



# ONE ZA'ABEEL

THE OFFICES



# ONE ZA'ABEEL

THE OFFICES

INTRODUCTION	4
THE OFFICES	6
AMENITIES	8
THE LINK	9
CULTURE	10
SUSTAINABILITY	11
LOCATION	12
SCHEDULE OF AREAS	14
ACCESS	15
FLOOR PLANS	16
EXAMPLE LAYOUTS	18
PLUG & PLAY UNITS	19
VIEWS	20
CORE & LIFTS	21
PROJECT TEAM	23

BEST SUSTAINABLE COMMERCIAL  
DEVELOPMENT IN ARABIA

BEST MIXED-USE  
DEVELOPMENT IN ARABIA

BEST SUSTAINABLE RESIDENTIAL  
DEVELOPMENT IN ARABIA

Arabian Property Awards 2023

ICONIC PROJECT  
OF THE YEAR 2022

MIXED-USE PROJECT  
OF THE YEAR 2019

Big Project Awards

BEST INNOVATIVE PROJECT  
OF THE YEAR 2020

BEST INNOVATIVE PROJECT  
OF THE YEAR 2019

Innovation in Construction and FM

# A MODERN CLASSIC

One Za'abeel is an iconic addition to Dubai's skyline; a revolutionary high-rise mixed-use development incorporating grade A offices, luxury residences, two hotels, restaurants, a retail podium and a panoramic sky concourse.

REDEFINING  
Mixed-use  
development

2  
Towers

THE LINK  
World's longest  
cantilevered building

LICENSING  
Free Zone and Mainland

17  
Office floors

LEED  
Gold standards

NIKKEN SEKKEI  
Design consultant

GREEN  
Spaces

ONE&ONLY  
Hotel and residences

SIRO  
Hotel

280,000  
Sq.ft. total office space

120,000  
Sq.ft. total retail space

WORLD CLASS  
A GRADE OFFICE SPACE

280,000  
SQ.FT.

17  
LEVELS

16,599 SQ.FT.  
FULL FLOOR PLATE

DOUBLE HEIGHT  
OFFICE LOBBY

FLOOR HEIGHTS

Floor to floor height	4.2 m
Open floor height	3.7 m
Floor to ceiling height	2.8 m
Raised floor provision	150mm

VERTICAL TRANSPORT

Elevators for offices	8 dedicated
Lift speed	Up to 5 m/s
Lift access	Destination controlled

CAR PARKING

Parking ratio	1,500 sq.ft. included
7 basement parking levels	2,700 spaces
Dedicated valet service	Office lobby

STRUCTURAL LOADING

Dead load	4.5kN / sq.m.
Live load	3kN / sq.m.

AMENITIES

Loading facility	Located in B2
Wet pantry provisions	All offices
Common washrooms	All levels
Secure access	24/7

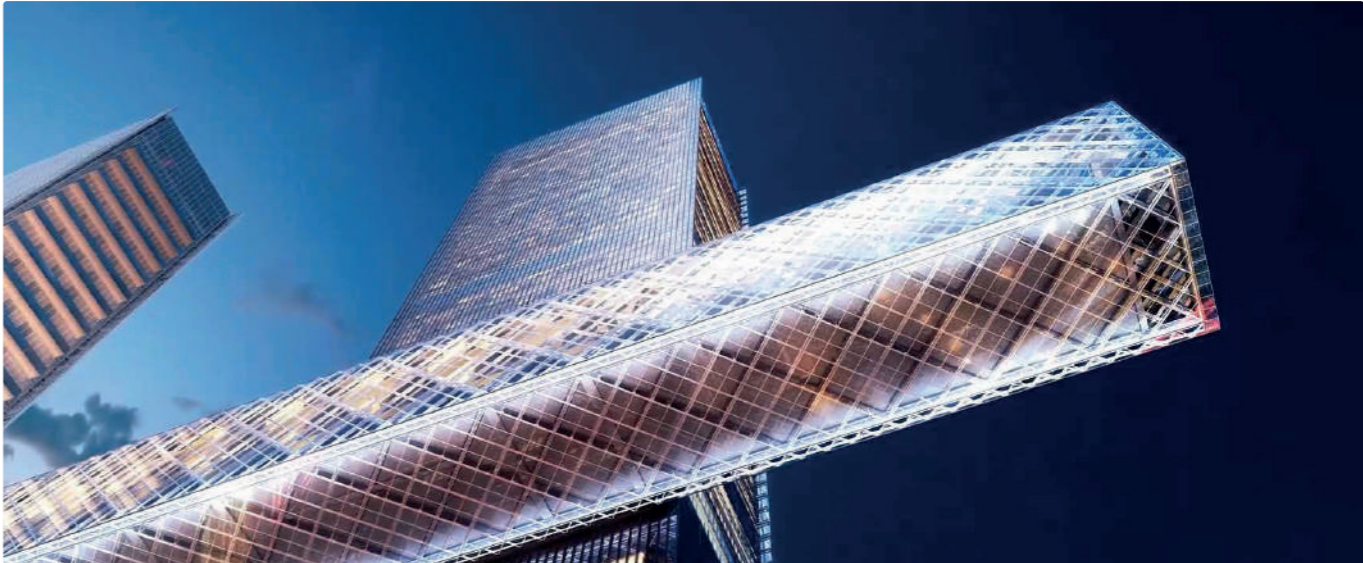


# A COMPLETE ECOSYSTEM ON YOUR DOORSTEP

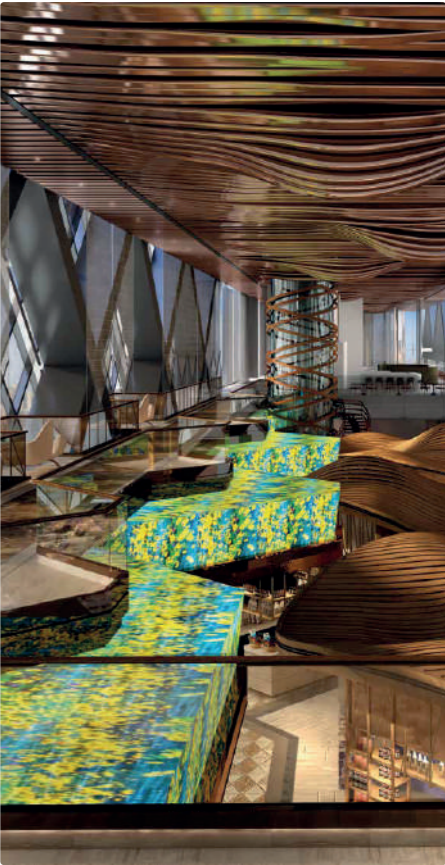


# THE LINK: AN ENGINEERING MARVEL

The world's longest cantilevered building, The Link dissects the two towers of One Za'abeel with breathtaking panoramic views of Dubai.



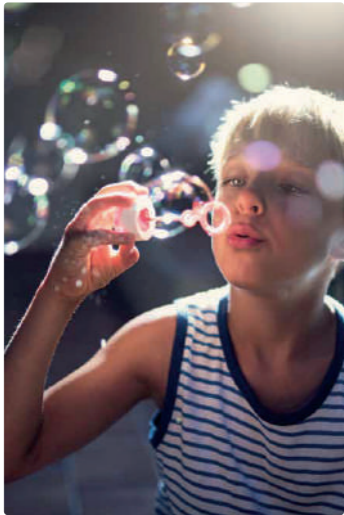
- 100 Metres high
- 230 Metres long
- PANORAMIC Viewing deck
- SKY INFINITY POOL With stunning views
- MICHELIN Starred chefs



OFFICIAL ATTEMPT  
Longest cantilevered building

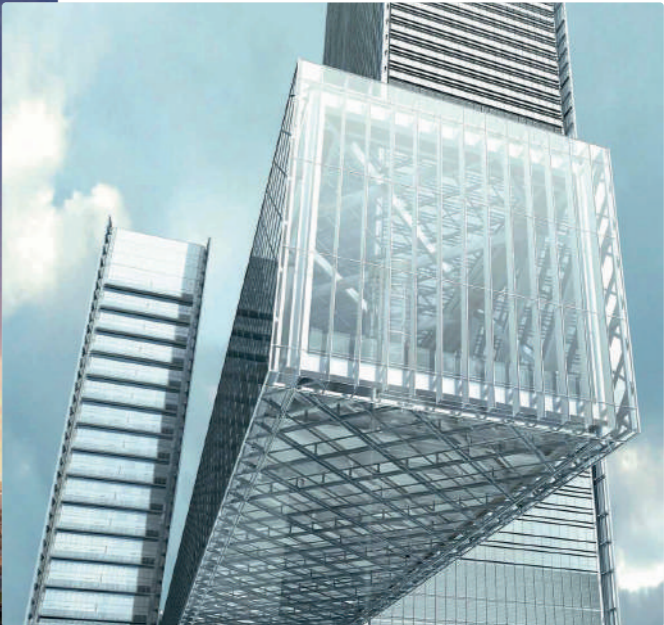
# A CULTURAL SPACE

One Za'abeel will be a vibrant environment for the people who work and live there, and a programme of curated events, exhibitions and experiences will bring its public spaces to life.



# A SUSTAINABLE DESIGN

One Za'abeel has been created as a green building from design to construction and beyond, demonstrating exemplary environmental efficiency that conforms to the LEED Gold innovation standards.



## WIREScore & SMARTScore CERTIFICATION

One Za'abeel is pursuing WiredScore and SmartScore certifications. The development is a shining example of innovation in the modern world of urban development. WiredScore certification serves as a symbol of top-tier connectivity and digital infrastructure, ensuring occupiers will experience unparalleled reliability and speed in their digital communications. In addition, the pursuit of SmartScore certification signifies a commitment to sustainability, efficiency, and intelligence in the building's operations. From its integrated energy management systems to its choice of high speed internet providers, the building aims to provide best-in-class digital connectivity and smart technology.



WiredScore  
PLATINUM



SmartScore  
PRE-CERTIFIED

## AIR QUALITY

Air quality is improved by increased ventilation rates of higher than 30% against ASHRAE 62.1-2007.

# CORE BUSINESS DISTRICT



SHEIKH ZAYED ROAD

0.1 km - 1 minute

DWTC

0.5 km - 2 minutes

EMIRATES TOWERS

2 km - 5 minutes

DIFC

2 km - 5 minutes

DOWNTOWN DUBAI

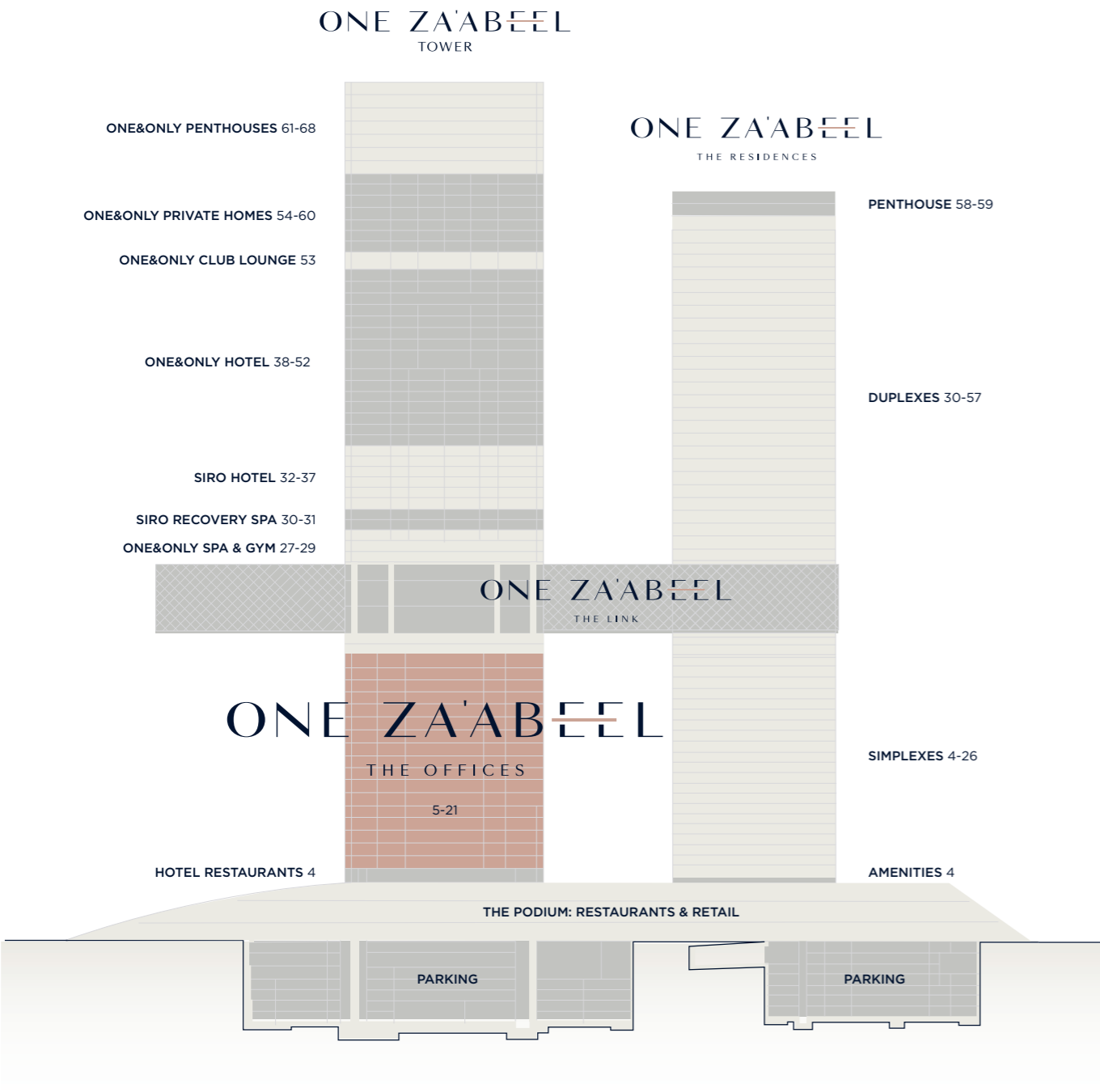
4.5 km - 7 minutes

DUBAI INT'L AIRPORT

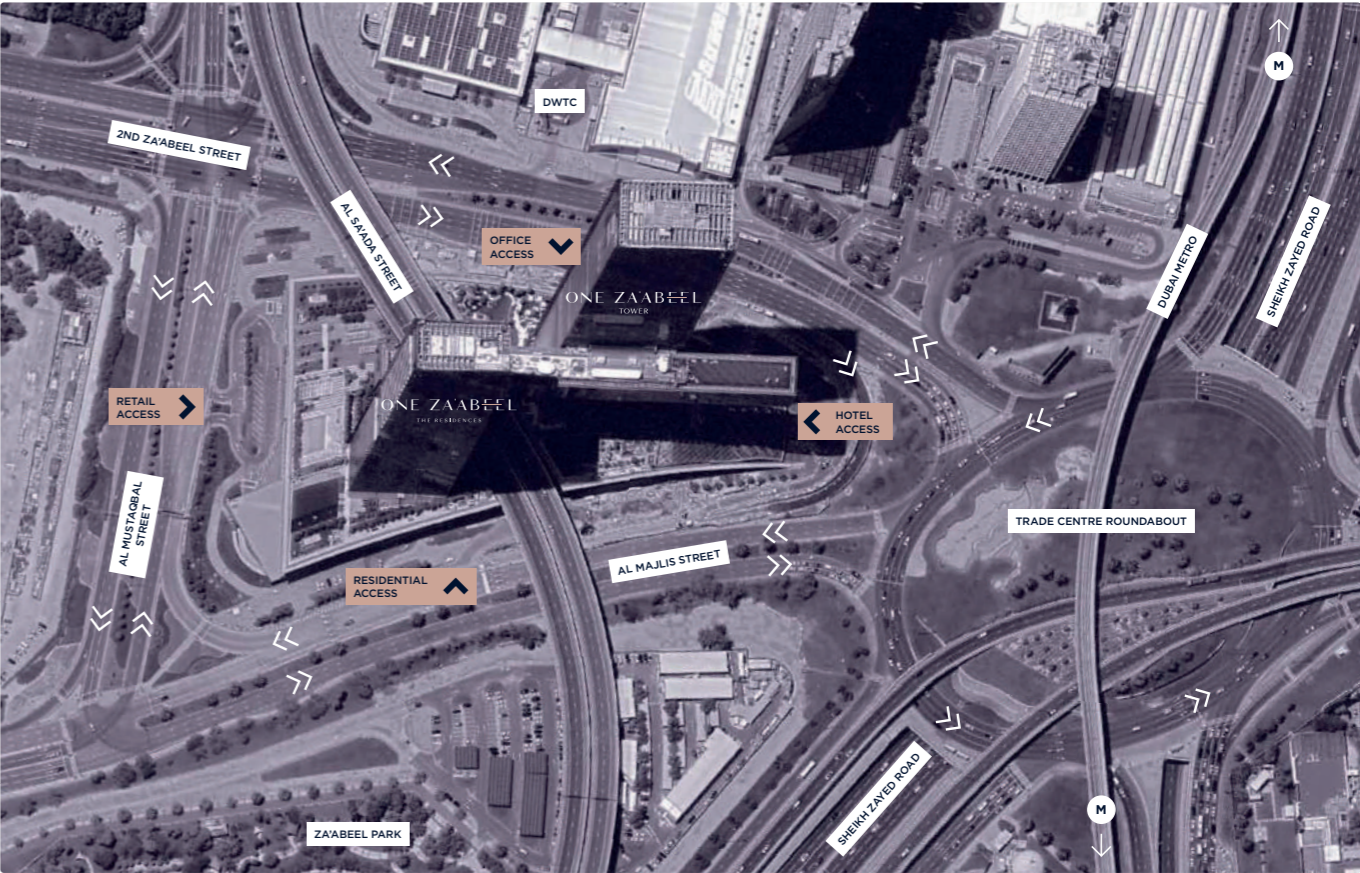
10 km - 12 minutes



SCHEDULE OF AREAS

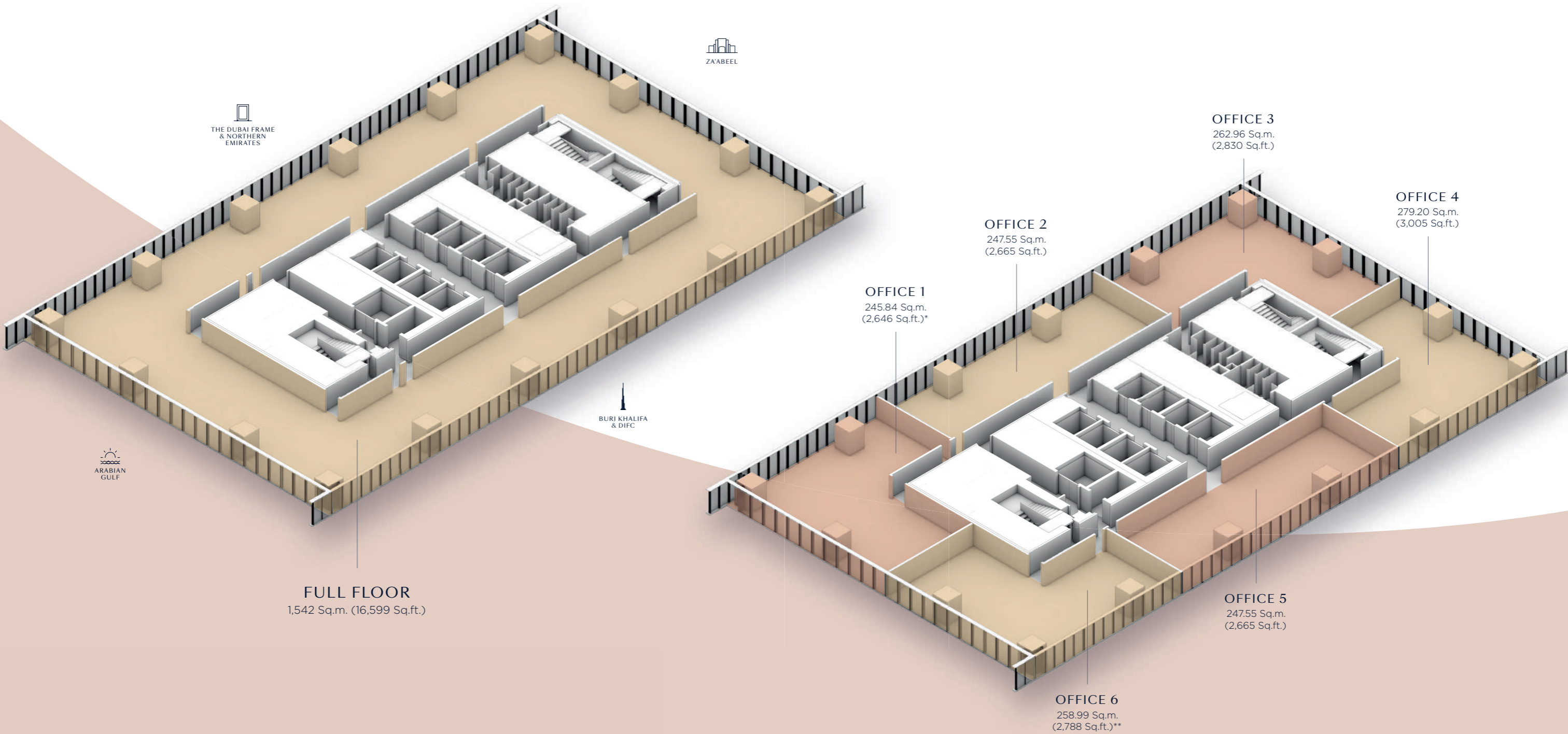


ACCESS



# FLOOR PLANS

The One Za'abeel offices occupy 17 floors from levels 5-21 and are available in shell & core units ranging from 245.78 Sq.m. (2,646 Sq.ft.) to a full floor of 1,542 Sq.m. (16,599 Sq.ft.).



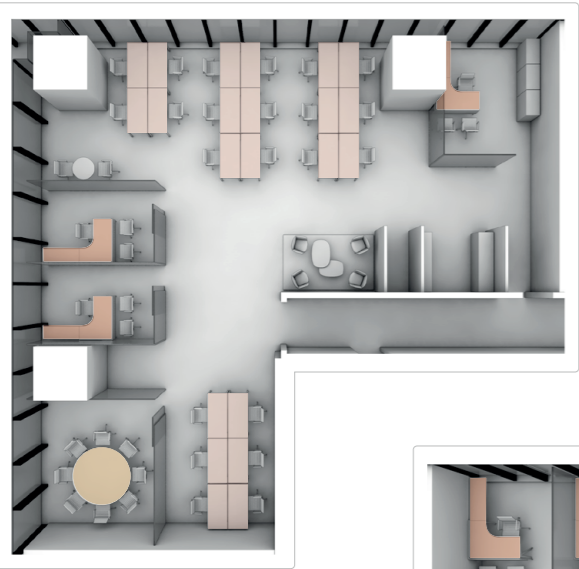
For illustrative purposes only. Not to scale.

### VARIATIONS

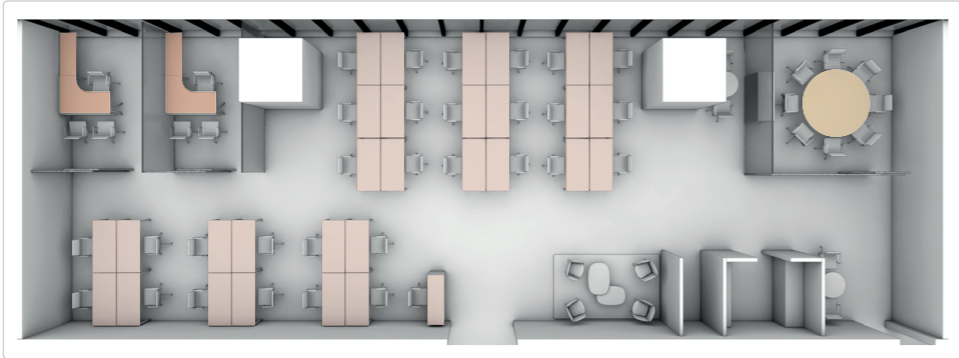
- \* Levels 14-16: 245.78 Sq.m. (2,646 Sq.ft.)
- \*\* Levels 14-16: 258.93 Sq.m. (2,787 Sq.ft.)

EXAMPLE LAYOUTS

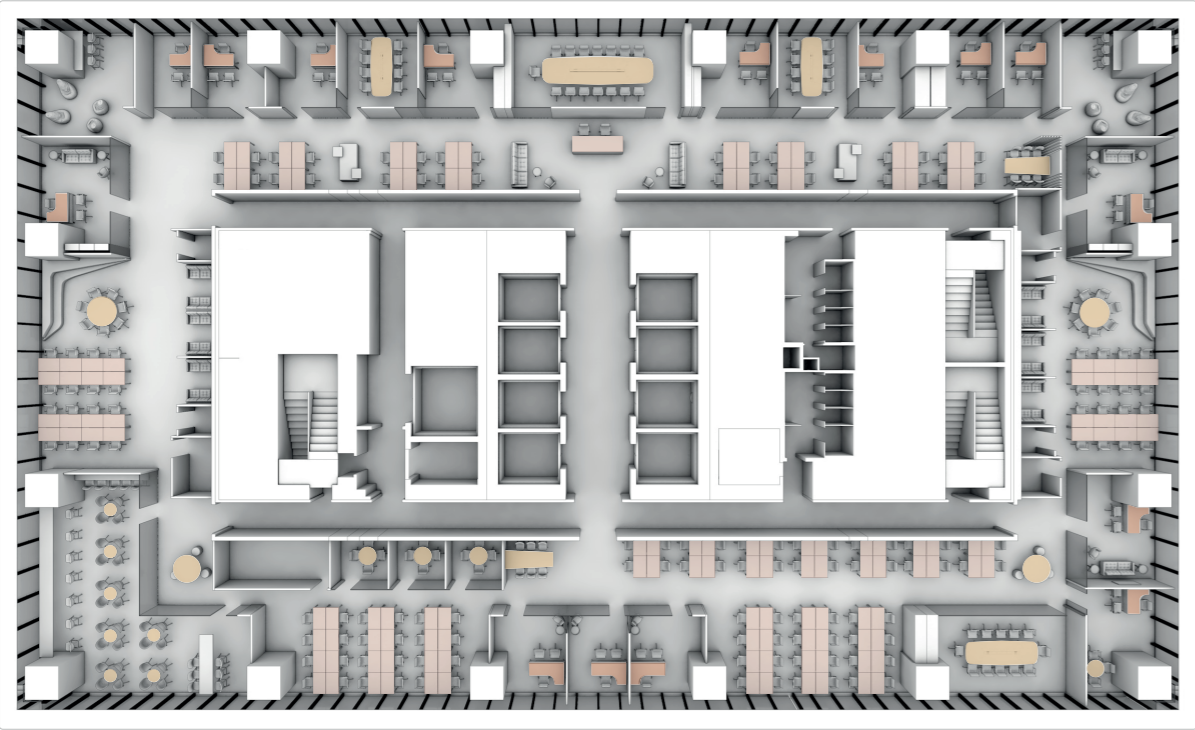
OFFICE 1  
245.84 Sq.m. (2,646 Sq.ft.)  
LEVELS 14-16: 245.78 Sq.m. (2,646 Sq.ft.)



OFFICE 2  
247.55 Sq.m. (2,665 Sq.ft.)



FULL FLOOR  
1,542 Sq.m. (16,599 Sq.ft.)



For illustrative purposes only. Not to scale.

PLUG & PLAY UNITS

FULLY-FURNISHED OFFICES



UTILITIES INCLUDED

DEDICATED RECEPTIONISTS



BOOKABLE MEETING ROOMS



BUSINESS LOUNGE



COMING IN 2024

For illustrative purposes only.

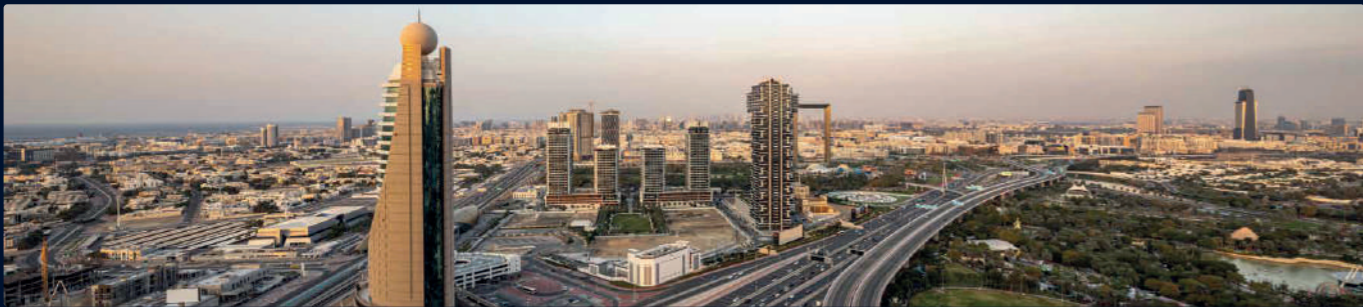
360° UNINTERRUPTED VIEWS



BURJ KHALIFA & DIFC



ARABIAN GULF

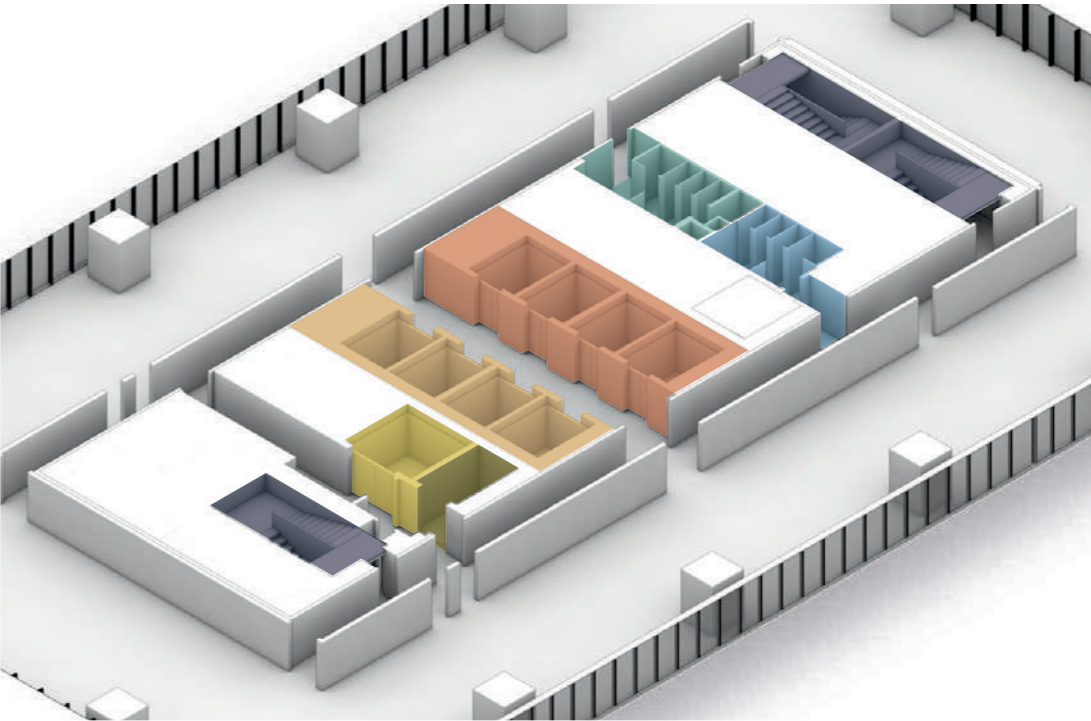


THE DUBAI FRAME & NORTHERN EMIRATES



ZA'ABEEL

CORE & LIFTS



- Male washroom
- Female washroom
- Lifts (levels 5-13)
- Lifts (levels 14-21)
- Service lift
- Fire lift
- Stairs

For illustrative purposes only.



APRIL 2018



MAY 2019



AUGUST 2020



JANUARY 2021



MARCH 2021



MAY 2023

A DEVELOPMENT BY



Investment Corporation Of Dubai was incorporated on 3 May 2006 pursuant to a decree of H.H. The Ruler of Dubai (Law No. 11 of 2006 Establishing the Investment Corporation of Dubai). ICD is directly and wholly-owned by, and is the principal investment arm of the Government of Dubai. ICD's investment portfolio represents a cross- section of Dubai's most recognised and significant companies in sectors which the Government of Dubai has deemed to be strategic for the continued development and growth of Dubai and the UAE.

NIKKEN SEKKEI  
DESIGN CONSULTANT

MACE  
PROJECT MANAGER

OMNIUM  
COST CONSULTANT

DENNISTON  
INTERIOR DESIGN (HOSPITALITY)

SOCIAL  
INTERIOR DESIGN (F&B)

ROCKWELL GROUP  
ARCHITECTS

ALEC  
MAIN CONTRACTOR

WSP  
ENGINEER & ARCHITECT OF RECORD  
/ SUPERVISION CONSULTANT

APCC  
ENABLING CONTRACTOR

DWP  
INTERIOR DESIGN (RESIDENTIAL)

LW  
DESIGN GROUP (OFFICE)

STUFISH  
ENTERTAINMENT ARCHITECTURE

ENQUIRIES:

CBRE  
Anthony Spary  
anthony.spary@cbre.com  
+971 52 846 9701

JLL  
Ben Johnston  
ben.johnston@jll.com  
+971 56 446 3491

ONE ZA'ABEEL  
Henry Mathews  
Director, Leasing  
henry.mathews@onezaabeel.com  
+971 56 515 8581

ONEZAABEEL.COM

DISCLAIMER:

While One Za'abeel LLC ("the Company") endeavors to ensure that the information provided in this brochure of the One Za'abeel Project is correct, you acknowledge and agree that the information and materials contained in this brochure, and the terms, conditions, and descriptions that appear, are subject to change in the absolute discretion of the Company. Not all brands, products, services and/or access rights that may be described in this brochure may be available or, if they are available, they may not be available at all times or in all areas. Your eligibility for particular products, services and/or access rights to any parts and/or facilities of the One Za'abeel Project, outside of the office and/or retail components of the facilities (including without limitation any hotel, residential or parking facilities, pools and gymnasiums) at the One Za'abeel Project is subject to the final approval, determination and acceptance of the Company (in its sole discretion) and/or the Hotel operator (Kerzner International Limited), and any approval by agreement with the Company and/or the Hotel operator (Kerzner International Limited) will be subject only to a written and signed agreement on such terms as the Company requires evidencing such. The information and materials contained herein, including text, graphics, links or other items – are provided on an "as is" and "as available" basis. As such, the Company does not warrant the accuracy, adequacy or completeness of the information and materials and expressly disclaims liability for any errors or omissions that may appear herein. Nothing in this brochure constitutes, is intended to constitute, shall be treated as constituting or shall be deemed to constitute, the Company giving any warranties of any kind, implied, express or statutory, (including but not limited to the warranties of non-infringement of third party rights, title, merchantability, fitness for a particular purpose and where relevant, freedom from computer virus), in conjunction with the information and materials in this brochure and the One Za'abeel Project generally. To the extent permitted by UAE law, the Company excludes all representations and warranties (whether express or implied by law) in respect of this brochure and the One Za'abeel Project generally. The Company will not be liable to you under any circumstances for any actual, direct, indirect, consequential, economic or special loss or damage howsoever arising in relation to the information and materials contained in this brochure. You release the Company from all claims (whether actual or contingent, whether in the United Arab Emirates or elsewhere) that you may have from time to time against the Company arising from this brochure.

Version 1 ©2023 One Za'abeel LLC. All rights reserved.

ONEZAABEEL.COM