

## **Commercial Building FOR LEASE**



### **Abu Dhabi – Al Jazira Club Towers**

#### **Project Location:**

4547 Al Jazira Club Towers, located on Muroor Road between 17th and 19th Streets, Abu Dhabi

#### **Project Details:**

Comprising the initial phase of a large master planned community that will ultimately include residential, commercial, retail and hospitality components, the Al Jazira Towers offer a unique opportunity to be the first tenant in a much sought after development.

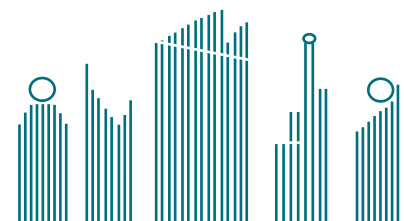
The two commercial towers that flank the stadium each have 15 floors plus retail and mezzanine space and are serviced by 4 elevators. A unique feature allows tenants on the 8th floor and higher to enjoy panoramic views into the newly expanded stadium which has recently been reconstructed to allow a state of the art facility which will accommodate up to 42,000 spectators.

Calculations for space will be based on floor areas that are exclusive of core spaces (staircase, lifts, lobbies, service rooms & garbage room). The gross floor areas range from 900 to 1300 square metres with careful planning consideration given to structural support placement for efficient use of space. Total floor areas are divided into 2 or 3 individual office ranging in size from 173 to 500 metres, and total floor areas range from 634 to 945 square metres net. Each tower has a net rentable area of 12,040 square metres.

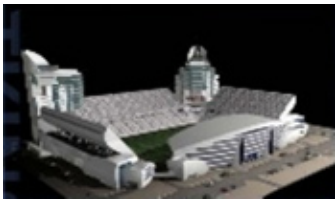
The underground parkade which will include in excess of 5000 spaces, will be completed as part of the master plan, and as such will not be completed at the time of occupancy. There is however, a paved parking area immediately in front of the towers which will be completed in early December that will accommodate in excess of 1000 vehicles; in addition there are 60 secure covered parking units for each tower, as well as existing stadium parking.

Finish specification to be core and shell for easy tenant fit out. Washrooms and pantry areas are finished and located in common areas or on upper floors in exclusive use areas.

The towers are adjacent to the existing Al Jazira hotel with coffee shop and restaurant. Access (fee paying) is available to the neighbouring sports centre with extensive amenities.



**For further information contact Exclusive Leasing Agent LLJ Property  
Tel: +971 2 495 0500 or [leasing@lljproperty.com](mailto:leasing@lljproperty.com) [www.lljproperty.com](http://www.lljproperty.com)**



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Abu Dhabi's Leading Real Estate Agency

### **Contract details:**

Consideration will be given to tenants who express an interest in leasing multiple floors. Leases will be for a minimum of 5 years with preference awarded to 10 year contracts.

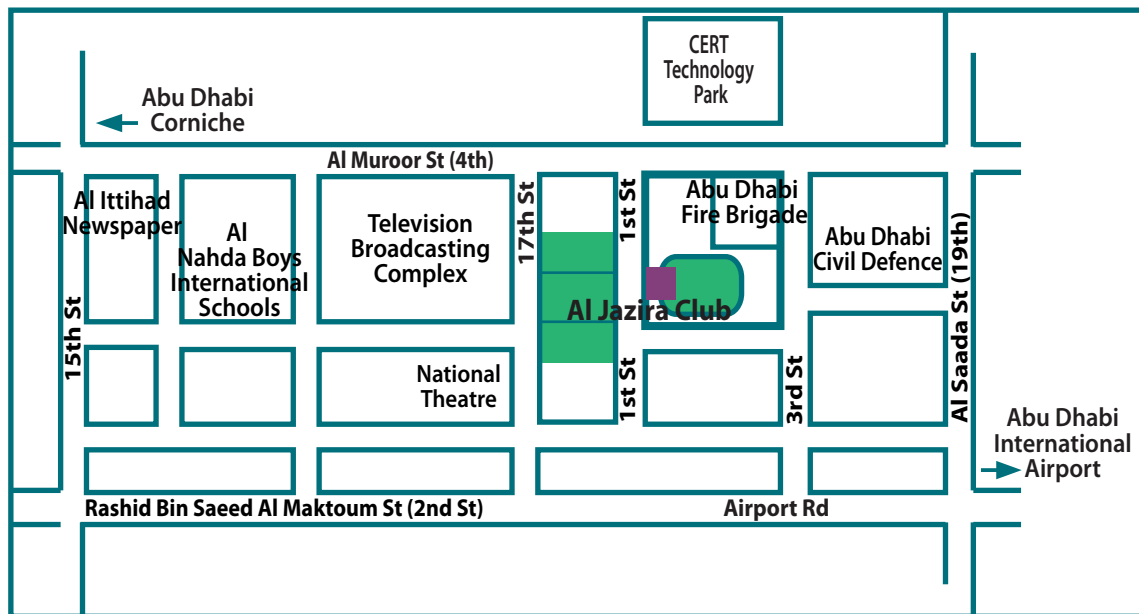
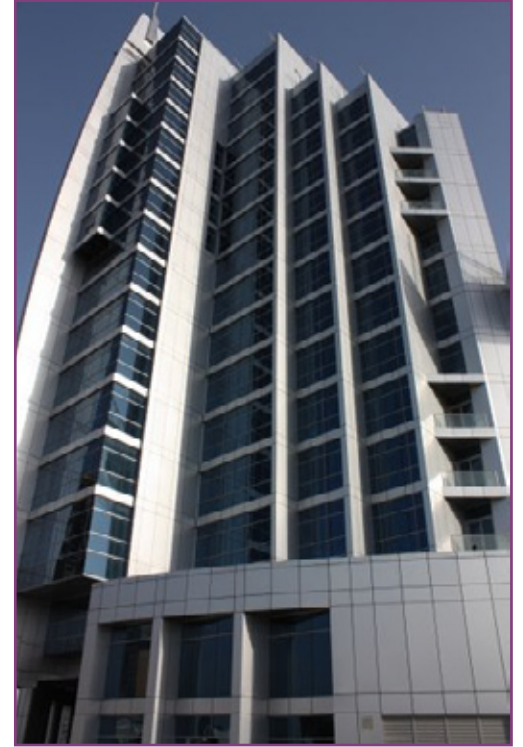
Utilities will be separately metered and paid by the tenant.

### **Leasing Fee:**

5% of first year's annual rent, due upon completion of contract

### **Represented by:**

LLJ Property  
Tel: +971 2 495 0500  
www.lljproperty.com



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**Tel: +971 2 495 0500 or [leasing@lljproperty.com](mailto:leasing@lljproperty.com)**

**This fact sheet will be updated as more information becomes available. Please check our website [www.lljproperty.com](http://www.lljproperty.com)**