

TO LET - OFFICE

HIGH QUALITY OFFICE SPACE

Al Ghubrah Street, Muscat



Key Highlights

- 35 to 760 sq m
- Prime location
- Parking spaces
- Modern Design
- Easy Accessibility
- High speed lift

Beach One – Office 104
Shatti Al Qurum, Oman
+968 7233 8000
savills.om



Description

A modern commercial building has been completed on Al Ghubra Street in Muscat, offering a versatile mix of retail and office spaces. Conveniently situated between Oman Oil and the Darwish Building—near the Royal Hospital and the main traffic signal—this newly finished development provides businesses with a highly visible and easily accessible prime address, now ready for immediate occupation.

Location

The building is strategically located near major landmarks—including retail outlets, the Royal Hospital, Toyota's Main Service Center and offering strong visibility and high foot traffic for businesses.

Accommodation

The accommodation comprises the following areas:

| Name | Building Type | sq m | Monthly Rent | Availability |
|----------|---------------|--------|--------------|--------------|
| 1st - 2 | Retail | 93.29 | OMR1,119.48 | Available |
| 1st - 3 | Retail | 59.01 | OMR708.12 | Available |
| 1st - 4 | Retail | 77.38 | OMR928.56 | Available |
| 1st - 5 | Retail | 57.84 | OMR694.08 | Available |
| 1st - 6 | Retail | 54.36 | OMR652.32 | Available |
| 1st - 7 | Retail | 47.18 | OMR566.16 | Available |
| 1st - 8 | Retail | 47.35 | OMR568.20 | Available |
| 1st - 9 | Retail | 53.19 | OMR638.28 | Available |
| 1st - 10 | Retail | 87.38 | OMR1,048.56 | Available |
| 1st - 11 | Retail | 112.94 | OMR1,355.28 | Available |
| 2nd - 1 | Office | 148.30 | OMR1,779.60 | Available |
| 2nd - 2 | Office | 64.64 | OMR775.68 | Available |
| 2nd - 3 | Office | 45.83 | OMR549.96 | Available |
| 2nd - 4 | Office | 42.59 | OMR511.08 | Available |
| 2nd - 5 | Office | 56.93 | OMR683.16 | Available |
| 2nd - 6 | Office | 57.79 | OMR693.48 | Available |
| 2nd - 7 | Office | 74.16 | OMR889.92 | Available |
| 2nd - 8 | Office | 74.64 | OMR895.68 | Available |
| 2nd - 9 | Office | 195.67 | OMR2,348.04 | Under Offer |
| 3rd - 31 | Office | 231.50 | OMR1,300.10 | Available |

Retail & Office Spaces

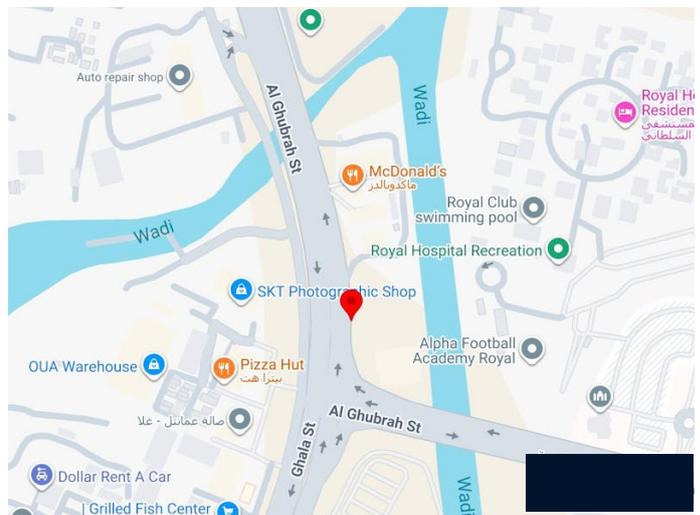
Contact

Savills Commercial Team

+968 7233 8000

+968 22057 800

Unni.Mon@savills.me



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