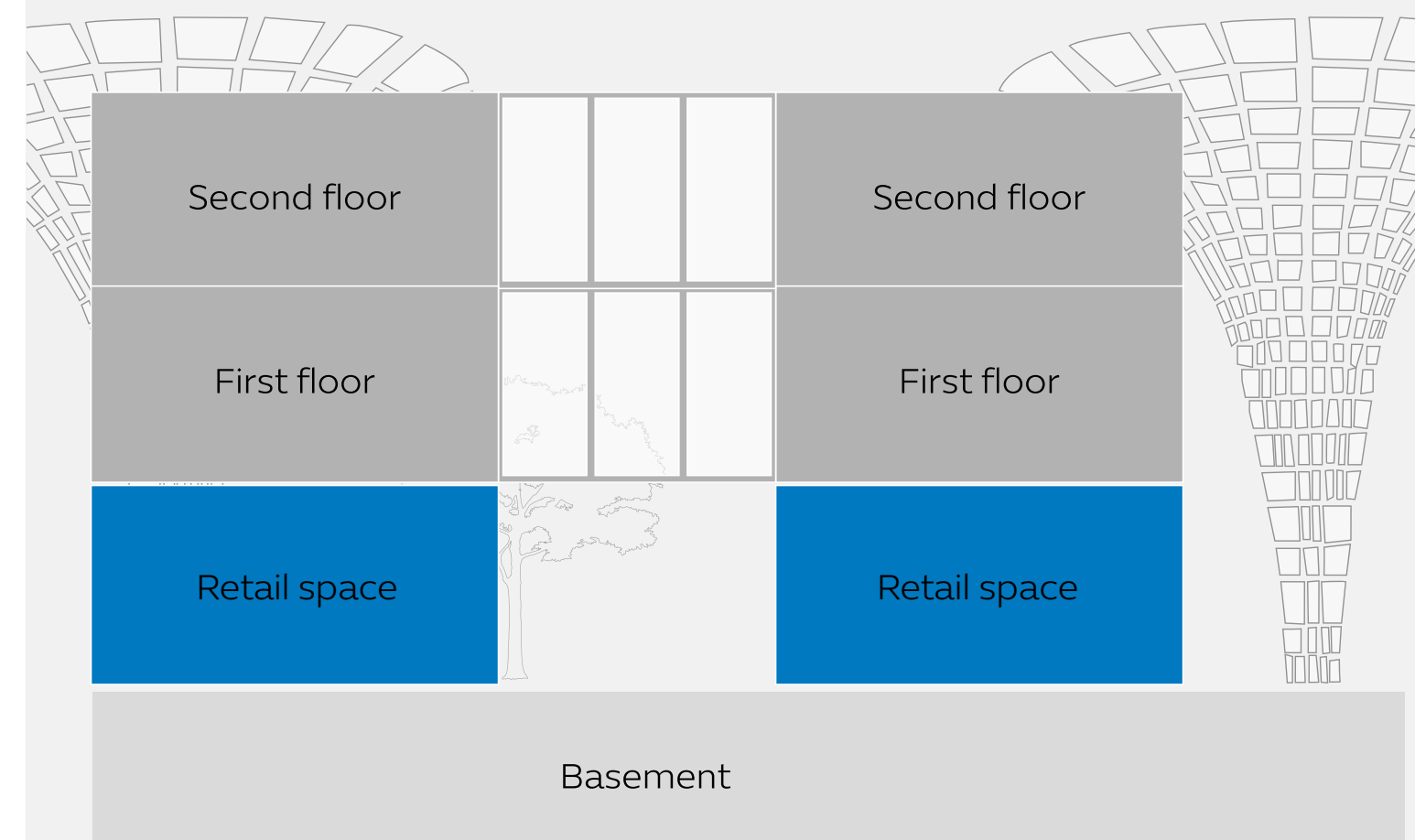
# DISTRICT RETAIL SPACES



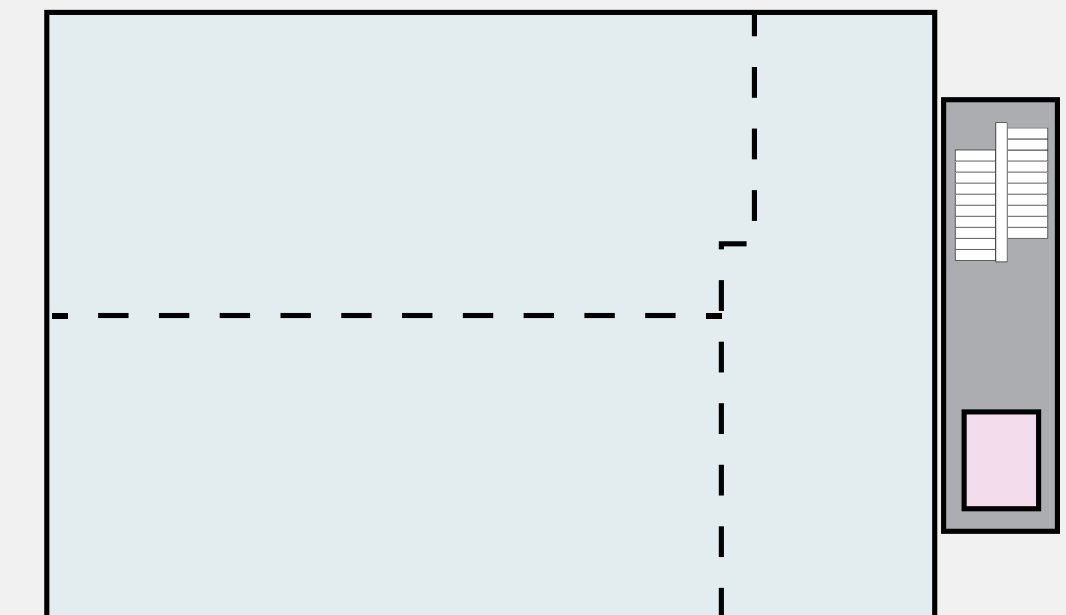
## Product offering

- Shell & core spaces in LEED Gold-certified buildings
- Unit size: 1,500sqft - 8,000sqft
- Loading and unloading bays available in basement
- Nearby access to basement parking
- Extensive outdoor parking with buggy service
- Close to hotel, event venues, metro station, and city amenities
- Close to parks, water fountains and courtyards
- Marketing support and dedicated delivery app

## Building side view



## Sample floor plan



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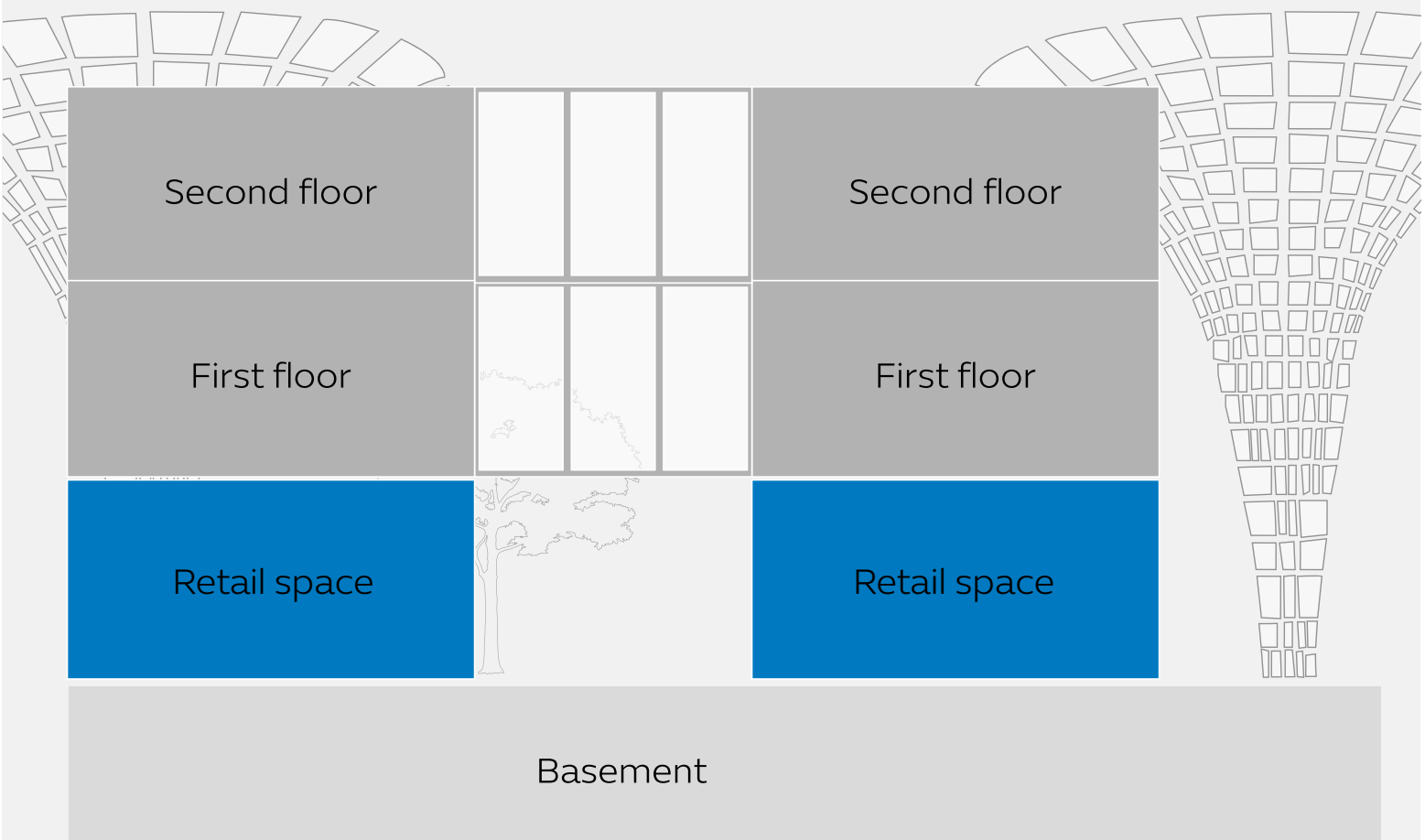


# F&B SPACES

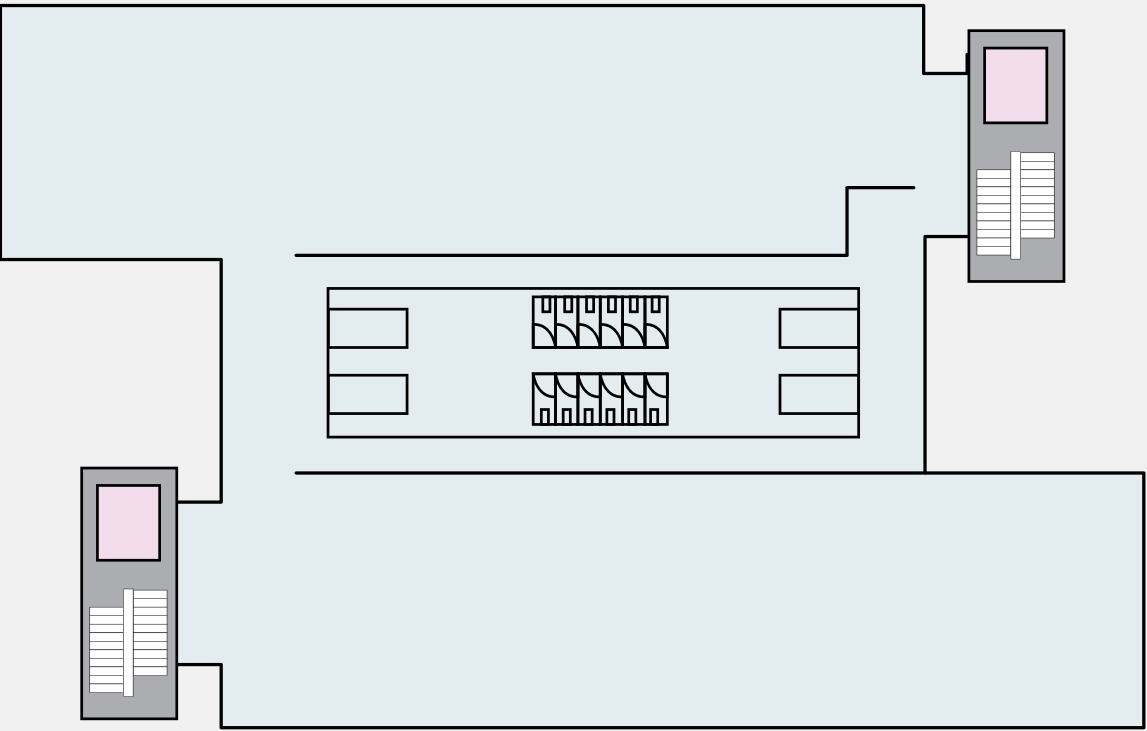
## Product offering

- Wide range of F&B units for all types of brands
- Semi-fitted and fully fitted units
- Unit size: 3,500sqft - 30,000sqft
- Quick service restaurant options with average size of 161sqft
- Units have provision for gas and electric, and can be licensed with alcohol
- Marketing support and dedicated delivery app

## Building side view



## Sample floor plan



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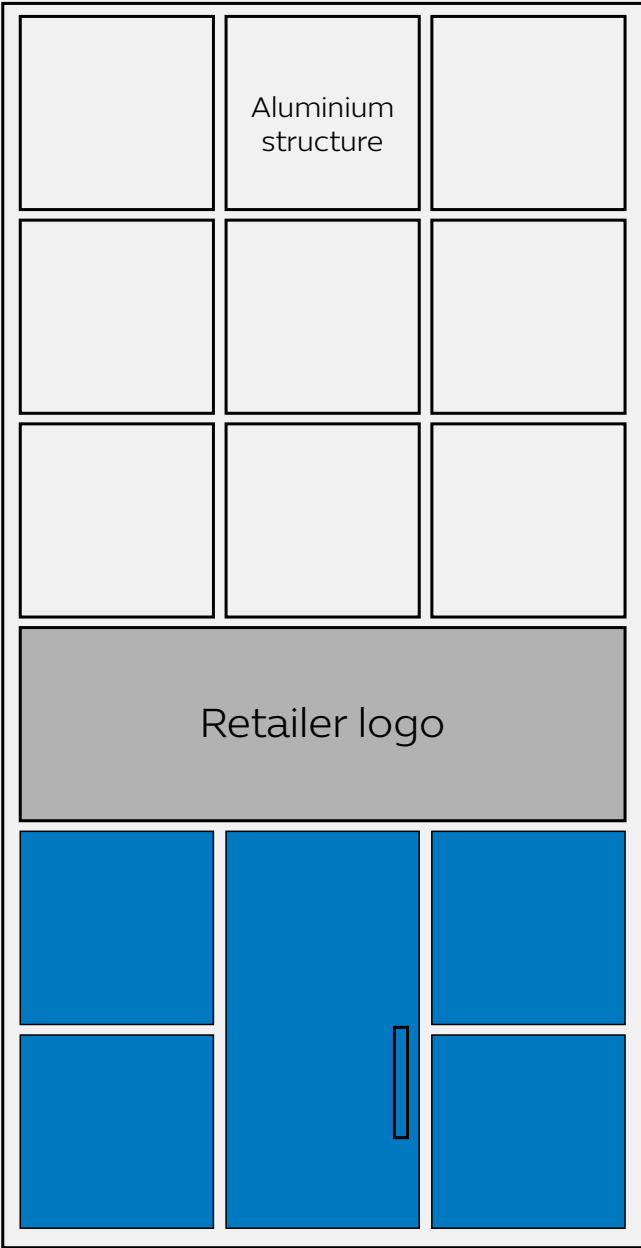


# RETAIL KIOSKS

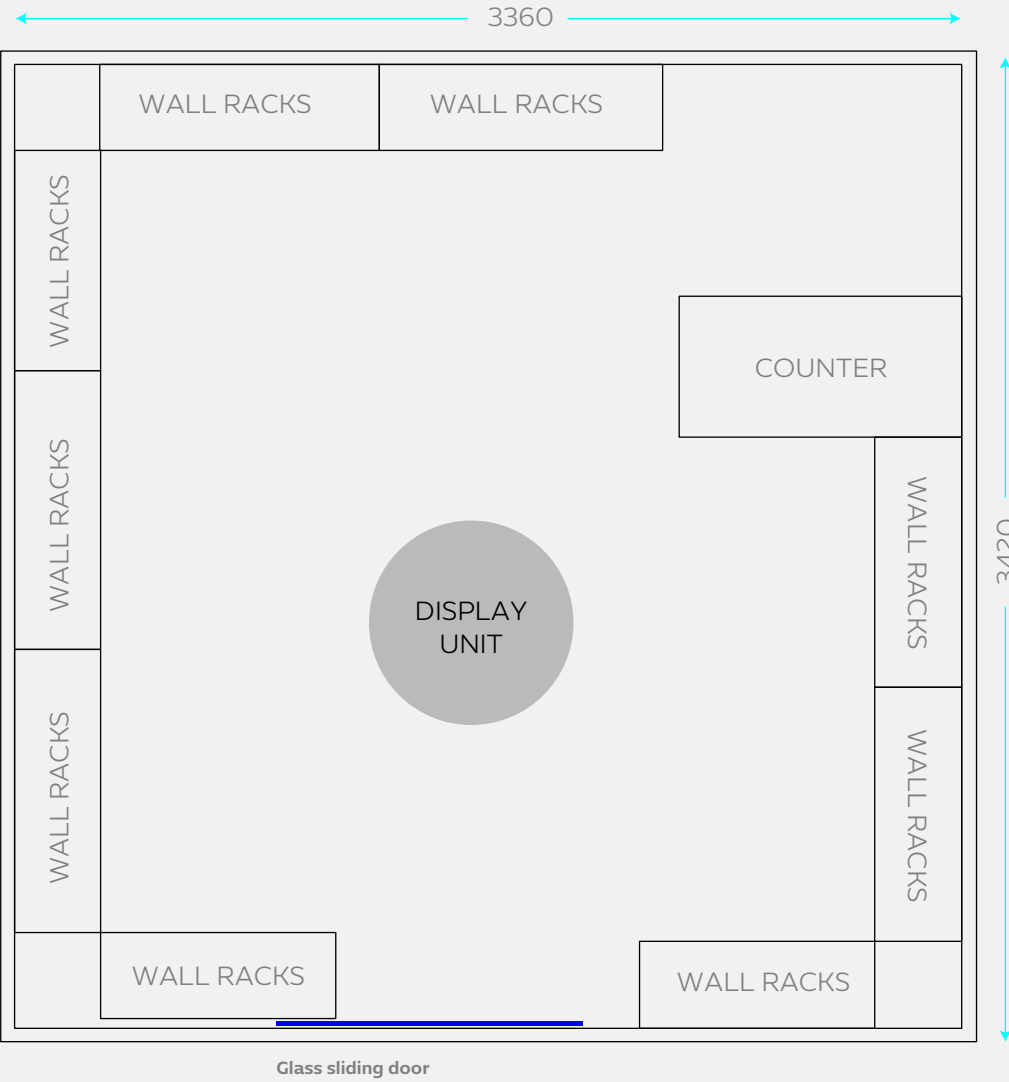
## Product offering

- Partly fitted-out spaces
- Average size: 550sqft
- Suitable for pop-up activations
- Strategically spread across the City
- Loading and unloading bays available in the basement
- Extensive outdoor parking with buggy service
- Close to hotel, event venues, metro station, and city amenities
- Close to parks, water fountains and courtyards
- Marketing support and dedicated delivery app

## Kiosk front view



## Kiosk floor plan



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## Fully integrated community



- A 15-minute city to work, live and play
- Year-round calendar of business and social events
- Region's first community registered under the WELL Community Standard Pilot
- BREEAM Excellent-rated Public Realm
- LEED Platinum and Gold certified buildings
- Dynamic free zone with tailored business setup approach
- Adjacent to Al Maktoum International, the world's future largest airport
- 15 minutes from Jebel Ali Port
- Less than 1 hour from Dubai and Abu Dhabi International Airports
- Adjacent to Dubai Exhibition Centre, a state-of-the-art multipurpose venue for exhibitions, conferences and concerts



# Strategic location



Connected to major highways, with a dedicated metro station



Car-free districts with sustainable mobility solutions



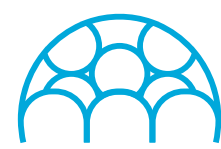
Parks, water fountains, courtyards and shaded areas



Running and cycling tracks



Restaurants and retail outlets across the City



Cultural and entertainment attractions



Pet-friendly community

