

TO LET - OFFICE

DARCOM - SMART OFFICE SPACE

Azaiba - Ref:#276415, Azaiba, Muscat

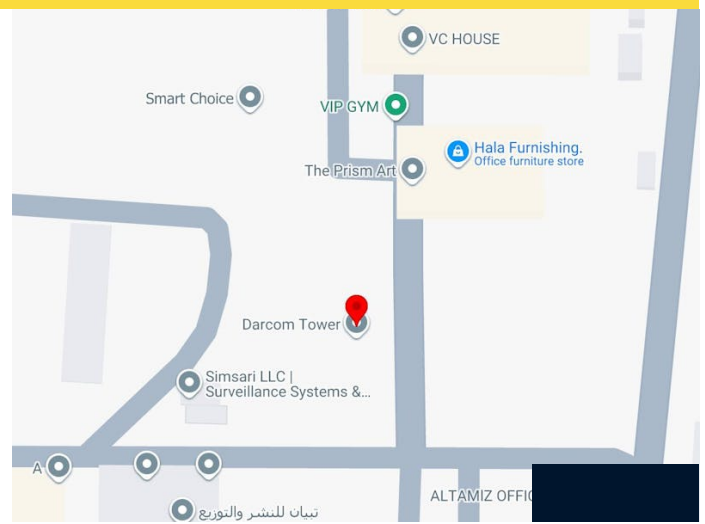


Key Highlights

- 56.30 to 867 sq m
- Conference room & Gym
- Air-Conditioning System
- Private Pantry area
- Prime location
- Ample parking space
- Internal Private Washroom

Beach One – Office 104
Shatti Al Qurum, Oman
+968 7233 8000
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Description

Excellent Opportunity to lease Smart Office Premises in the 'DARCOM' Development in Ghala. The DARCOM development offers 108 smart office spaces and 18 retail shops.

DARCOM is strategically located in Ghala, one of Muscat's most dynamic commercial and industrial districts. Its prime positioning offers businesses exceptional visibility, connectivity, and accessibility. The development lies adjacent to Sultan Qaboos Street and is in close proximity to the Muscat Expressway, ensuring seamless access to major city zones.

The site is easily reachable from key landmarks including Muscat International Airport, the Ministry District, and the Ghala Industrial Area, making it ideal for both local and international operations.

As a thriving business hub, Ghala attracts a wide range of commercial activities, making DARCOM an ideal location for corporate offices, retail outlets, and service-based enterprises.

Accommodation

Name	sq m	Rent	Availability
Unit - Office type A	56.30	OMR6 /sq m (/month)	Available
Unit - Office type B	74.60	OMR6 /sq m (/month)	Available
Unit - Office type C	112.60	OMR6 /sq m (/month)	Available
Unit - Office type D	146.60	OMR6 /sq m (/month)	Available
Unit - Office type E	220.90	OMR6 /sq m (/month)	Available
Unit - Office type F	433	OMR6 /sq m (/month)	Available
Unit - Office type G	860	OMR6 /sq m (/month)	Available

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Rental terms

- Office Rent: RO 6.000/sqm/month + VAT
- Retail Rent: RO 11.000/sqm/month + VAT
- Service Charges: None
- Basement Parking: RO 30/month per bay
- Allocation: 1 bay per 50 sqm leased
- Ground Parking: Unallocated, available for tenants
- Payment Terms: Monthly / Quarterly / Semi-Annual / Annual
- Deposit: 1-month rent via undated cheque

Common facilities

- Welcoming Reception Area with a comfortable waiting lounge
- Dedicated Prayer Room for staff and visitors
- High-Speed Elevator (Otis) ensuring smooth vertical access
- Fully Equipped Gymnasium for tenant wellness
- Basement Parking available for rent
- Ground-Level Unallocated Parking for tenants and visitors and short-term use
- Centralized Maintenance Services covering air-conditioning and access control systems
- Meeting & Conference Room – Available for tenant use, ideal for presentations, team discussions, and client meetings
- Vacant Retail Space – Fully prepared and ready for immediate leasing, ideal for Café or Restaurant operations with necessary provisions in place

Unit features

- Raised Access Flooring for flexible cabling and workstation setup
- Suspended Ceiling with Integrated Lighting for optimal illumination
- Air-Conditioning System (General / LG units)
- Premium Painted Walls using Jotun finishes
- Private Internal Toilet with high-quality fittings
- Dedicated Pantry Area for staff convenience
- Secure Door Access Control System for enhanced safety



Contact

Savills Commercial Team

+968 22057 800

Unni.Mon@savills.me

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