



CHRISTIAN A. ROCKEFELLER

BUSINESS TOWER

SHEIKH ZAYED ROAD
DUBAI

FACTSHEET

LMD°



LEGACY ISN'T INHERITED. IT'S BUILT.

For a century, the Rockefeller family name has been behind the buildings that shaped how great cities do business. Rockefeller Center rose across 22 acres of Manhattan. Chase Manhattan anchored Wall Street. David and Nelson Rockefeller championed the World Trade Center.

INTRODUCING



CHRISTIAN A. ROCKEFELLER

BUSINESS TOWER

Christian A. Rockefeller now brings that standard to Sheikh Zayed Road. Developed by LMD, Christian A. Rockefeller Business Tower rises 87 floors and 372 metres, with 332 Grade A offices ranging from individual suites to full-floor layouts.

Six generations. One legacy.





LAYERED FOR LEVERAGE

87
FLOORS

332
OFFICES

1220FT./372M
HEIGHT

1100+
PARKING
SPACES

16
LEVELS OF
PARKING

5 LEVELS
OF DEDICATED
AMENITIES

23 ELEVATORS | 39 CABINS
8 Double-Decker High-Speed Elevators Dedicated for Low Zones
8 Double-Decker High-Speed Elevators Dedicated for High Zones
3 Shuttle Elevators from Parking to Ground Floor
3 Elevators Dedicated to the Wellness Floors
1 Service / Firefighter Elevator

ENTERPRISE SURROUNDS YOU

Sheikh Zayed Road.
Between DIFC, Downtown and Business Bay.
Five minutes to the Burj Khalifa.
Twenty minutes to the world.

This isn't just a location.
It's leverage.

CONNECTIVITY

- | | |
|------------------------------|---------|
| • Al Mustaqbal Street | 1 min |
| • Sheikh Zayed Road | 1 min |
| • Dubai Mall Metro Station | 2 mins |
| • Business Bay Metro Station | 2 mins |
| • DXB International Airport | 20 mins |

SIGHTS & ATTRACTIONS

- | | |
|------------------------|--------|
| • Burj Khalifa | 5 mins |
| • Dubai Fountain | 5 mins |
| • Dubai Opera | 8 mins |
| • Museum of the Future | 8 mins |
| • Dubai Canal | 8 mins |

DINING & SHOPPING

- | | |
|-------------------------|---------|
| • Dubai Mall | 5 mins |
| • Souk Al Bahar | 5 mins |
| • Time Out Market | 5 mins |
| • City Walk | 8 mins |
| • DIFC | 8 mins |
| • Dubai Design District | 15 mins |



PROJECT FEATURES

- A landmark commercial address on Dubai's iconic Sheikh Zayed Road.
- Branded with the Christian A. Rockefeller name, associated with one of the world's most influential business dynasties.
- An architectural icon designed to redefine Dubai's commercial skyline.
- A prestigious collection of Grade A offices, from individual offices to half-floor and full-floor headquarters.
- Five dedicated levels of hotel-inspired amenities spanning dining, wellness, sport, co-working and lifestyle.
- High-speed double-decker elevators, state-of-the-art technology and advanced security systems.
- A distinguished corporate address designed to elevate business identity, prestige and influence.
- A world-class business environment designed to attract leading regional and international companies.
- A rare opportunity to own a premium commercial asset in one of Dubai's most established business corridors.
- Compelling potential for capital appreciation and attractive rental yields in Dubai's premium office market.







BEYOND THE EXPECTED AMENITIES

The tower has five levels of hotel-style amenities. Coffee before the first call. Lunch between negotiations. A game of padel before the last meeting, then drinks on Level 87 as the city lights up below.

THE RETREAT LEVEL 13

- Spa
- Massage rooms
- Ice Room
- Sauna Room
- Steam Room
- Padel Court
- Infinity Pool
- Pool Cabanas
- Sun Bed Terrace

THE RETREAT LEVEL 14

- Juice Bar & Lounge
- Fully Equipped Gym
- Multipurpose Studio



THE SKY EXCHANGE & OBSERVATORY LEVEL 87

- Multipurpose Hall
- Co-Working Space
- Meeting Rooms
- Meeting Hub
- Podcast Rooms
- Outdoor Bar
- Infinity Pool
- Pre-Function Area

UNIT MIX

MIXED FLOORS

Levels 15–17, 19–39, 41–57

CORE

124 Units
Total Area: 1,077 – 1,307 sq. ft.
Prime B1 · Prime D1

MEDIUM

80 Units
Total Area: 1,488 – 1,522 sq. ft.
Prime A1 · Prime D2

PREMIER

84 Units
Total Area: 2,295 – 3,251 sq. ft.
Prime A2 · Prime D3 · Elite C1A · Elite C1B · Elite C2

HALF FLOOR

34 Units
Total Area: 5,887 – 7,555 sq. ft.
Executive 1 · Executive 2 | Levels 58–62, 64–70, 81–85

FULL FLOOR

10 Units
Total Area: 11,541 – 13,400 sq. ft.
Presidential I | Levels 71–80

TOTAL

332 Units

				The Observatory & The Exchange			
Mechanical Floor							
Half Floor				Half Floor			
Half Floor				Half Floor			
Half Floor				Half Floor			
Half Floor				Half Floor			
Half Floor				Half Floor			
				Full Floor			
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Half Floor				Half Floor			
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Mechanical Floor							
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Half Floor				Half Floor			
Medium	Core	Core	Premier	Premier	Core	Core	Medium
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Mechanical Floor							
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Mechanical Floor							
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Medium	Core	Premier	Premier	Core	Core	Medium	
The Reset - Fitness Hub							
The Reset - Wellness & Outdoor Retreat							
				Parking			
				Parking			
				Parking			
				Parking			
				Parking			
				Parking			
				Parking			
				Parking			
				Food & Beverage			
				Lobby & Retail			
				Lobby & Retail			

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STANDARD PAYMENT PLAN

DLD		4%
1	Upon signing the agreement	10%
2	After 1 month	10%
3	After 15 months	5%
4	After 21 months	5%
5	After 27 months	5%
6	After 33 months	5%
7	After 39 months	5%
8	After 45 months	5%
9	On Handover	50%
Total		100%

INCENTIVIZED PAYMENT PLAN

DLD		4%
1	Upon signing the agreement	20%
2	After 15 months	5%
3	After 21 months	5%
4	After 27 months	5%
5	After 33 months	5%
6	After 39 months	5%
7	After 45 months	5%
8	On Handover	50%
Total		100%

Service charge estimation AED 18 per sq. ft.

The final service charge will be determined and approved by the relevant authorities upon project handover.
VAT Payment Benefit: The applicable 5% VAT is payable proportionately with each payment plan instalment, rather than upfront, reducing initial capital outlay and offering greater cash flow flexibility.

CONFIGURATION DETAILS

Core	Available from 1,077 sq ft
Medium	Available from 1,488 sq ft
Premier	Available from 2,295 sq ft
Half Floor	Available from 5,887 sq ft
Full Floor	Available from 11,541 sq ft

Structure:	4B + G + 12P + 4MEC + 71 + R
Unit status:	Commercial Office
Ownership:	Freehold
Expected Handover:	Q2 2031

ESCROW BANK ACCOUNT DETAILS

Account Name:	LMD VENTURES BUYING AND SELLING OF REAL ESTATE LLC
Bank Name:	COMMERCIAL BANK OF DUBAI
IBAN:	AE160230000002003079296
Account number:	2003079296
Swift Code:	CBDUAEAD
Address:	71 - CBD AL ISLAMI - ZAYED THE FIRST BRANCH



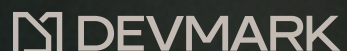


CHRISTIAN A. ROCKEFELLER

DEVELOPED BY



EXCLUSIVE SALES & MARKETING BY



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