SWEID
ONE

SWEID & SWEID

SWEID
ONE

BY SWEID & SWEID

www.sweidone.com




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.

**25,000+**
Registered Companies

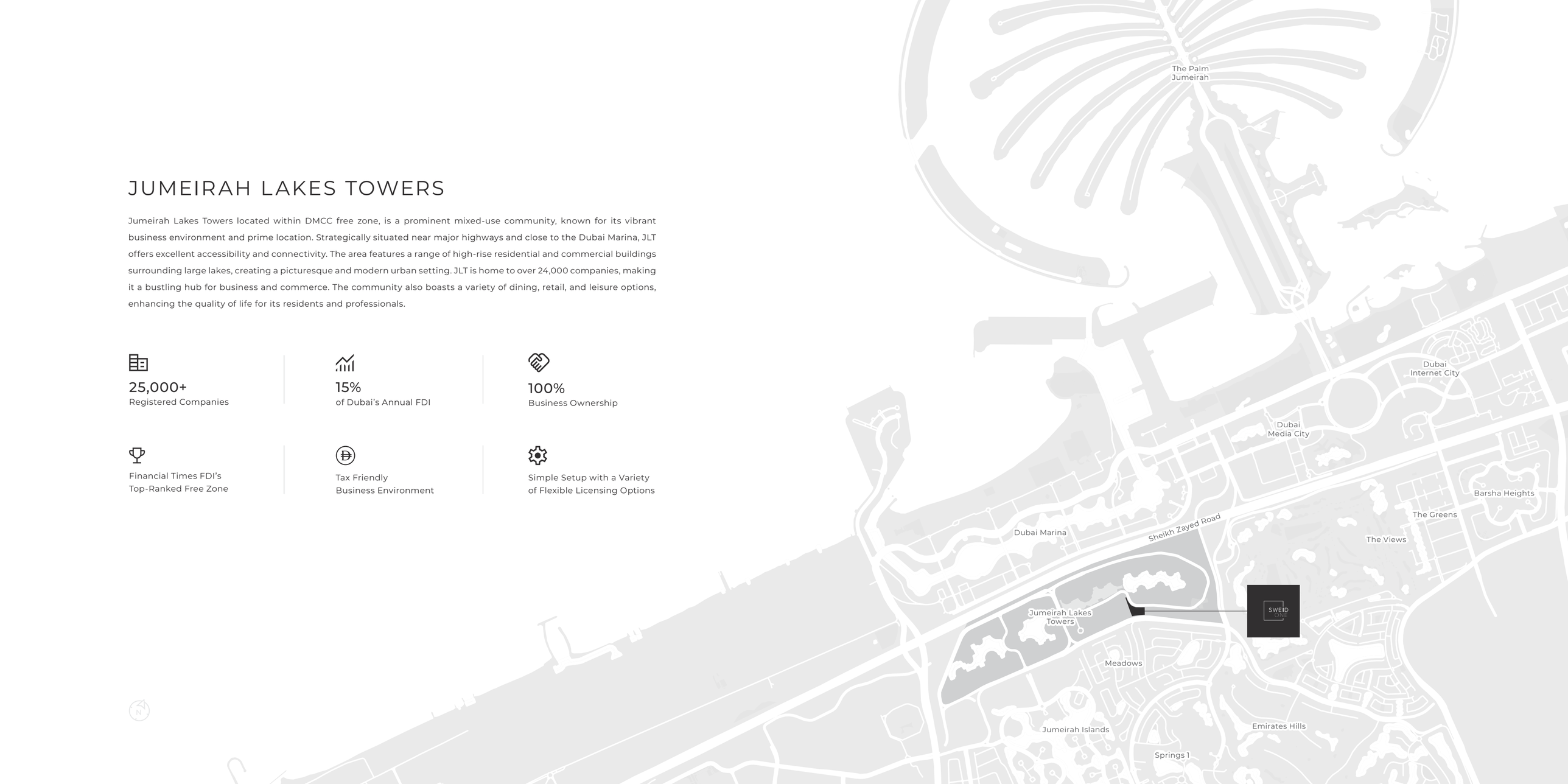
**15%**
of Dubai's Annual FDI

**100%**
Business Ownership

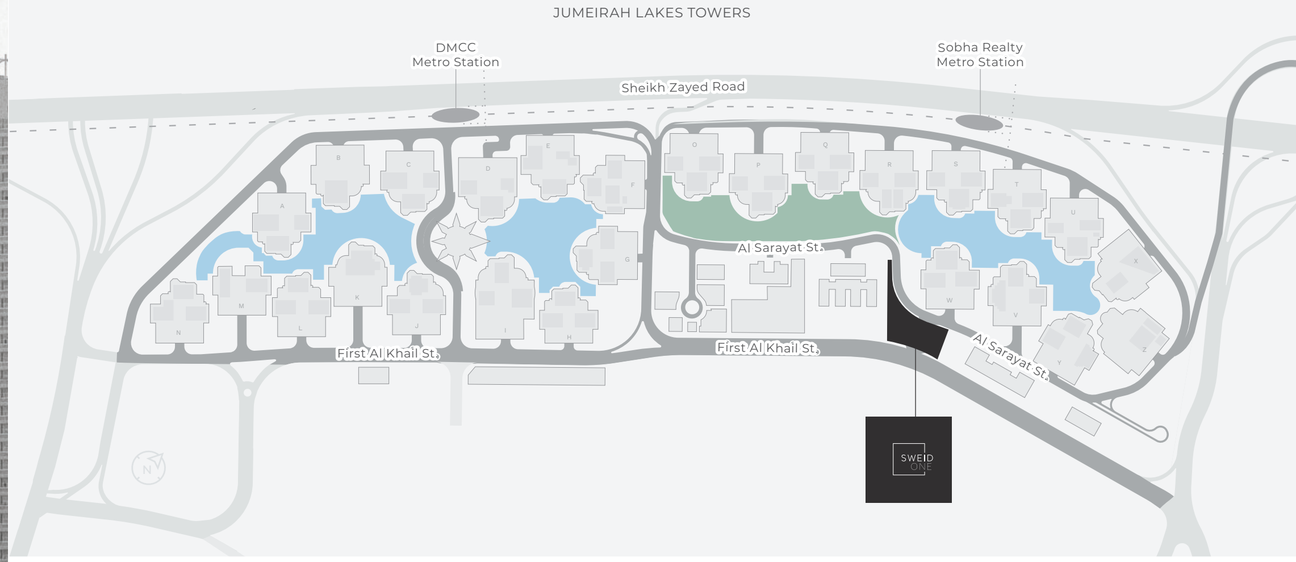
Financial Times FDI's
Top-Ranked Free Zone

Tax Friendly
Business Environment

Simple Setup with a Variety
of Flexible Licensing Options






# 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**

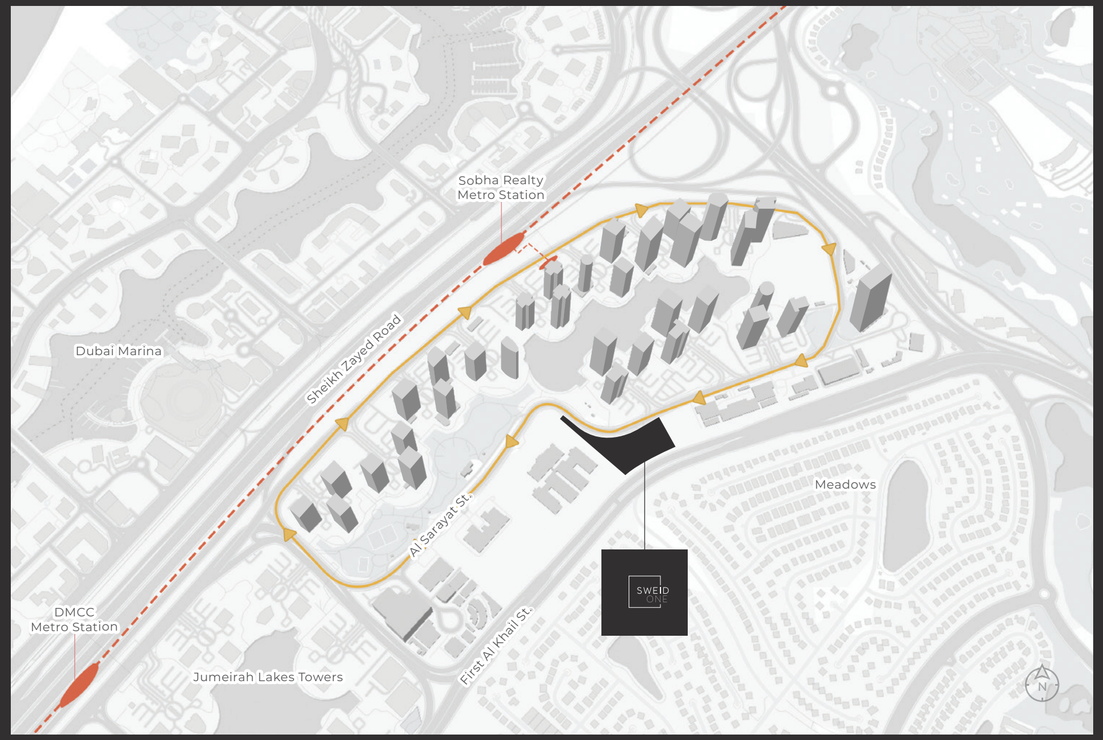
## VISITOR ACCESS

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**

# F E A T U R E S







# 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.

BOON
COFFEE • ROASTERY • CAFE

**Boon Coffee Roasters**

Boon Coffee will be located on the ground floor of Sweid One. With direct access from the lobby, the café will provide tenants and visitors with organic, freshly roasted coffee along with flavourful light meals and pastries. The warm ambience of the café will offer an inviting atmosphere, serving as the perfect backdrop for a break, collaborative work, or informal meetings.

**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.







Spinneys
KITCHEN

**The Kitchen By Spinneys FoodHall**

The Kitchen by Spinneys promises to bring a new and exciting dining experience to Sweid One. A destination of culinary stations featuring hot and cold dishes from the finest ingredients sourced locally and globally, The Kitchen by Spinneys offers high-quality, healthy, ready-made food. Curated by Spinneys' expert in-house product development chefs, this concept transcends typical dining; it's a vibrant hub for culinary exploration and 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.

Purpose-Built
Parking Structure

Direct Access to and
from Main Roads

950+
Tenant Parking Spaces

120+
Visitor Parking Spaces

Valet Parking Service

EV Parking Spaces




SUCCESS STARTS WITH **AMBITION**

# HIGHLIGHTS







# 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.

**Fully Fitted Offices**

For tenants seeking a complete turnkey solution, this option comes with all fixtures, finishes, and furnishings ready for immediate use. It provides maximum convenience, eliminating the need for any fit-out work and enabling a seamless move-in experience.

**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

**The Business Center Operator reserves the right to change any offerings, information, or materials related to its policies and terms and conditions.*







# 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.



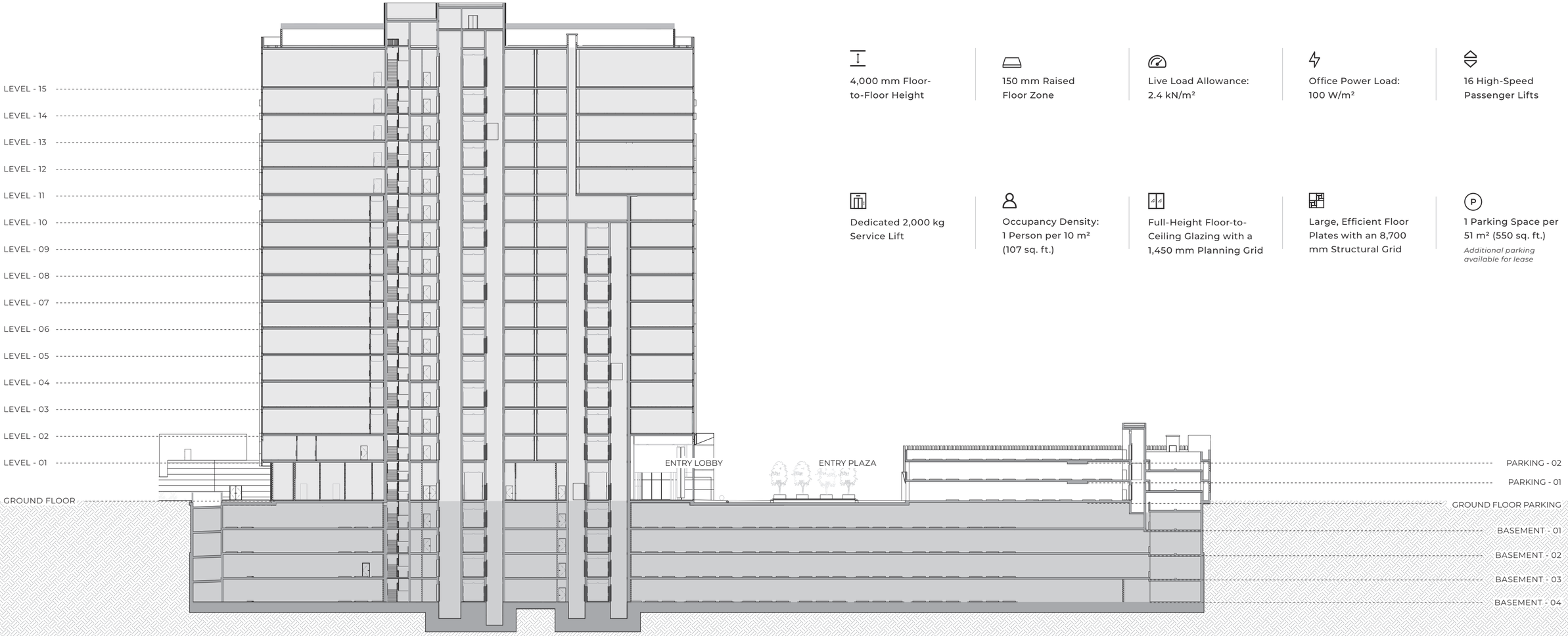

SUCCESS STARTS WITH **DEDICATION**

# F L O O R P L A N S

# GROUND FLOOR PLAN



# CROSS SECTION




# SPECIFICATIONS

4,000 mm Floor-to-Floor Height

150 mm Raised Floor Zone

Live Load Allowance: 2.4 kN/m²

Office Power Load: 100 W/m²

16 High-Speed Passenger Lifts

Dedicated 2,000 kg Service Lift

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

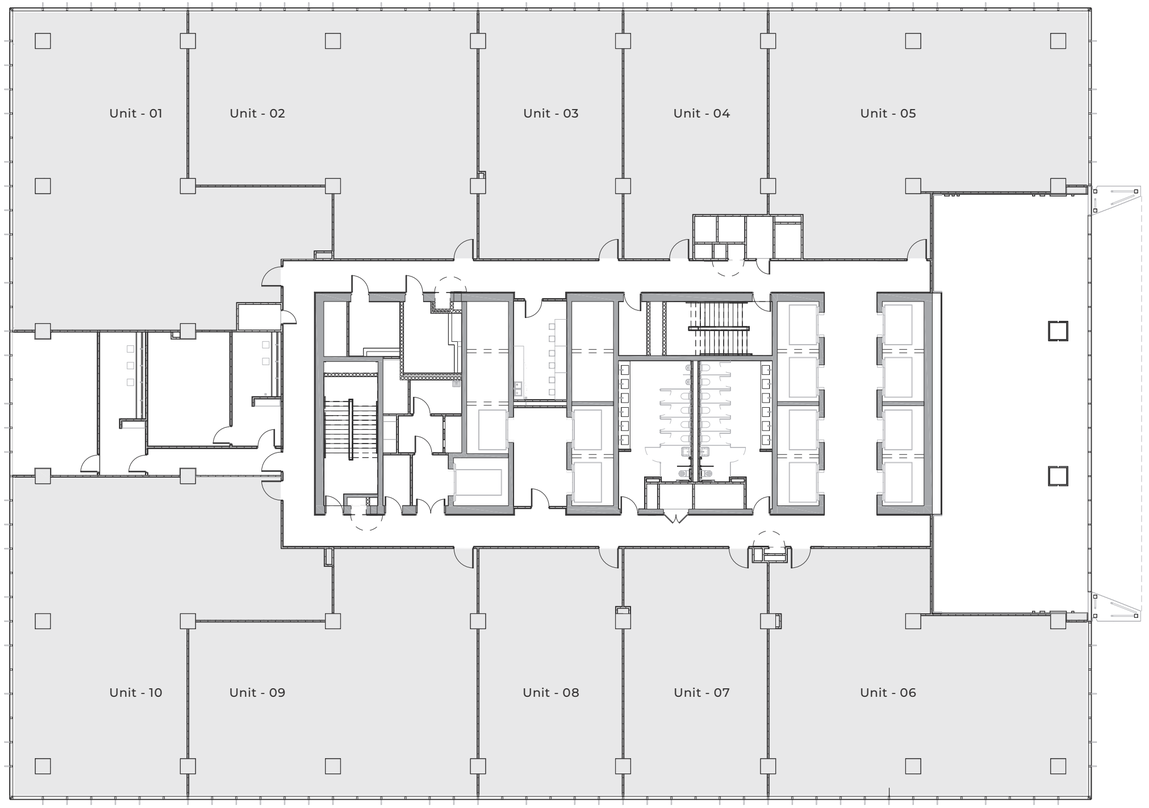
Full-Height Floor-to-Ceiling Glazing with a 1,450 mm Planning Grid

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*

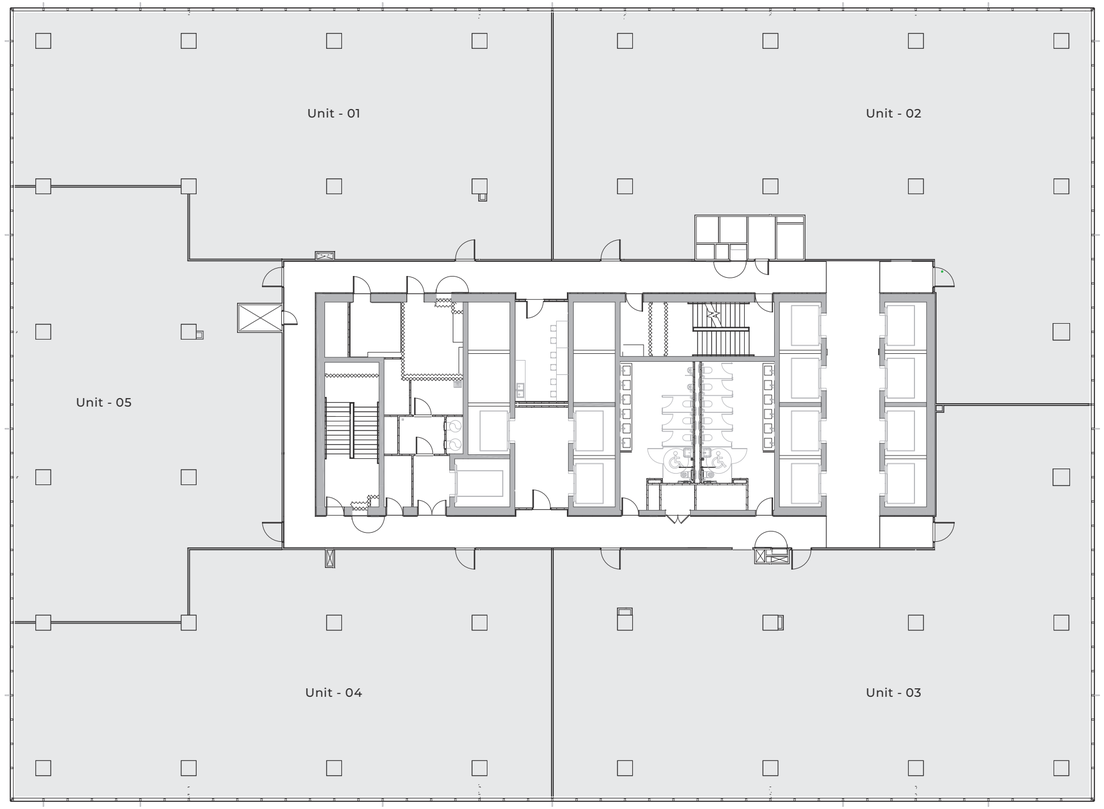
# LEVEL 01




**The units on this floor are designed to be fully fitted and furnished. Further details can be requested.*

| 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.) | 3,113 | 2,646 | 1,545 | 1,404 | 2,912 | 2,966 | 1,536 | 1,533 | 2,646 | 3,165 |

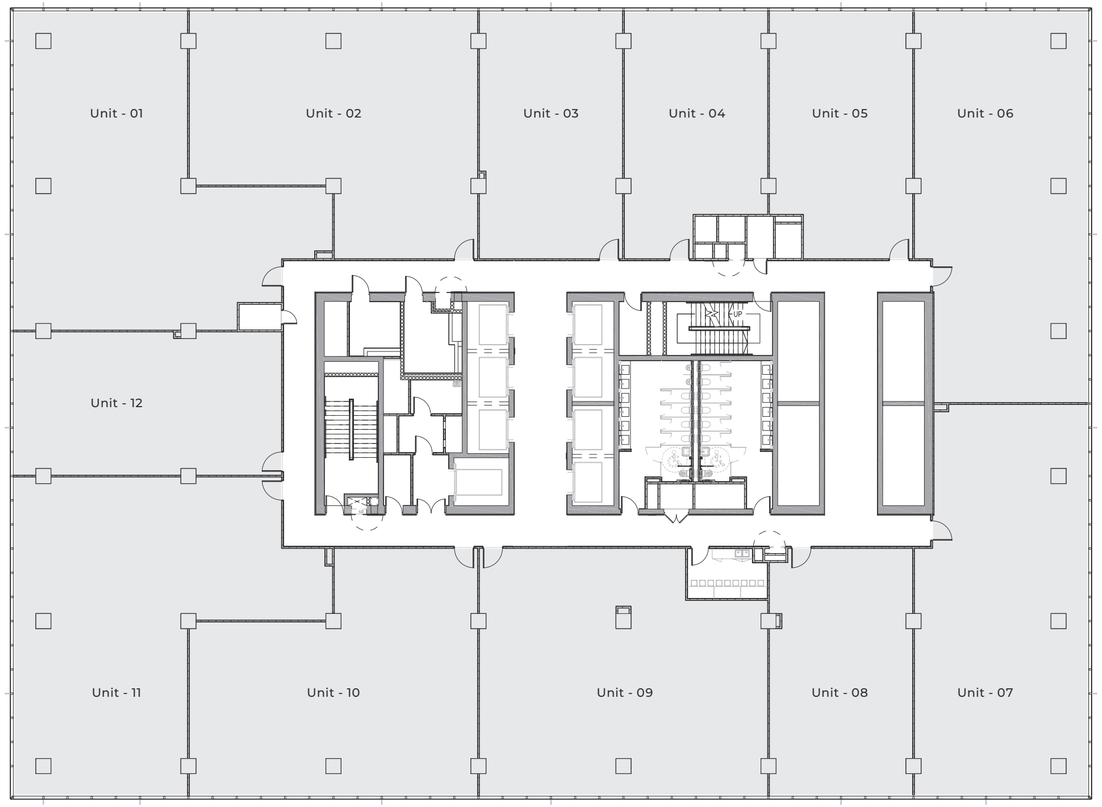
# LEVEL 03




**The units on this floor are designed to be CAT A / fitted. Further details can be requested.*

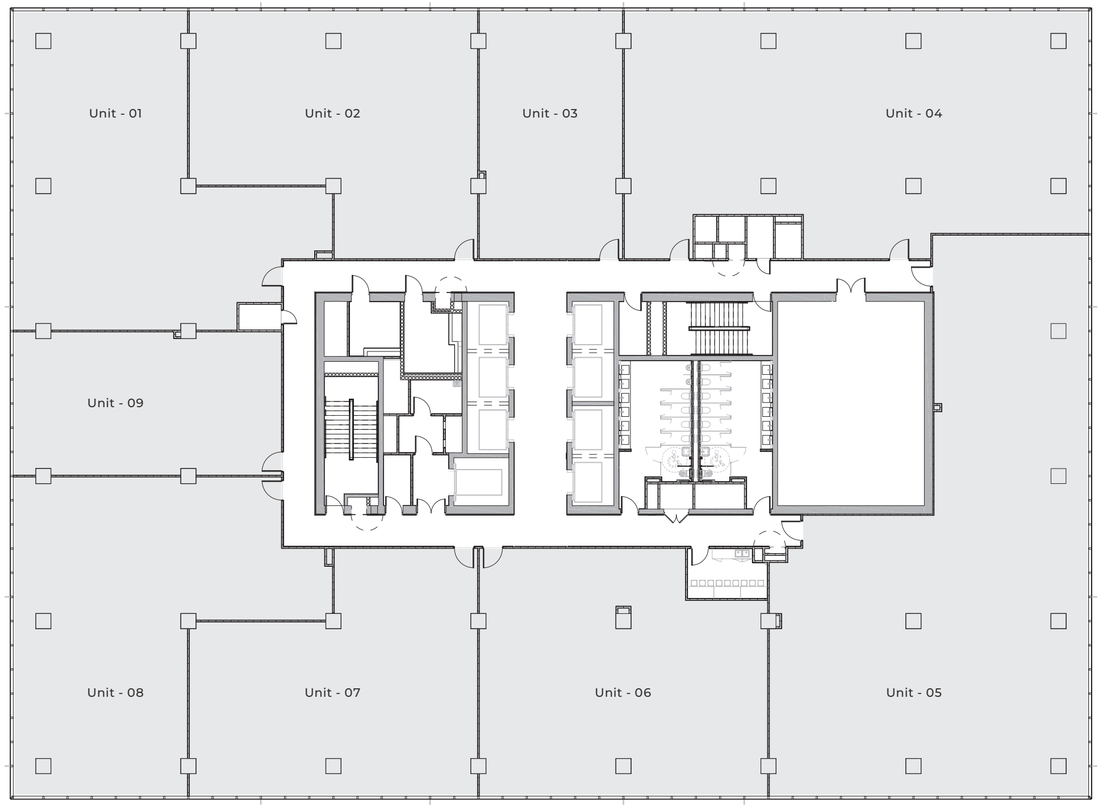
| OFFICE NO. | Unit-01 | Unit-02 | Unit-03 | Unit-04 | Unit-05 |
|---|---|---|---|---|---|
| LEASABLE AREA (sq.ft.) | 5,489 | 6,323 | 6,506 | 5,648 | 4,389 |

# LEVEL 02, 04 - 09



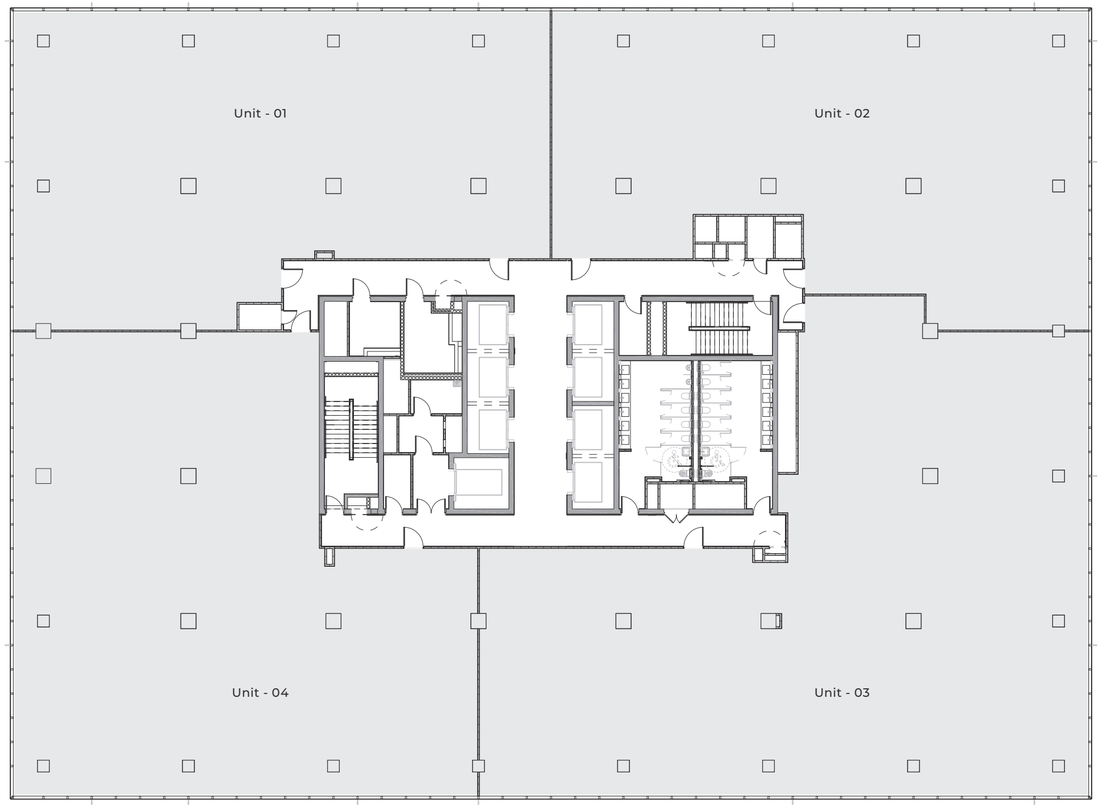

| OFFICE NO. | Unit-01 | Unit-02 | Unit-03 | Unit-04 | Unit-05 | Unit-06 | Unit-07 | Unit-08 | Unit-09 | Unit-10 | Unit-11 | Unit-12 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LEASABLE AREA (sq.ft.) | 3,123 | 2,646 | 1,545 | 1,404 | 1,481 | 2,872 | 2,870 | 1,535 | 2,911 | 2,646 | 3,176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

# LEVEL 10



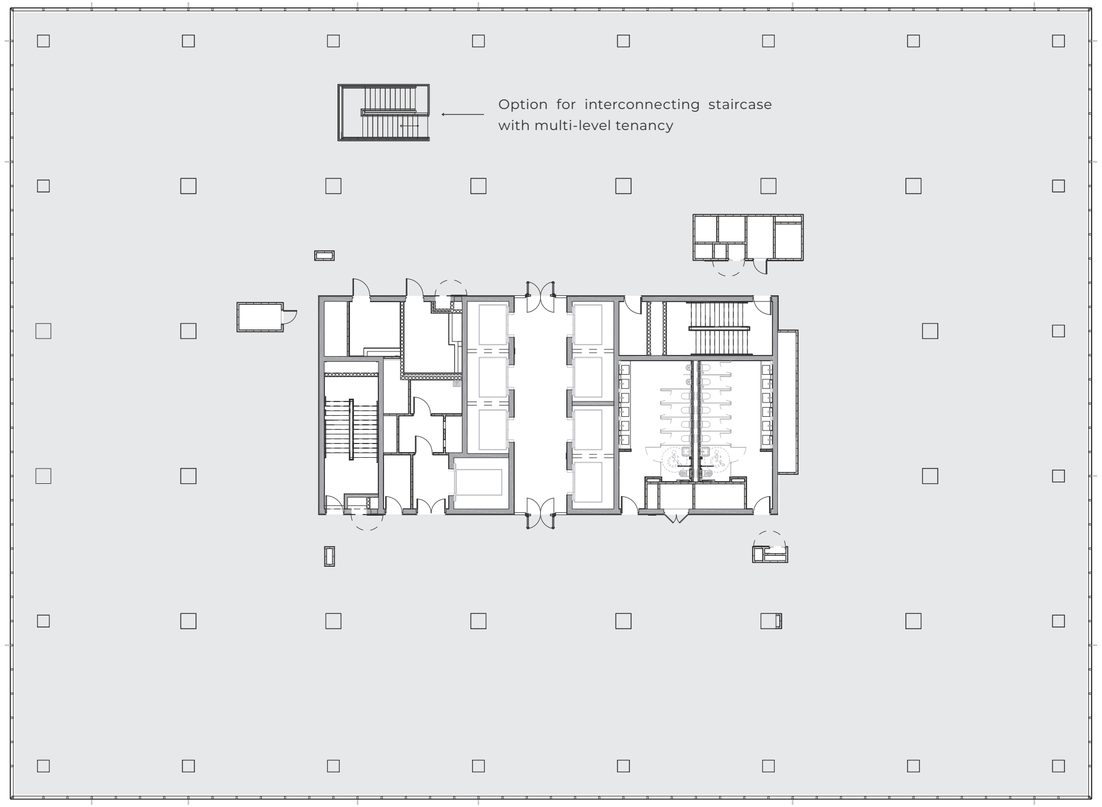

| OFFICE NO. | Unit-01 | Unit-02 | Unit-03 | Unit-04 | Unit-05 | Unit-06 | Unit-07 | Unit-08 | Unit-09 |
|---|---|---|---|---|---|---|---|---|---|
| LEASABLE AREA (sq.ft.) | 3,123 | 2,646 | 1,545 | 4,620 | 5,718 | 2,911 | 2,646 | 3,176 | 1,669 |

# 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 |

# GROSS LEASABLE AREA (SQ. FT.)

| FLOOR | 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 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ground Floor | 2,402 | 5,490 | 4,025 | | | | | | | | | | | 11,917 |
| Level 1 | 3,113 | 2,646 | 1,545 | 1,404 | 2,912 | 2,966 | 1,536 | 1,533 | 2,646 | 3,165 | | | | 23,466 |
| Level 2 | 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 | 28,052 |
| Level 3 | 5,489 | 6,323 | 6,506 | 5,648 | 4,389 | | | | | | | | | 28,355 |
| Level 4 | 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 | 28,052 |
| Level 5 | 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 | 28,052 |
| Level 6 | 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 | 28,052 |
| Level 7 | 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 | 28,052 |
| Level 8 | 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 | 28,052 |
| Level 9 | 3,123 | 2,646 | 1,545 | 1,404 | 1,481 | 2,872 | 2,870 | 1,535 | 2,911 | 2,646 | 3,176 | 1,669 | | 27,878 |
| Level 10 | 3,123 | 2,646 | 1,545 | 4,620 | 5,718 | 2,911 | 2,646 | 3,176 | 1,669 | | | | | 28,054 |
| Level 11 | 6,544 | 6,261 | 9,473 | 7,845 | | | | | | | | | | 30,123 |
| Level 12 | 6,544 | 6,261 | 9,473 | 7,845 | | | | | | | | | | 30,123 |
| Level 13 | 6,544 | 6,261 | 9,473 | 7,845 | | | | | | | | | | 30,123 |
| Level 14 | 6,544 | 6,261 | 9,473 | 7,845 | | | | | | | | | | 30,123 |
| Level 15 | 6,544 | 6,261 | 9,473 | 7,845 | | | | | | | | | | 30,123 |




SUCCESS STARTS AT

SWEID
ONE

D E V E L O P E R




*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.

| 20 | 7.5m | $2bn | 95% |
|---|---|---|---|
| Years in Operation | Sq.Ft. Built up Area | Global Portfolio | Multinational Tenants |

# OUR TENANTS

VISA · Banyan Tree Residences · McGraw Hill · ORACLE

global.ventures · Red Bull · Bristol-Myers Squibb · Snapchat

SAP · PayPal · Costa Coffee · Regus

Roland Berger · novo nordisk · FUJITSU · gsk

MSD · TESCO · IFS · Arcwide

Johnson Controls · salad station · سابك sabic · BOON COFFEE ROASTERS



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