



# Office HQ | Citywalk Dubai

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Grade A Office Headquarters To Lease

**Welcome to City Walk**, a reimagined mixed-use neighborhood located in Dubai's CBD. Brookfield and Meraas are partnering to reposition this urban district into a new centre for innovation and culture.

HQ at City Walk is set to deliver 100,000 sq ft of next generation workspace and a unique opportunity for a leading organization to be at the forefront of change.





# A Connected District in the Centre of the City



15 minutes drive from Dubai International Airport and 35 minutes to Al Maktoum International Airport



10 minutes walk from Dubai Mall Metro Station



10 minutes drive to Tecom



2 sky pod stations planned



10 minutes drive to DIFC



# A Lively Local Area

Activated year round, City Walk is a place to eat, drink, shop and be entertained. A short walk in any direction reveals new inspiration.





# For the Foodies

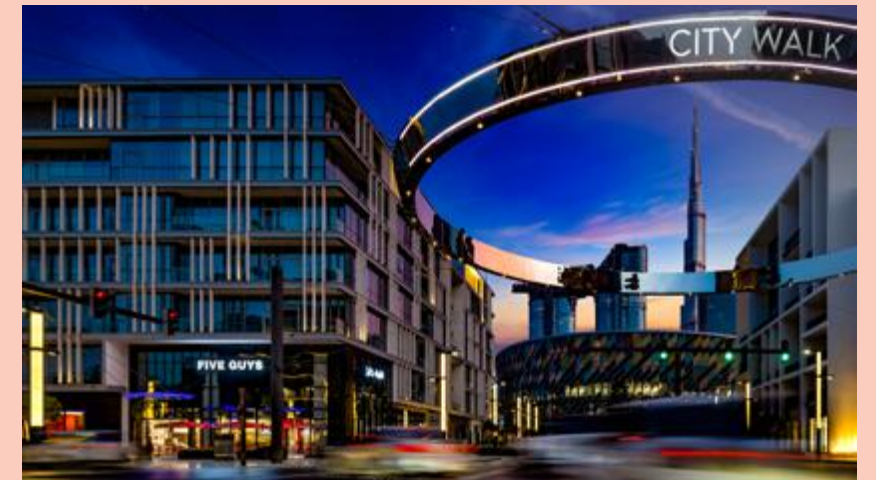
With places to socialise, work or relax, City Walk has a variety of restaurants, bars and cafes to suit all tastes.





# For the Trailblazers

With over 120 retail and leisure options to choose from, the neighbourhood offers something for everyone.





# For the Culturally Curious

With a collection of street art murals and a program of year round arts and events, City Walk is a place to be entertained.

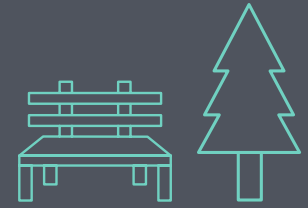




# **All the Benefits --- of City Walk**



**Central  
Location**



**Urban  
Public Realm**



**Amenities on  
Your Doorstep**



**Connected  
Neighbourhood**

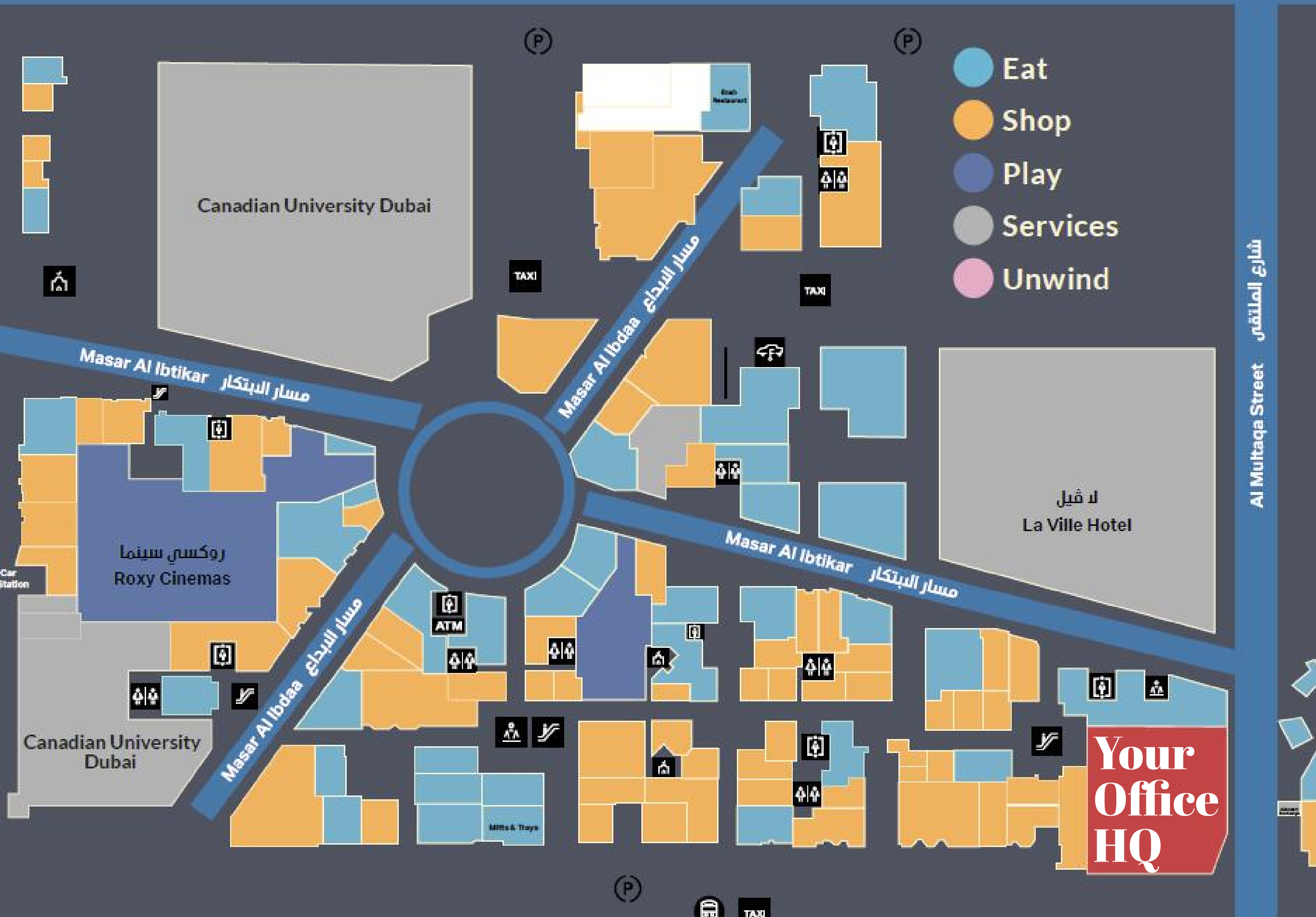


**Rotating  
Arts & Events**



**Walkable  
Community**







**Your New Address in  
the Heart of the City**

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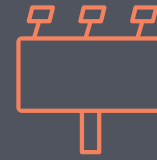
**110,000 Sq ft of  
Contiguous Space**







# A Bespoke Workplace



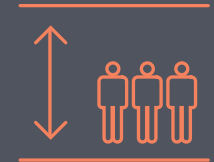
**Signage  
Opportunities**



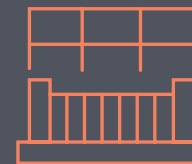
**35,000 Sqft  
Floorplates**



**Dedicated  
Reception**



**5m Floor to  
Floor Heights**



**Option for  
Terraces**



**Interconnecting  
Feature Staircase**



# Schedule of Areas

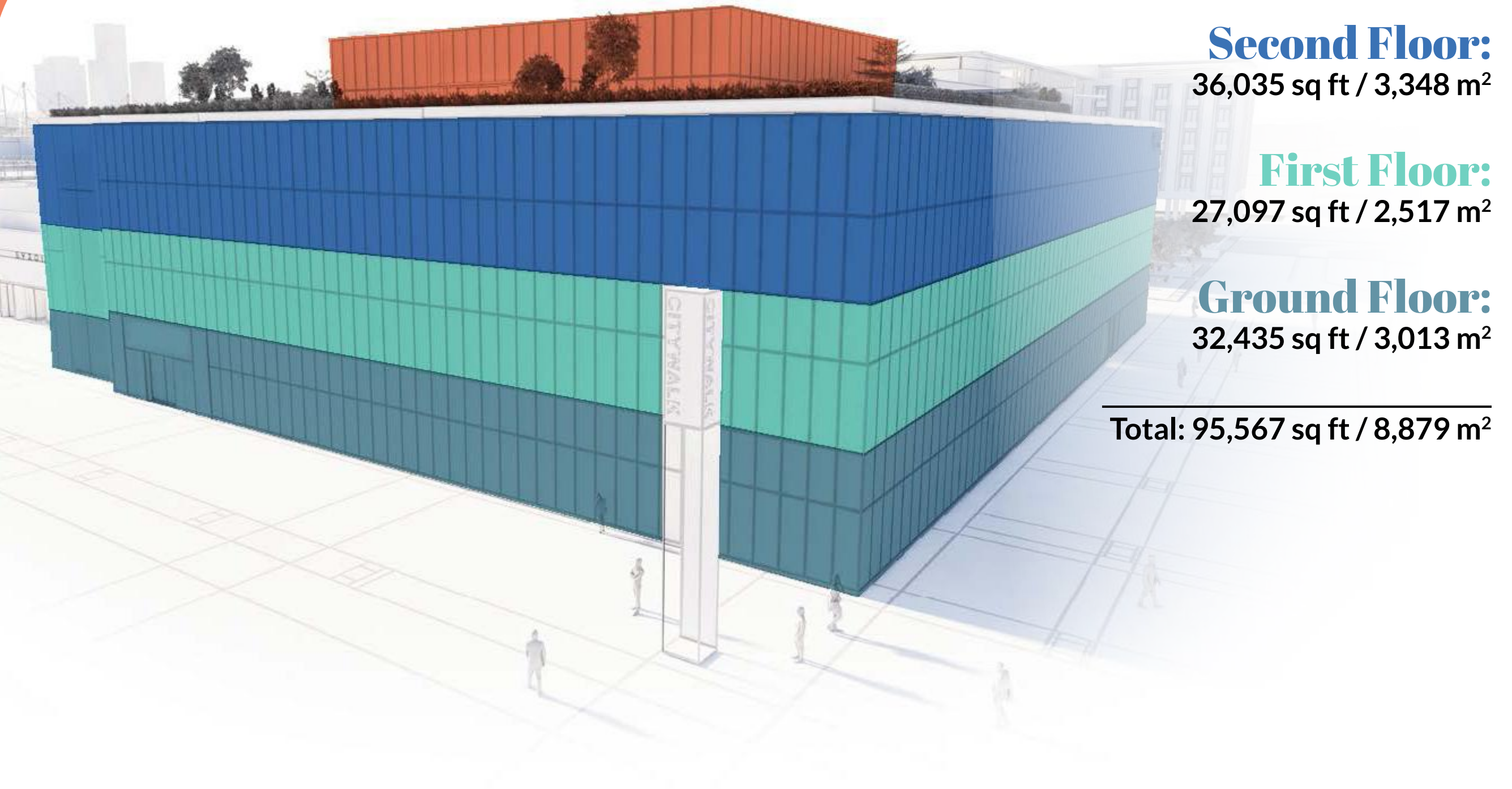
**Second Floor:**  
36,035 sq ft / 3,348 m<sup>2</sup>

**First Floor:**  
27,097 sq ft / 2,517 m<sup>2</sup>

**Ground Floor:**  
32,435 sq ft / 3,013 m<sup>2</sup>

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**Total: 95,567 sq ft / 8,879 m<sup>2</sup>**



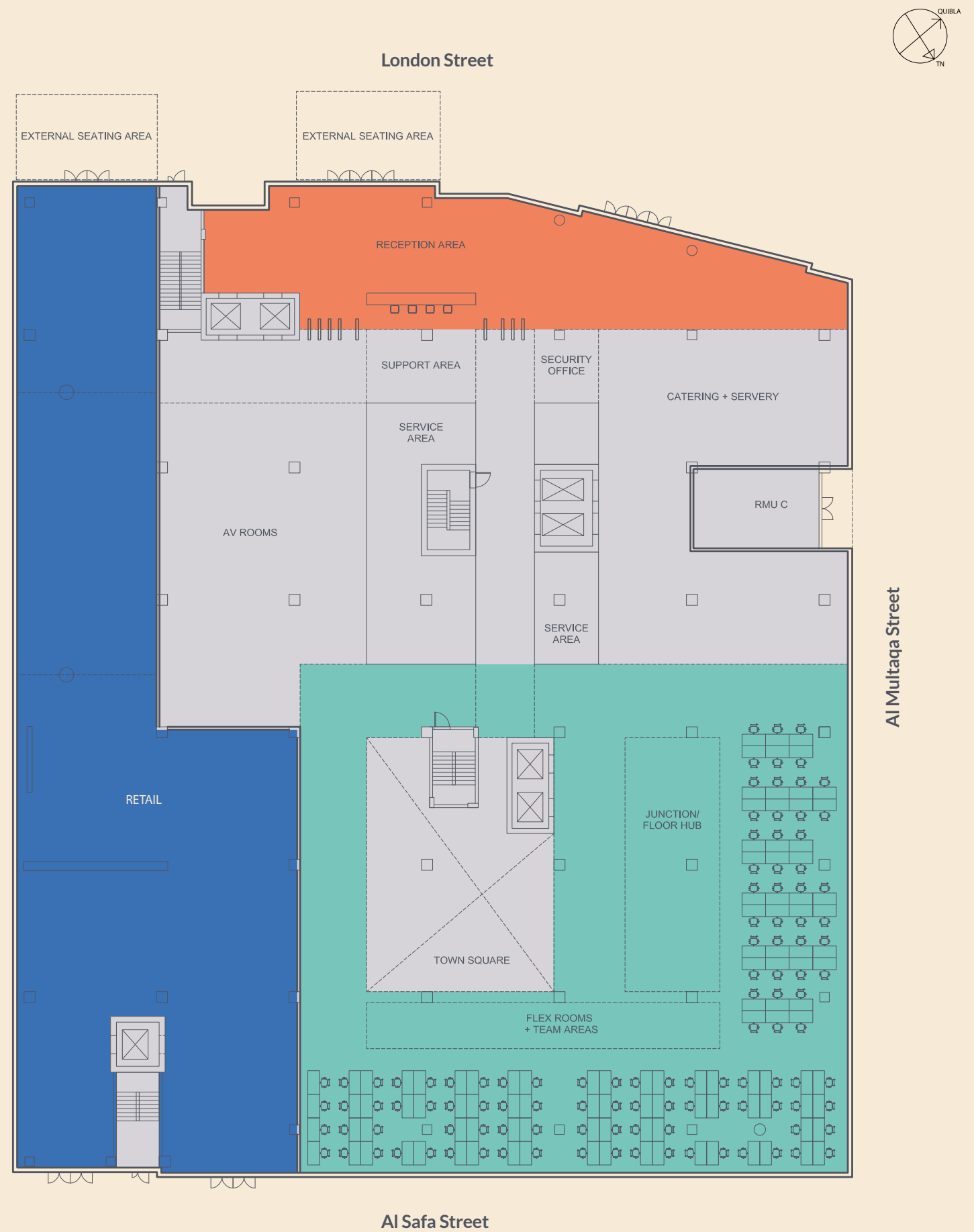


# Ground Floor

Net Internal Area: 32,435 sq ft / 3,013 m<sup>2</sup>

Slab to Slab: 5m

Occupational density: 10m<sup>2</sup>/p



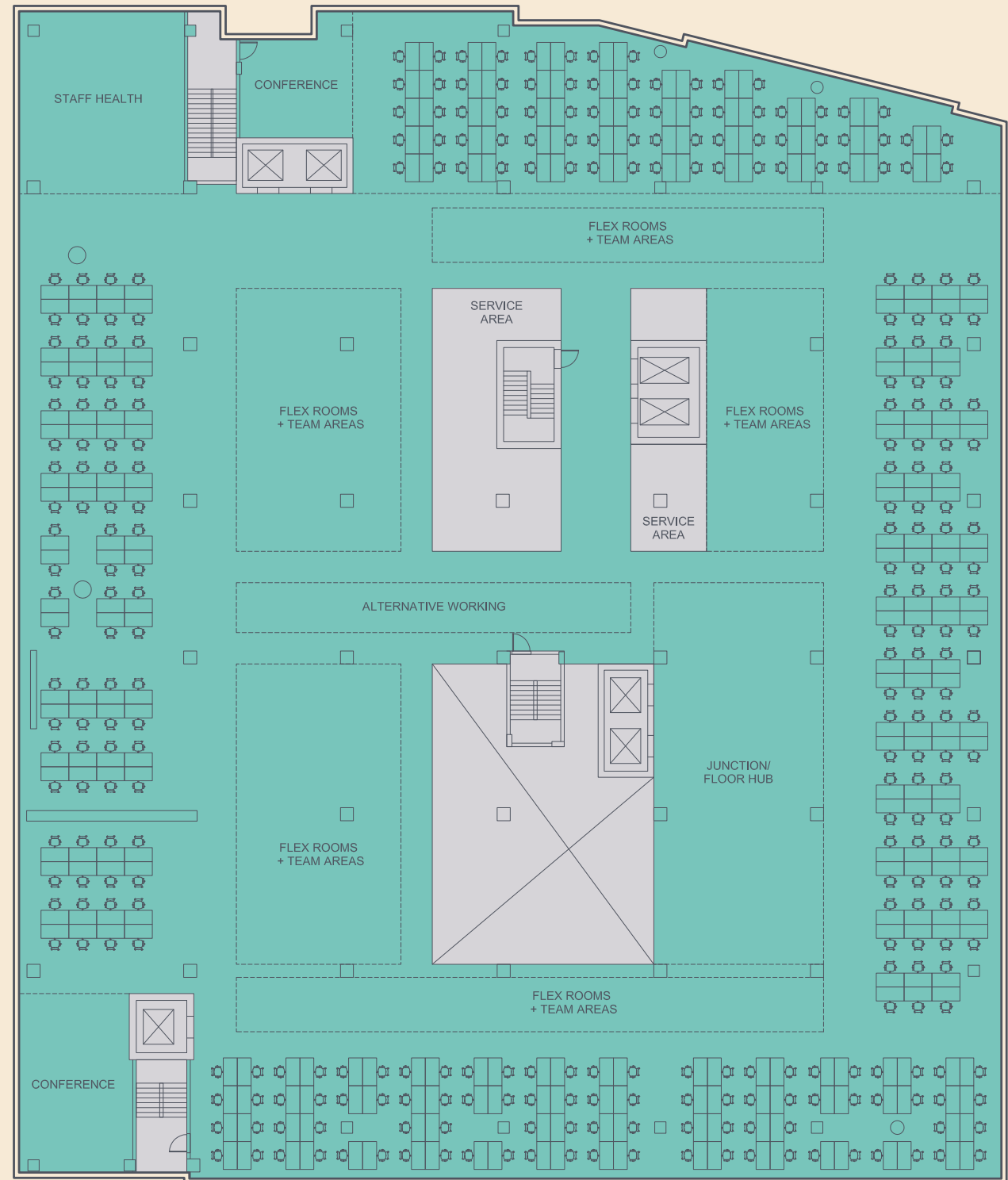
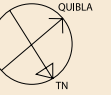


# First Floor

Net Internal Area: 27,097 sq ft / 2,517 m<sup>2</sup>

Slab to Slab: 5m

Occupational density: 10m<sup>2</sup>/p



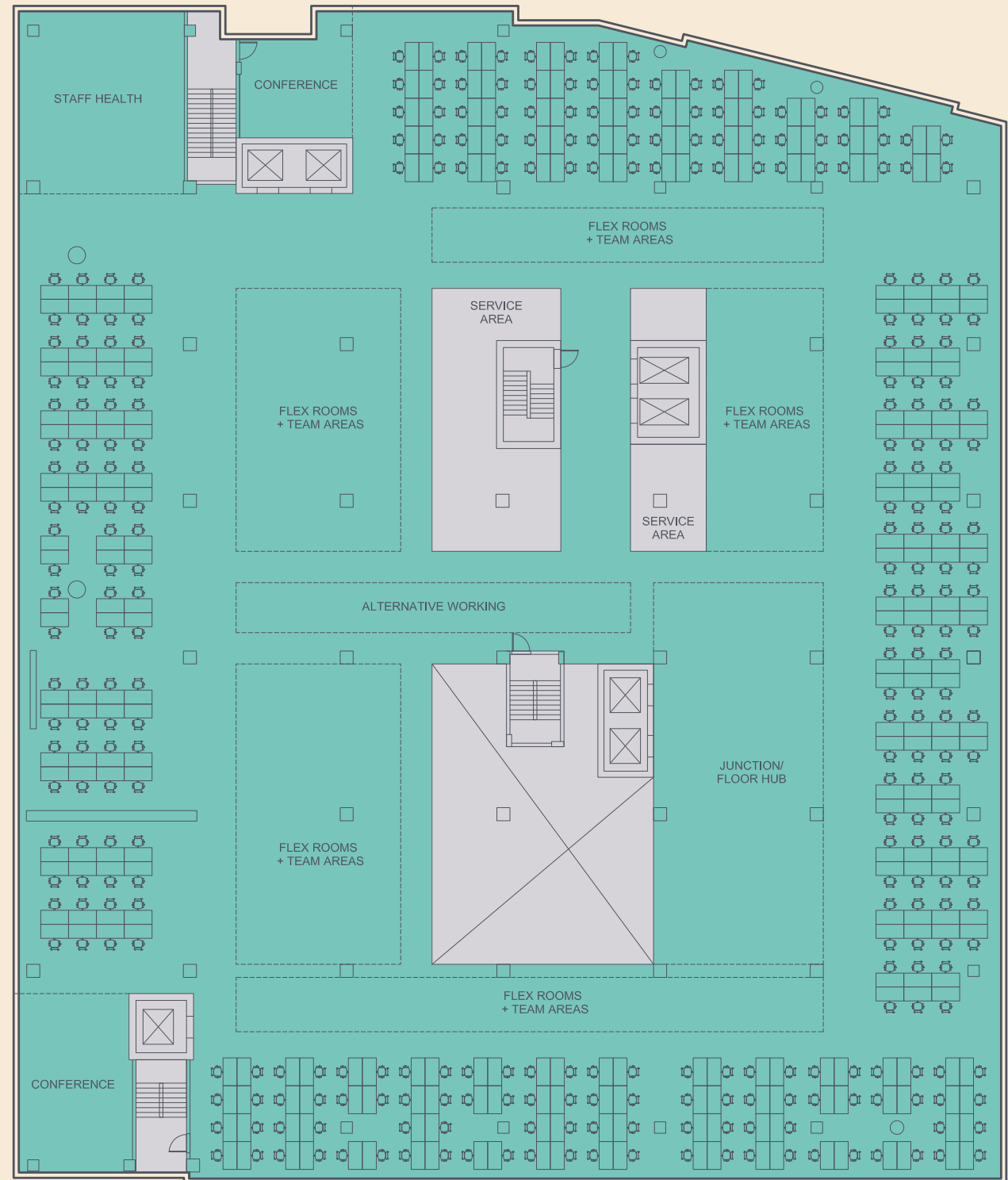
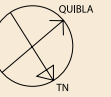


# Second Floor

Net Internal Area: 36,035 sq ft / 3,348 m<sup>2</sup>

Slab to Slab: 5m

Occupational density: 10m<sup>2</sup>/p







# A Connected Workspace

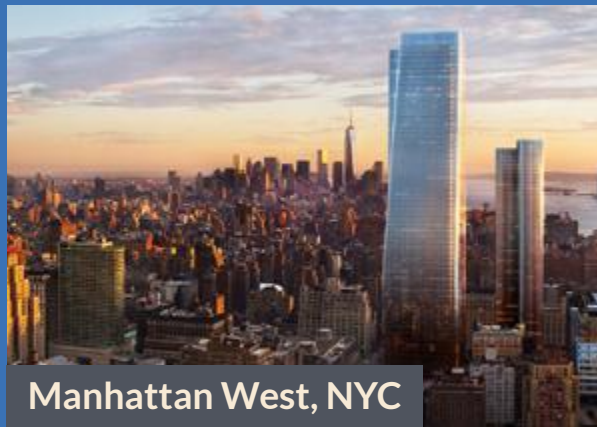
Office, Ground Floor



# In Safe Hands

## Brookfield Properties

Brookfield Properties is a fully-integrated, global real estate services company that provides industry leading portfolio management and development capabilities across the real estate investment strategies of Brookfield Asset Management – a global alternative asset manager with over \$540 billion in assets under management.



Manhattan West, NYC



Principal Place, London



Brookfield Place, Perth



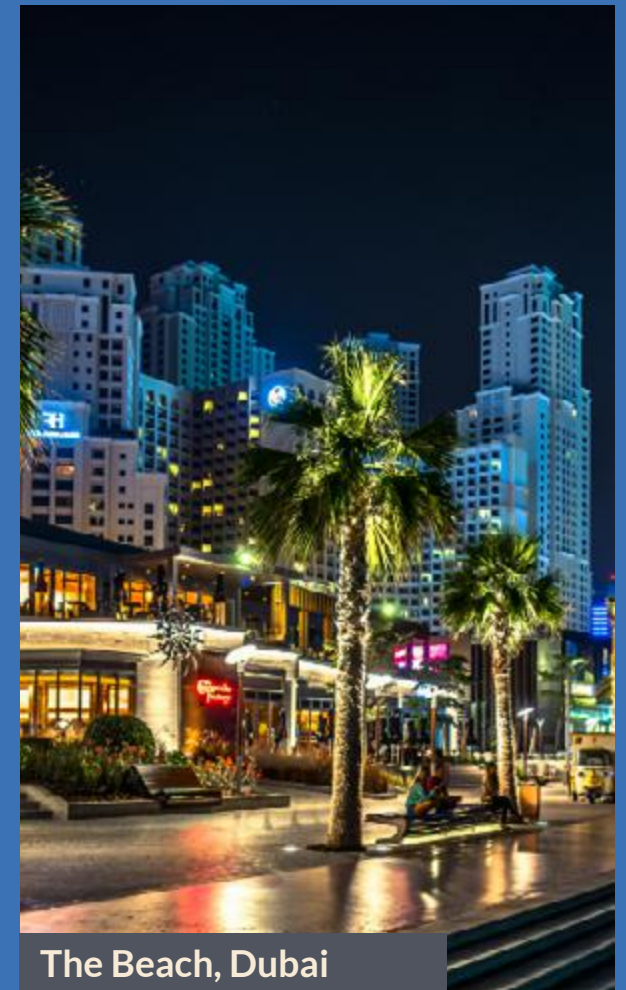
Meraas and Brookfield Asset Management (“Brookfield”) have Created a Strategic Partnership in a Dubai-based Retail Joint Venture – Merex Investment Group. Merex owns and operates a diversified portfolio of retail assets, including The Beach, City Walk and La Mer and serves as a dedicated platform to explore growth opportunities in the retail sector across the UAE and the broader region.



City Walk, Dubai



La Mer, Dubai



The Beach, Dubai



# Contact

**For further information please  
contact the letting agents:**



## **TOBY HALL**

**+971 4 426 6999 / +971 56 301 1064**

**[toby.hall@eu.jll.com](mailto:toby.hall@eu.jll.com)**

## **BEN JOHNSTON**

**+971 4 426 6999 / +971 56 446 3491**

**[ben.johnston@eu.jll.com](mailto:ben.johnston@eu.jll.com)**

## **CHRISTOPHER SMERDON**

**+971 50 7282408**

**[Christopher.Smerdon@eu.jll.com](mailto:Christopher.Smerdon@eu.jll.com)**

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