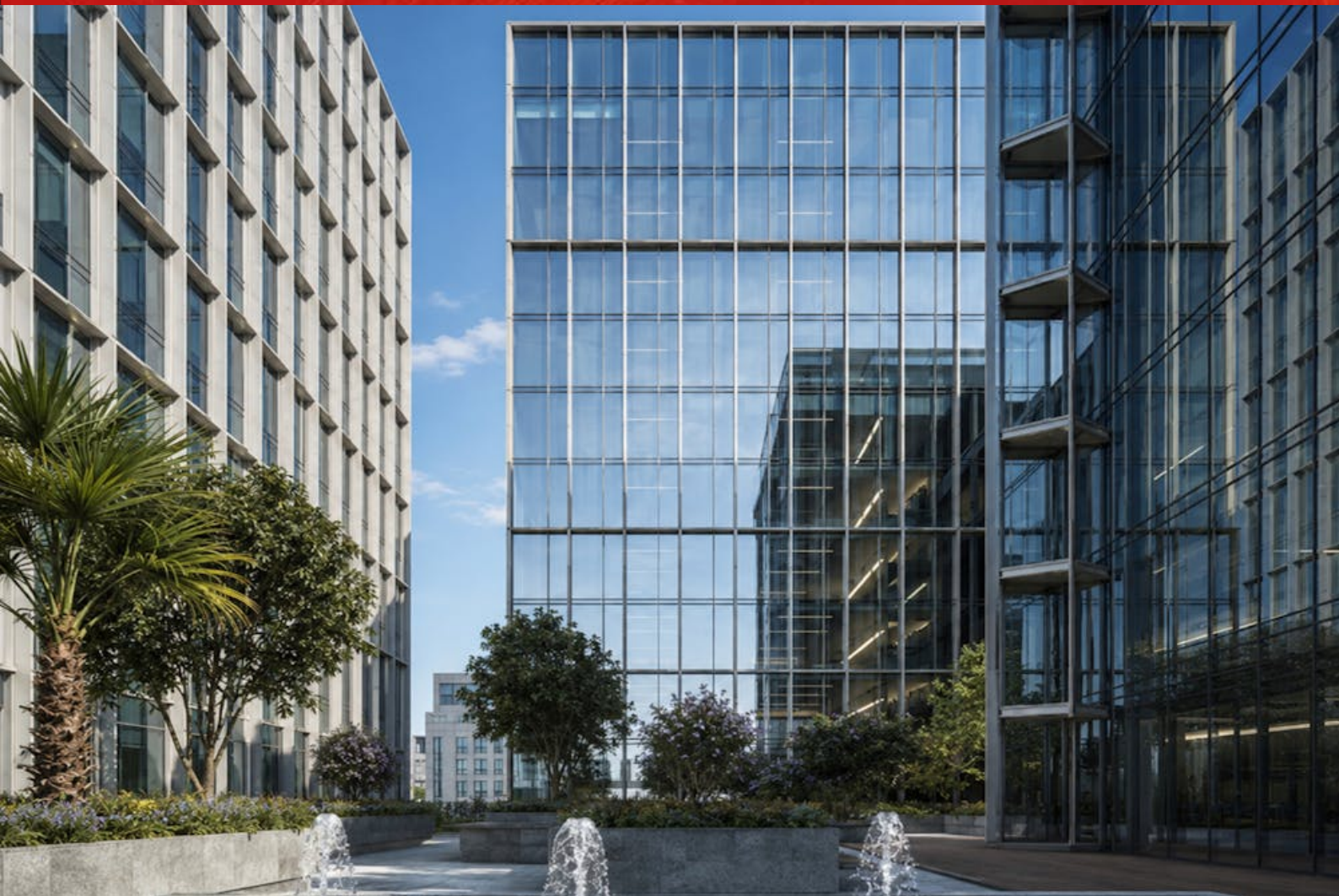


To Let

DIFC Square 1 & 2, Dubai International Financial Centre (DIFC), Dubai

2,754 to 8,095 sq ft

- Premium DIFC address in Dubai's leading financial district
- Shell & Core delivery allows complete customization to tenant specifications
- Competitive base rent at AED 430 per sq. ft. with transparent service charges
- 4-month rent-free period for fit-out
- Direct metro connectivity via Emirates Towers Station



Location

Metro Connectivity:

- Direct access to Emirates Towers Metro Station (Red Line)
- Approximately 5-minute walk via climate-controlled pedestrian bridges

Road Access:

- Located on Sheikh Zayed Road, Dubai's main arterial highway
- Easy access to major business districts and residential areas
- Well-connected to Dubai International Airport (approximately 15 minutes)

Pedestrian Connectivity:

- Integrated walkways connecting to other DIFC buildings
- Climate-controlled bridges linking to Emirates Towers and Gate Village
- Direct access to DIFC's retail and F&B offerings

Public Transport:

- Multiple bus routes serving the DIFC area
- Taxi and ride-hailing services readily available

Description

JLL welcomes you to DIFC Square 1 and 3 – where the future is here.

Discover exceptional commercial office space in one of Dubai's most prestigious business districts. DIFC Square offers modern, strategically located offices designed to elevate your business presence.

Property Details:

- Base Rent: AED 430 per sqft
- Service Charge & Utilities: AED 60 per sqft
- Rent-Free Period: 4 months
- Handover Status: Shell & Core

Key Features:

- Flexible Office Spaces – Choose from 2,754 sqft or 5,341 sqft to suit your business needs
- Generous Rent-Free Period – 4 months rent-free to support your fit-out and transition
- Shell & Core Delivery – Customize your workspace to reflect your brand and operational requirements
- Competitive Rental Rates – AED 430 per sqft base rent in a world-class business environment
- All-Inclusive Service Charges – Transparent pricing with utilities and service charges at AED 60 per sqft

JLL is a Fortune 500 global commercial real estate leader with over 200 years of experience, serving clients across 80+ countries. SEE A BRIGHTER WAY.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th - DIFC Square 1	5,341	496.20	Available
2nd - DIFC Square 3	2,754	255.85	Available
Total	8,095	752.05	

EPC

This property has been graded as -.

Rent

AED 430 per sq ft

exclusive of rates, service charge and VAT (if applicable).

Business Rates

Upon Enquiry



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