

# Commercial Offerings at Expo City Dubai



# Join the future of working

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## Your iconic business address, where sustainability meets innovation

Expo City Dubai is a fully integrated 15-minute community to work, live and play, comprising premium offices, event venues, green spaces, cultural attractions, hotels, restaurants, retail outlets, and residential units, all within a tech-enabled environment fully focused on sustainability.

Our purpose-driven business community brings together multinational companies, SMEs, startups, government, academia, entrepreneurs and more; to collaborate and thrive in a vibrant environment.



# Office Spaces



## Offices designed for **companies of all sizes**



Expo City Dubai offers a variety of smart and flexible office spaces that anticipate the highly fluid requirements of the future workplace, designed to empower companies of all sizes.

The office spaces range from smaller working areas to larger offices, including entire floors, buildings, and multi-building campuses.

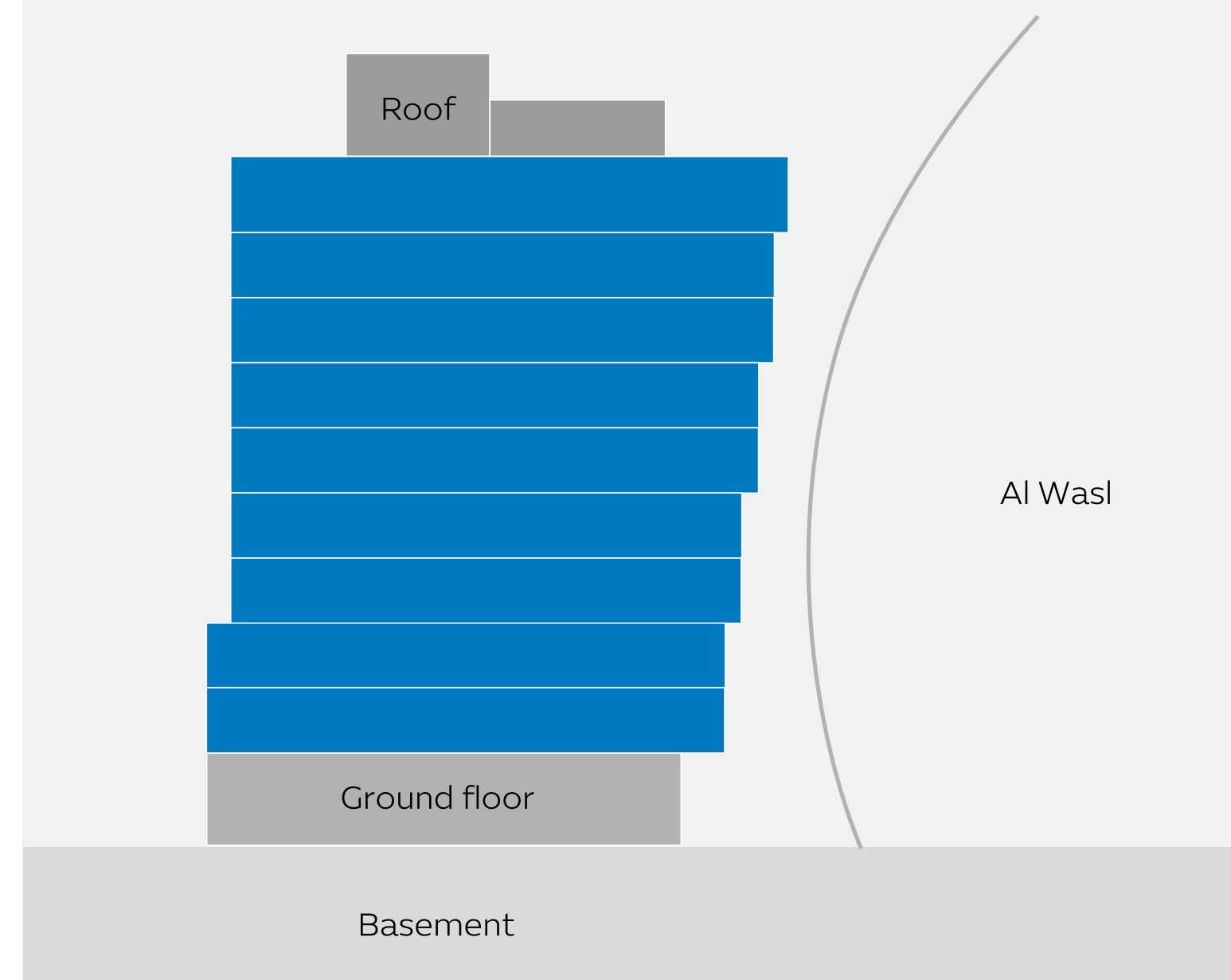


# AL WASL OFFICES

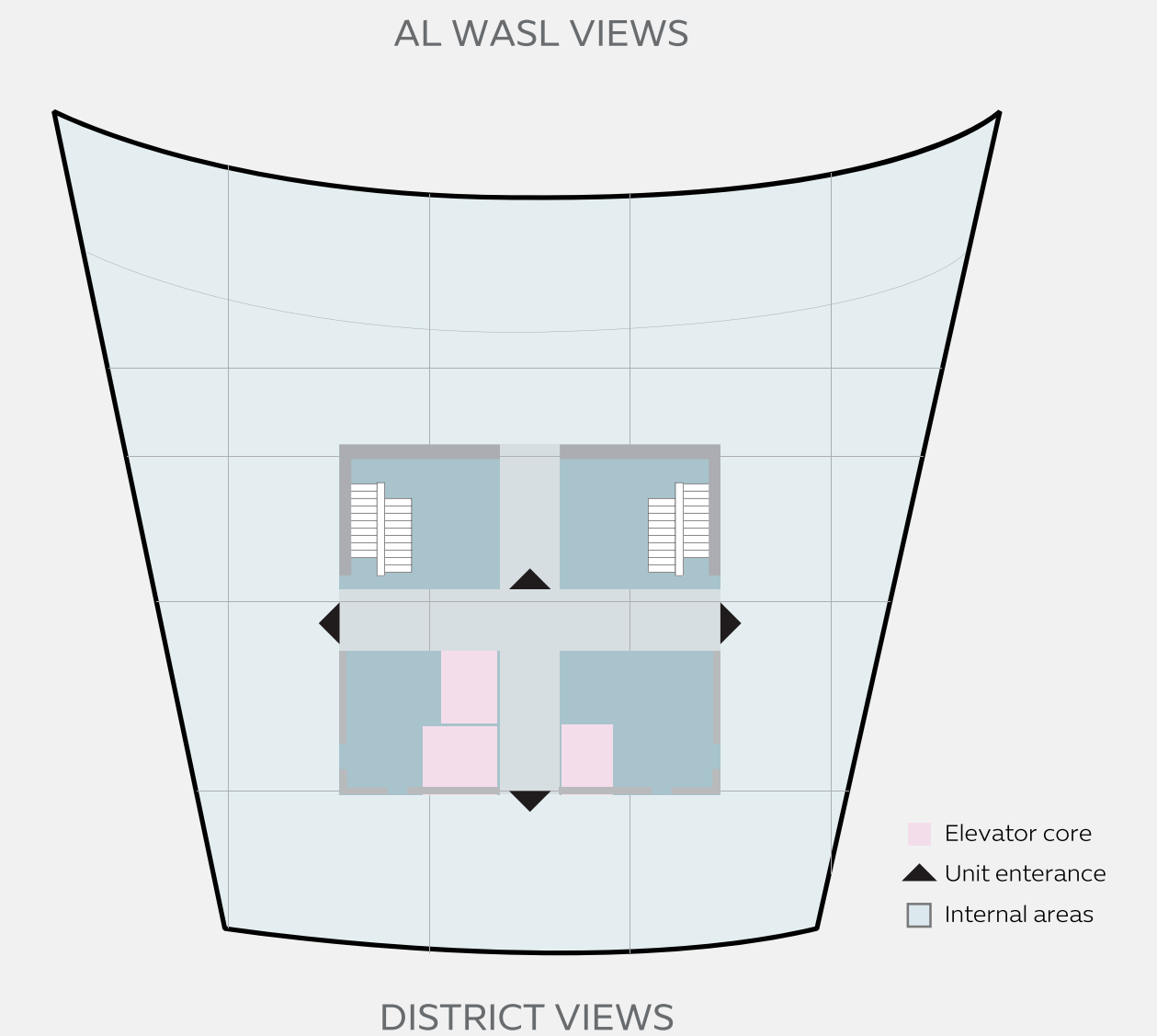
## Product offering

- Mid-rise, G+9
- Grade A offices in LEED-Platinum certified buildings
- Shell & core and semi-fitted spaces
- Floor plate size: 9,000sqft - 13,000sqft
- Spectacular views of Al Wasl Plaza, the world's largest interactive, immersive dome
- Stunning 360 views of Expo City
- Direct access to basement parking
- Extensive outdoor parking with buggy service
- Restaurants on ground floor
- Close to hotel, event venues, metro station, retail and city amenities
- Close to parks, water fountains and courtyards

## Building side view



## Sample floor plan



\*Floor plans are for illustrative purposes only and vary in actual size. Please reach out to an Expo City Dubai representative for accurate floor plans.

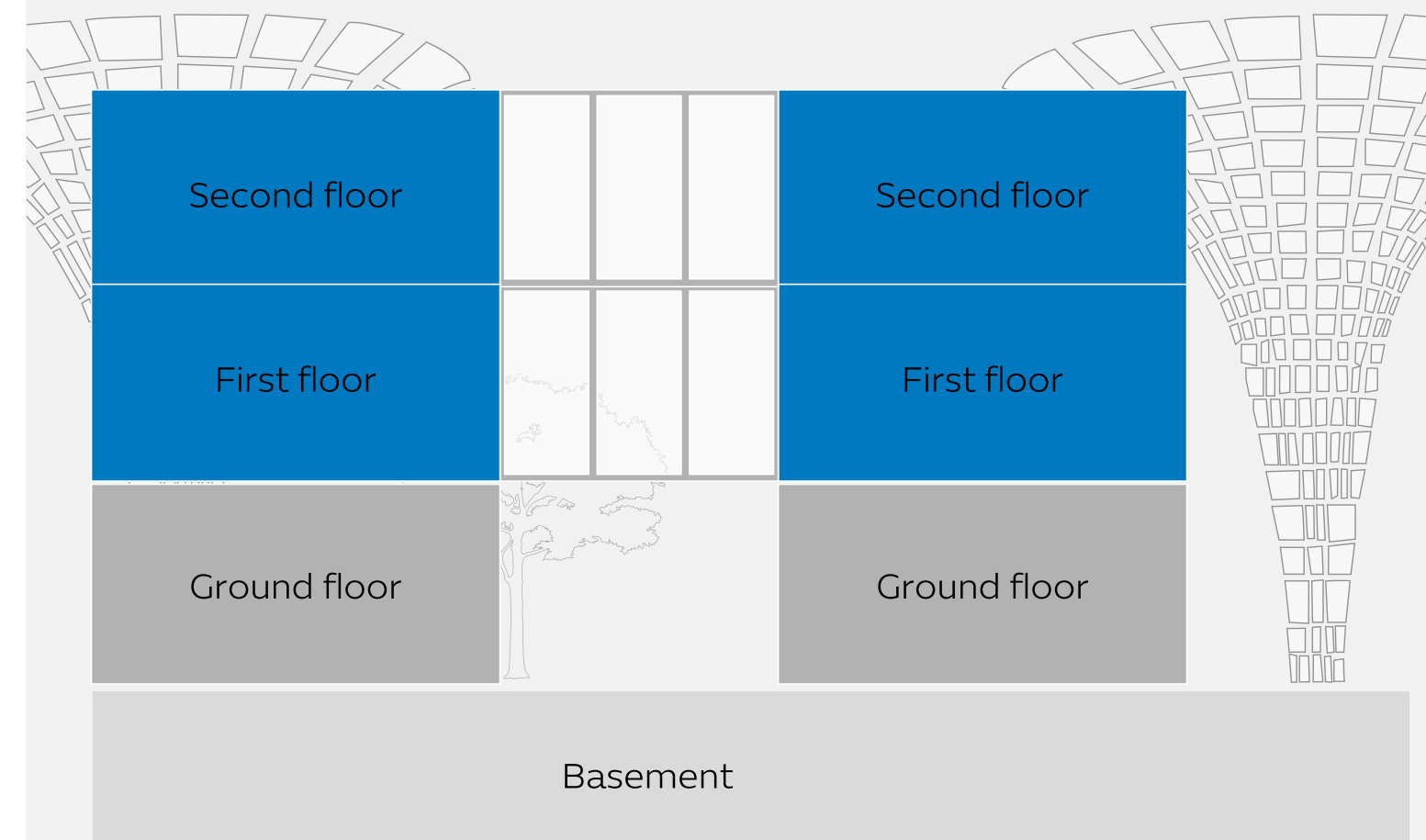
# DISTRICT OFFICES



## Product offering

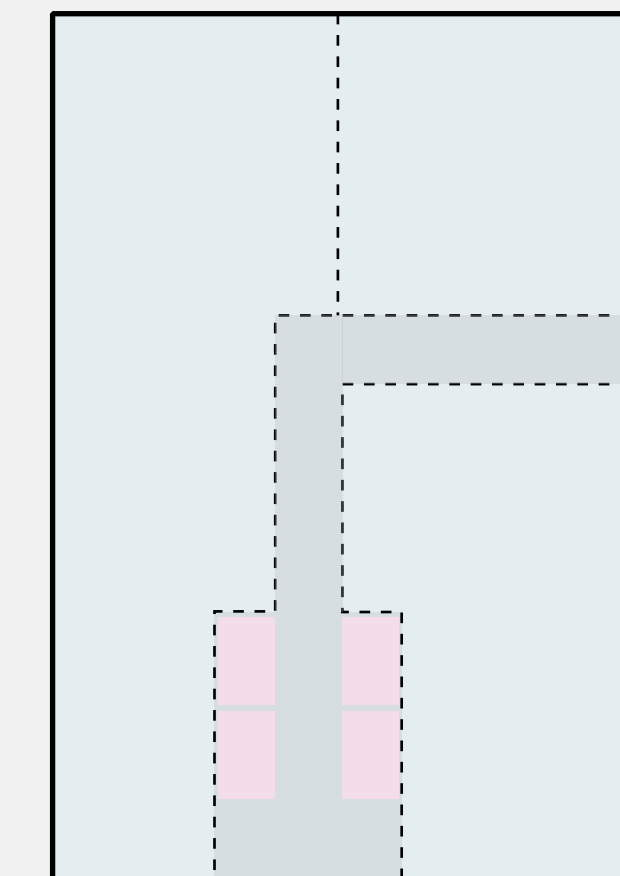
- Low-rise, G+1, G+2 and G+3
- Shell & core spaces in LEED Gold-certified buildings
- Unit size: 1,000sqft - 30,000sqft
- Entire buildings available: 15,000sqft – 70,000sqft
- Nearby access to basement parking
- Extensive outdoor parking with buggy service
- Unique views of surrounding greenery and attractions
- Restaurants and retail outlets on ground floor
- Close to hotel, event venues, metro station, retail and city amenities
- Close to parks, water fountains and courtyards

## Building side view



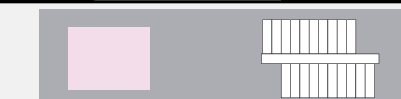
## Sample floor plan

### DISTRICT VIEWS



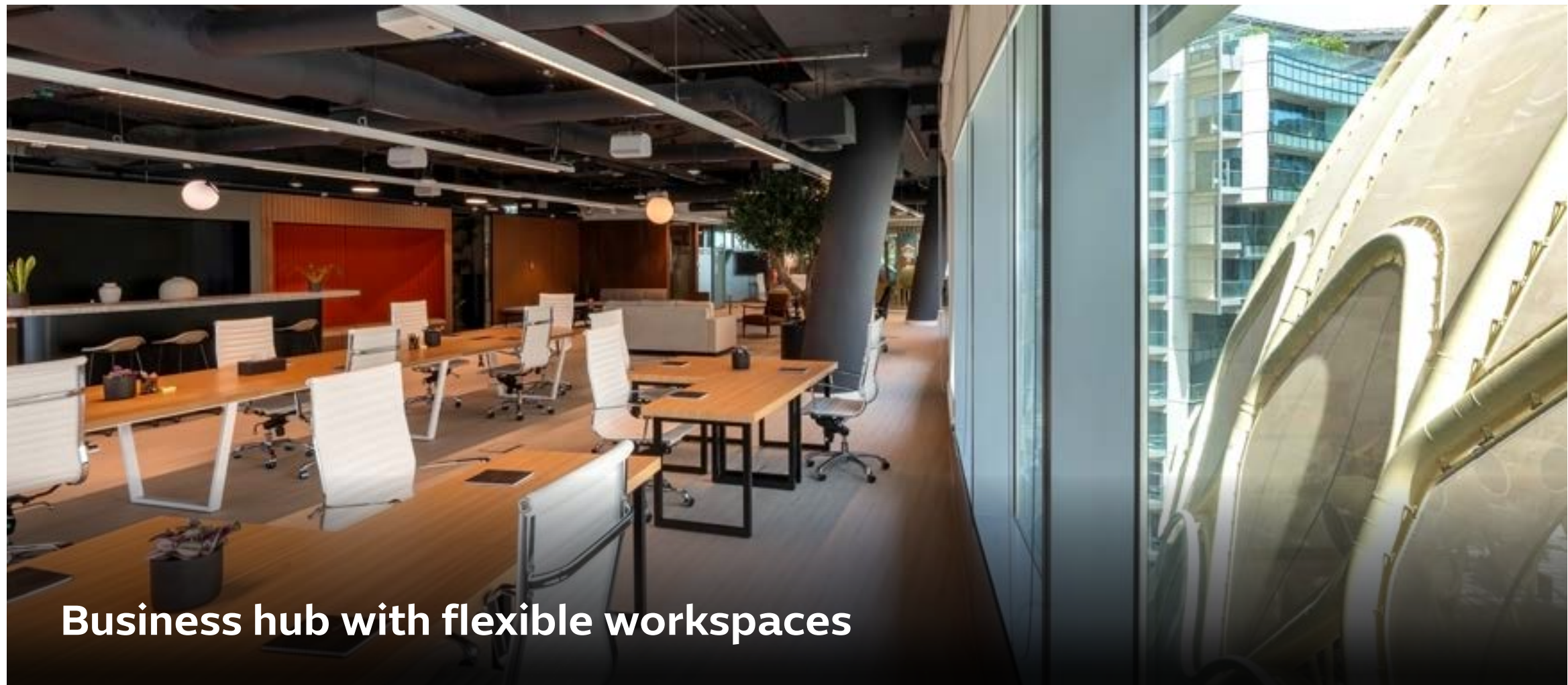
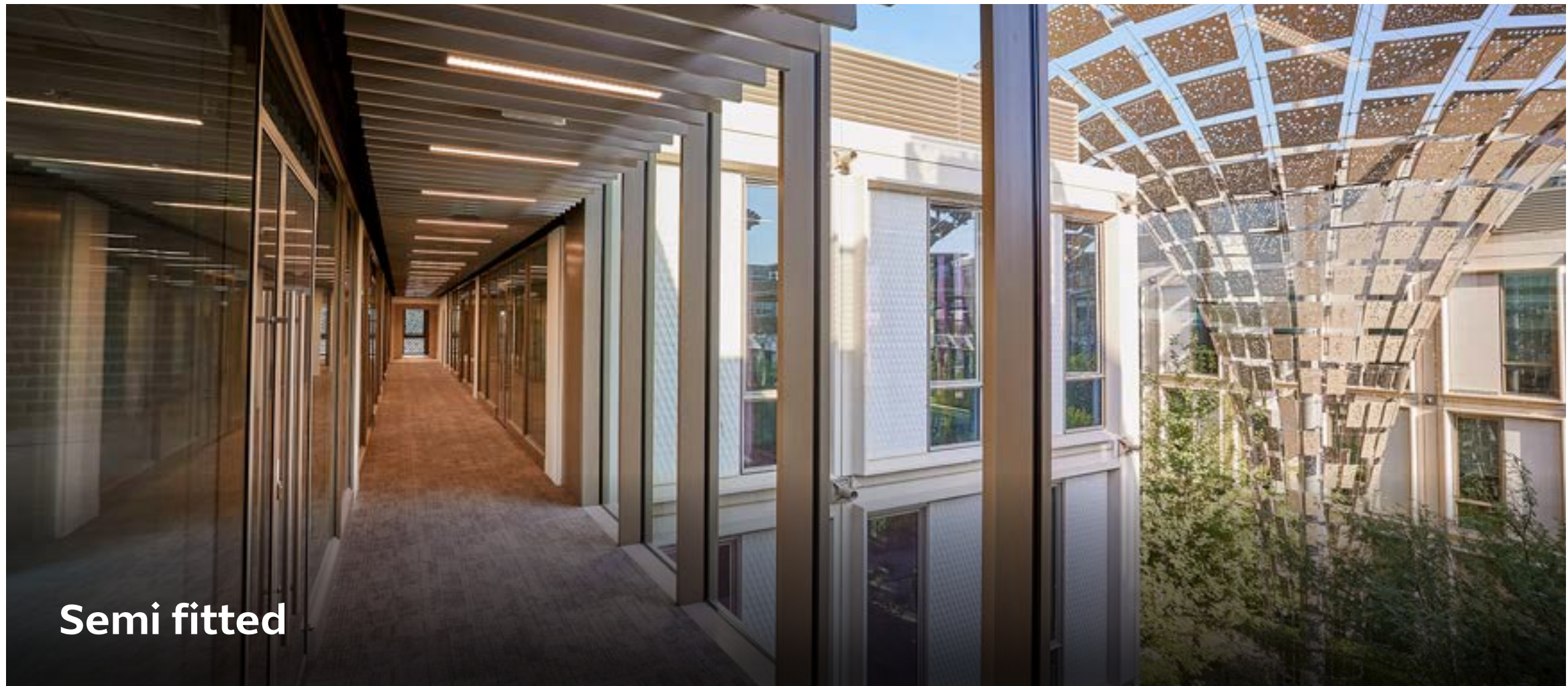
■ Elevator core  
■ Internal areas

### DISTRICT VIEWS



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# OFFICE SPACE OPTIONS





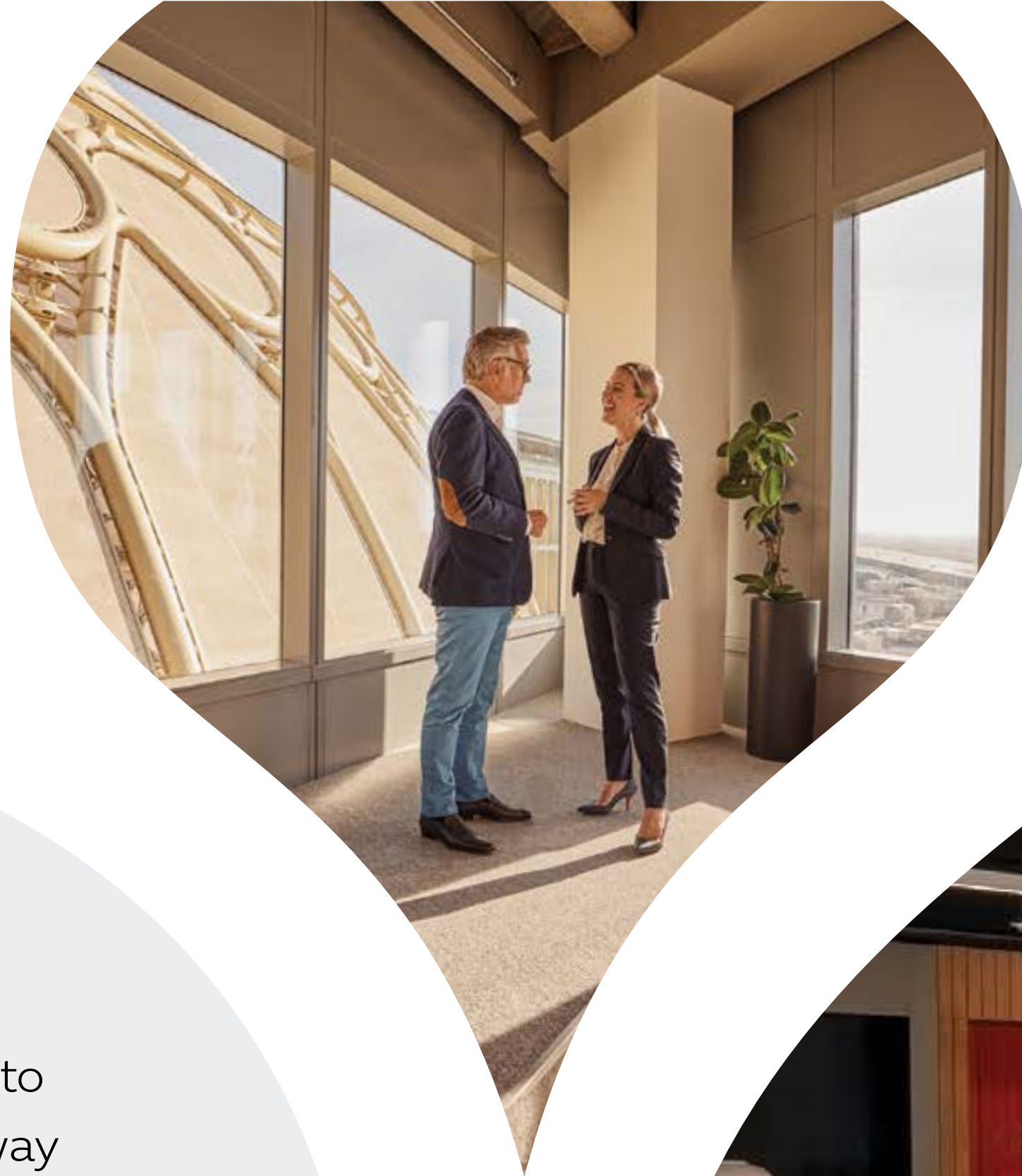
# Business Hub



## Flexible workspace solutions for **companies** and **individuals**

The **Future Forward Business Hub** offers a variety of workspace options ranging from private offices to coworking spaces, all designed to empower your way of working with solutions that meet your needs and aspirations.

An innovative business hub offering smart workspaces, tailored licences, workshops and networking events, vibrant community life, and a collaborative environment that takes your business further.

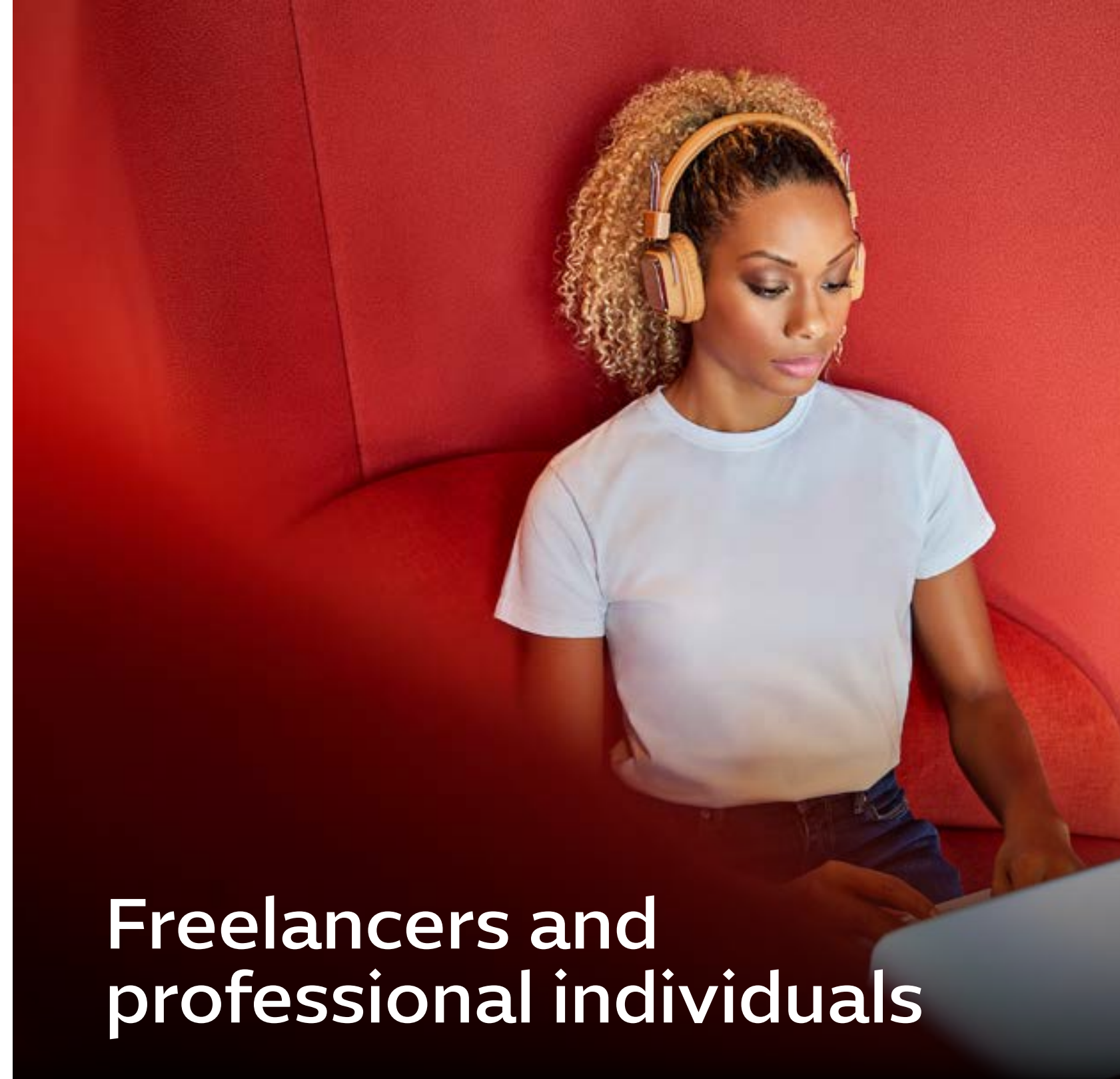




## Startups, SMEs and other companies

The ideal private office or shared desk for any team.

- > Offices in a variety of sizes.
- > Expo City Dubai Licence with competitive benefits and employee allocation.
- > Dual license service available.
- > Access to all Expo City Dubai Authority services.



## Freelancers and professional individuals

A vibrant business community that empowers your journey.

- > Autonomy to work on your own terms
- > Easy and cost-effective setup
- > Eligibility for UAE Residence Visa
- > Variety of flexible coworking spaces



# Lease details

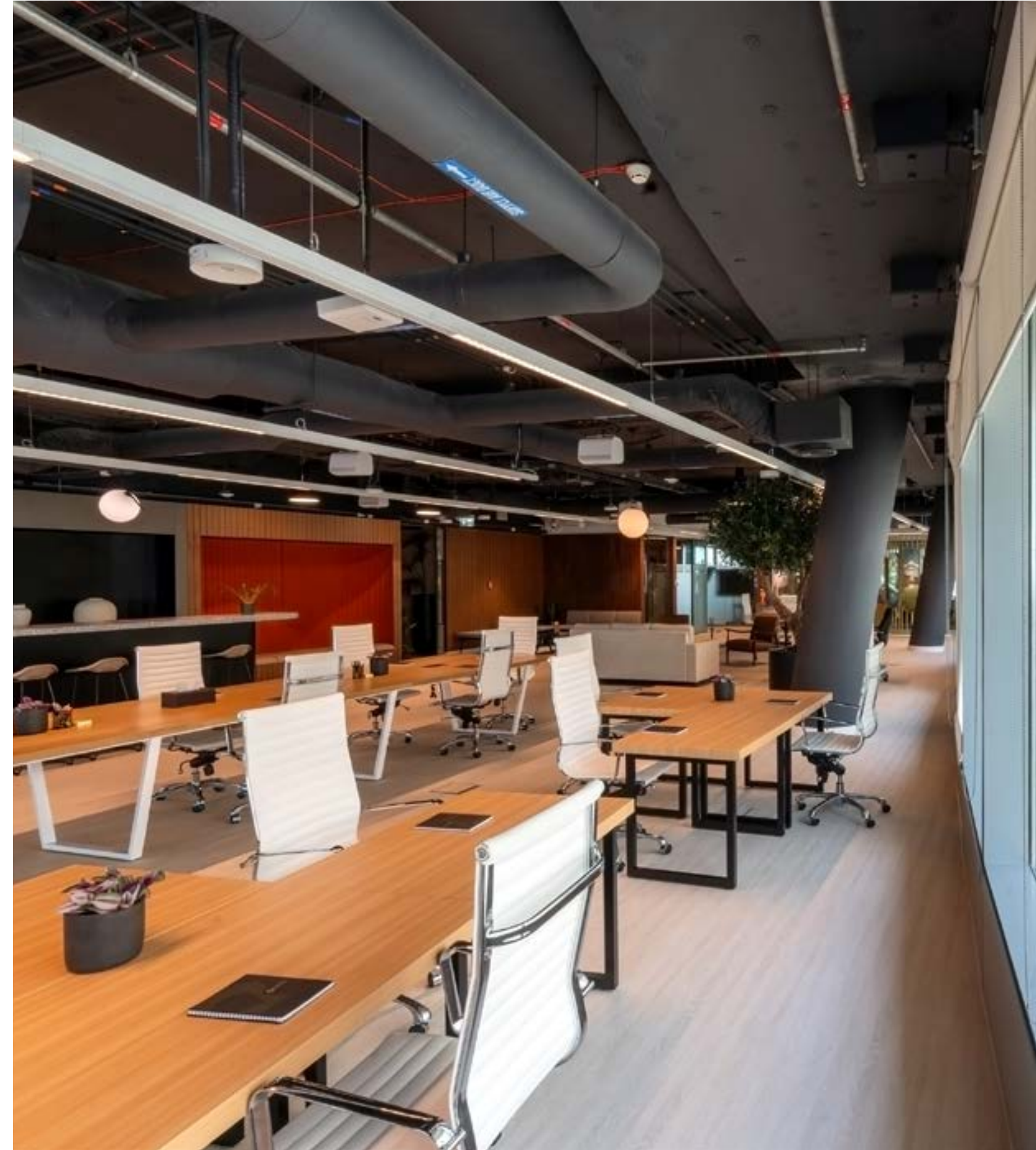


## Private offices

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Small	200 - 300 sqft
Medium	300 - 500 sqft
Large	500 - 700 sqft

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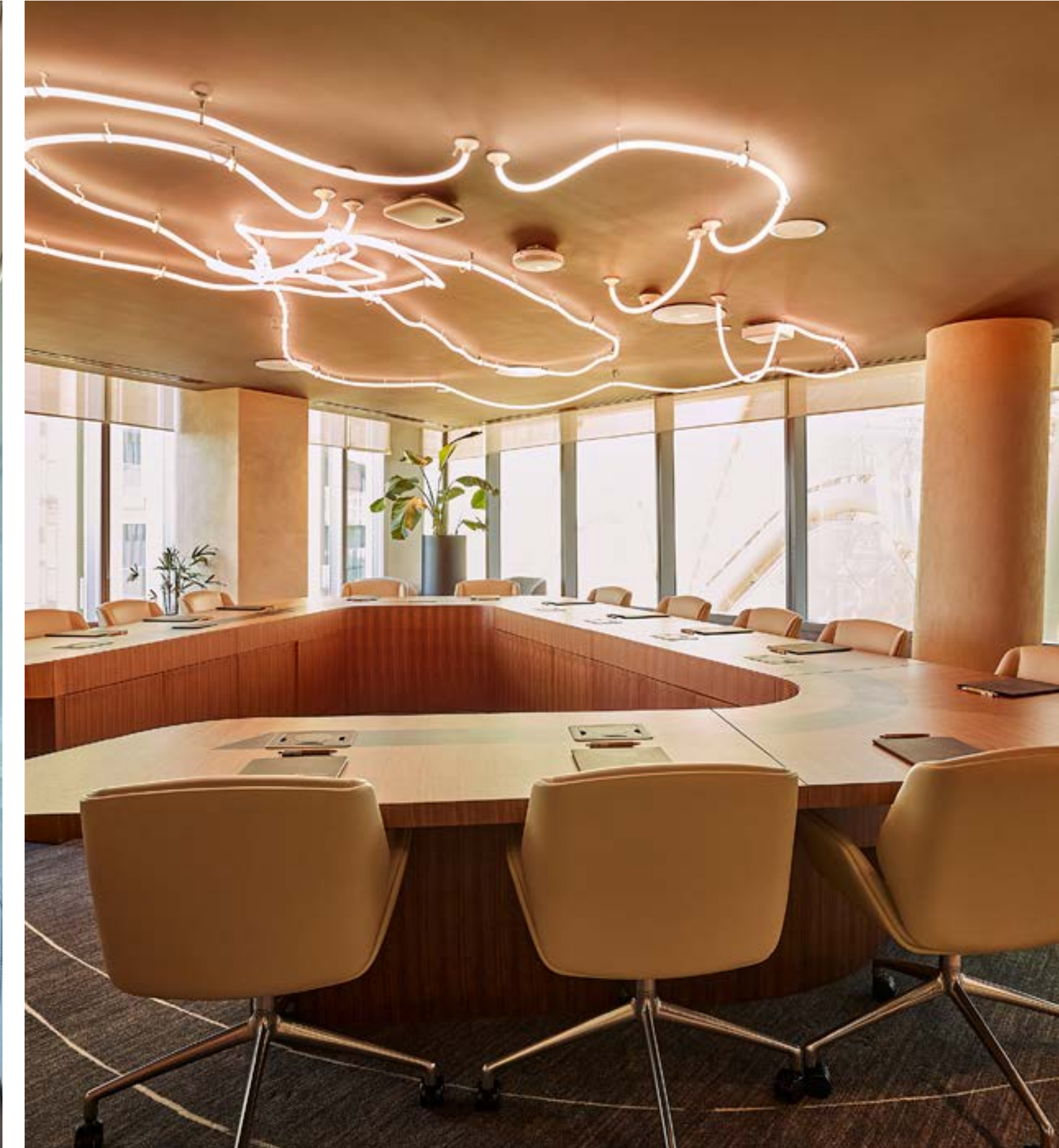


## Shared desks

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Companies
Freelancers

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## Meeting and event spaces

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Boardroom	Up to 20 people
Open event area	Up to 50 people
Meeting rooms	1 - 3 people

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# A business hub **powering your productivity**

- > 24/7 access
- > On-site IT & admin support
- > Free 5G connectivity
- > Advanced AV & conferencing
- > Café & dining area
- > Relaxation & lounge areas
- > Meeting and event spaces
- > Spectacular views of Al Wasl Plaza and Expo City
- > Discounts on Expo City attractions



# Retail Spaces



## Bringing your retail **business closer to customers**

Expo City Dubai is the perfect landscape for big retail brands, pop-up and creative concepts, as well as innovative and immersive experiences.

The City also offers a balanced mixed of street food, fine dining and unique culinary journey, and provides great opportunities for new-to-market concepts, international brands new to the UAE, and established local brands with a vision for growth.

Restaurants and retail outlets at Expo City Dubai cater to thousands of employees, over a million annual visitors, future residents in the city, and nearby communities with over 400,000 residents and growing. Bring your business to a vibrant community located at the heart of Dubai's growth.



# DISTRICT RETAIL SPACES



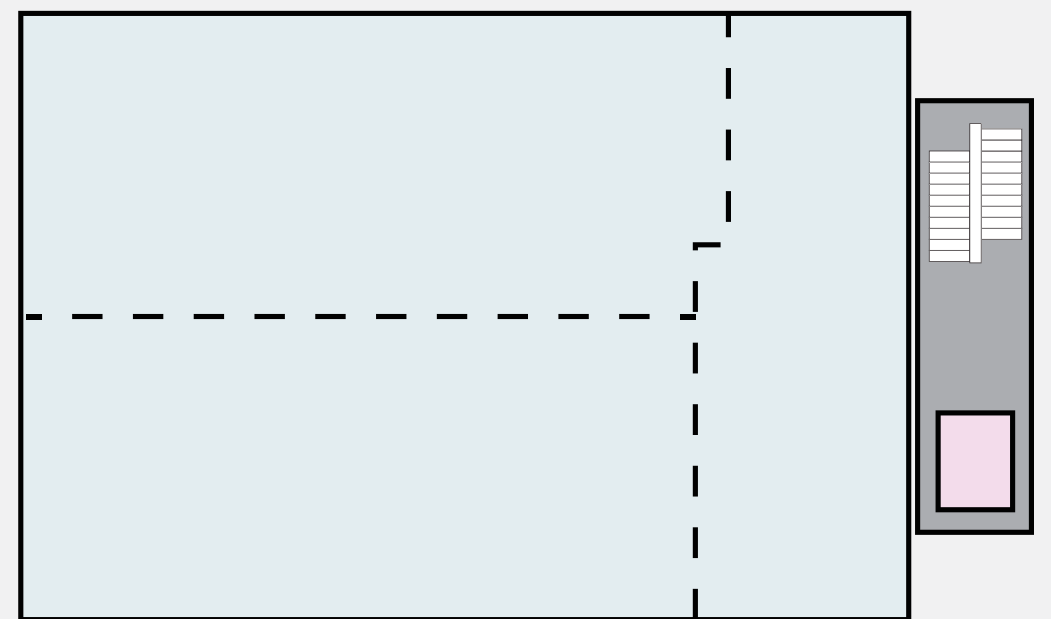
## Product offering

- > Shell & core spaces in LEED Gold-certified buildings
- > Unit size: 1,500sqft - 8,000sqft
- > Loading and unloading bays available in basement
- > Nearby access to basement parking
- > Extensive outdoor parking with buggy service
- > Close to hotel, event venues, metro station, and city amenities
- > Close to parks, water fountains and courtyards

## Building side view



## Sample floor plan



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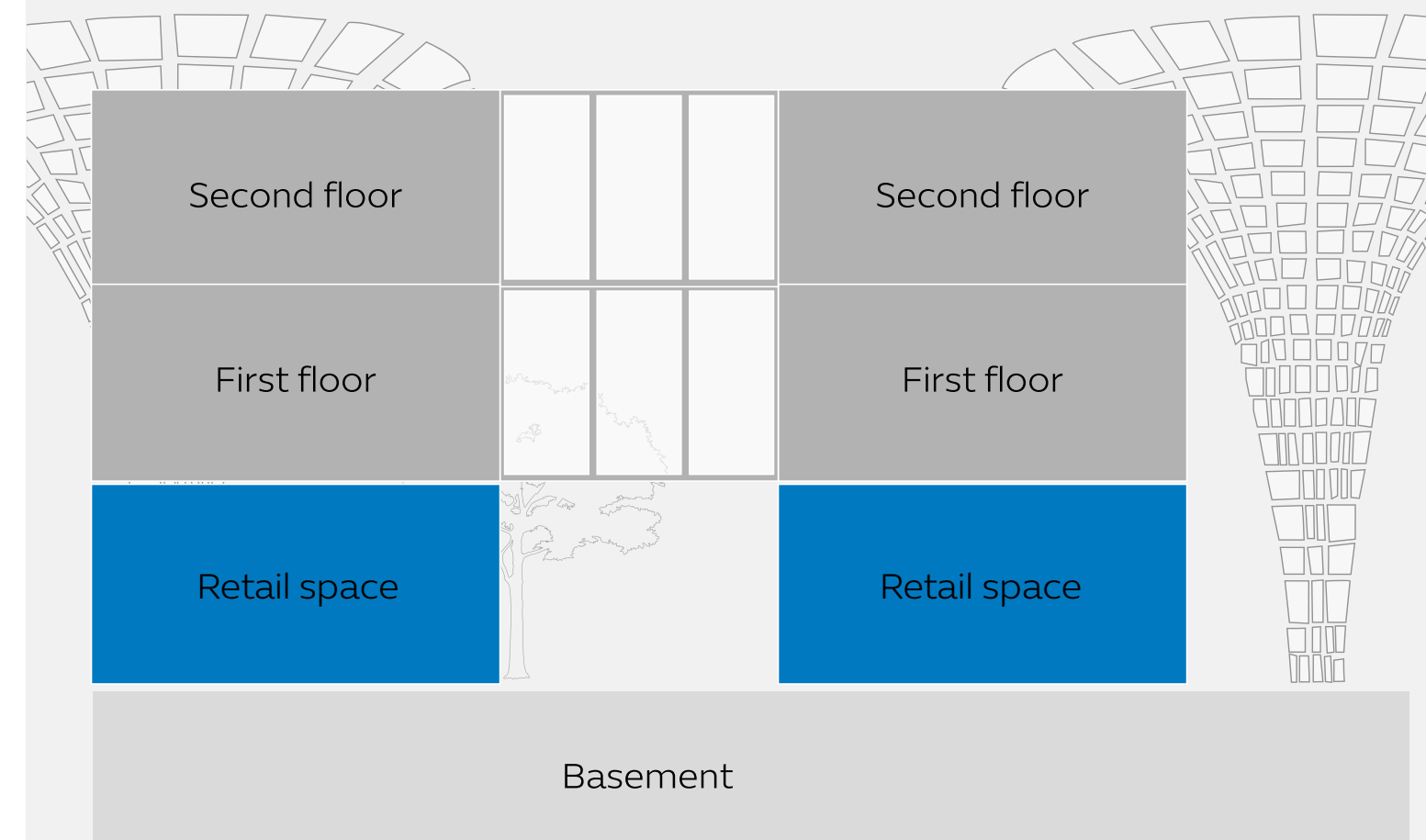
# F&B SPACES



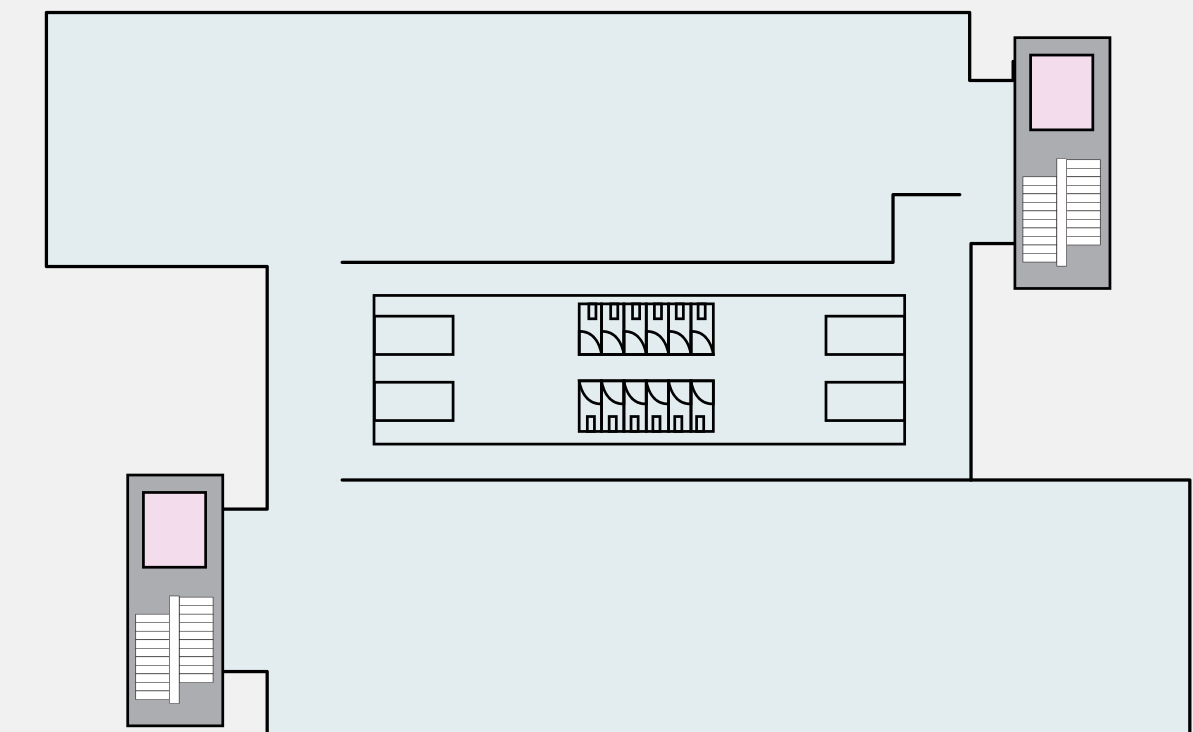
## Product offering

- > Wide range of F&B units for all types of brands
- > Semi-fitted and fully fitted units
- > Unit size: 3,500sqft - 30,000sqft
- > Quick service restaurant options with average size of 161sqft
- > Units have provision for gas and electric, and can be licensed with alcohol
- > Marketing F&B support and dedicated food delivery app Expo Eats in Expo City & Expo Village

## Building side view



## Sample floor plan



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# RETAIL KIOSKS



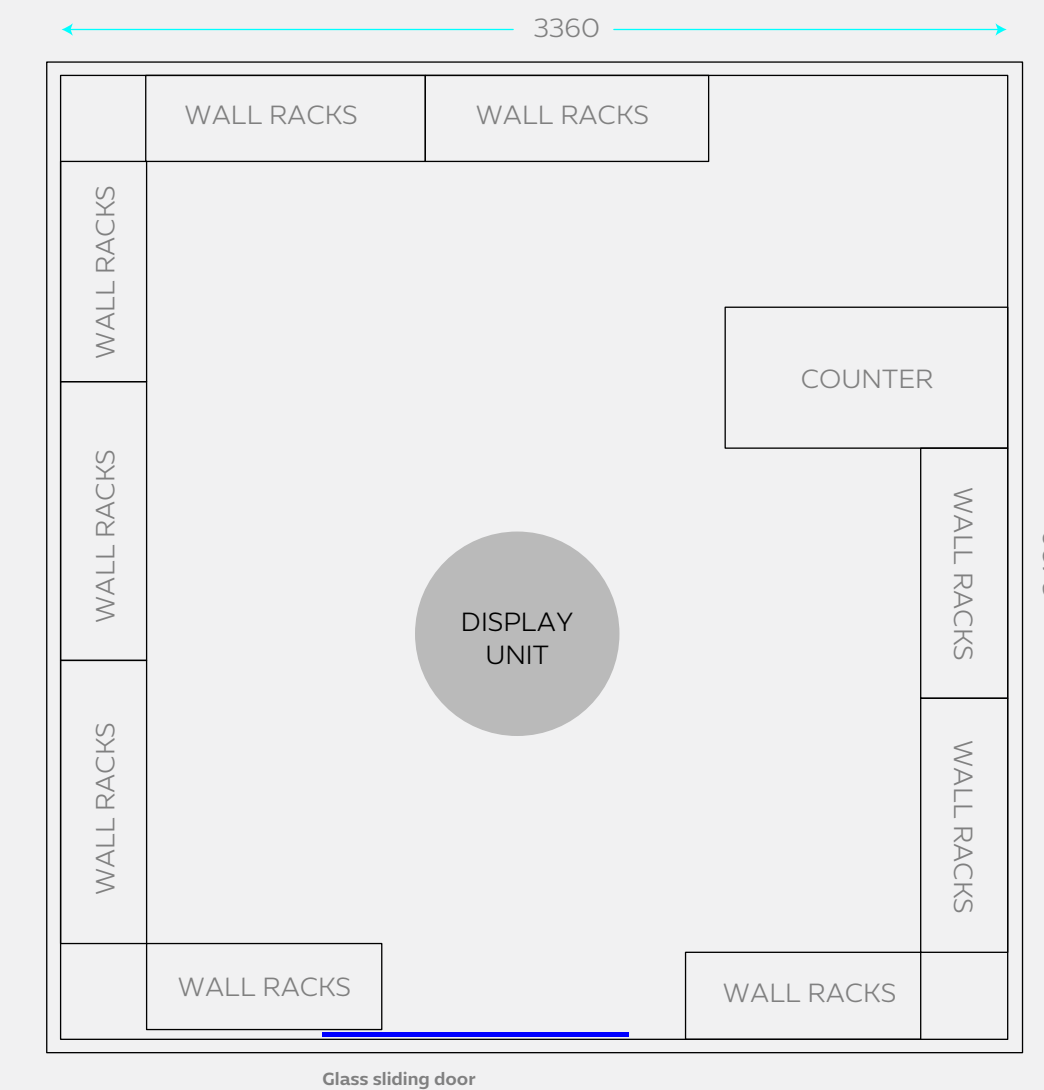
## Product offering

- Partly fitted-out spaces
- Average size: 550sqft
- Suitable for pop-up activations
- Strategically spread across the City
- Loading and unloading bays available in the basement
- Extensive outdoor parking with buggy service
- Close to hotel, event venues, metro station, and city amenities
- Close to parks, water fountains and courtyards

## Kiosk front view



## Kiosk floor plan



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## Fully integrated community



- 15-minute city to work, live and play
- Unique event venues including Dubai Exhibition Centre
- Year-round calendar of business and social events
- Region's first community to have been registered under the WELL Community Standard Pilot
- BREEAM Excellent-rated Public Realm
- LEED Platinum and Gold certified buildings
- Unified client-centric hub with integrated services
- Dynamic free zone with tailored business setup approach

# Strategic location



Connected to major highways, with a dedicated metro station



Car-free districts with sustainable mobility solutions



Parks, water fountains, courtyards and shaded areas



Running and cycling tracks



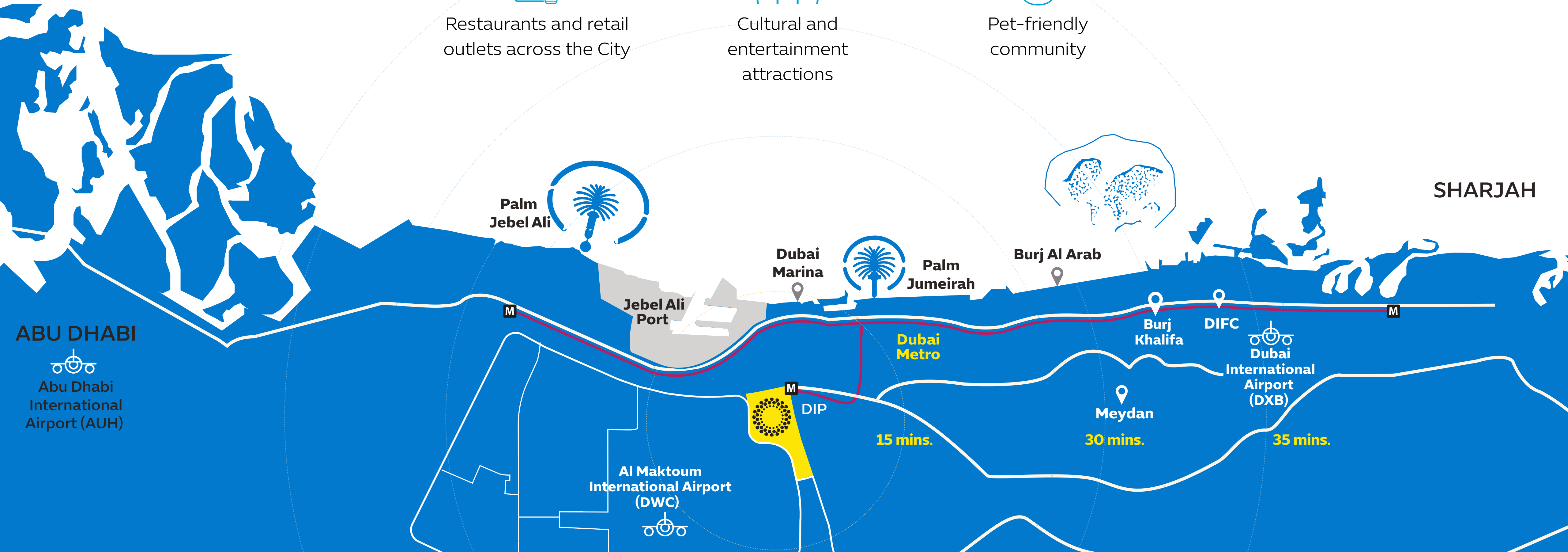
Restaurants and retail outlets across the City



Cultural and entertainment attractions



Pet-friendly community



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