



CHRISTIAN A. ROCKEFELLER

BUSINESS TOWER

SHEIKH ZAYED ROAD
DUBAI

FLOORPLANS

LMD°

A wide-angle photograph of the Dubai skyline at dusk. The Burj Khalifa is prominent on the left. In the center, a tall, curved skyscraper with a glass facade and a golden interior is the focal point. To its right are several other modern high-rise buildings. The sky is a deep blue with some light clouds. The overall mood is sophisticated and modern.

AN ADDRESS OF AUTHORITY

If you build in Dubai, build where power sits.

Sheikh Zayed Road.

Where institutions anchor.
Where capital concentrates.
Where decisions carry consequence.

Position leads.

LAYERED FOR LEVERAGE

1,220 ft. / 372m High | 87 Floors
1100+ Parking Spaces | 16 Levels of Parking

1,765,672 SQ. FT.
Built-Up Area

29,835 SQ. FT.
of Total Amenities

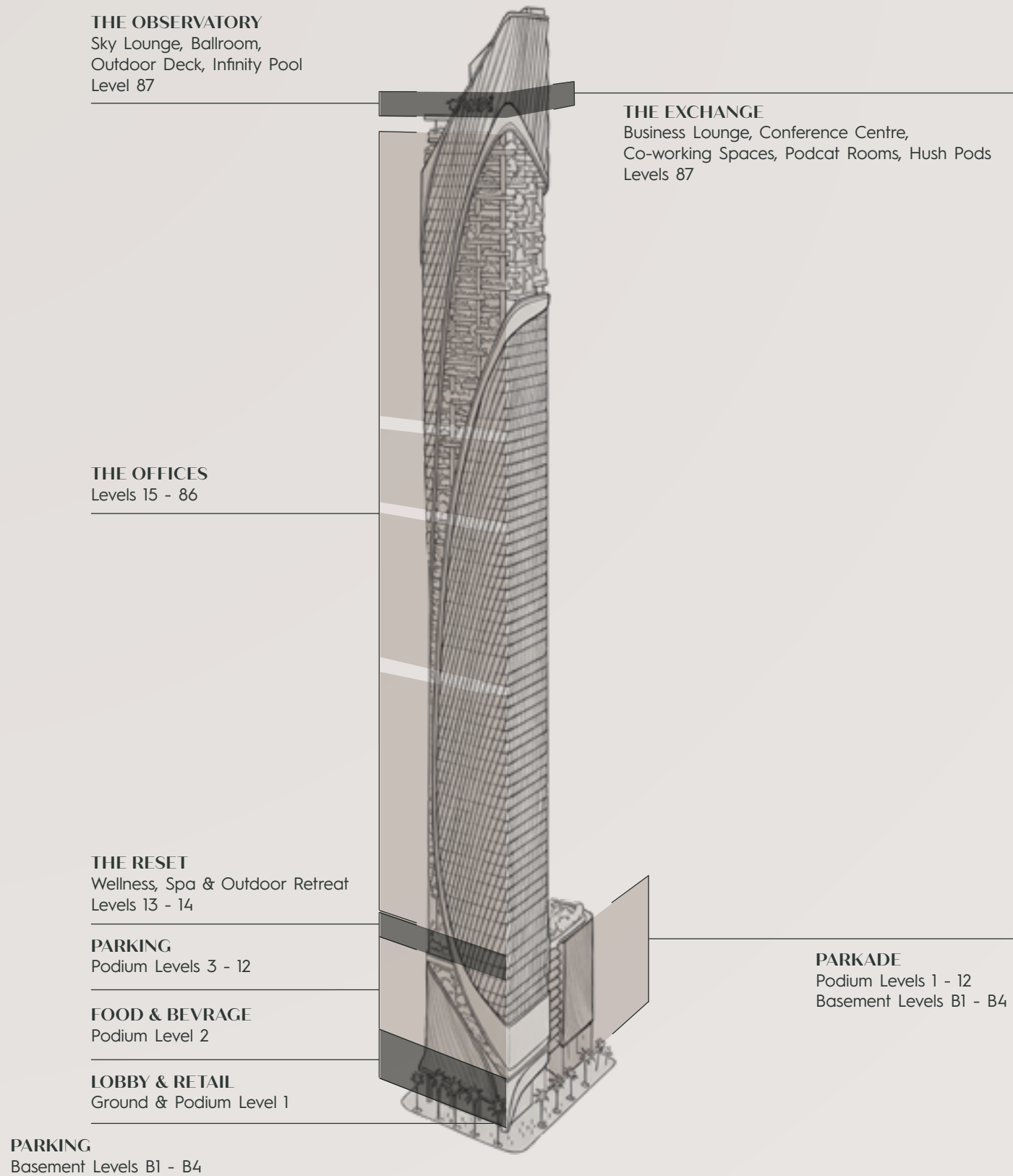
4,424 SQ. FT.
of F&B Space

7,270 SQ. FT.
of Retail Space

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





ARCHITECTURE OF ASCENT

This tower does not rise arbitrarily.
It ascends with hierarchy.

- Foundation.
- Arrival.
- Exchange.
- Performance.
- Perspective.

Density reduces as altitude increases.
Noise falls away.
Focus sharpens.

At the upper levels, the city recedes.
Position becomes clear.

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OFFICE LAYOUTS

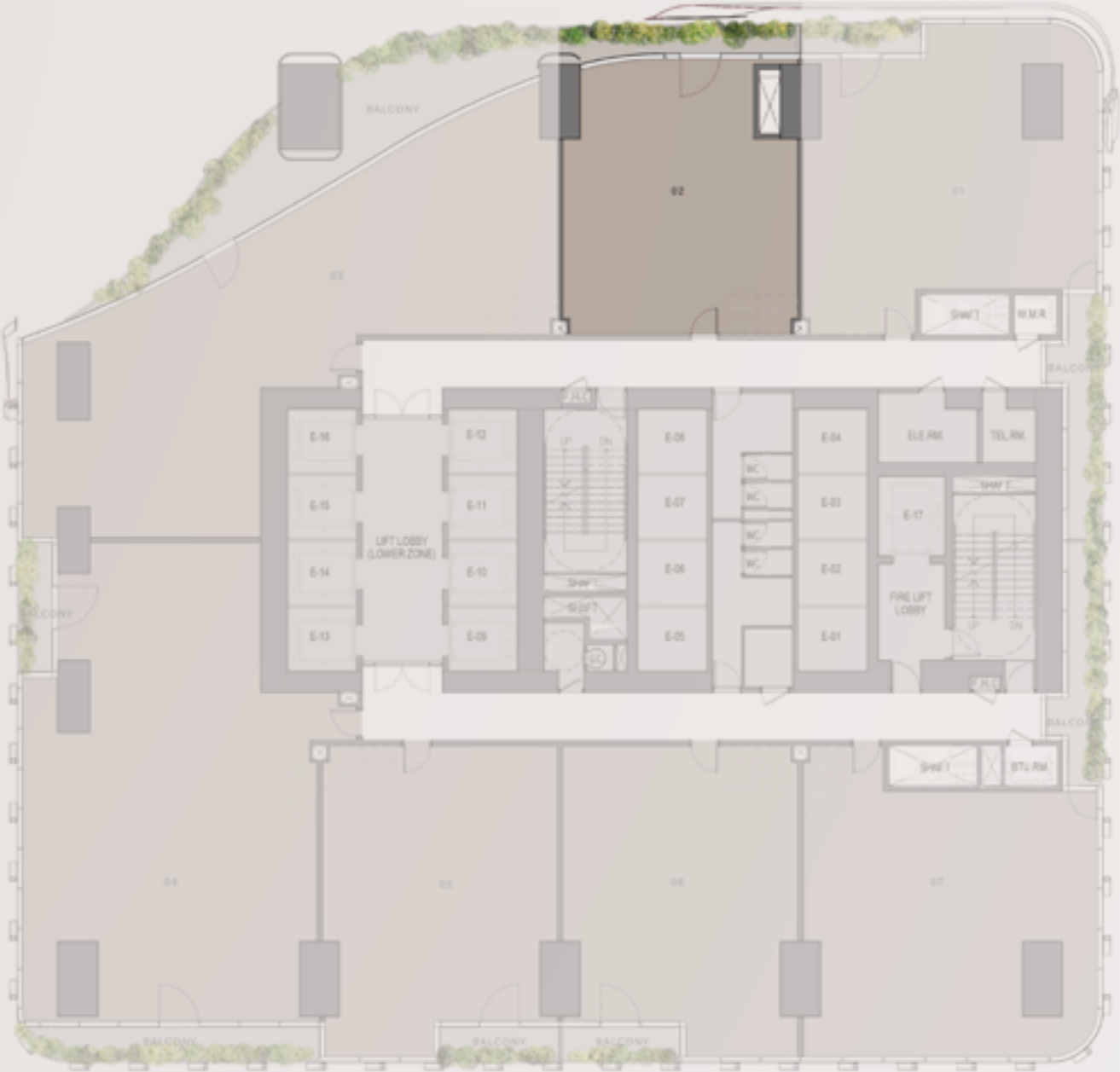
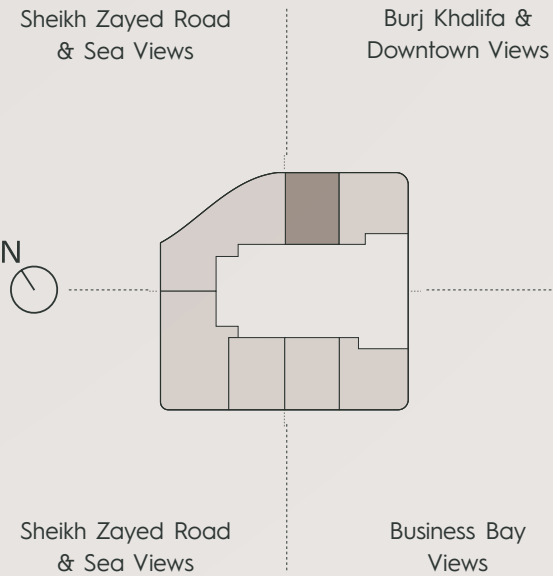
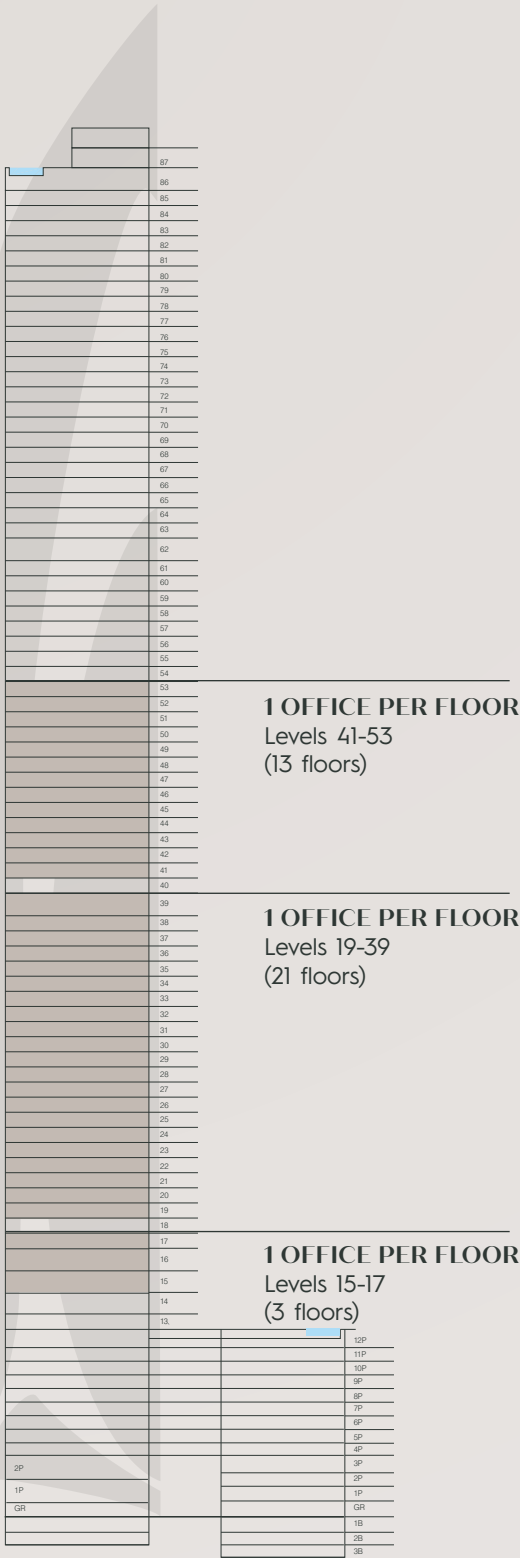
CORE

TYPE: PRIME B1

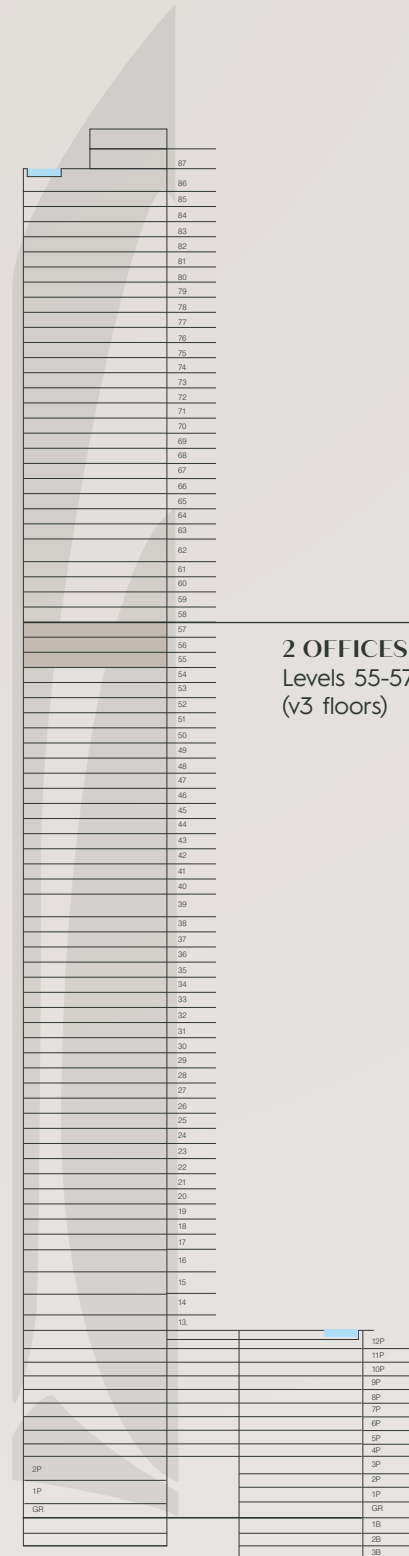
Unit: 02

Level: 15-17, 19-39, 41-53

Total Area 1,077 sq. ft. - 1,170 sq. ft.



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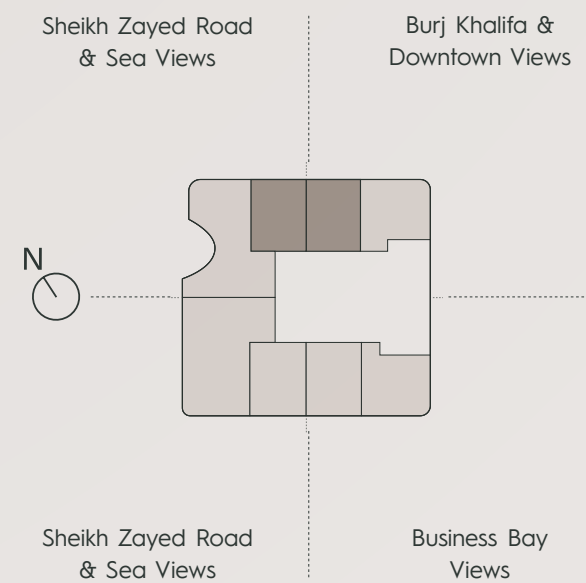
TYPE: PRIME B1

Unit: 02 & 03

Level: 55-57

Total Area 1,077 sq. ft. - 1,170 sq. ft.

2 OFFICES PER FLOOR
Levels 55-57
(v3 floors)



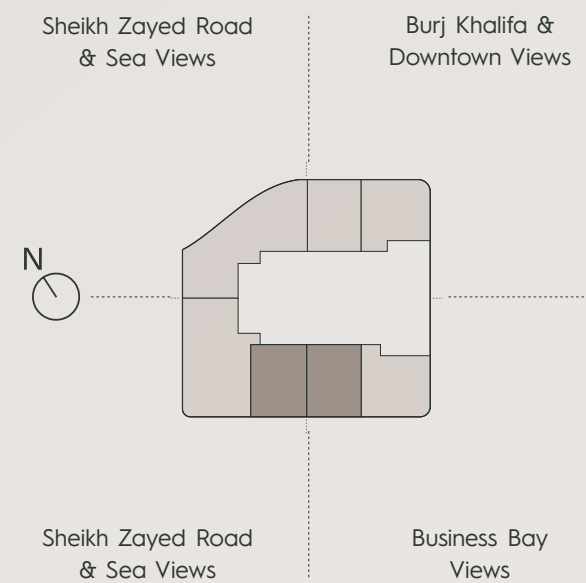
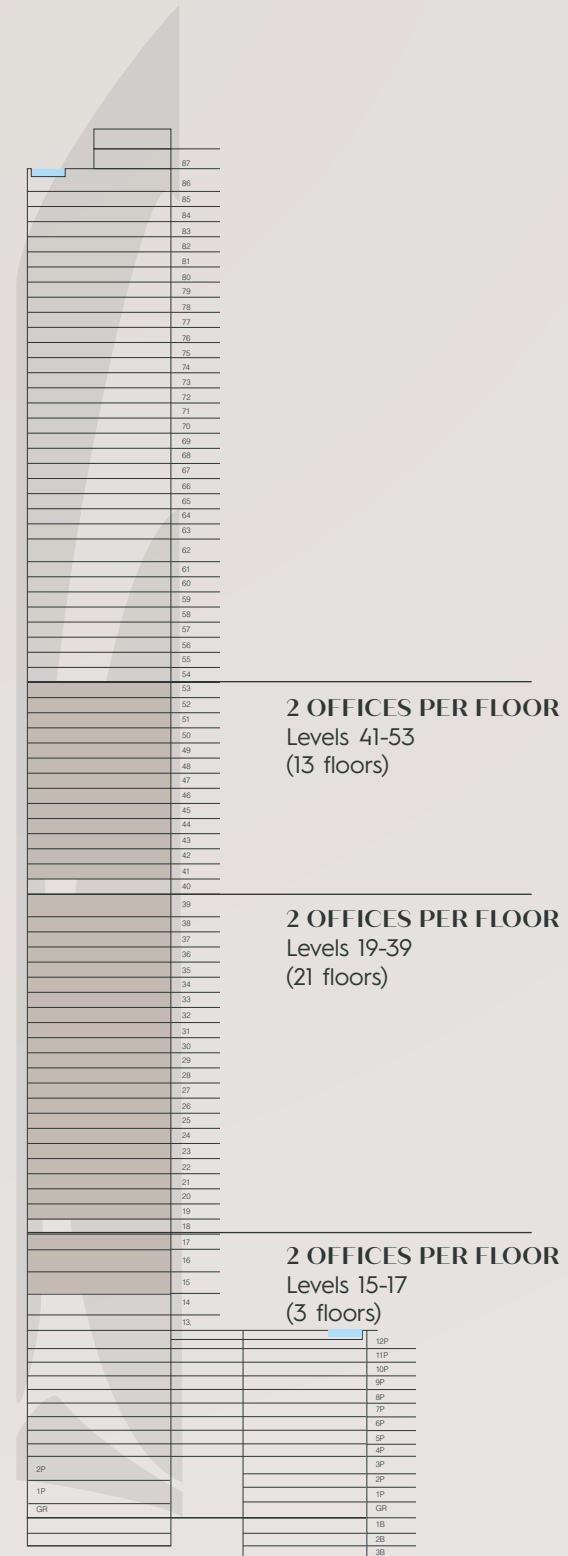
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TYPE: PRIME D1

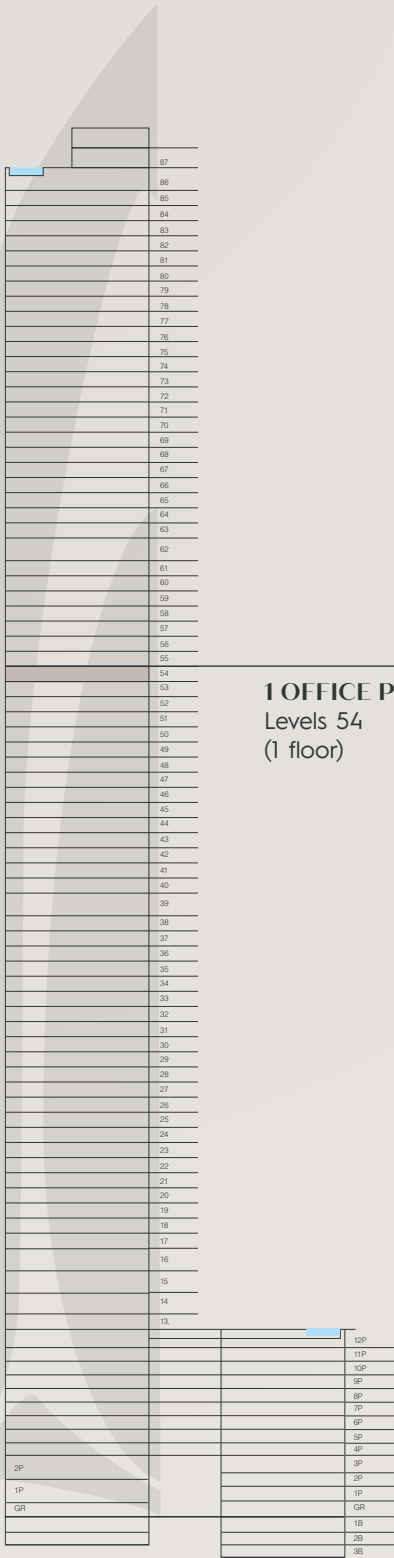
Unit: 05 & 06

Level: 15-17, 19-39, 41-53

Total Area 1,152 sq. ft. - 1,307 sq. ft.



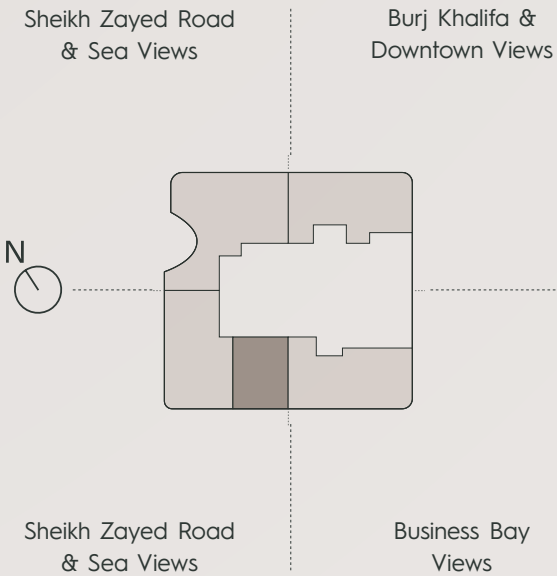
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1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: PRIME D1
Unit: 04
Level: 54

Total Area 1,152 sq. ft.

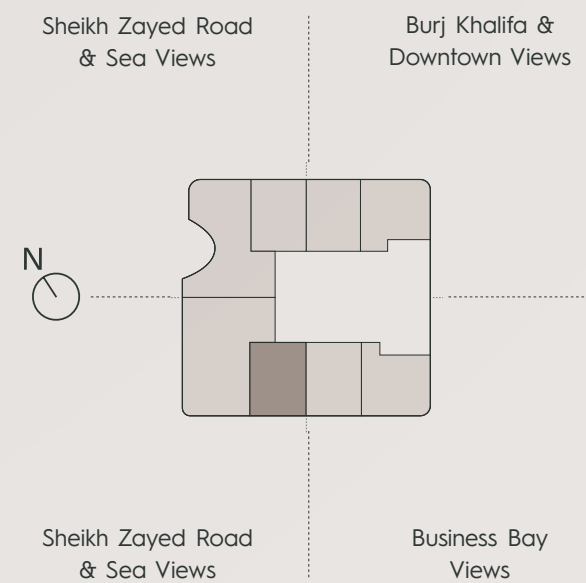


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Level: 55-57

Total Area 1,152 sq. ft. - 1,307 sq. ft.



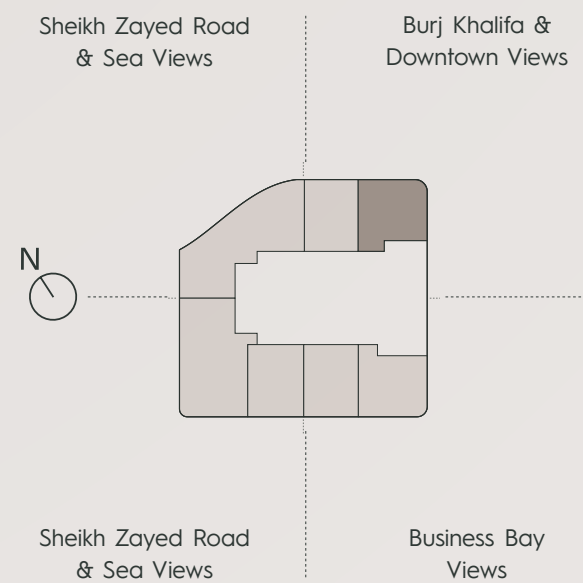
MEDIUM

TYPE: PRIME A1

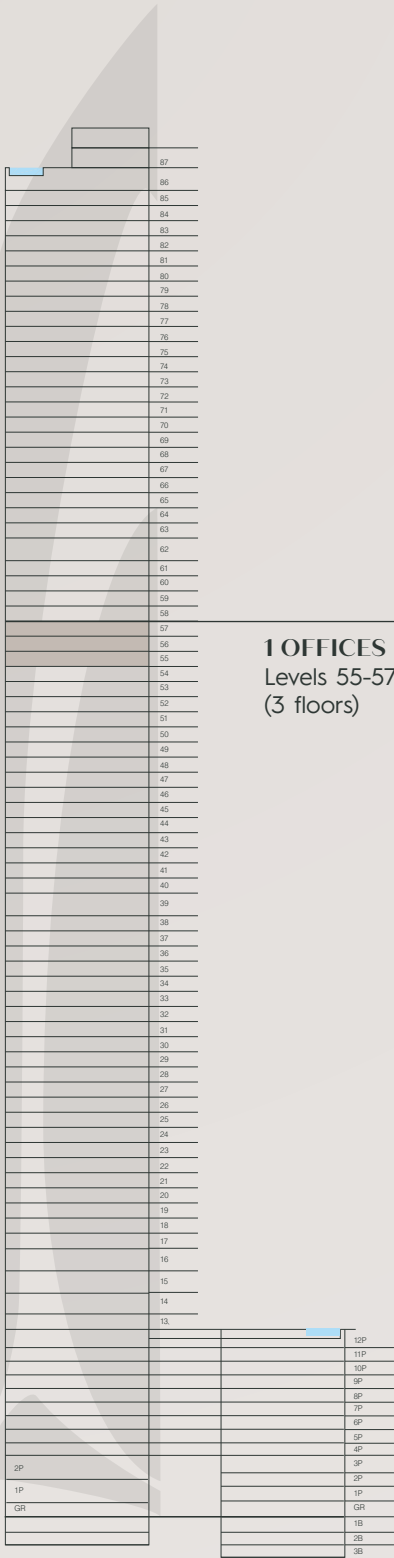
Unit: 01

Level: 15-17, 19-39, 41-53

Total Area 1,500 sq. ft. - 1,522 sq. ft.



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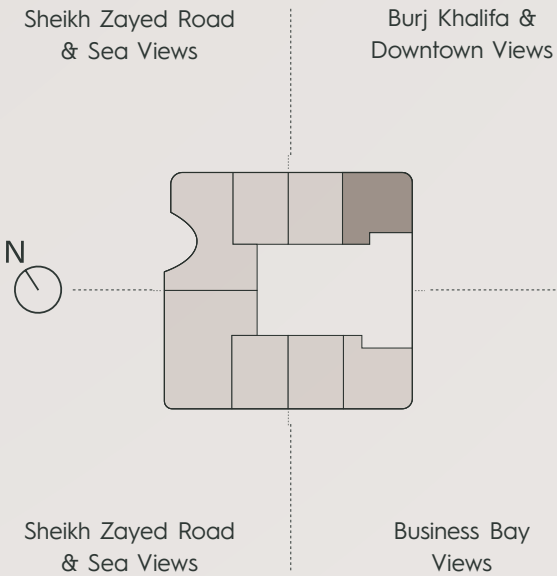
1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

TYPE: PRIME A1

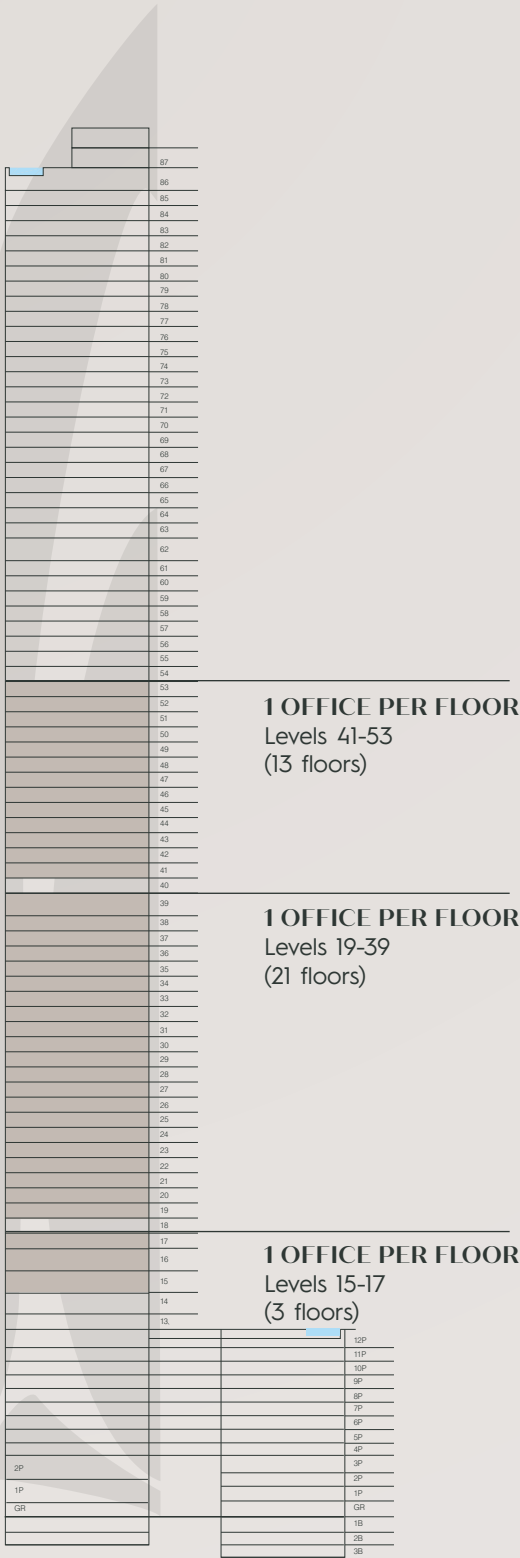
Unit: 01

Level: 55-57

Total Area 1,500 sq. ft. - 1,522 sq. ft.

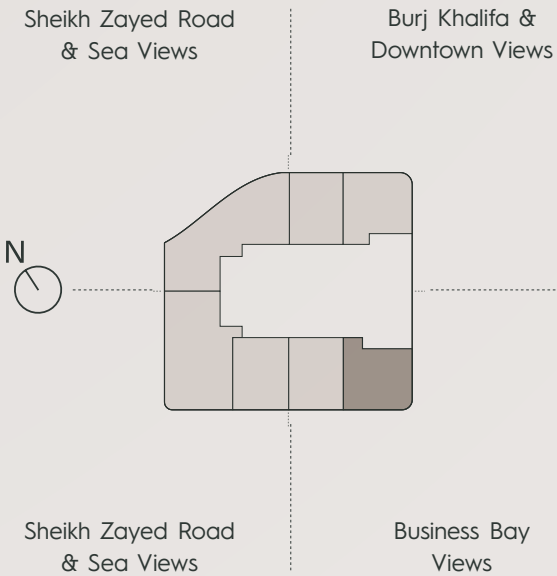


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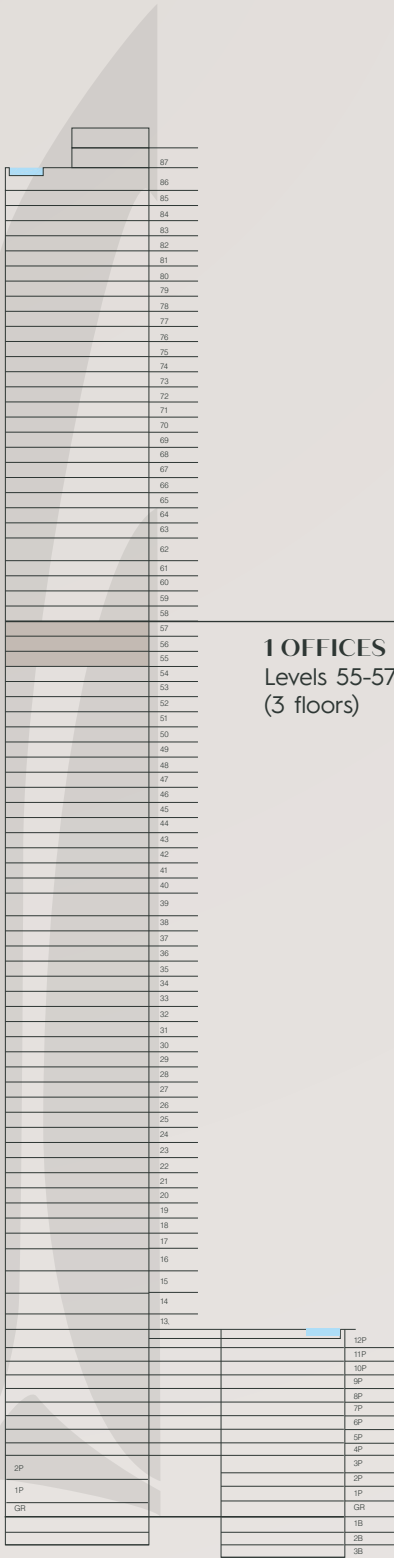


TYPE: PRIME D2
Unit: 07
Level: 15-17, 19-39, 41-53

Total Area 1,488 sq. ft.



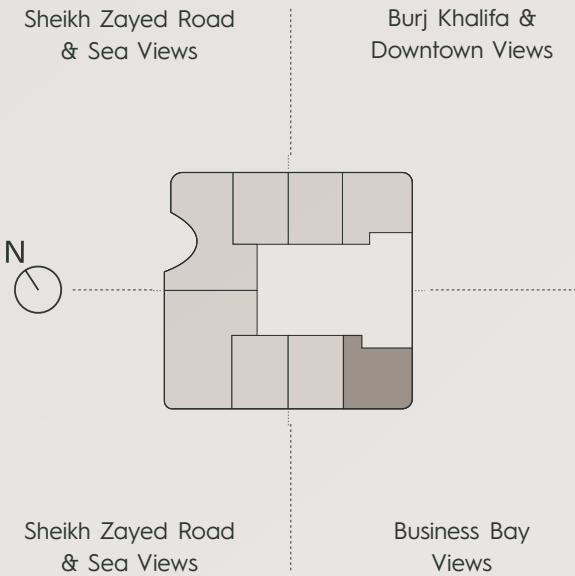
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1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

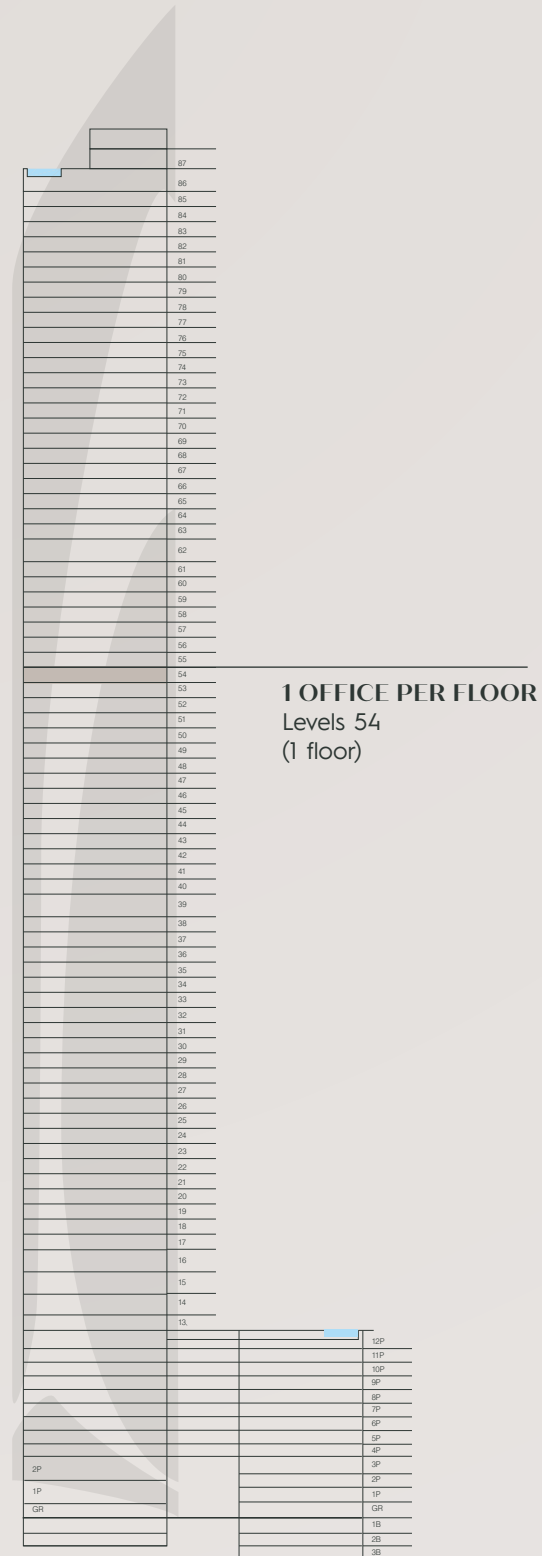
TYPE: PRIME D2
Unit: 08
Level: 55-57

Total Area 1,498 sq. ft.



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PREMIER

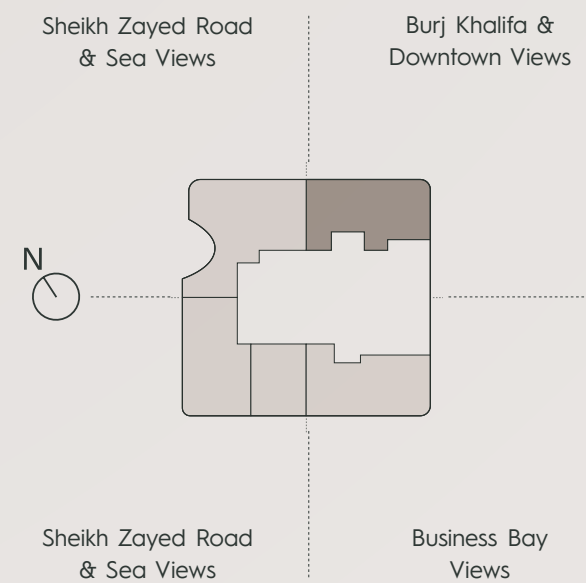


TYPE: PRIME A2

Unit: 01

Level: 54

Total Area 2,511 sq. ft.



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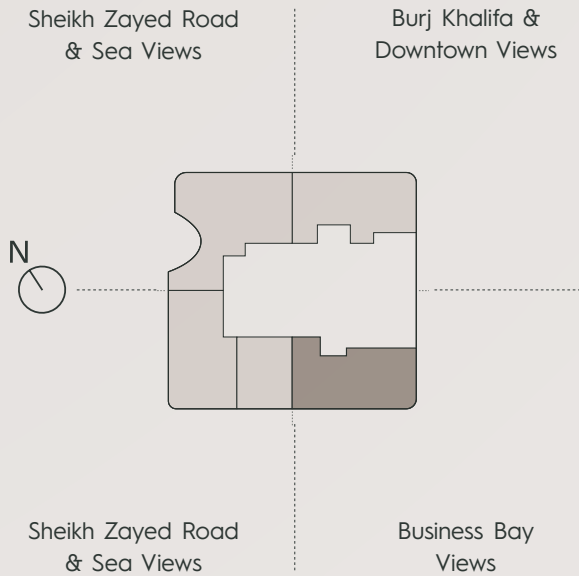
TYPE: PRIME D3

Unit: 05

Level: 54

Total Area 2,445 sq. ft.

1 OFFICE PER FLOOR
Levels 54
(1 floor)



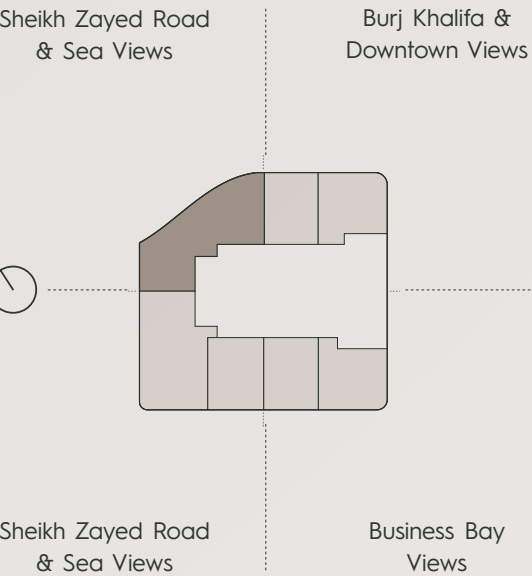
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TYPE: ELITE C1A

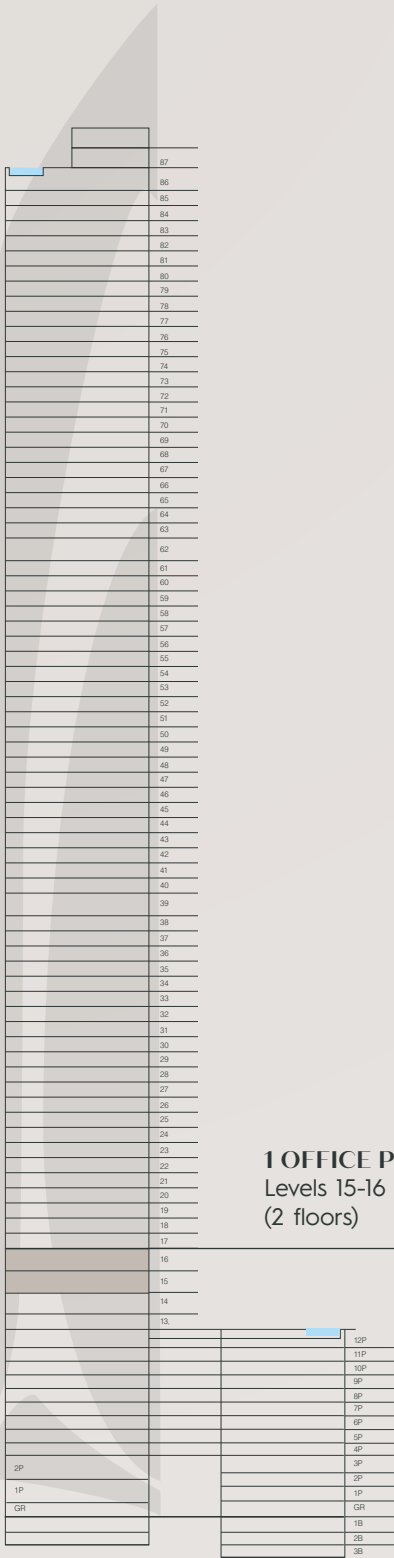
Unit: 03

Level: 15-16

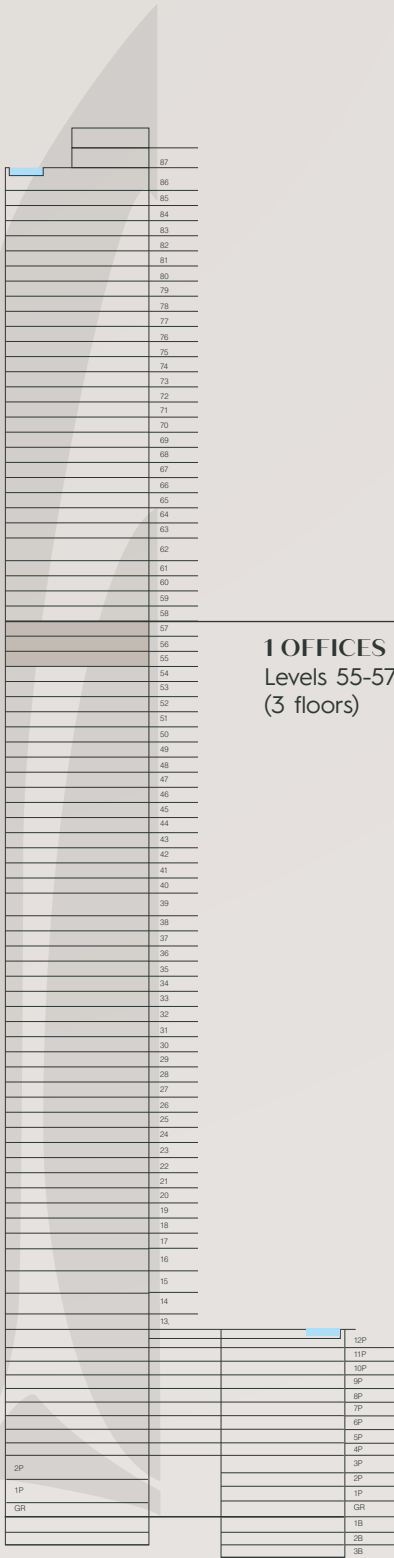
Total Area 2,471 sq. ft. - 2,740 sq. ft.



1 OFFICE PER FLOOR
Levels 15-16
(2 floors)



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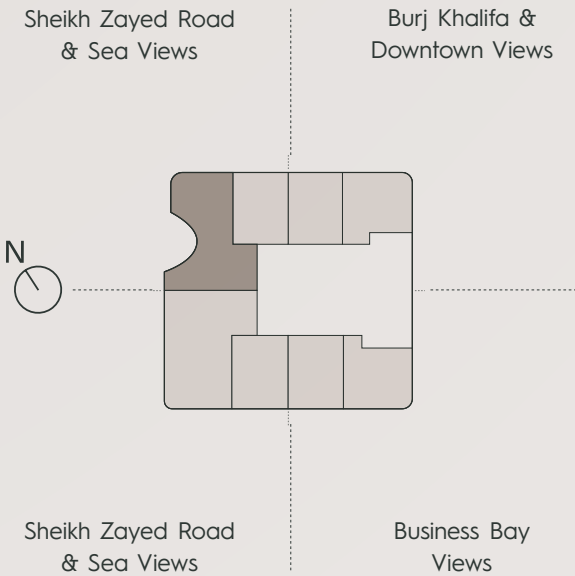
1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

TYPE: ELITE C1A

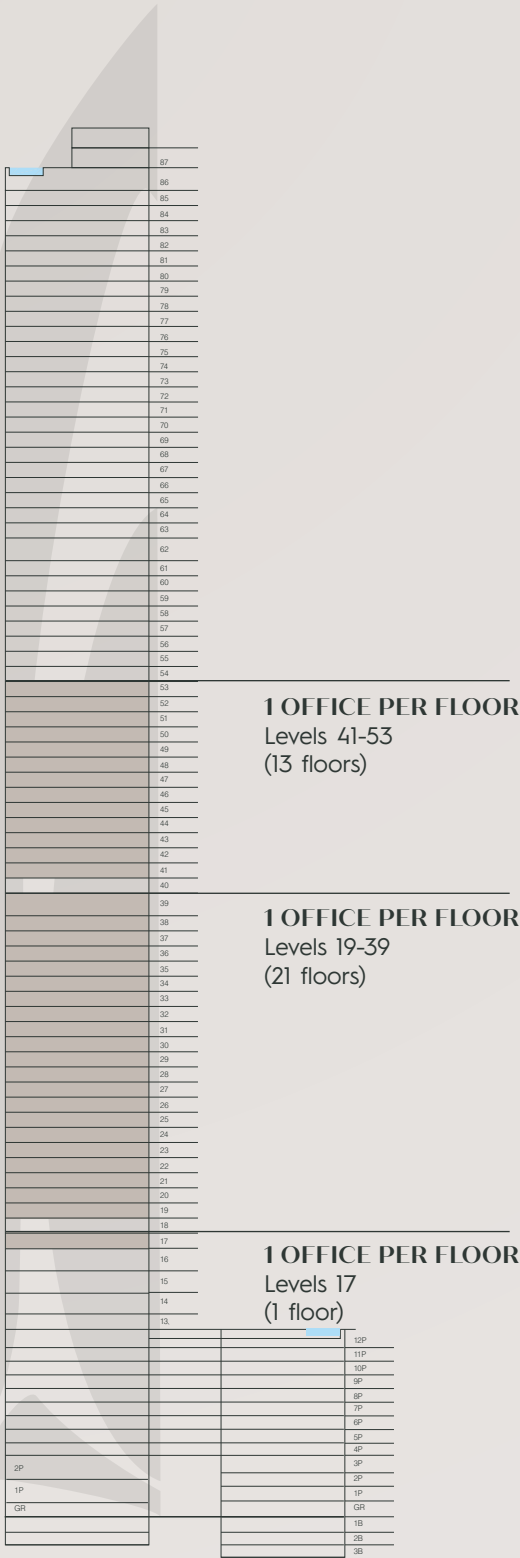
Unit: 04

Level: 55-57

Total Area 2,390 sq. ft. - 2,497 sq. ft.



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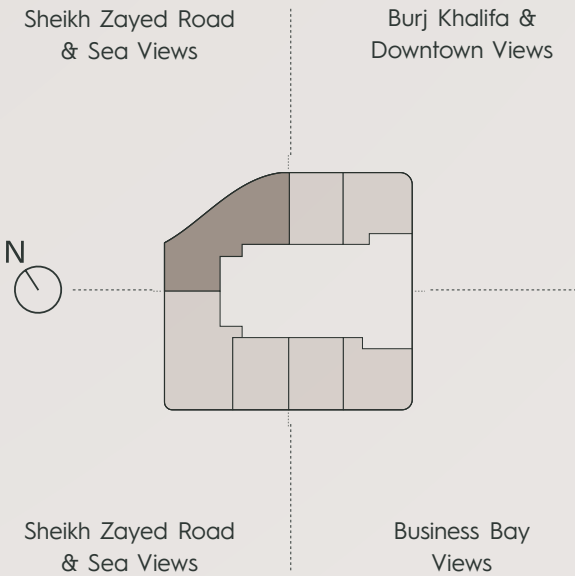


TYPE: ELITE C1B

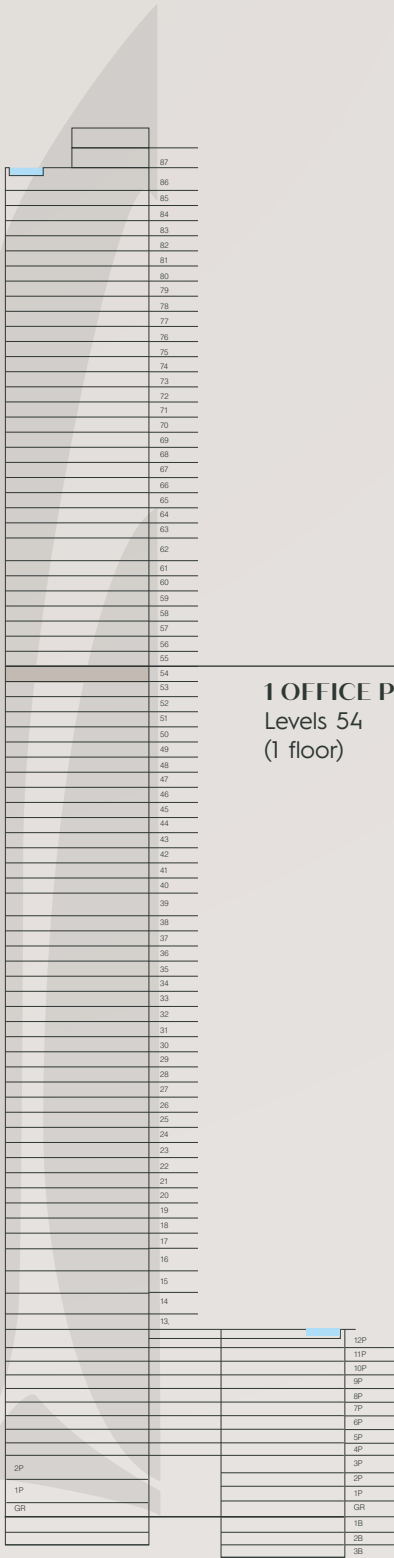
Unit: 03

Level: 17, 19-39, 41-53

Total Area 2,906 sq. ft. - 3,251 sq. ft.



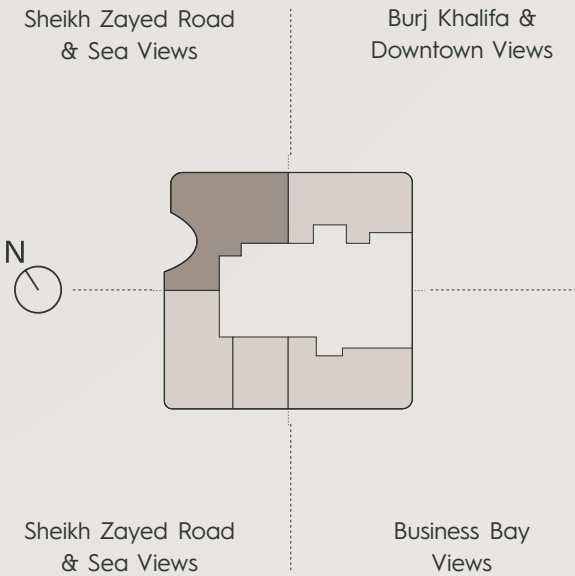
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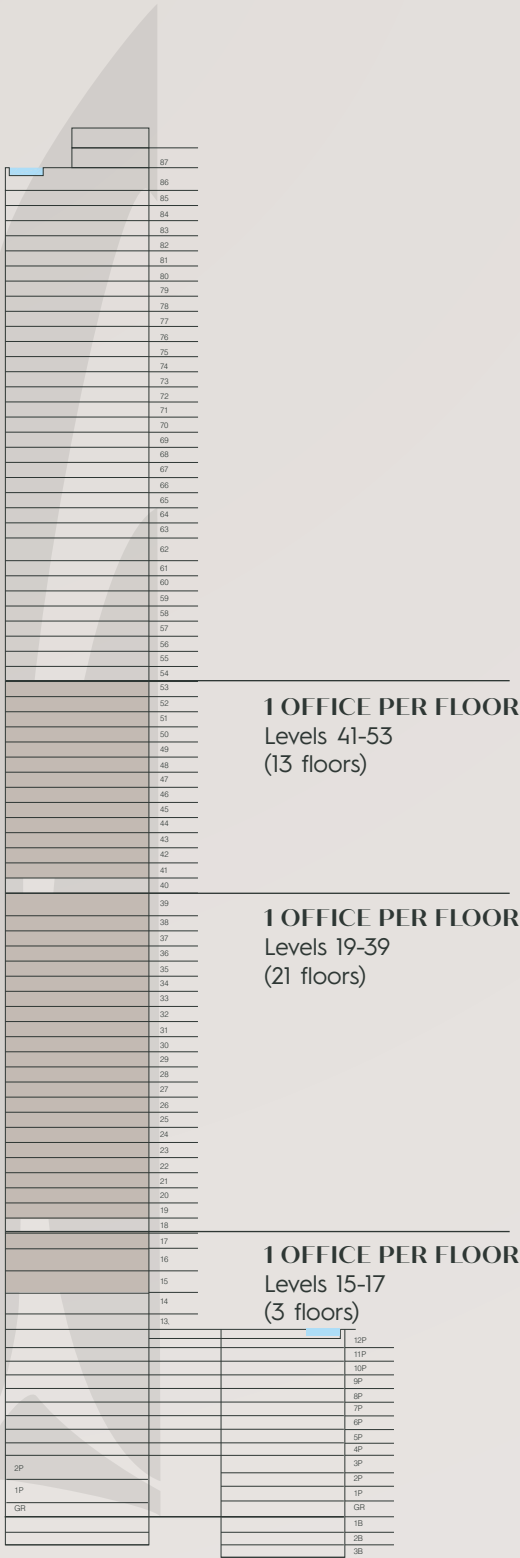


1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: ELITE C1B
Unit: 02
Level: 54

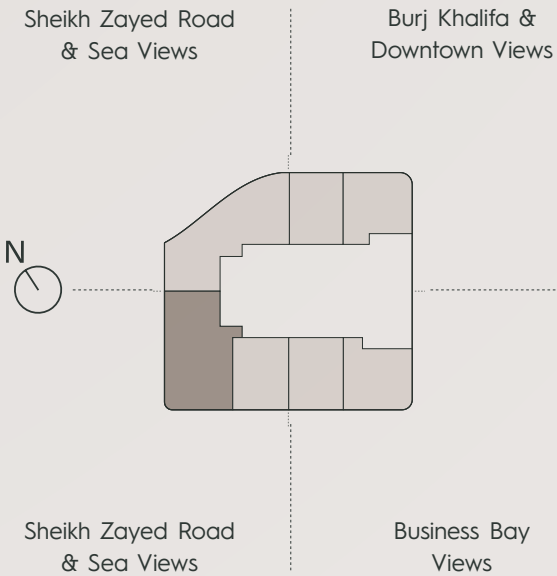
Total Area 3,213 sq. ft.



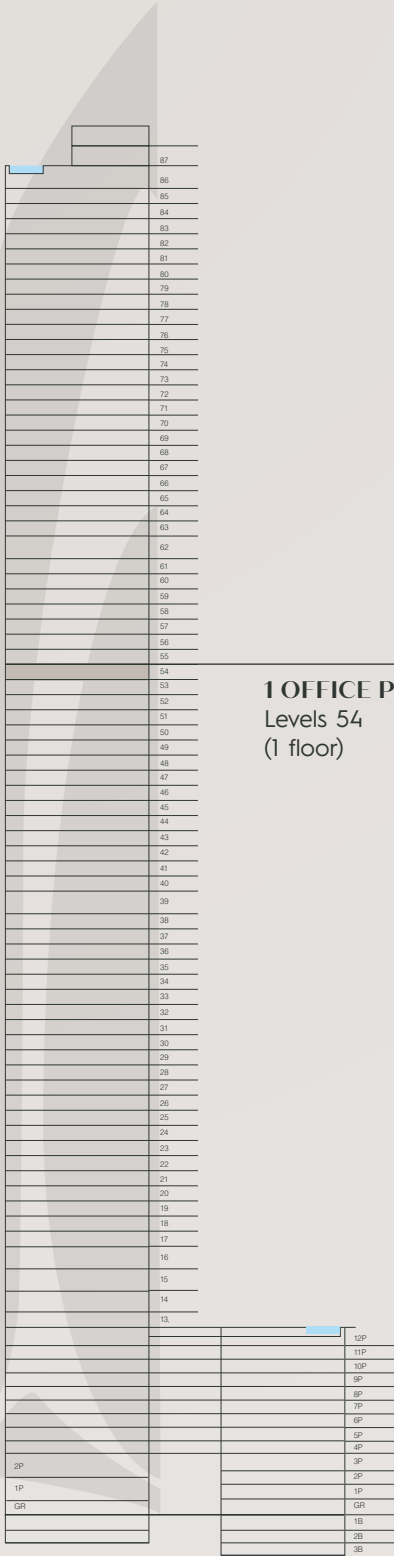


TYPE: ELITE C2
Unit: 04
Level: 15-17, 19-39, 41-53

Total Area 2,295 sq. ft.



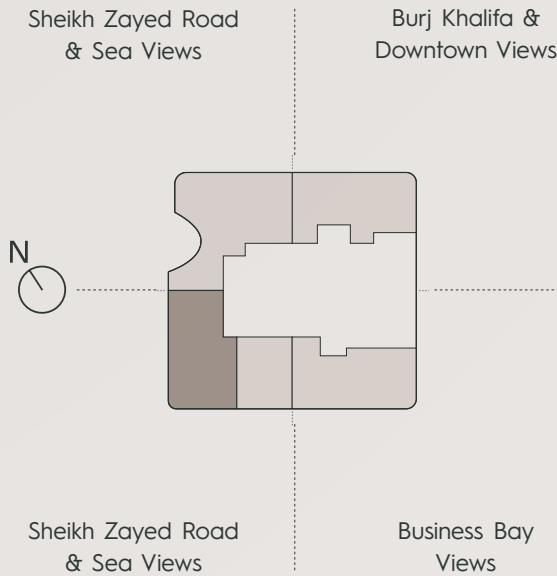
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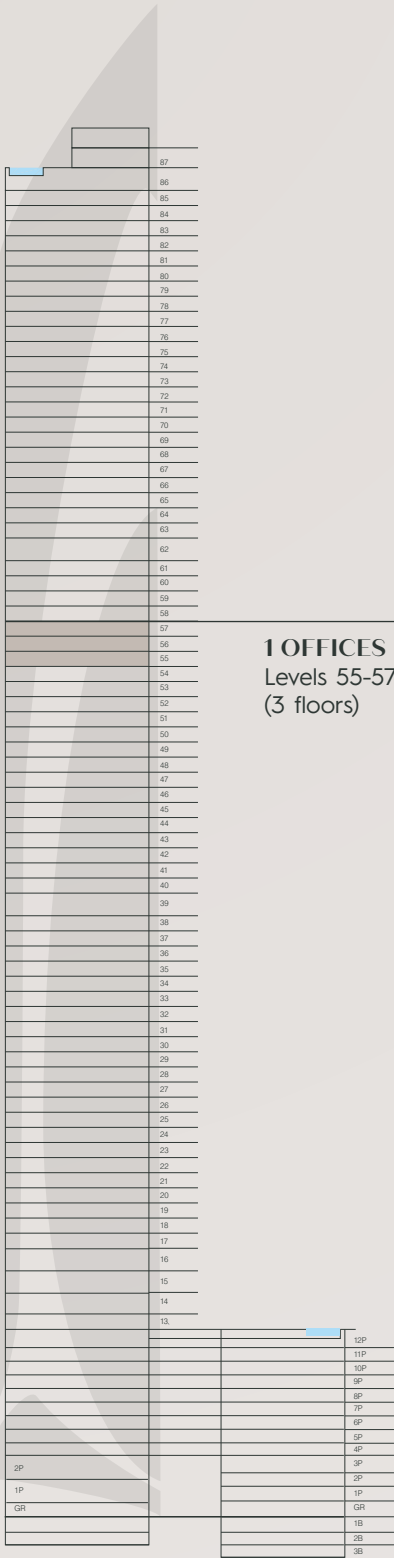
1 OFFICE PER FLOOR
Levels 54
(1 floor)

TYPE: ELITE C2
Unit: 03
Level: 54

Total Area 2,295 sq. ft.



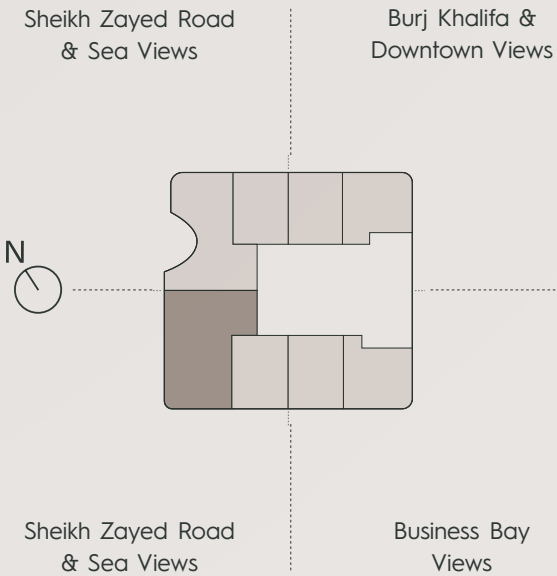
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1 OFFICES PER FLOOR
Levels 55-57
(3 floors)

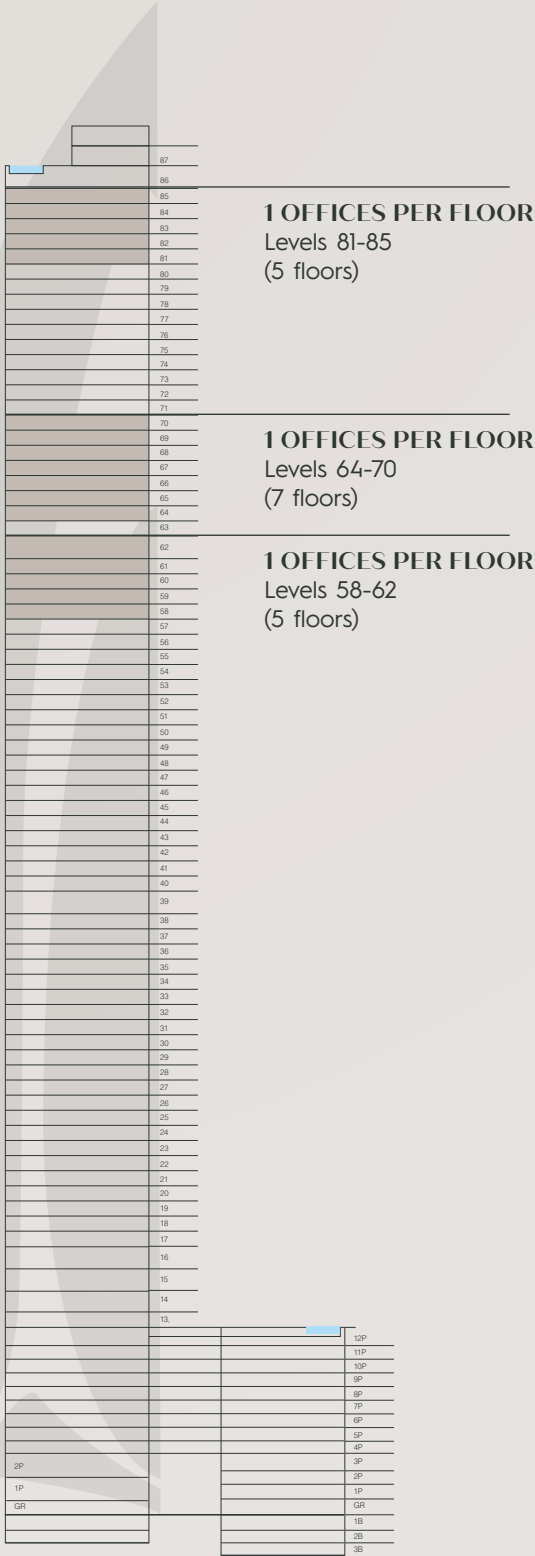
Type: ELITE C2
Unit: 05
Level: 55-57

Total Area 2,700 sq. ft.



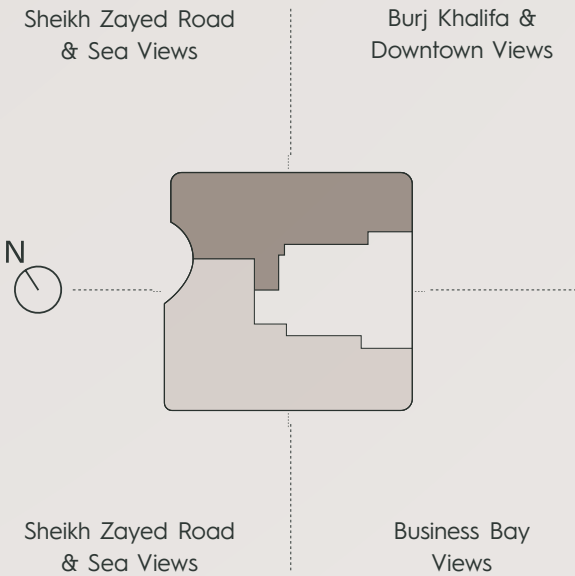
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HALF FLOOR

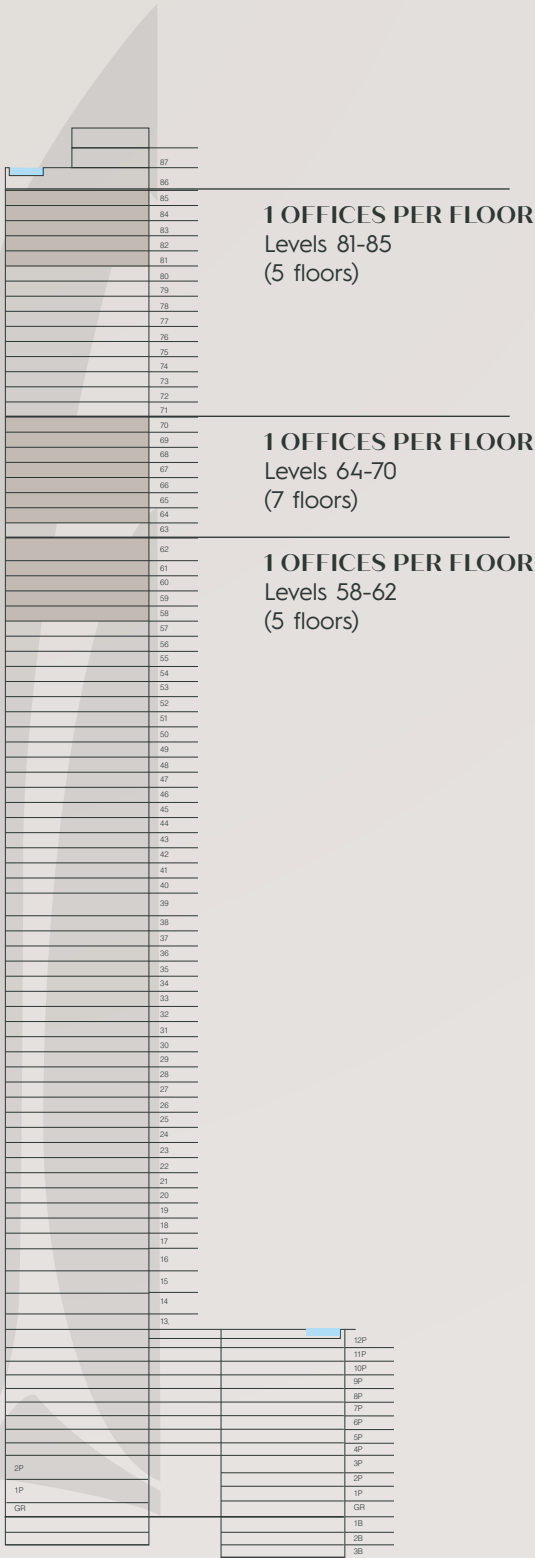


Type: EXECUTIVE 1
Unit: 01
Level: 58-62, 64-70, 81-85

Total Area 5,887 sq. ft. - 6,883 sq. ft.

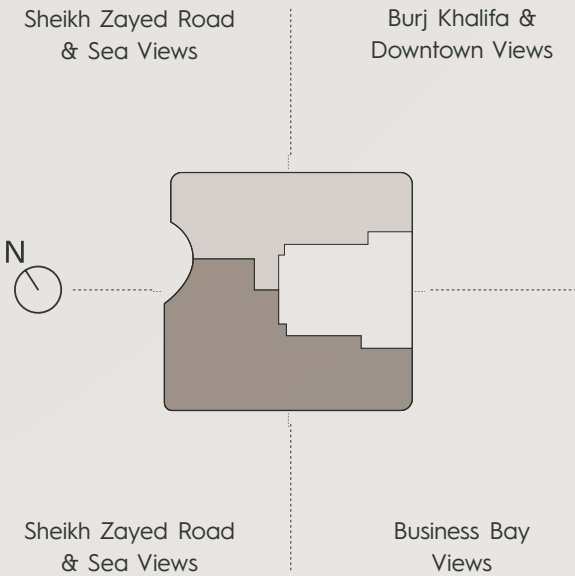


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Type: EXECUTIVE 2
Unit: 02
Level: 58-62, 64-70, 81-85

Total Area 6,883 sq. ft. - 7,555 sq. ft.



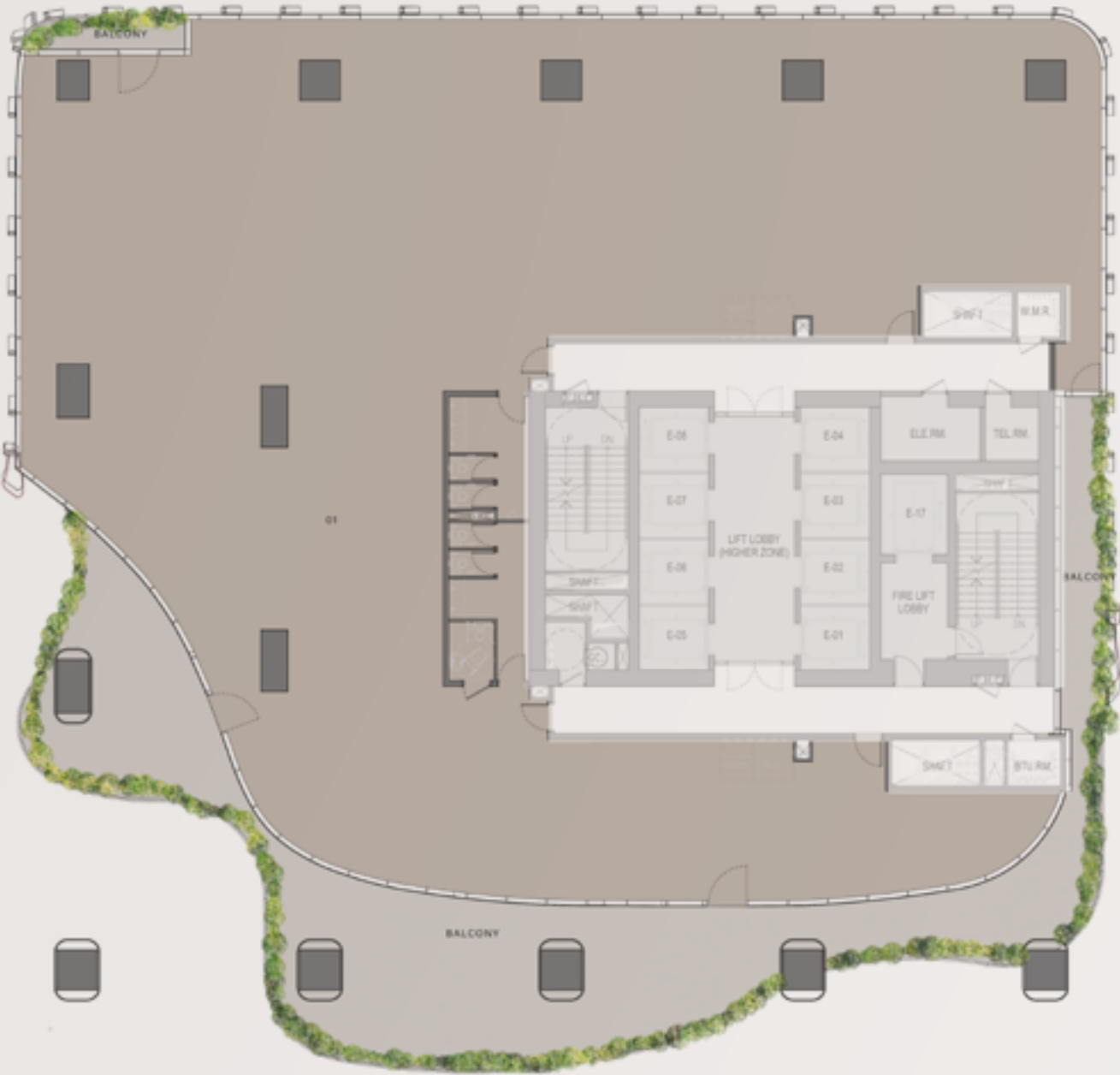
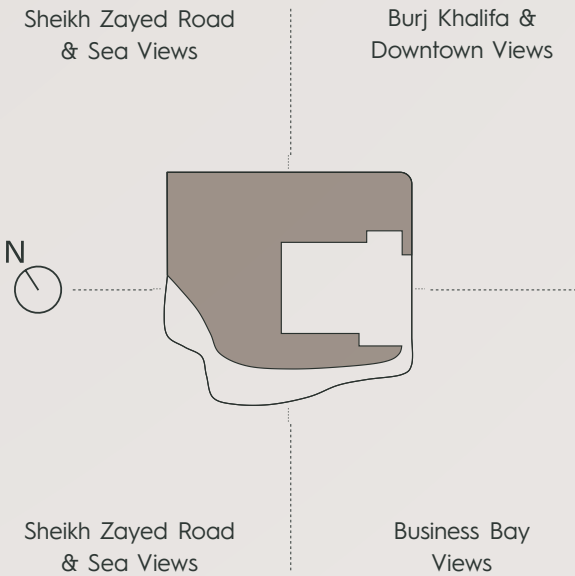
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FULL FLOOR



Type: PRESIDENTIAL
Unit: 01
Level: 71-80

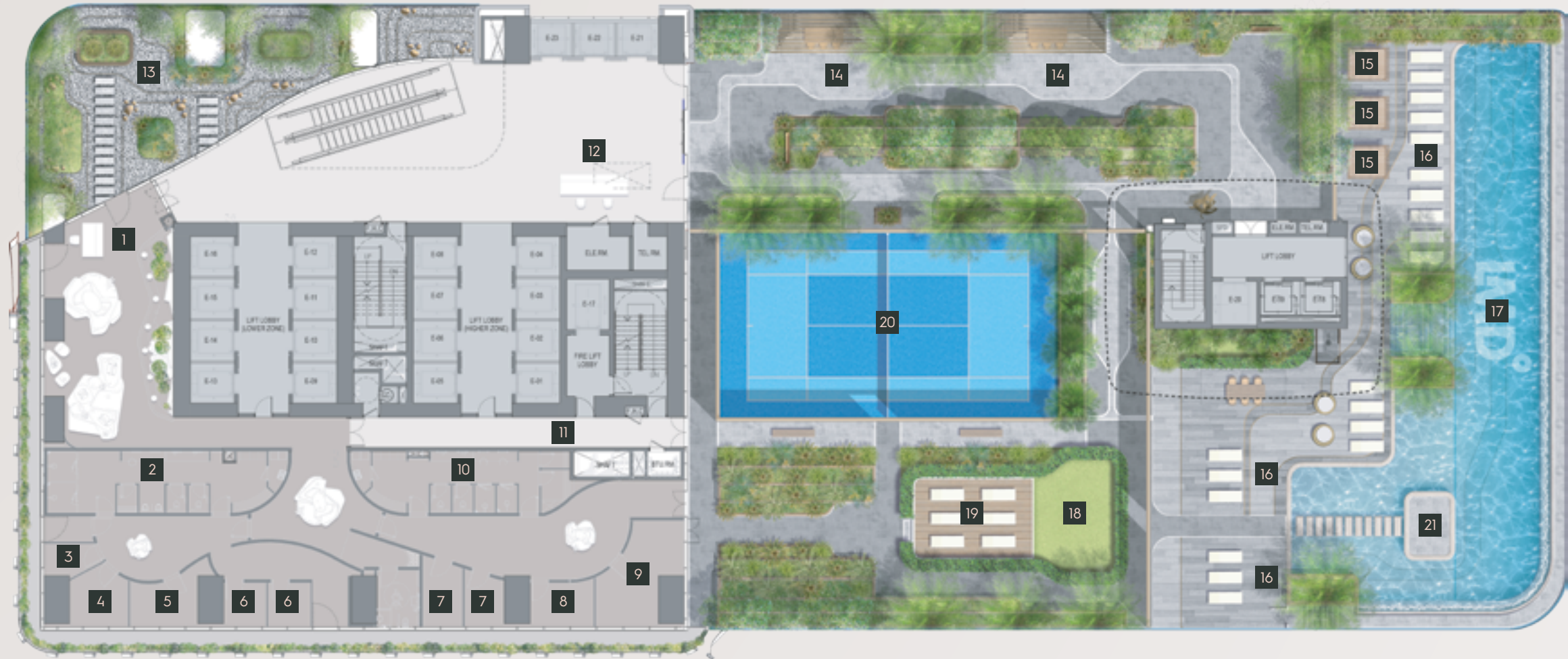
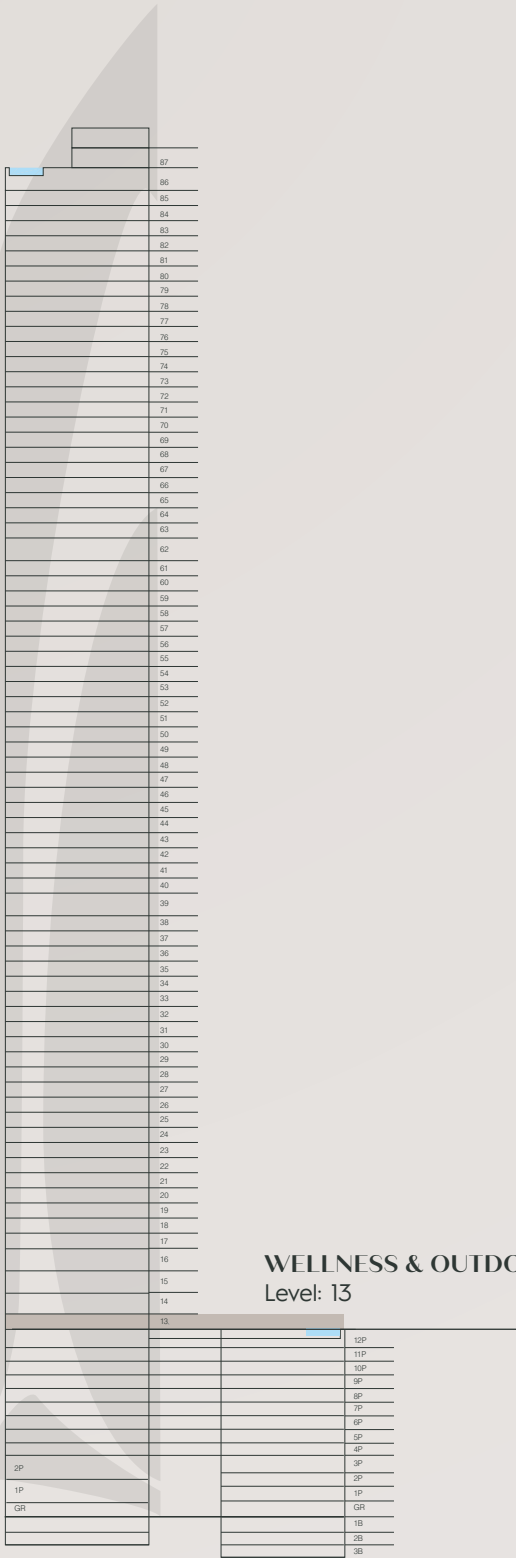
Total Area 11,541 sq. ft. - 13,400 sq. ft.



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AMENITIES

THE RESET
Level: 13



- 1. Spa Reception
- 2. Male Bath/Changing Room
- 3. Male Ice Room
- 4. Male Steam Room
- 5. Male Sauna Room
- 6. Male Massage Room
- 7. Female Massage Room
- 8. Female Ice Room
- 9. Female Steam Room
- 10. Female Bath/Changing Room
- 11. Corridor
- 12. Reception
- 13. Feature Paving/Sensory Walk
- 14. Canopy Seating
- 15. Pool Cabanas
- 16. Sun Bed Terrace
- 17. Infinity Pool
- 18. Lawn
- 19. Meditation Area
- 20. Paddle Court
- 21. Sunken Seating

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THE RESET
Level: 14



- 1. Juice Bar & Lounge
- 2. Gym Reception
- 3. Cardio Zone 1
- 4. Strength Zone
- 5. Cardio Zone 2
- 6. Cardio Zone 3
- 7. Functional Training
- 8. Free Weights
- 9. Multipurpose Studio
- 10. Female Changing Room
- 11. Male Changing Room
- 12. Corridor
- 13. Entrance Reception
- 14. Multipurpose Terrace

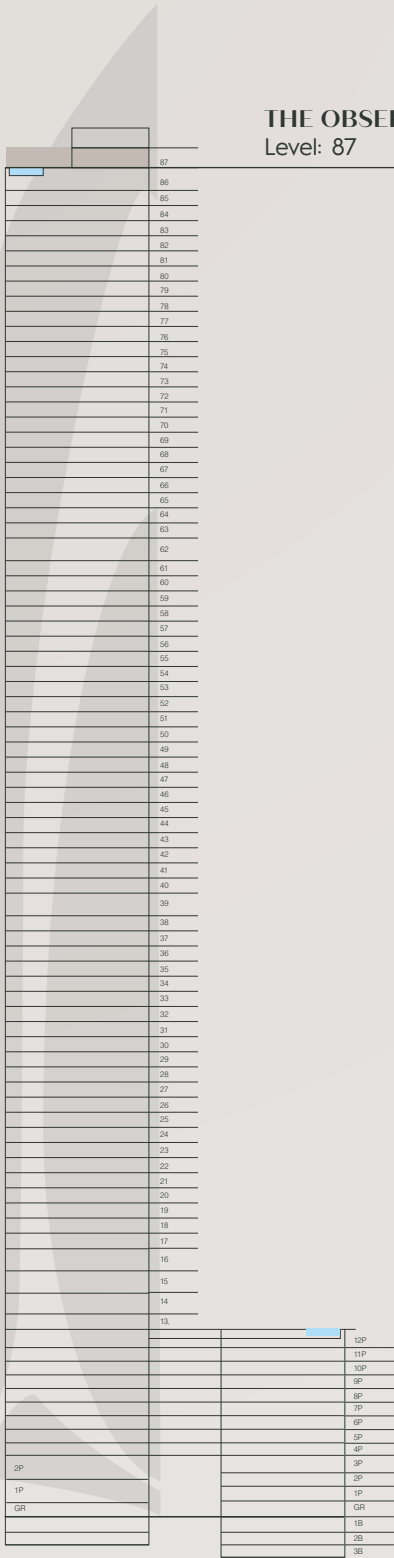


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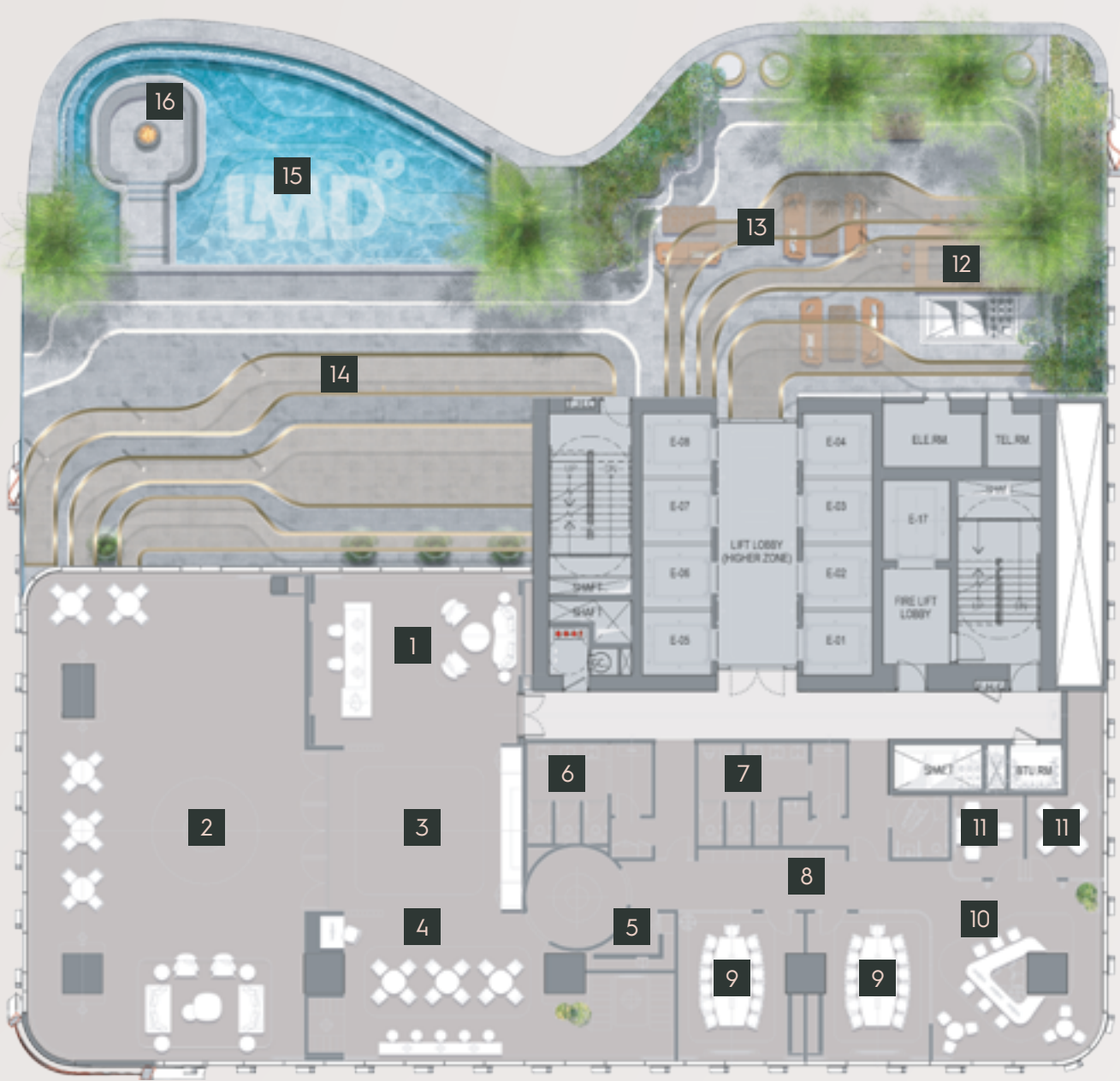
THE OBSERVATORY & THE EXCHANGE

Level: 87

THE OBSERVATORY & THE EXCHANGE
Level: 87



- 1. Reception
- 2. Multi-Purpose Hall
- 3. Pre-Function
- 4. Co-Working
- 5. Pantry
- 6. Female Toilet
- 7. Male Toilet
- 8. Corridor
- 9. Meeting Room
- 10. Meeting Hub
- 11. Podcast Room
- 12. Outdoor Bar
- 13. Social Seating
- 14. Custom Shade Canopy
- 15. Infinity Pool
- 16. Sunken Seating



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