

To Let

Sweid One, Jumeirah Lakes Towers, Dubai

4,389 to 31,000 sq ft

- Prime location within DMCC Free Zone
- G + 15 story building
- Over 1 million sq. ft. built-up area (426,000 sq. ft. dedicated to offices)
- Flexible offices: from 1,500 sq. ft. fully fitted and furnished suites to 30,000 sq. ft. full floors
- Retail & F&B including Boon Coffee, The Kitchen by Spinneys, and rooftop dining



Location

Sweid One is located in JLT, one of Dubai's most vibrant business communities, home to over 24,000 companies. As part of the DMCC Free Zone (ranked the world's #1 free zone), it offers global credibility, tax efficiency, and a thriving network of multinational and regional businesses. Its strategic location ensures fast access to Sheikh Zayed Road, Dubai Marina, and two metro stations.

Description

Introducing Sweid One – a landmark Grade A commercial development in the heart of Jumeirah Lakes Towers (JLT), Dubai. Developed by Sweid & Sweid, this premium project offers more than 500,000 sq. ft. of office space, enhanced by curated retail, dining, and lifestyle amenities to create an inspiring hub for business. Whether you're a multinational seeking a prestigious HQ or a dynamic company looking for modern, flexible workspaces, Sweid One offers tailored leasing solutions to match your growth.

Key Highlights:

- Prime location within DMCC Free Zone
- G + 15 story building
- Over 1 million sq. ft. built-up area (426,000 sq. ft. dedicated to offices)
- Flexible offices: from 1,500 sq. ft. fully fitted and furnished suites to 30,000 sq. ft. full floors
- Retail & F&B including Boon Coffee, The Kitchen by Spinneys, and rooftop dining
- 950+ tenant parking spaces, 120+ visitor spots, valet and EV charging
- LEED-certified sustainability standards
- Excellent connectivity with metro, shuttle bus, and Sheikh Zayed Road access

Features & Specifications:

- 4m floor-to-floor height
- 16 high-speed passenger lifts
- Energy-efficient HVAC and smart lighting
- Raised floor system (150 mm) for flexibility
- Floor-to-ceiling glazing for natural light and views
- Standard handover shell & core, CAT A / Fitted and Fully Fitted and Furnished options available
- Onsite retail, dining, and landscaped outdoor areas

*Service charge / sq ft Per Annum: AED 30 per Sq Ft

*Shell & Core & CAT A options

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - CAT A	4,389	407.75	Available
10th - Shell & Core	5,718	531.22	Available
11th - Shell & Core - half floor	15,000	1,393.55	Available
12th - Shell & Core - full floor	31,000	2,879.99	Available
Total	56,107	5,212.51	

EPC

This property has been graded as -.

Rent

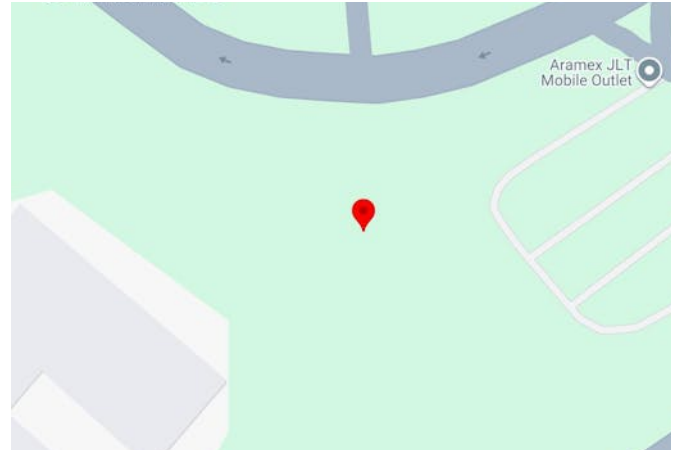
AED 290 - AED 390 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Upon Enquiry

Service Charge

AED 30 per sq ft



Contacts

Madhat Fares

+971 564747727
madhat.fares@eu.jll.com

Ben Johnston

+971 564463491
ben.johnston@eu.jll.com

Andrew Nicholas

+971525523327
andrew.nicholas@eu.jll.com

Braden Munsamy

+971 52 442 4790
braden.munsamy@jll.com

Christopher Smerdon

0507282408
christopher.smerdon@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

