

للإيجار الآن
Now Leasing
One JLT

AL SARAYAT STREET
JUMERIAH LAKES TOWERS FREE ZONE
DUBAI | UNITED ARAB EMIRATES

Building Summary



Currently under construction within the Jumeirah Lakes Towers Free Zone, One JLT is a world class commercial building built to a LEED Gold Standard, providing efficient floor plates of 10,978 to 20,803 sq.ft with a total of 291,255 sq.ft having retail on the ground floor and 14 column free office floors. A truly world class commercial building providing premium office space within Dubai's most sought after free zone area.

Tenants can commence their fit-out from June 2015 in time for the planned completion date of October 2015.

One JLT offers the following advantages:

- Single Owner
- Spacious double height ground floor lobby area
- 5 x high speed lifts and 1 x service lift
- Shell and core providing flexible fit-out options
- CAT A fit-out option available (raised floors, ceilings, floor boxes)
- Provides the highest parking ratio within the JLT Free Zone with 1 parking space for every 40 sqm / 430 sq.ft
- Visitor parking and valet services
- Common area washrooms and pantries servicing each floor
- Secure access control systems for visitor and staff entrances
- Average office occupancy density of 1:8.5sqm / 1:91.5sq.ft
- Ground floor retail amenities

With recent road and infrastructure improvements within JLT, the area has continued to attract new companies and is now considered the fastest growing free zone in the United Arab Emirates.

The new JLT community park has now been completed and is located within walking distance and a new park and ride facility will be opening within the coming months to cater for additional parking requirements.

This is an ideal opportunity to make One JLT your next office location.

Property Images

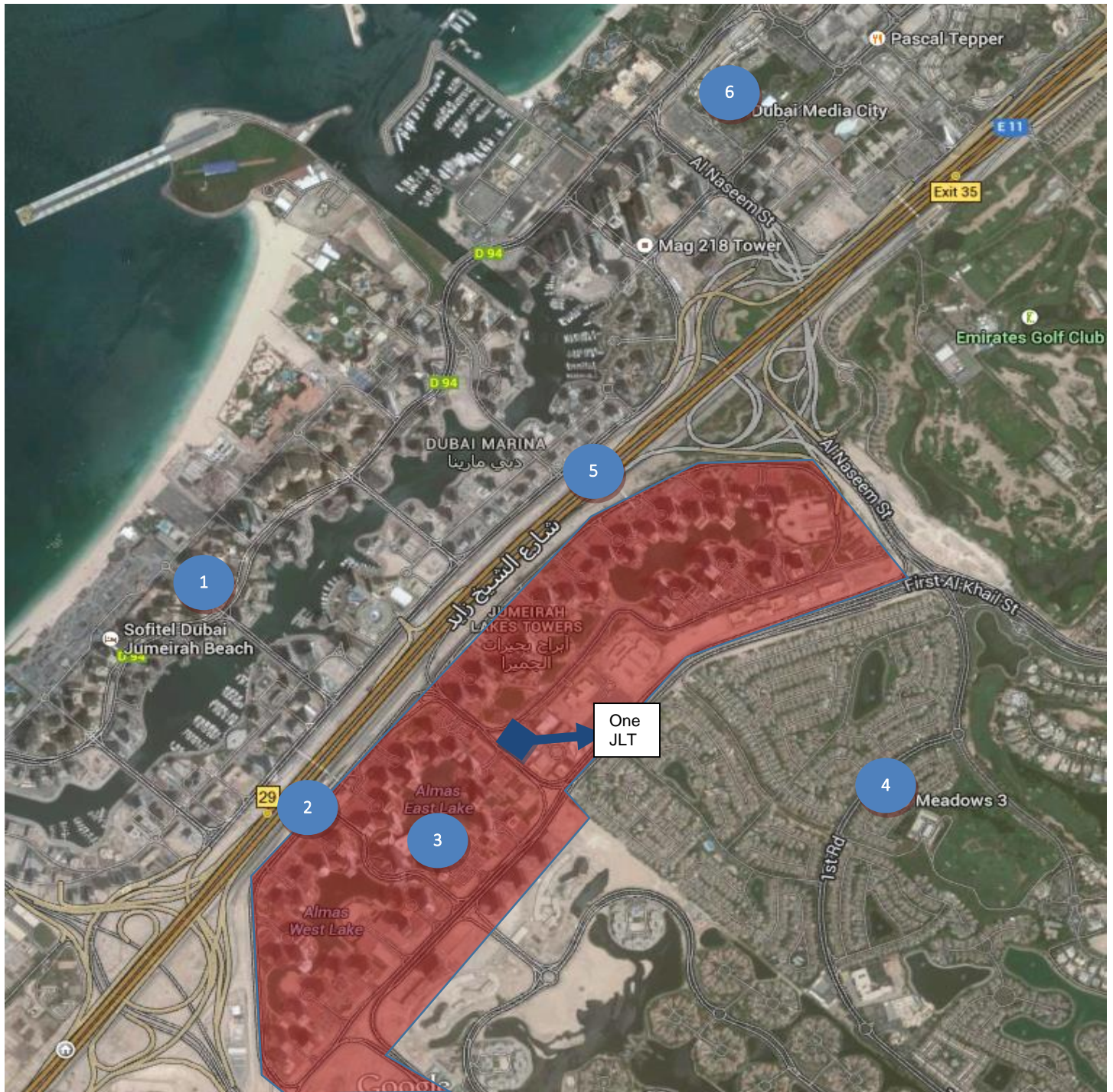


CLOCKWISE FROM TOP:

- > Exterior View
- > Reception and Lobby Area
- > Typical Office Corridor



Property Aerial



1. Dubai Marina
3. JLT / DMCC Head Office
5. Dubai Marina Metro Station

2. JLT Metro Station
4. Emirates Living (Springs, Meadows, Lakes)
6. Dubai Media City and Dubai Internet City

Availability and Building Specifications

> TOTAL GROSS FLOOR AREA

Floor	Usage	NLA SQM	NLA SQFT
Ground Floor	Retail	1,015	10,920
Level 1 Podium	Office	1,020	10,978
Level 2 Podium	Office	1,869	20,120
Level 3 Podium	Office	1,933	20,406
Level 4 Tower	Office	1,933	20,803
Level 5 Tower	Office	1,933	20,803
Level 6 Tower	Office	1,933	20,803
Level 7 Tower	Office	1,933	20,803
Level 8 Tower	Office	1,933	20,803
Level 9 Tower	Office	1,933	20,803
Level 10 Tower	Office	1,933	20,803
Level 11 Tower	Office	1,933	20,803
Level 11 Tower	Office	1,933	20,803
Level 12 Tower	Office	1,933	20,803
Total Area		25,167	270,454

> DISTANCES

Destination	Distance
JLT Metro Station	800m / 8 min
Dubai Marina Metro Station	1km / 12 min
Business Bay / Downtown Dubai	20km / 16 min
Dubai International Airport	21km / 32 min
Al Maktoum International Airport	36.5km / 29 min
Dubai Investment Park	20km / 21 min
Jebel Ali	9km / 12 min
Sharjah	28km / 40 min
Abu Dhabi Island	116km / 65 min

> TOTAL GROSS FLOOR AREA

27,058 sqm / 291,255 sq.ft

> PHYSICAL ADDRESS

Plot 393-6055 (C2/19) Al Thanyah 5,
Jumeriah Lakes Towers

> COMPLETION DATE

July 2015

> NO. OF FLOORS AND HEIGHT

GF + 14 Floors

> PARKING

1:40 sqm / 1:430 sq.ft

> ZONING

JLT Free Zone Offices

> BUILDING EXTERIOR

Double glazed glass façade

> FLOOR TO CEILING HEIGHTS

4.1m floor to floor height
2.8m raised floor to ceiling height

> TELECOMMUNICATIONS

Direct fiber connections in the building.

> AIR CONDITIONING

Centrally supplied zoned air conditioning system, connected to Palm District Cooling.

> PLUMBING

Internally provided water and cooling systems. Fitted bathrooms and pantry located within each floor.

> ELEVATORS

5 x high speed passenger elevators
1 x service lift

> LIFE SAFETY

All building designs are compliant with Dubai Municipality and Dubai Civil Defense requirements.

> AMENITIES

Common Prayer Room
Shower and Changing Rooms
Ground Floor Retail

> ONSITE MANAGER

DMCC Free Zone Authority

> ONSITE SECURITY

24 hour security with access control and CCTV

> PROJECT TIMING

Jun 2015	Tenant Fit-Out Possible
Jul 2015	Structure Completed
Oct 2015	Scheduled Completion

Typical Floor Plan



Full Floor
20,803 SQFT / 1,933 SQM



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