



**ALWAYS BUSINESS**

**1**

**CENTRAL**

DEVELOPED BY DUBAI WORLD TRADE CENTRE

# PREMIUM OFFICES IN THE CENTRAL BUSINESS DISTRICT

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# NEW DISTRICT, NEW ENERGY

## A VIBRANT WORKPLACE THAT'S ALWAYS ON

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Welcome to One Central: an award-winning, Grade A commercial development where life and business converge in one lively location. Set against the iconic skyline of Dubai's Central Business District, One Central is strategically positioned at the crossroads of international trade, commerce and finance.

As a commercial district, One Central has already welcomed leading companies into its more than 158,000 square metres (1.7 million square feet) of LEED Gold-certified, premium office space. It is also home to a 588-room Ibis Hotel and a growing collection of restaurants and cafés, as well as a 25hours Hotel currently under construction.



# A CENTRAL LOCATION

## ACCESS TO A REGIONAL AND GLOBAL GATEWAY

As part of the Dubai World Trade Centre complex, One Central is just a short walk from Dubai Metro and enjoys an ideal position in the Central Business District. The development's carefully designed access roads ensure a swift connection to major arteries like Sheikh Zayed Road.

Leading business events taking place at Dubai World Trade Centre are within easy walking distance, and downtown's most iconic real estate is also in proximity. Nearby landmarks include Emirates Towers, Dubai International Financial Centre, the Museum of the Future and Burj Khalifa.

### Distance from One Central to:

Dubai World Trade Centre	150 m
Dubai Metro	325 m
Emirates Towers	400 m
Dubai International Financial Centre	870 m
Dubai Mall	2.6 km
Burj Khalifa	2.9 km
City Walk	2.6 km
Dubai International Airport	7.3 km

# SETTING THE BAR FOR LIFE AT WORK





# PREMIUM COMMERCIAL SPACE

## LEED GOLD-CERTIFIED OFFICES WITH FLEXIBLE FLOOR PLATES

The Offices at One Central provide a prime commercial environment with more than 158,000 square metres (1.7 million square feet) of open-plan working space.

All five buildings feature a mix of single and multiple-tenant floors and have been constructed with premium features, including high-quality finishes, generous parking bays, high-speed lifts, landscaped rooftop terraces for select units and ground-floor retail and F&B.

Each of The Offices' five buildings conforms to international Grade A specifications. The buildings are LEED Gold-certified, the global standard for building sustainability. They also adhere to the International Management Regime from the Royal Institution of Chartered Surveyors.

Tenants of One Central can expect generous common areas with full building-height lobbies and a 9 metre x 9 metre (30 feet x 30 feet) structural grid that enables a high occupational density of one person per 9 square metres (97 square feet).

# THE OFFICES AT ONE CENTRAL

## FIVE PRESTIGIOUS ADDRESSES WHERE LEADING FIRMS GET TO WORK

As the heartbeat of One Central, The Offices are ideal for leading corporations. The Offices 1 is already fully leased. The Offices 2, 3, 4 and 5 are now accepting tenants.

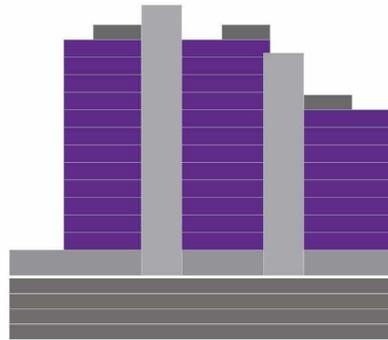
The Offices have won a variety of prestigious awards for their design and development. Achievements include:

- Cityscape Global / Best Commercial Project (2018)
- Big Project Awards / Developer of the Year (2018)
- MEED Quality Awards / Best Commercial Development (2017)
- Gulf Real Estate Awards / Best Real Estate Project (2017)
- Big Project Awards / Middle East Project of the Year (2017)
- Construction Week Awards / Commercial Project of the Year (2017)
- MEED Quality Awards / Commercial Project of the Year (2017)
- Cityscape Global / Best Commercial Building (2016)

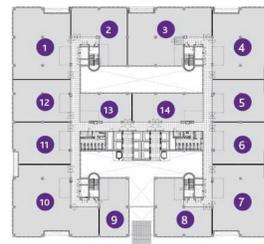
### THE OFFICES 2

LEVELS 12-1 OFFICE SPACE  
41,274 m(444,270) <sup>2</sup> ft<sup>2</sup> - NIA)

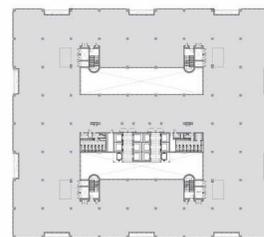
OFFICE HEIGHT  
4 m slab-to-slab (2.8 m clear)



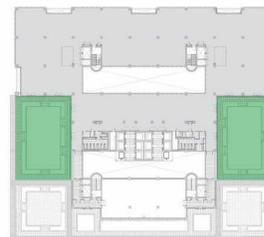
#### MULTIPLE TENANCY



#### SINGLE TENANCY



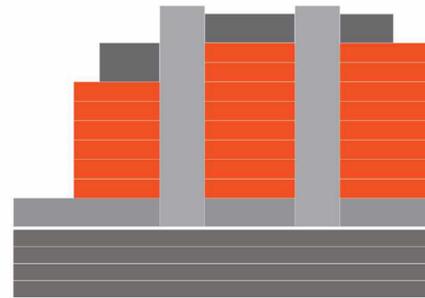
#### SINGLE TENANCY W/OUTDOOR TERRACE



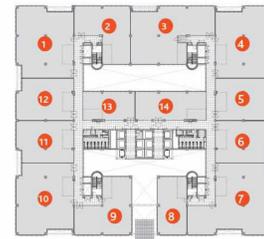
### THE OFFICES 3

LEVELS 7-1 OFFICE SPACE  
27,813 m(299,378) <sup>2</sup> ft<sup>2</sup> - NIA)

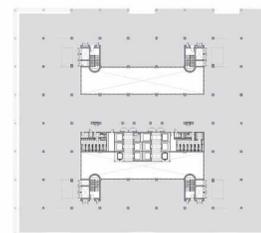
OFFICE HEIGHT  
4 m slab-to-slab (2.8 m clear)



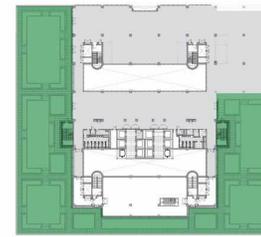
#### MULTIPLE TENANCY



#### SINGLE TENANCY



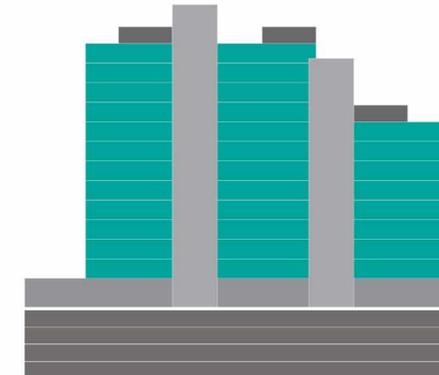
#### SINGLE TENANCY W/OUTDOOR TERRACE



### THE OFFICES 4

LEVELS 12-1 OFFICE SPACE  
35,604 m(383,240) <sup>2</sup> ft<sup>2</sup> - NIA)

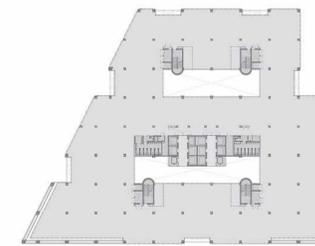
OFFICE HEIGHT  
4 m slab-to-slab (2.8 m clear)



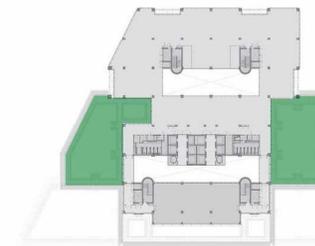
#### MULTIPLE TENANCY



#### SINGLE TENANCY



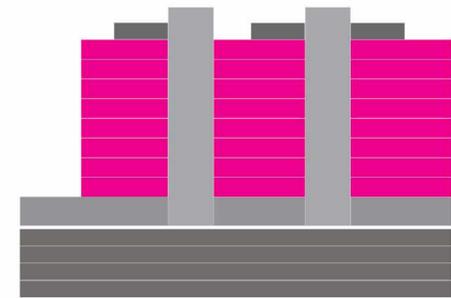
#### SINGLE TENANCY W/OUTDOOR TERRACE



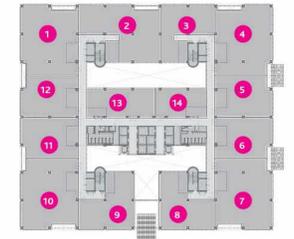
### THE OFFICES 5

LEVELS 8-1 OFFICE SPACE  
28,985 m(311,995) <sup>2</sup> ft<sup>2</sup> - NIA)

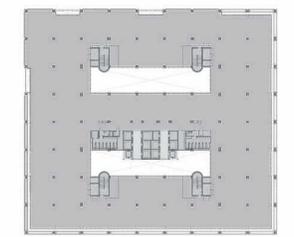
OFFICE HEIGHT  
4 m slab-to-slab (2.8 m clear)



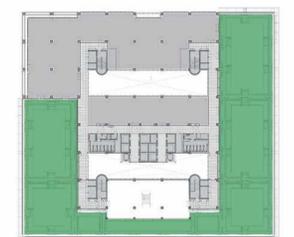
#### MULTIPLE TENANCY



#### SINGLE TENANCY



#### SINGLE TENANCY W/OUTDOOR TERRACE



# FIRST-CLASS AMENITIES

## THOUGHTFUL DETAILS FOR BUSY PROFESSIONALS

The Offices at One Central are designed to appeal to a new generation of professionals. Each of the buildings makes a bold first impression with full building-height lobby entrances, internal atriums with an abundance of natural light and exclusive rooftop terraces for select upper-floor tenants.



### Additional amenities

-  24-hour security and controlled access to the office floors
-  More than 7,000 parking bays across 4 basement levels
-  One parking bay per 46 square metres (500 square feet) of leased space
-  Valet service and designated car drop-off areas at the entrance of each building
-  High-speed lifts with average wait times of less than 25 seconds
-  Convenient ground floor shops and services



# A UNIQUE SENSE OF PLACE

PEDESTRIAN-FRIENDLY, LANDSCAPED  
BOULEVARDS FOR THAT PERFECT  
BALANCE



# A DYNAMIC AND GROWING FREE ZONE

## DUAL-LICENSING OPTIONS IN A FLEXIBLE REGULATORY ENVIRONMENT

One Central is part of a free zone under the jurisdiction of the Dubai World Trade Centre Authority. Built on Dubai World Trade Centre's 40-year legacy of growth, the DWTC Authority offers an ideal environment for leading companies. The Authority is committed to a one-on-one, personalised approach to licensing and procedures, coupled with unmatched operational standards that enhance the value of One Central's prime location.

Establishing a business in One Central is seamless, straightforward and flexible. Thanks to the Authority's empowering policies and practices, companies that do business in One Central can focus their attention on pursuing and executing their opportunities. The free zone is open to businesses across all industries and sectors.

### Benefits of the Free Zone

- Dual-licensing opportunities
- 100% foreign ownership
- 100% repatriation of capital/profits
- No restriction on foreign employees
- No restraints on capital nationality
- No income or corporate tax for 50 years (renewable)
- No restriction on currency and repatriation of funds
- Freedom to initiate multiple options for legal operating structures
- Stable and clear regulation
- Single point of contact for registration, licensing, immigration support and general services



# ABOUT DUBAI WORLD TRADE CENTRE

## INNOVATIVE PROPERTIES THAT ENHANCE DUBAI'S ECONOMIC DEVELOPMENT

Dubai World Trade Centre has been committed to advancing Dubai's core business proposition since the construction of the landmark Sheikh Rashid Tower in 1979. As the region's first high-rise, the tower boldly declared the city's intention to become a global hub for trade, finance and commerce. This vision continues to drive Dubai World Trade Centre's strategy for property development more than 40 years later.

Building on this legacy, Dubai World Trade Centre continues to anchor new landmarks along the city's economic corridor. One Central is both a natural progression of and a significant milestone in this strategy. With the completion of this multi-award-winning project, Dubai World Trade Centre remains on mission to deliver "Destination Dubai" for the region by providing a world-class business networking platform with integrated, end-to-end services.





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[WWW.ONECENTRAL.AE](http://WWW.ONECENTRAL.AE)

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