



*Unique
Investment
Opportunity*

Al Maryah Office Tower

Al Maryah Island | Abu Dhabi

*Opportunity to acquire a shell & core
office tower in the UAE's new CBD*





The Offering

JLL is exclusively offering a unique opportunity to acquire an exclusive office tower in the UAE. Located in the heart of Abu Dhabi's new CBD, the Pearl 1 certified asset was completed in 2015.

Al Marayah office is a G+23 glass tower that benefits from large floor plates of c.1,550 sqm. The building is currently in shell & core condition and thus benefits from the potential repurposing of the large floorplates.

The asset is strategically located in the heart of Al Maryah Island, which is home to the Abu Dhabi Global Market (ADGM), a purpose built financial free-zone for the capital. ADGM is an award winning international financial centre that provides a business-friendly environment that operates in line with international best practices.

Al Maryah tower also benefits from being in close proximity to hospitality, healthcare and retail offerings, such as the Four Seasons Hotel and Cleveland Clinic, and the provision for a sky bridge pedestrian walkway to the Galleria Mall.

Property Specifications	
District	Al Maryah Island
Title	International Freehold
Floor Plate Area	c. 1,550 sqm
Building Height	G + 2M + 23 office floors + R
Basement Parking	9 levels
Condition	Shell & Core (never occupied)
Asset Handover	2015
Net Internal Area	35,570 sqm
Parking Spaces	1,046 spots

Awards

- **Commercial Project of the Year** award at the UAE's 2017 MEED Quality Awards for Projects
- **BUILD Magazine Architecture Awards** – Best Commercial High-Rise Design, Abu Dhabi 2016
- **Commercial Project of the Year** award at the 2016 Middle East Architect Awards

Investment Highlights



Accessibility

New CBD
Freehold title
Foreign ownership



High-Specifications

Grade-A tower
Glass exterior
Structural efficiency



Flexible Design

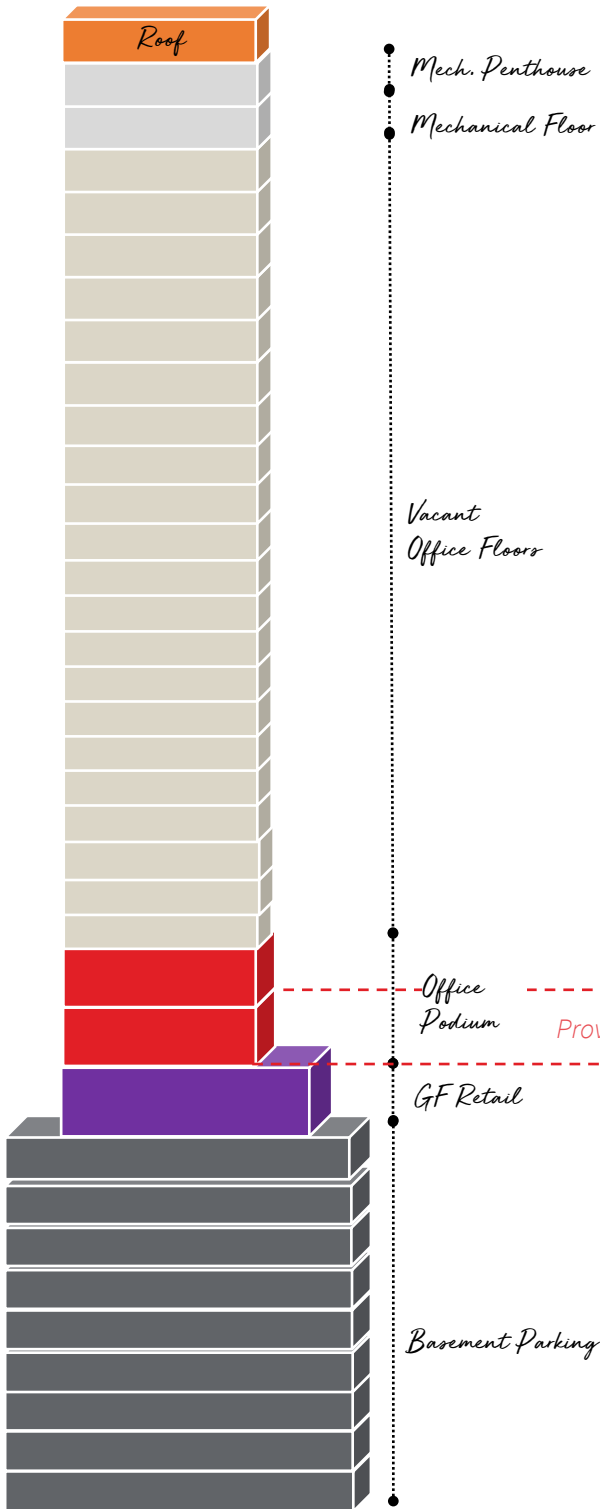
Shell & Core
Large floor plates
Repurpose potential



Unique Opportunity

Skyscraper
Several awards of excellence
Never-occupied

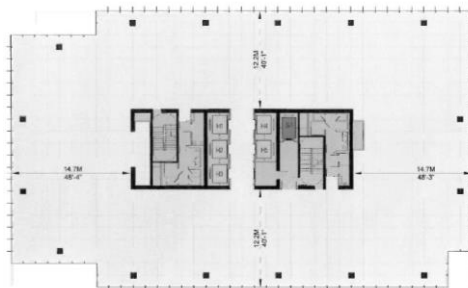
Building Overview



Building Specifications

- Centralized air supply system
- Voice communication fire alarm systems
- Fully integrated technology system
- 14 elevators (5 high rise, 5 low rise, 3 podium and 1 service elevator)
- 4m slab height office floors
- Porcelain floor and wall tiles
- white granite with luce di luna quartzite accents lobby flooring
- Lobby 17.5m clear ceiling height, stainless steel soffit at 17m
- Lobby 17m high glass fin wall
- Lobby wall golden vein marble accents
- Landscape inside the lobby
- Estidama Pearl 1 rating

Typical Floor Plate

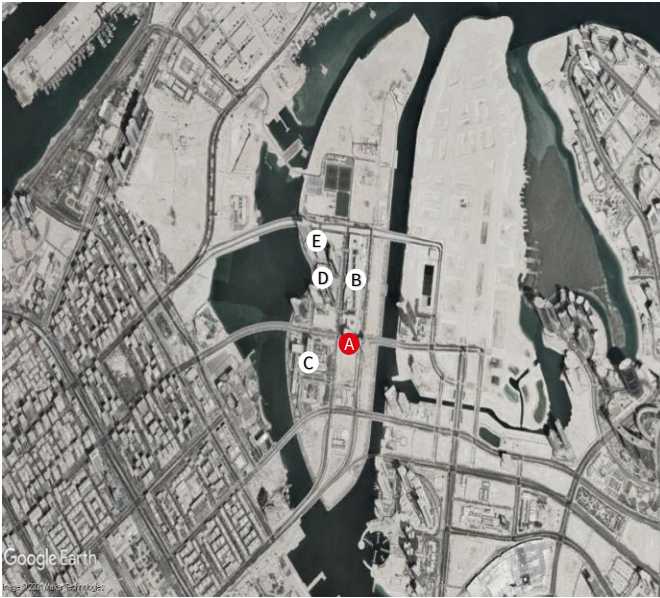


GIA: 1,885.2 sqm
 NIA: 1,613.1 sqm
 Efficiency: 85.6%





Location Overview



Legend

A	Al Maryah Office Tower
B	Galleria Mall & Extension
C	Cleveland Clinic Abu Dhabi
D	Abu Dhabi Global Market (ADGM)
E	Four Seasons Al Maryah Island

Transaction Details & Data Room

Access to data room will be provided upon execution of the confidentiality agreement.

Expressions of Interest

JLL is appointed by the vendor on an exclusive basis to invite interest from prospective investors to acquire the property. All communication with regards to the transaction is to be sent directly to JLL.

Transaction Guidelines

The offering of the development is being distributed by JLL to a select group of pre-qualified investors. The prospective investor(s) will be selected by the vendor at its sole and absolute discretion.

Contact

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