

Mazaya Business Avenue AA1

Mazaya Business Avenue, Jumeirah Lake Towers, Dubai

**High-Floor Full Floor | Strong ROI |
Fitted**

12,147 sq ft
(1,128.49 sq m)

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Summary

Available Size	12,147 sq ft
EPC Rating	Upon enquiry

Description

Mazaya Business Avenue AA1 is a prestigious Grade A commercial tower strategically located in the heart of Jumeirah Lakes Towers (JLT). The building offers excellent connectivity to major highways and is within close proximity to public transport links, making it highly accessible for employees and visitors. Designed to meet modern business needs, the tower provides 24/7 security, access control, high-speed elevators, district cooling (Empower), and covered parking. Tenants also enjoy well-maintained common washrooms, pantry facilities, and a vibrant selection of nearby cafés, restaurants, and retail outlets.

Property Features:

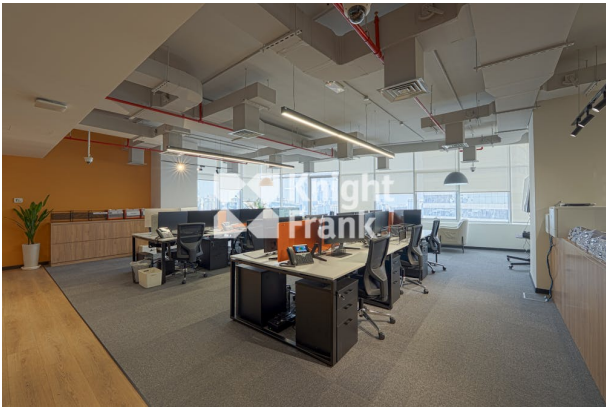
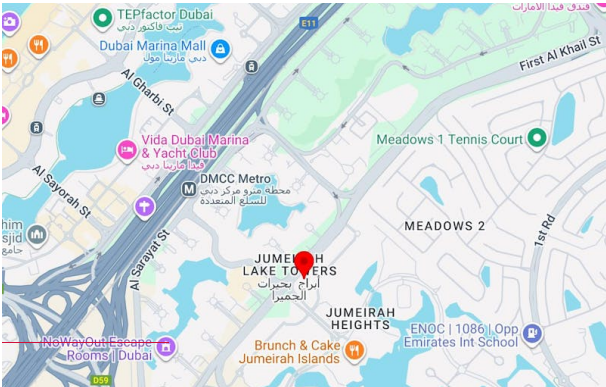
- Full Floor comprising 8 office units
- 7 units leased to two long-term tenants until 2028 (5-year term with 5% escalations in Year 3 and Year 5)
- 1 unit vacant and furnished
- High floor (above 40th) with expansive views
- 8 allocated parking spaces
- Selling Price: AED 25,000,000

This is a rare opportunity to acquire a high-floor, income-generating asset in one of Dubai's most active commercial hubs.

Knight Frank is the leading independent global property consultancy, headquartered in London, with a strong presence across the Middle East, including Abu Dhabi, Dubai, and Saudi Arabia.

DLD Permit Number:

- 7132121400
- 7132122000
- 7132122100
- 7132121500
- 7132121600
- 7132121700
- 7132121800
- 7132121900



Viewing & Further Information



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