

To Let

I-Rise Tower, Barsha Heights, Tecom, Dubai 10,938 to 25,693 sq ft

- Full or Half Floor Options for Lease
- Shell & Core
- Parking Ratio 1:609
- Lease between AED 220 -240 PSF
- Service Charge AED 14.8 PSF



Description

I-Rise Tower, a prestigious 37-storey commercial edifice, stands prominently in Barsha Heights (formerly known as Tecom). Developed by Realty Capital, this architectural marvel was completed in 2010, setting a new standard for corporate real estate in Dubai.

The tower boasts an elegant wave-like design, seamlessly blending aesthetics with functionality. Its array of premium amenities includes a state-of-the-art rooftop helipad and high-speed elevators, catering to the needs of discerning businesses. Each office space within I-Rise Tower offers breathtaking panoramic views of the Arabian Gulf, creating an inspiring work environment.

Security and convenience are paramount at I-Rise Tower, with round-the-clock CCTV surveillance and ample covered parking facilities. Strategically located near First Al Khail Street and Hessa Street, the building provides excellent accessibility for tenants and visitors alike, further enhancing its appeal as a prime commercial destination.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - High floor	10,938	1,016.17	Available
Unit - High floor	14,755	1,370.78	Available
Total	25,693	2,386.95	

EPC

This property has been graded as -.

Rent

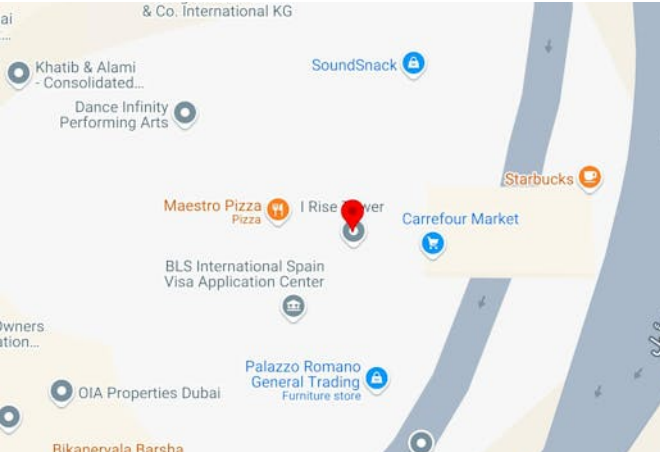
AED 220 - AED 240 per sq ft The rate for the total space would be at AED 220 per sq ft. While the rate for the executive entrance suite unit would be slightly higher at AED 240 per sq ft because it has premium views and is the "Executive Offices" side with its own lifts.
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Upon Enquiry

Service Charge

AED 14.80 per sq ft



Contacts

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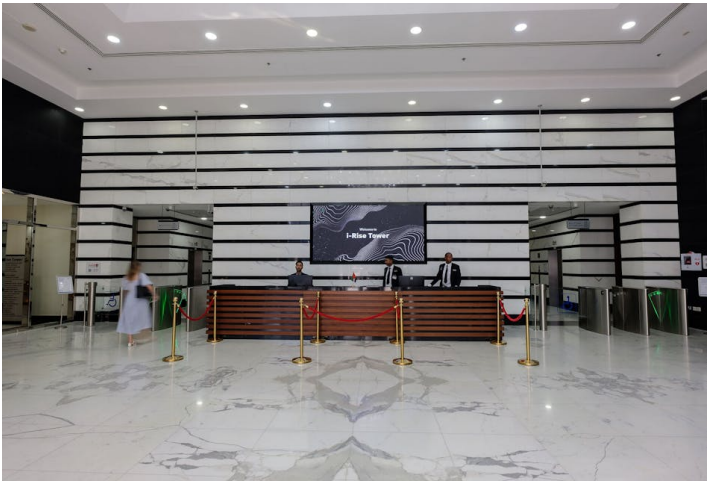
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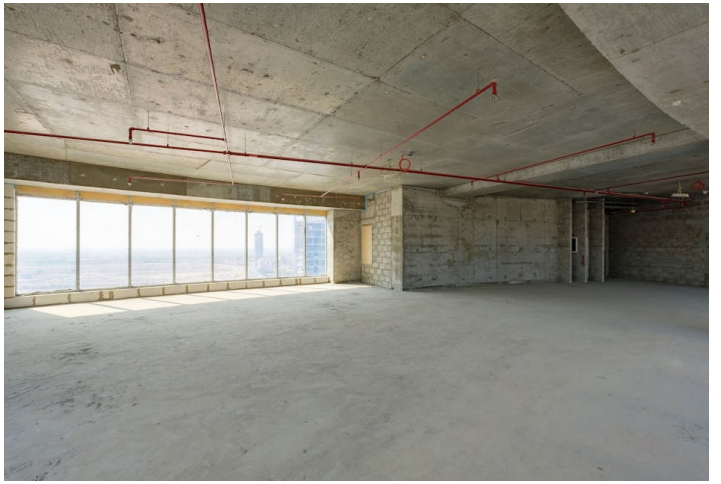
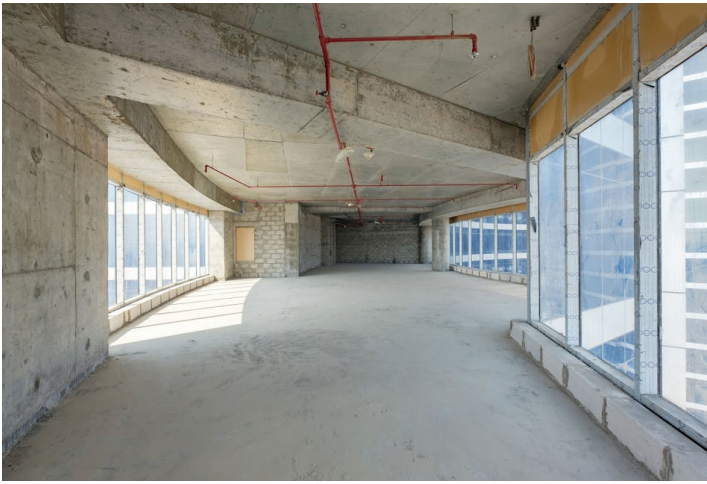
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For properties in Scotland:
e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



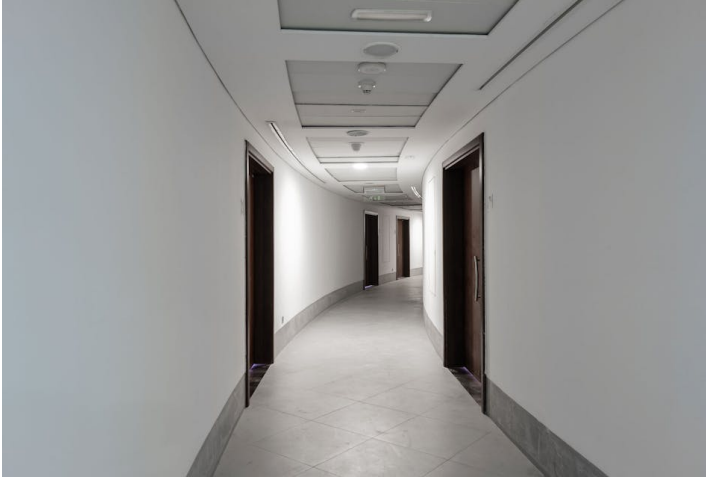




























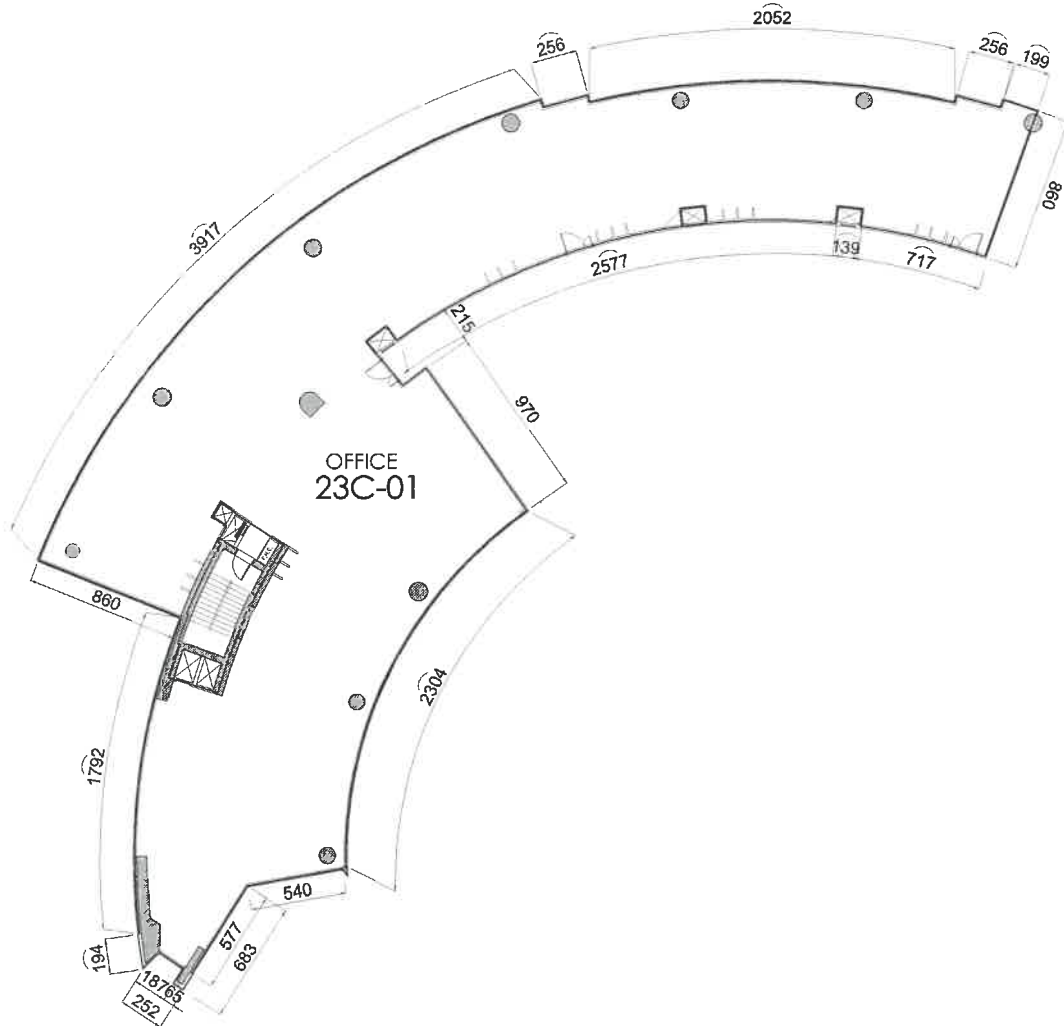




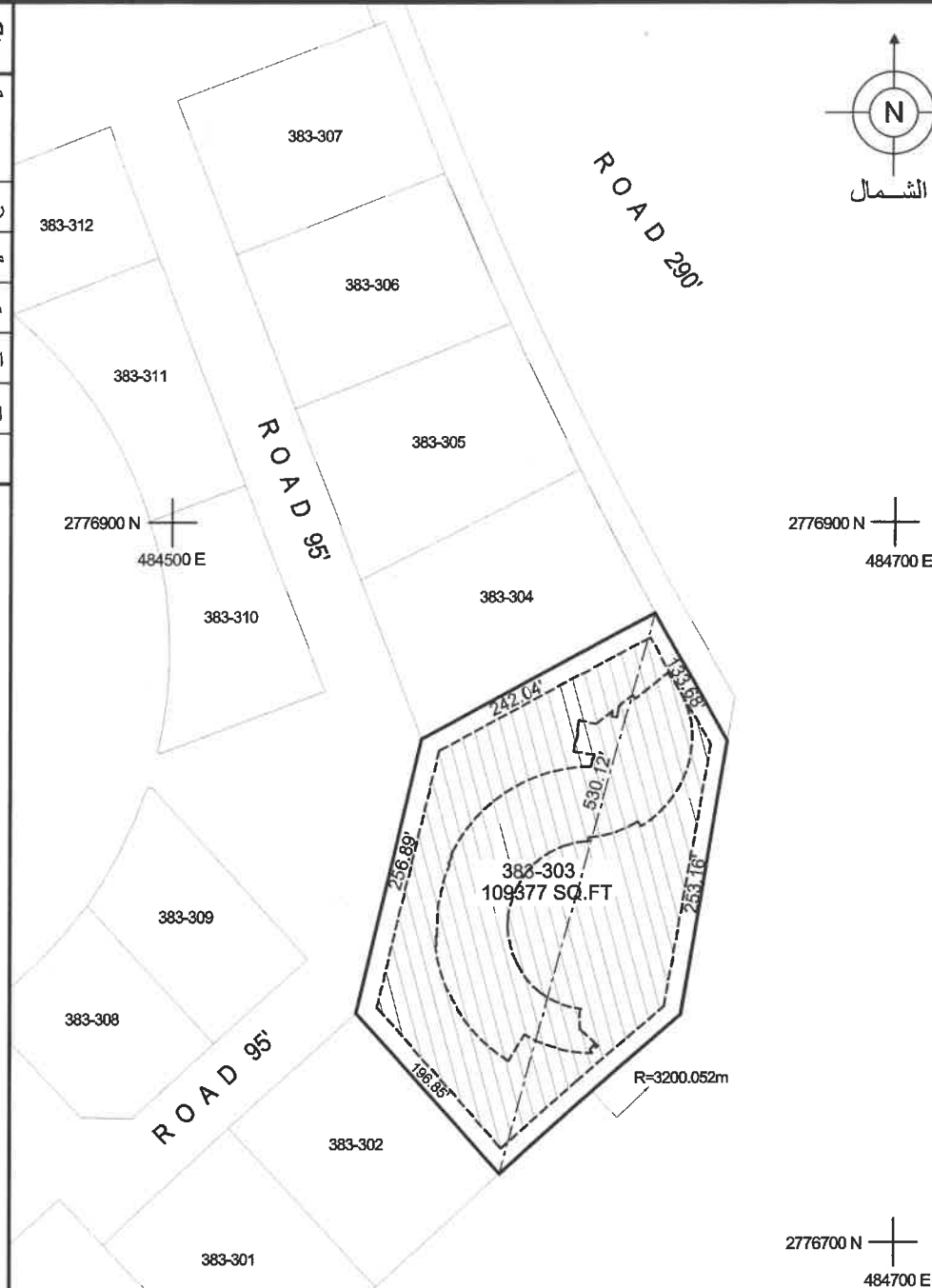
UNIT DETAIL

بيانات الوحدة

UNIT OWNER	مالك الوحدة
REALTY CAPITAL MIDDLE EAST FZ-LLC	ريستي كابيتال ميديل ايست منطقة حرة (ذ.م.م)
UNIT NO: 23C-01 (OFFICE)	رقم الوحدة: 23C-01 (مكتب)
UNIT AREA: 837.53 SQ.M (9015.10 SQ.FT)	مساحة الوحدة:
BALCONY AREA: 00.00 SQ.M (00.00 SQ.FT)	مساحة البلكونة:
TOTAL AREA: 837.53 SQ.M (9015.10 SQ.FT)	المساحة الكلية:
UTILITY AREA: 206.25 SQ.M (2220.06 SQ.FT)	المرافق العامة:
PARKING ALLOCATION TYPE: TITLE	PARKING ALLOCATION BAY: P6-100, P6-101, P6-102, P6-103, P6-104, P6-105, P6-106, P6-107, P6-108, P6-109, P6-110, P6-111, P6-112, P6-113, P6-114

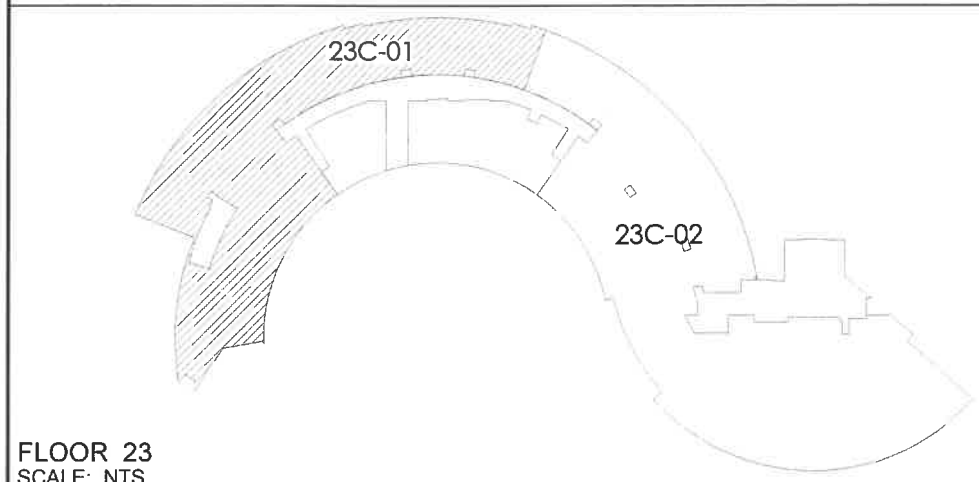
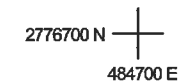
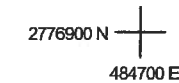
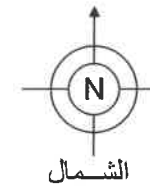


100	101	102	103	104	105	106	107	108	109	110	111	112	113	114
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FLOOR P6
Car ParkUNIT DETAIL
SCALE: NTSSITE PLAN
SCALE: 1:2000

UNIT LOCATION IN BUILDING

موقع الوحدة في المبنى

FLOOR 23
SCALE: NTS

حكومة دبي

دائرة الأراضي والأملاك
GOVERNMENT OF DUBAI Land DepartmentPLOT NO: 34 (383-303) 34
المنطقة: الثانية الاولى (383)

BLOCK: AL THANYA FIRST (383)

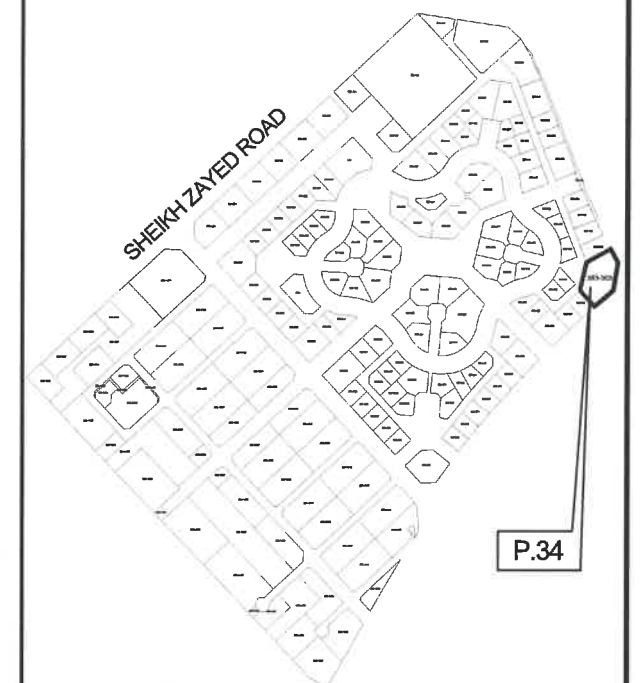
TOTAL AREA: 10161.46 SQ.M (109377.00 SQ.FT.)

مجموع المساحة: 10161.46 متر مربع (109377.00 قدم مربع)

SITE PLAN: P.34 DATED: 21/07/2011

SUBDIVIDED FROM: P.49 (388-9999) AL THANYA THIRD

PLOT REFERENCE: C-006-005 DATED: 18/10/2007



KEY LOCATION

PROJECT NAME: TECOM SITE C

PREPARED BY: EMARAT SURVEY SERVICES

SURVEY STATUS: YES

DATED: 25/10/2011

ISSUED ON: 16/11/2011

UNIT REFERENCE: 23C-01

BLDG. NAME & NO: I-RISE TOWER - 1

SHEET 1 OF 1

UNIT SITE PLAN

LD APPROVAL:

دائرة الأراضي والأملاك
Land Department
DIRECTOR

UNIT DETAIL

بيانات الوحدة

UNIT OWNER

مالك الوحدة

REALTY CAPITAL MIDDLE EAST FZ-LLC

ريلتي كابتيتال ميدل ايست منطقة حرة (ذ.م.م)

UNIT NO: 23C-02 (OFFICE)

رقم الوحدة: 23C-02 (مكتب)

UNIT AREA:

مساحة الوحدة:

1370.79 SQ.M (14755.06 SQ.FT)

BALCONY AREA:

مساحة البلكونة:

0000.00 SQ.M (00000.00 SQ.FT)

TOTAL AREA:

المساحة الكلية:

1370.79 SQ.M (14755.06 SQ.FT)

UTILITY AREA:

المرافق العامة:

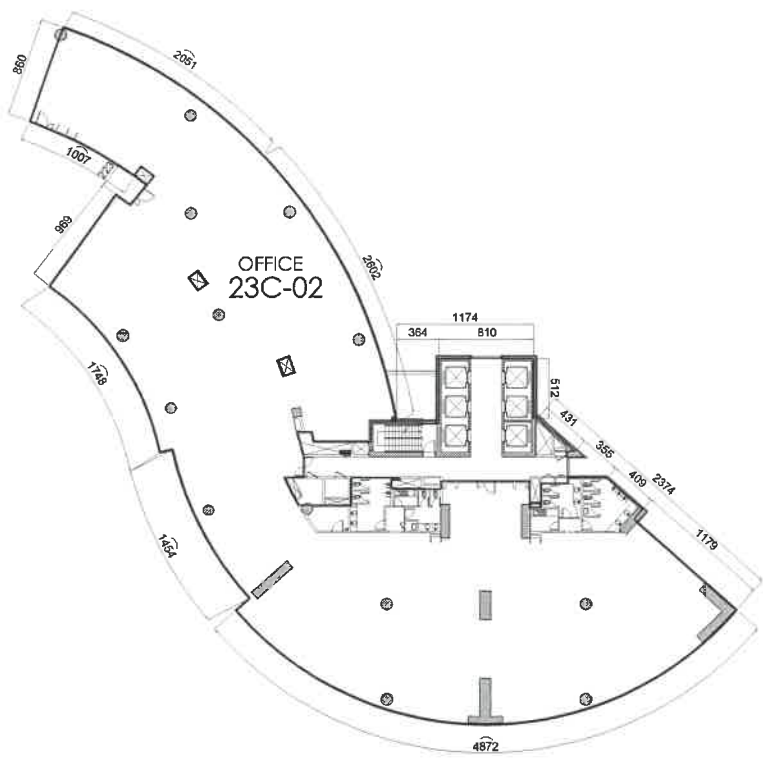
330.00 SQ.M (3552.09 SQ.FT)

PARKING ALLOCATION TYPE: TITLE

PARKING ALLOCATION BAY: P6-115, P6-116, P6-117, P6-118, P6-119,

P6-120, P6-121, P6-122, P6-123, P6-124, P6-125, P6-126, P6-127, P6-127A, P6-128, P6-129, P6-155, P6-156, P6-157, P6-158, P6-159, P6-160, P6-161, P6-162

OFFICE
23C-02



115116117118119120121122123124125126127127A128129

155156157158159160161162

FLOOR P6
Car Park

UNIT DETAIL

SCALE: NTS

383-307

383-306

383-305

383-304

383-303
109377 SQ.FT

383-302

383-301

383-308

383-309

383-310

383-311

383-312

ROAD 290'

ROAD 95'

2776900 N
484500 E

2776700 N
484700 E

2776900 N
484700 E

SITE PLAN

SCALE: 1:2000

UNIT LOCATION IN BUILDING

موقع الوحدة في المبنى

23C-01

23C-02

FLOOR 23

SCALE: NTS

حكومة دبي

دائرة الأراضي والأملاك

GOVERNMENT OF DUBAI Land Department

رقم القطعة:

34 (383-303) 34

المنطقة:

الثبة الاولى (383)

BLOCK:

AL THANYA FIRST (383)

TOTAL AREA:

10161.46 SQ.M (109377.00 SQ.FT.)

مجموع المساحة:

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SITE PLAN:

P.34

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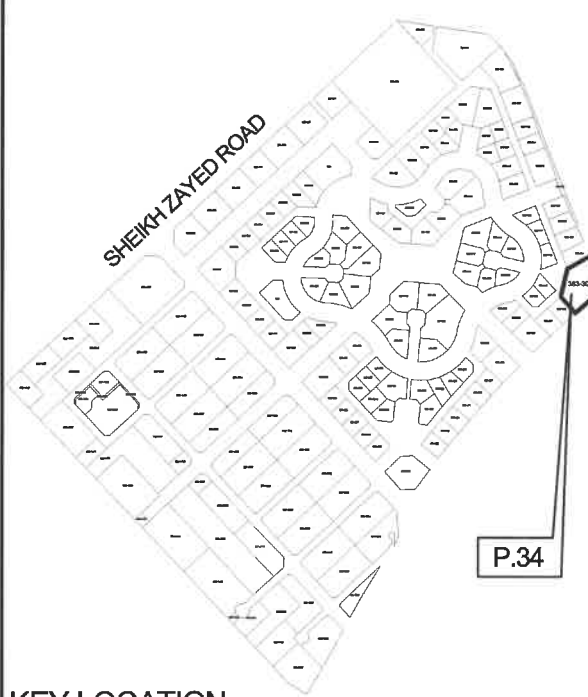
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UNIT SITE PLAN

LD APPROVAL:

دائرة الأراضي والأملاك

Land Department

DIRECTOR