

SWEID
ONE

SWEID & SWEID

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Strategically located in the heart of JLT, Sweid One will offer 1 million sq. ft. of built-up area including 500,000 square feet of modern, Grade A commercial office space with prime accessibility and amenities in one of Dubai's most sought-after locations.

Sweid One is being developed to Sweid & Sweid's state-of-the-art architectural design standards and specifications, complementing their existing suite of successful developments, which are home to many of the world's leading multinational corporations.

L O C A T I O N

JUMEIRAH LAKES TOWERS

Jumeirah Lakes Towers located within DMCC free zone, is a prominent mixed-use community, known for its vibrant business environment and prime location. Strategically situated near major highways and close to the Dubai Marina, JLT offers excellent accessibility and connectivity. The area features a range of high-rise residential and commercial buildings surrounding large lakes, creating a picturesque and modern urban setting. JLT is home to over 24,000 companies, making it a bustling hub for business and commerce. The community also boasts a variety of dining, retail, and leisure options, enhancing the quality of life for its residents and professionals.



24,000+
Registered Companies



15%
of Dubai's Annual FDI



100%
Business Ownership



Tax Friendly
Business Environment



Financial Times FDI's
Top-Ranked Free Zone



Simple Setup with a Variety
of Flexible Licensing Options



The Palm
Jumeirah



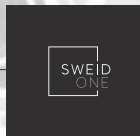
Dubai
Media City

Dubai Marina

Sheikh Zayed Road

The Views

Jumeirah
Lakes Towers



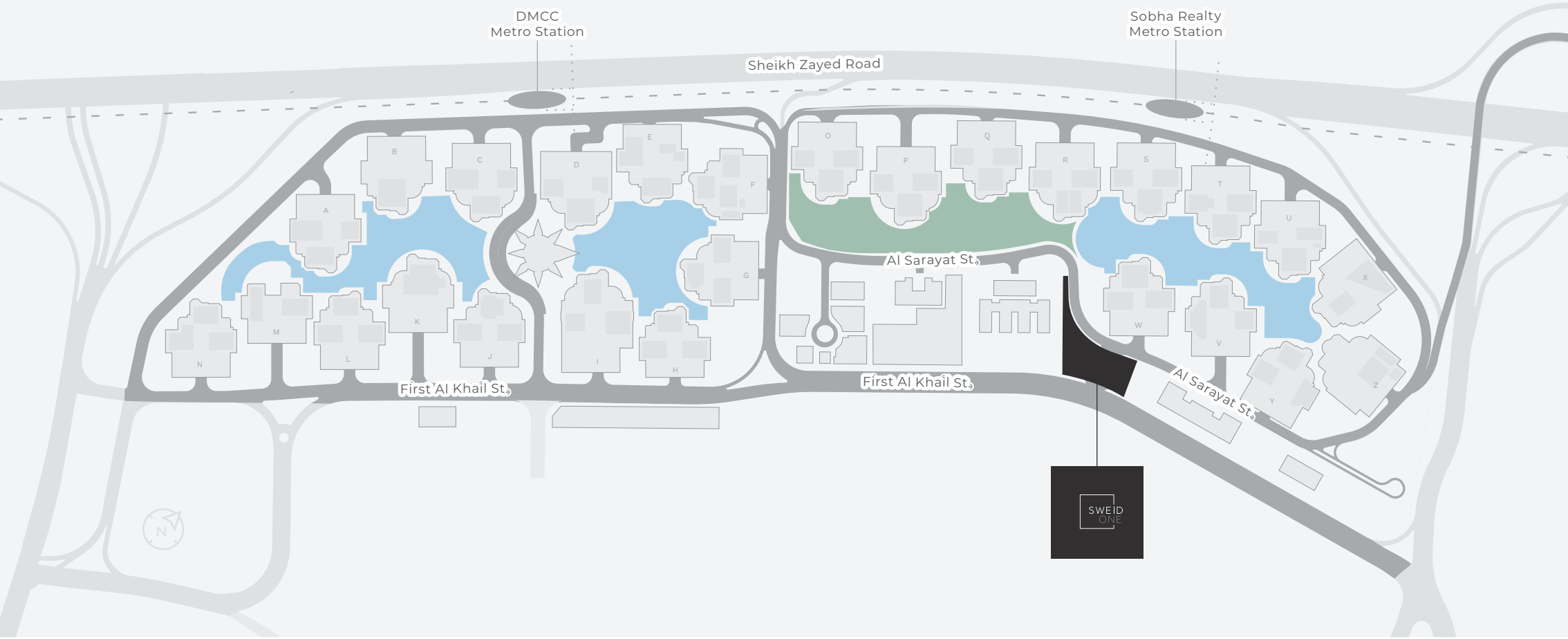
Meadows

Jumeirah Islands

Emirates Hills



JUMEIRAH LAKES TOWERS



PRIME CENTRAL LOCATION

Situated within the bustling district of Jumeirah Lakes Towers, Sweid One provides an unrivalled location for businesses seeking proximity to the district's key commercial centres. With easy access to a wide variety of dining and leisure amenities, Sweid One ensures that professionals can enjoy the full vibrancy and convenience that JLT has to offer.



2m

Square-Meter Community



80+

Towers



10+

Hotels



600+

Cafés and Restaurants



2

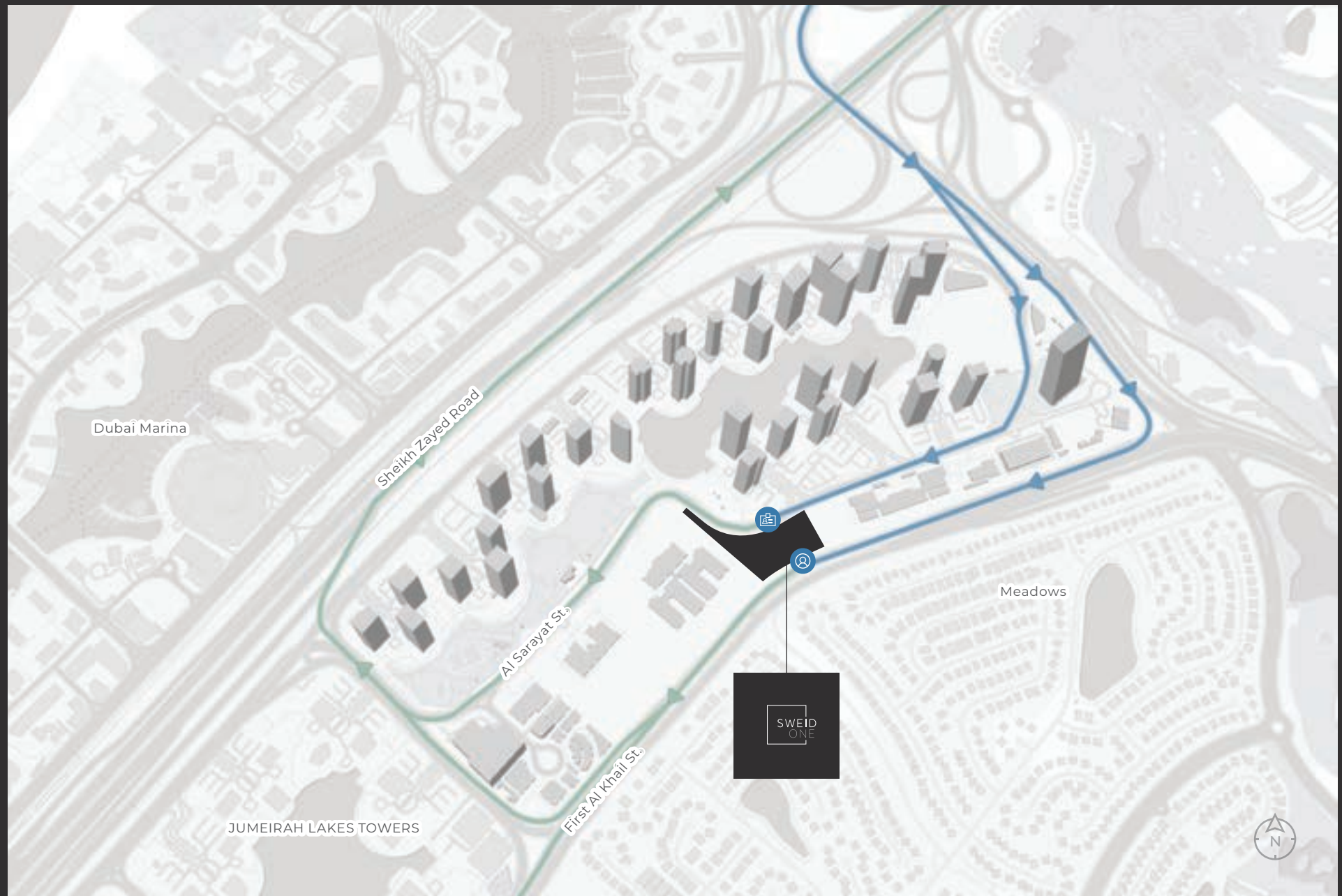
Metro Stations



300+

Retail and Convenience Stores

ROAD ACCESS



GENERAL ACCESS

Sheikh Zayed Road – **3 minutes**
Garn Al Sabkha Street – **4 minutes**
Sheikh Mohammed Bin Zayed Road – **8 minutes**



VISITOR ACCESS

From Al Sarayat Street –
connecting to JLT and
Sheikh Zayed Road.



TENANT ACCESS

Direct from First Al Khail Street –
connecting to Sheikh Zayed Road,
Garn Al Sabkha Street, and Sheikh
Mohammed Bin Zayed Road.

PUBLIC TRANSPORTATION



SHUTTLE BUS - 5 MINS

Exclusive shuttle bus service* providing seamless connectivity to and from the metro station.



RTA BUS - 7 MINS

Trip with RTA bus from the metro station to Sweid One, running every 15 minutes.



WALKING - 10 MINS

From the metro station to Sweid One.

**Subject to RTA and authority approval*





SUCCESS STARTS WITH A **VISION**





A FUTURE-FORWARD OFFICE SPACE

Sweid One has been designed to cater to future workplace trends and a vibrant business ecosystem, offering a wide range of tenant spaces – from 1,500 square foot fully fitted micro-suites to 30,000 square foot full floor offices.



G+15
Floors



426,000
sq. ft. of Offices



31,000
sq. ft. Standard
Floor Plate Size



14,000
sq. ft. of Retail



16
High Speed Lifts



24/7
Security



Premium Solar
Efficient Glazing



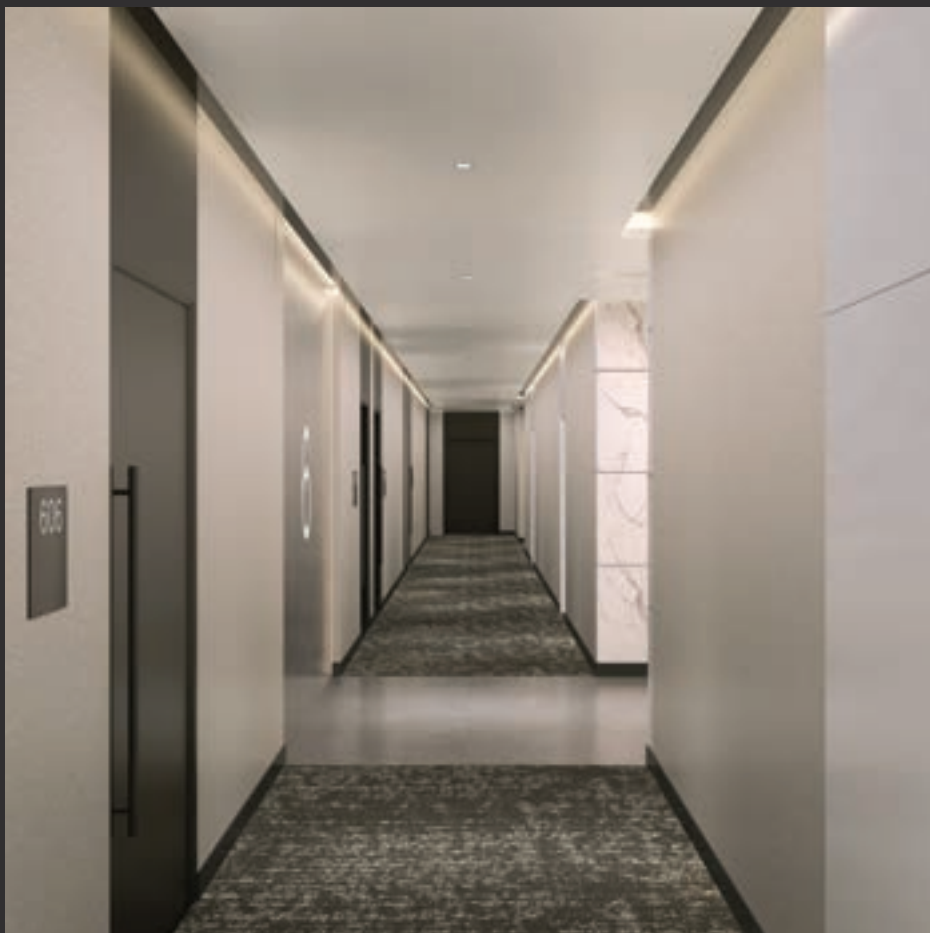
Outdoor
Landscaped Areas



Energy-Efficient
HVAC and Lighting



4M Floor to
Floor Height





THE ENTRY PLAZA

The entry plaza of Sweid One is designed to provide a seamless and inviting arrival experience. The driveway provides easy access to the building and is styled with water features and serene landscaping. This blend of practical accessibility and lush greenery sets a welcoming tone for the entire complex.



THE LOBBY

Grand and striking, the lobby of Sweid One showcases contemporary design features and an impressive double-height ceiling. Thoughtfully arranged seating areas provide comfortable spaces for tenants and visitors to unwind and connect.

This dynamic space is complemented by the ground floor café that can be accessed directly from the lobby.



RETAIL AND DINING

Sweid One is not just a hub for business; it's also a destination for dining experiences. The project will feature a variety of dining options to cater to both tenants and the wider community.

Café

With direct access from the lobby, the café allows tenants and visitors to activate the building entry while enjoying coffee, drinks, snacks and pastries. The café will also offer delivery services for the tenants of Sweid One, and catering services for meetings and events occurring within the offices.

Premium Restaurant with Rooftop Terrace

For a more upscale dining experience, the premium restaurant offers gourmet meals in an elegant setting. The restaurant features a rooftop terrace, providing the perfect backdrop for business lunches, client dinners, or special occasions.

Food Hall

For day-to-day dining, Sweid One offers an expansive food hall with a variety of options catering to all customers.



FOOD HALL

Experience a vibrant dining destination at Sweid One, where culinary stations serve a wide array of hot and cold dishes made from the finest locally and globally sourced ingredients. Designed to offer high-quality, healthy, ready-made meals, the food hall transcends typical dining, offering an inviting space for both quick lunches and leisurely dinners. Curated by expert chefs, this culinary hub is perfect for those looking to explore new flavors or simply enjoy a meal while engaging with colleagues in a bright and expansive food hall.



PARKING

At Sweid One, tenants and their visitors will enjoy ample parking facilities. Valet parking services and an adjacent paid visitor parking structure ensure hassle-free access for corporate guests. Meanwhile, tenants can enjoy access to four secure basement parking floors directly from First Al Khail Road.



Valet Parking Service



EV Parking Spaces



950+

Tenant Parking Spaces



120+

Visitor Parking Spaces



Purpose-Built
Parking Structure



Direct Access to and
from Main Roads

SWEID & SWEID





SUCCESS STARTS WITH **AMBITION**

H I G H L I G H T S





TENANT SOLUTIONS

From satellite offices to regional headquarters, Sweid One offers several fit-out solutions designed to meet the diverse needs of its tenants.



Shell and Core

This option provides the basic structure of the space, allowing tenants the flexibility to design and build their office environment from scratch according to their specific requirements.



Semi-Fitted Offices

For tenants seeking a quicker move-in process, this option provides essential fixtures and finishes already in place. This solution offers a balance between customization and convenience.



Customized Fit-Out Solutions

For larger tenants, this option provides a bespoke office design. This fit-out process will be conducted in close collaboration with the tenant and will cater to specific operational needs and design preferences.



BUSINESS CENTER

Sweid One will feature serviced offices, offering fully equipped, ready-to-use spaces for rent on flexible terms. Tenants at Sweid One can utilize these serviced offices for temporary expansion needs or when they require extra meeting rooms or office spaces for short-term projects. This flexibility allows businesses to scale up quickly and efficiently, ensuring they have the professional and convenient workspace they need without long-term commitments.



Range of Meeting Rooms



Podcast Rooms



Photography Studio



Event Space



Phone Booths



IT Services



SUSTAINABILITY

Sweid & Sweid is committed to sustainability and environmental stewardship. Built to meet LEED specifications, the Sweid One project incorporates cutting-edge green building practices and materials to ensure energy efficiency, water conservation, and reduced carbon footprint. Every detail, from advanced HVAC systems to sustainable construction materials, has been carefully chosen to meet the highest standards of eco-friendly design. This dedication ensures not only a healthier and more productive workspace for tenants but also a positive contribution to the planet's well-being.







SUCCESS STARTS WITH **DEDICATION**

F L O O R P L A N S

GROUND FLOOR PLAN



RESTAURANT
OUTDOOR
TERRACE AREA

RESTAURANT
Unit - 04

LOADING/
UNLOADING DOCK

FOOD HALL
OUTDOOR
TERRACE
AREA

FOOD HALL
Unit - 03

RTA VISITOR PARKING

RESTAURANT
Unit - 02

LOBBY

CAFÉ
Unit - 01

DROP OFF
ZONE

VISITOR EXIT

TENANT ENTRY #2

VISITOR ENTRY

FIRST AL KHALIL ST.

AL SARAYAT ST.

VISITOR PARKING (G+2)

TENANT EXIT

TENANT ENTRY #1



SPECIFICATIONS



4,000 mm Floor-to-Floor Height



150 mm Raised Floor Zone



Live Load Allowance:
2.4 kN/m²



Office Power Load:
120 W/m²



16 High-Speed Passenger Lifts



Dedicated 2,000 kg Service Lift



Occupancy Density:
1 Person per 10 m²
(107 sq. ft.)



Full-Height Floor-to-Ceiling Glazing with a
1,450 mm Planning Grid

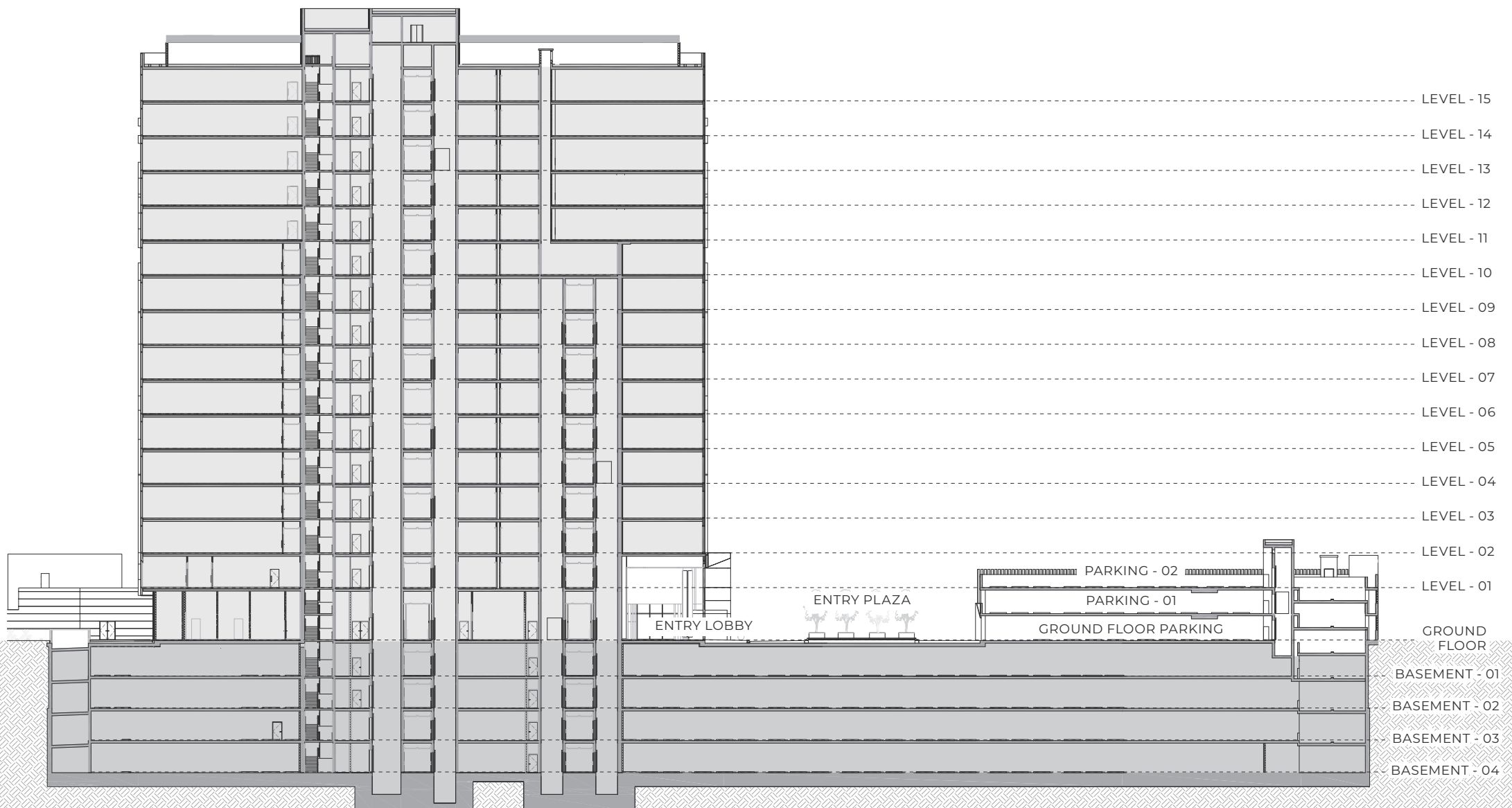


Large, Efficient Floor Plates with an 8,700 mm Structural Grid

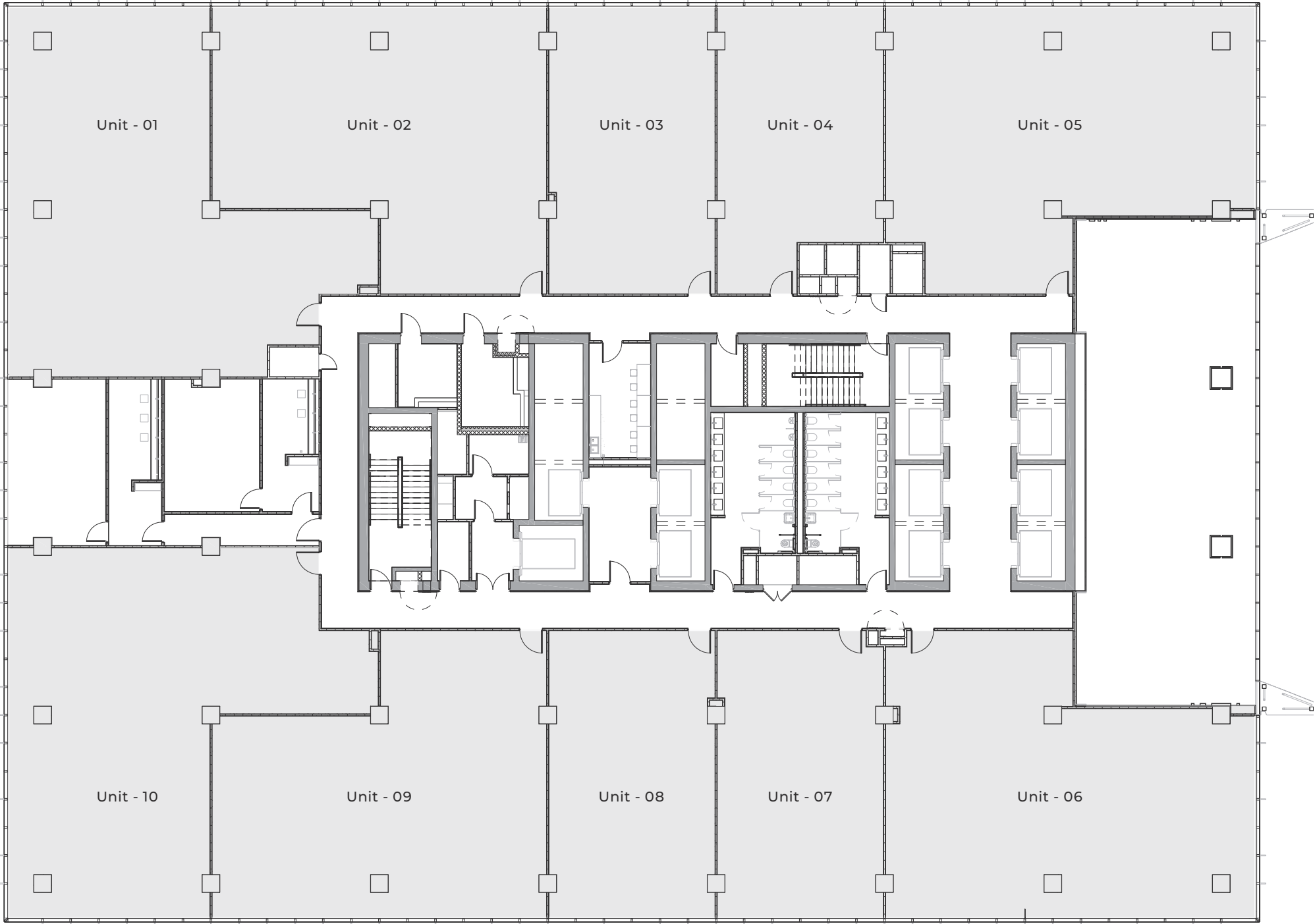


1 Parking Space per
51 m² (550 sq. ft.)
Additional parking available for lease

CROSS SECTION

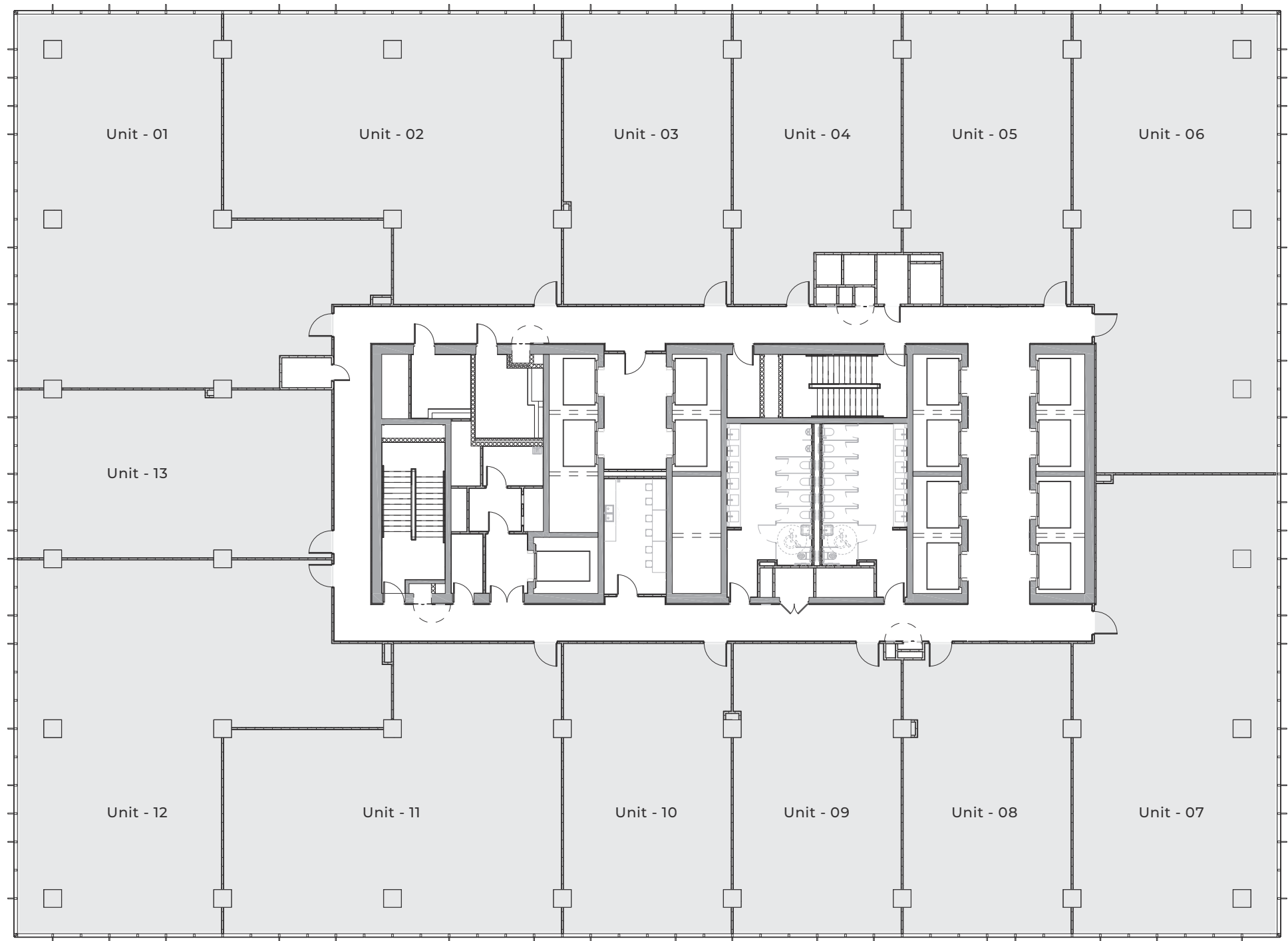


LEVEL 01



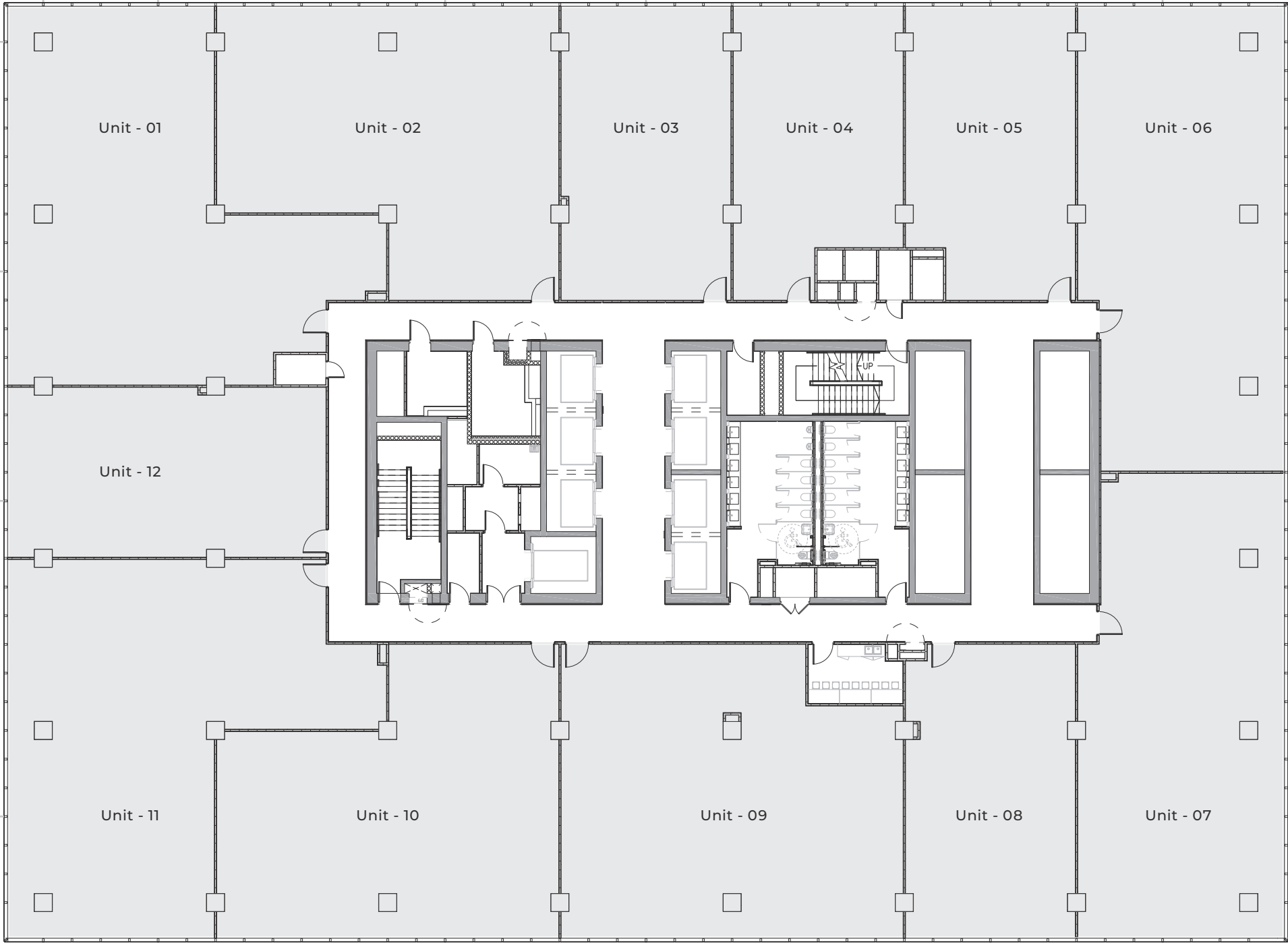
OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05	Unit-06	Unit-07	Unit-08	Unit-09	Unit-10
LEASABLE AREA (sq.ft.)	3,112	2,646	1,545	1,404	2,911	2,965	1,535	1,533	2,646	3,164

LEVEL 02 - 08



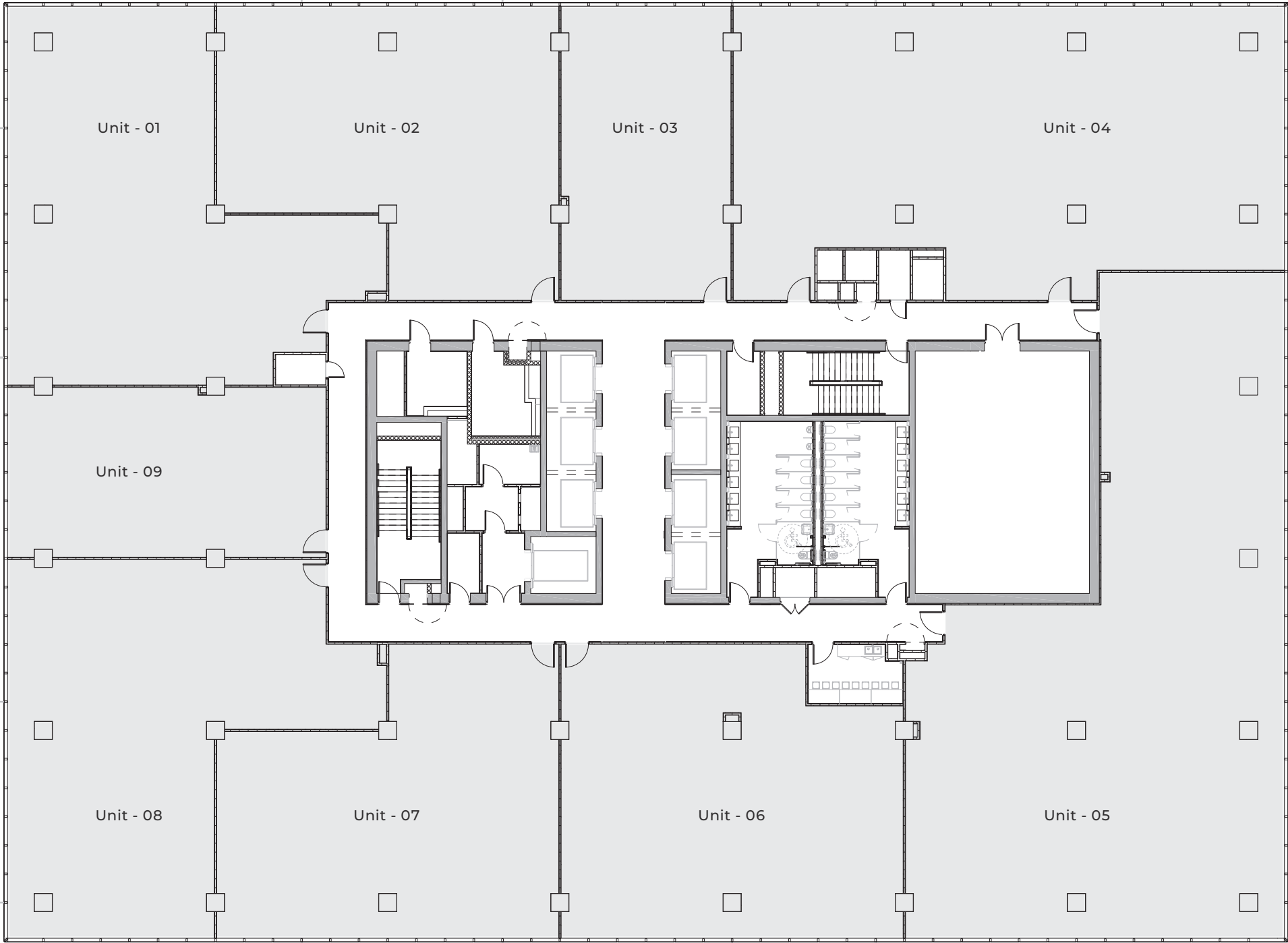
OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05	Unit-06	Unit-07	Unit-08	Unit-09	Unit-10	Unit-11	Unit-12	Unit-13
LEASABLE AREA (sq.ft.)	3,123	2,646	1,545	1,404	1,481	2,872	2,870	1,535	1,538	1,547	2,646	3,176	1,669

LEVEL 09



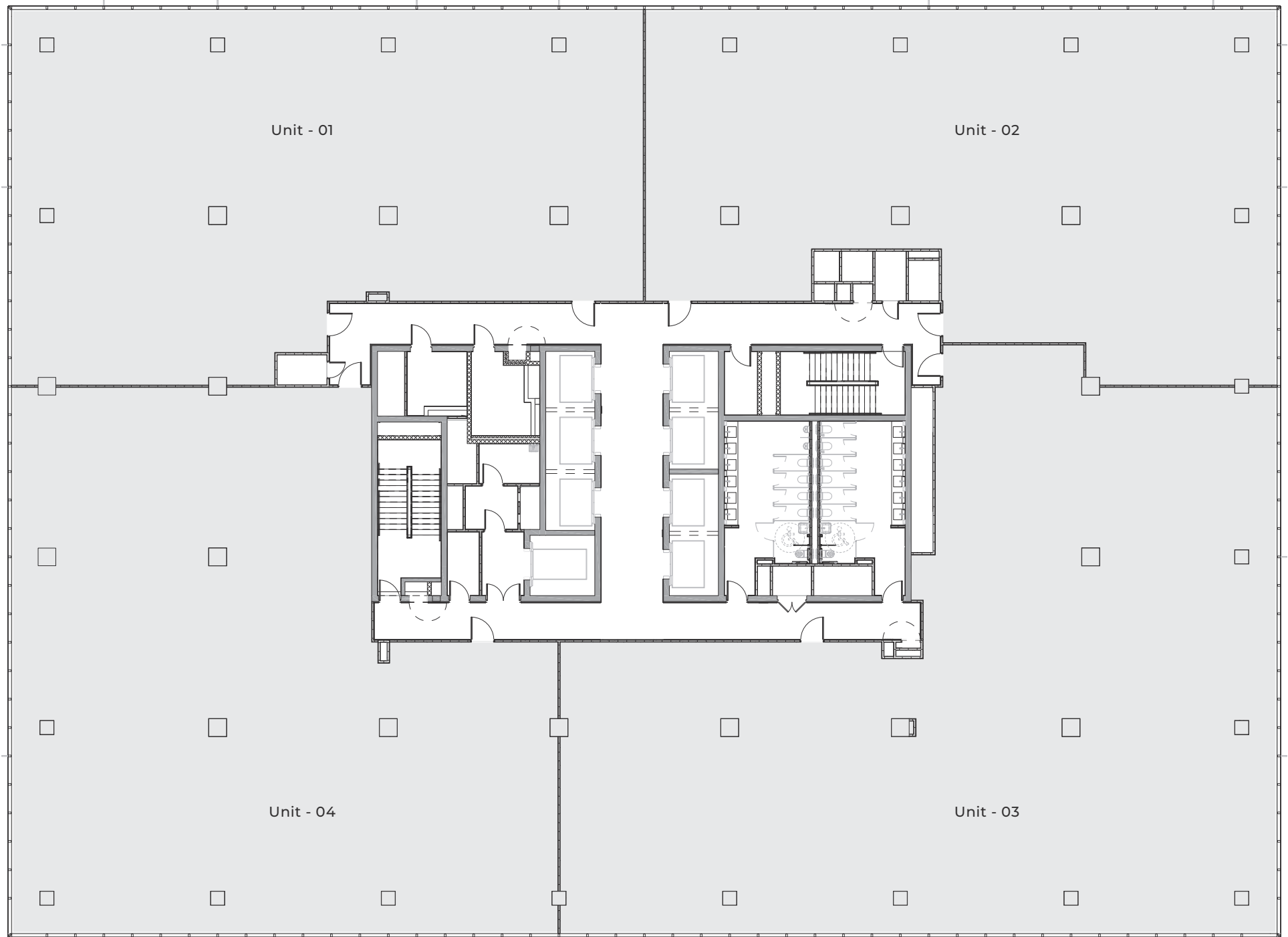
OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05	Unit-06	Unit-07	Unit-08	Unit-09	Unit-10	Unit-11	Unit-12
LEASABLE AREA (sq.ft.)	3,123	2,646	1,545	1,404	1,481	2,872	2,870	1,535	2,911	2,646	3,176	1,669

LEVEL 10



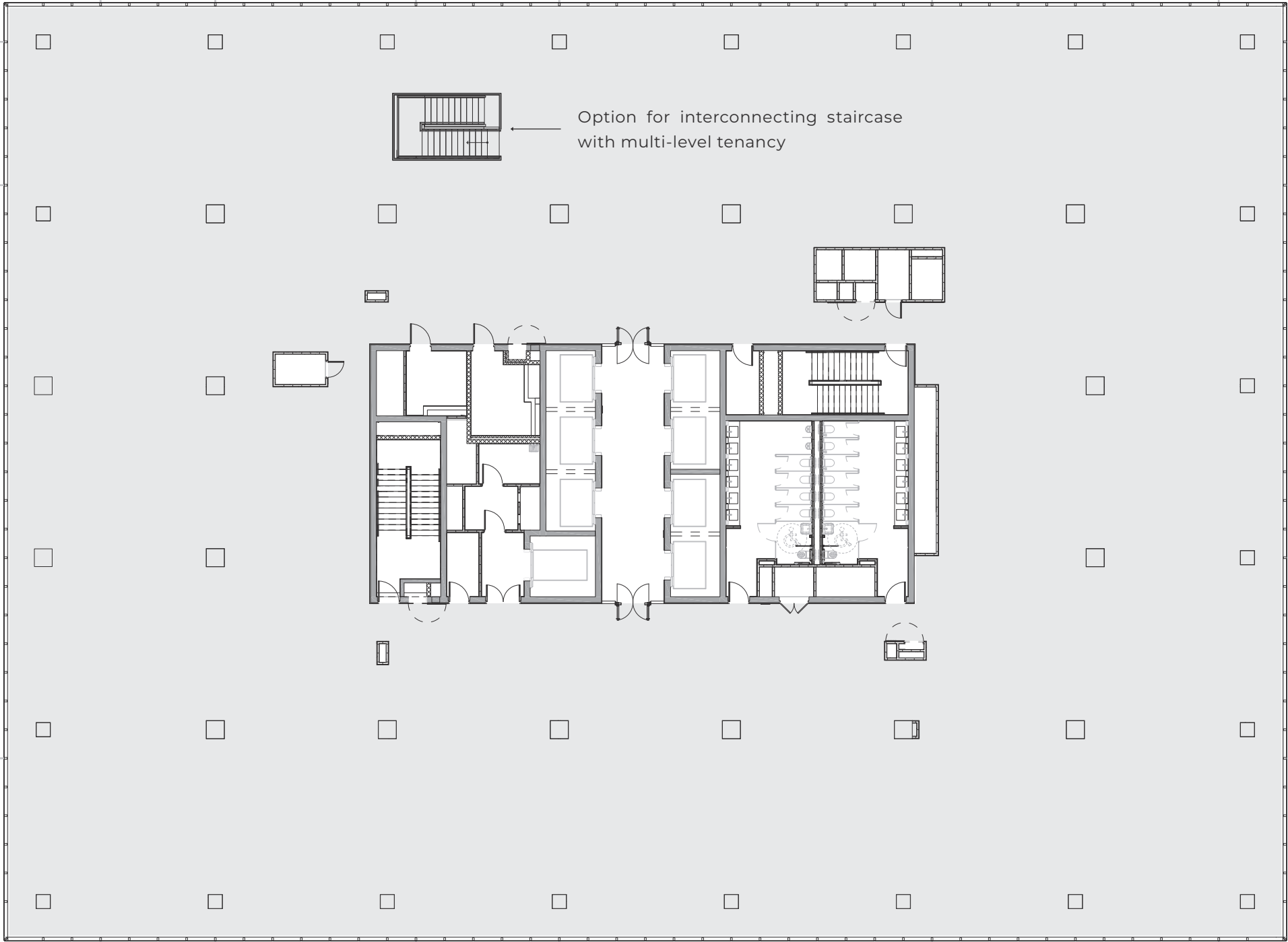
OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04	Unit-05	Unit-06	Unit-07	Unit-08	Unit-09
LEASABLE AREA (sq.ft.)	3,123	2,646	1,545	4,620	5,718	2,911	2,646	3,176	1,669

LEVEL 11 - 15



OFFICE NO.	Unit-01	Unit-02	Unit-03	Unit-04
LEASABLE AREA (sq.ft.)	6,544	6,261	9,473	7,845

FULL FLOOR



OFFICE NO.	Unit-01
LEASABLE AREA (sq.ft.)	31,000



SWEID & SWEID

SUCCESS STARTS AT

SWEID
ONE



SWEID & SWEID

6 Falak, Dubai Internet City

ABOUT SWEID & SWEID

Founded in 2006, Sweid & Sweid is an award-winning Dubai-based boutique real estate firm targeting niche development, investment, and build-to-suit opportunities. At its core lies the drive to defy market standards and to redefine the development process – a focus that continues to produce exceptional results. With projects spanning the Middle East and the United States of America across various sectors, one thing remains constant: Sweid & Sweid’s vision to enrich lives and communities through the built environment.

18
Years in Operation

5m
Sq.Ft. Built up Area

\$1.3 bn
Global Portfolio

95%
Multinational Tenants

OUR TENANTS





COMING SOON

BAY360

Set to become JLT's top retail destination, providing 90,000 sq. ft. of retail space and 80,000 sq. ft. of office space, BAY360 will be the ideal hub for businesses and retailers. The complex will feature a top-tier supermarket as its anchor tenant, complemented by boutique restaurants and stores, offering visitors a complete shopping and service experience.



G+4
Floors



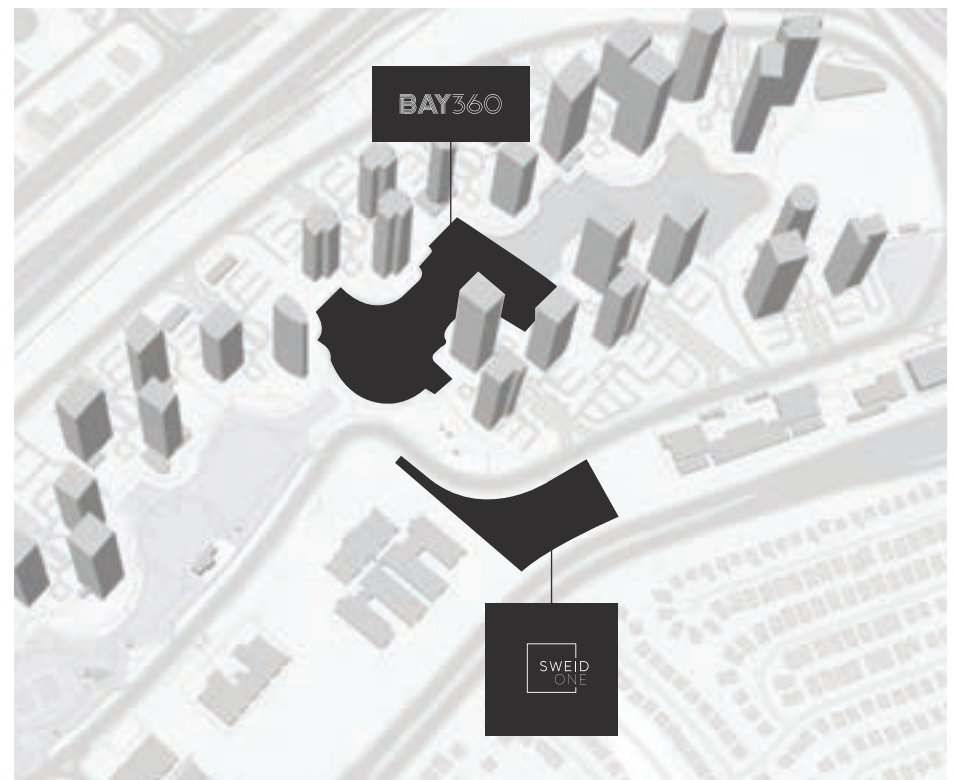
170,000
sq. ft. of Offices
and Retail



400+
Parking Spaces



1 MIN
walk from the
metro station





6 Falak, Dubai Internet City, Dubai, U.A.E.
T: +971 4 834 9200 | www.sweidandsweid.com