

# To Let

## **H&H DIFC Dubai**

7,500 to 235,000 sq ft

- LEED and WELL platinum certifications
- Walking distance to the metro
- Access to both Al Mustaqbal and Al Sukook Street
- Low rise asset with efficient floorplates
- Mixed used development with branded residences, high end F&B and the Carlyle Hotel



## Description

This David Chipperfield designed mixed-use development will set a new standard within the DIFC Freezone, featuring Grade A office spaces alongside premium retail, dining, residential units, and a five-star hotel. The project represents a significant addition to the premium and ultra-exclusive real estate landscape within Dubai, and is due to be come online in Q4 2028.

The office element offers ca. 235,000 sq ft of office space across 12 floors, with highly efficient floorplates designed to be in a predominantly open plan layout. Given such, this will allow for natural light and flexible office layouts, suitable to occupiers of all size requirements. The development is also on track to achieve both LEED Platinum and WELL Platinum, aligning with sustainability and wellness goals that many modern day occupiers look for in an office space.

In terms of specifics and in addition to the office element, there will be three other components, namely the Four seasons branded residences, the Carlyle Hotel and high-end F&B and retail. Access wise, all four components of the development will be accessible from both Al Sukook Street and Al Mustaqbal Street, along with the DIFC Gate avenue, ensuring easy, unparallel access and interconnectivity, both in and out of the entire development.

## EPC

This property has been graded as -.

## Rent

Rent on application



## Contacts

### Braden Munsamy

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

### Ben Johnston

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

### Madhat Fares

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

### Christopher Smerdon

0507282408  
christopher.smerdon@eu.jll.com

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View 01



Entrance Lobby View



