

Commercial Building FOR LEASE



Abu Dhabi – Barclays 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 Barclays Towers offer a unique opportunity to be the first tenant in a much sought after development.

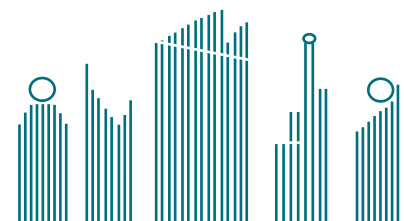
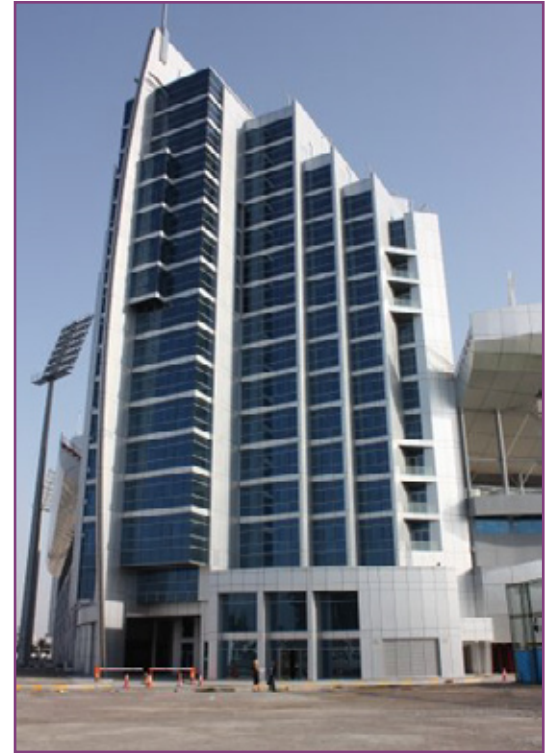
The two commercial towers that flank the Al Jazira stadium each have 15 floors plus retail and mezzanine space and are serviced by 4 elevators. A unique feature allows tenants on the 8th floor and higher to enjoy panoramic views into the newly expanded stadium which has recently been reconstructed to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

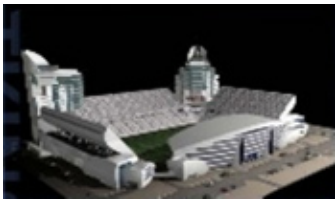
Calculations for space will be based on floor areas that are exclusive of core spaces (staircase, lifts, lobbies, service rooms & garbage rooms). The gross floor areas range from 900 to 1300 square metres with careful planning consideration given to structural support placement for efficient use of space. 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 more than 1000 square metres net.

In addition to dedicated parking space allocated at 1:150m² there is paved parking immediately in front of the towers which accommodates parking for approximately 700 vehicles.

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.





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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.

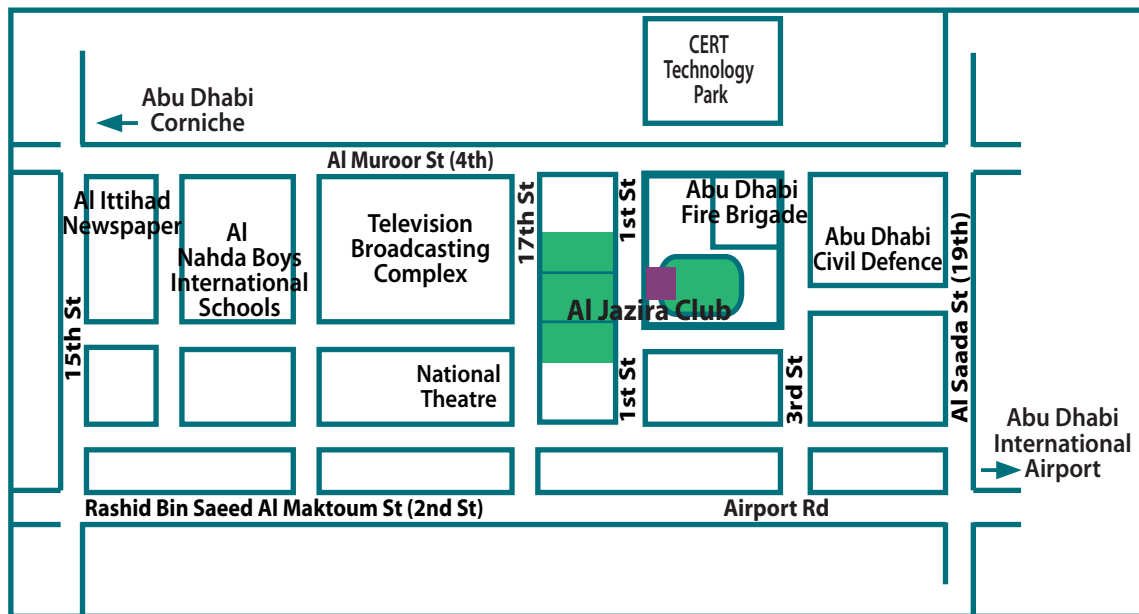
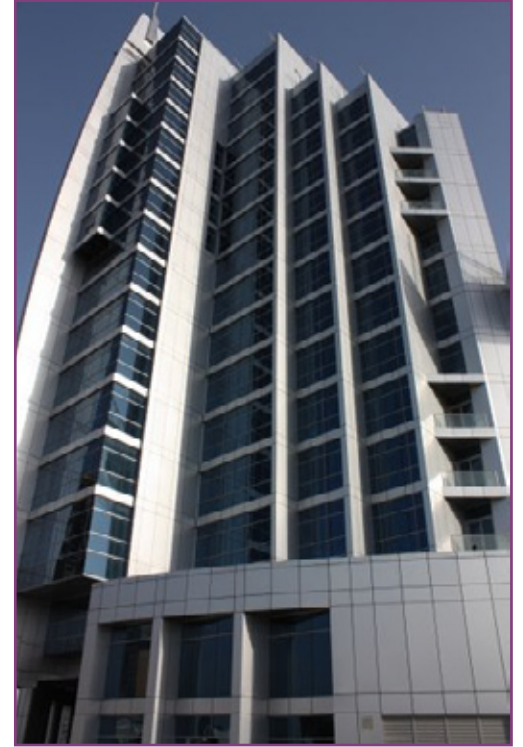
Utilities will be separately metered and paid by the tenant.

Leasing Fee:

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

Represented by:

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For further information contact Exclusive Leasing Agent LLJ Property

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This fact sheet will be updated as more information becomes available. Please check our website www.lljproperty.com