

To Let

Burj Khalifa 8,800 sq ft

- Premium, rare availability on high floor of the prestigious Burj Khalifa
- Full Dubai Skyline views of Dubai
- Complete design freedom for bespoke fit-out requirements
- Ideal for businesses seeking premium brand positioning
- State-of-the-art facilities including high-speed elevators, advanced security systems, and premium concierge services



Description

Burj Khalifa - Floor 130 Office Space

This premium office opportunity is located on the 130th floor of the iconic Burj Khalifa, offering approximately 8,800 square feet of shell and core space. The unit presents exceptional flexibility for customization to meet specific tenant requirements and brand standards.

The space commands rental rates between AED 320-350 per square foot, reflecting its prestigious address and unparalleled location within the world's tallest building. Service charges are set at AED 75 per square foot, with approximately 14 parking spaces allocated to the unit.

Given the shell and core condition, tenants will have the opportunity to design and fit out the space according to their operational needs. A rent-free period is available for negotiation, with expectations of a minimum six-month allowance to accommodate the fit-out process and business setup requirements.

The floor plan is available for review, showcasing the layout possibilities within this high-profile Downtown Dubai location. This represents a unique opportunity to establish operations within one of the world's most recognizable commercial addresses, offering exceptional visibility and prestige for businesses seeking a premium Dubai presence.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 130th Floor	8,800	817.55	Available
Total	8,800	817.55	

EPC

This property has been graded as -.

Rent

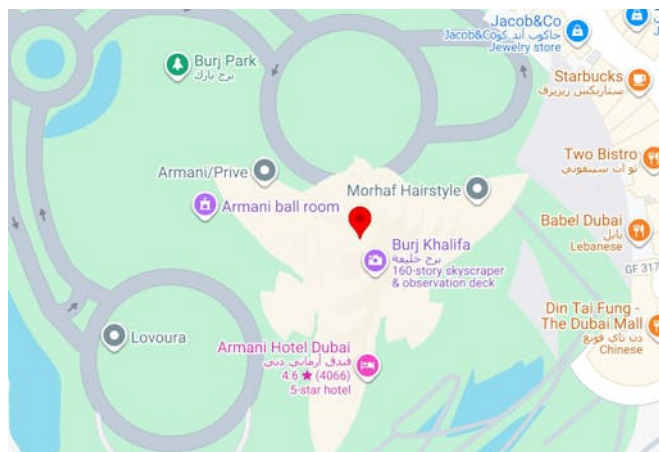
AED 320 - AED 350 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Upon Enquiry

Service Charge

AED 75 per sq ft



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