



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. Other modern buildings are visible to the right. The sky is a deep blue with some 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

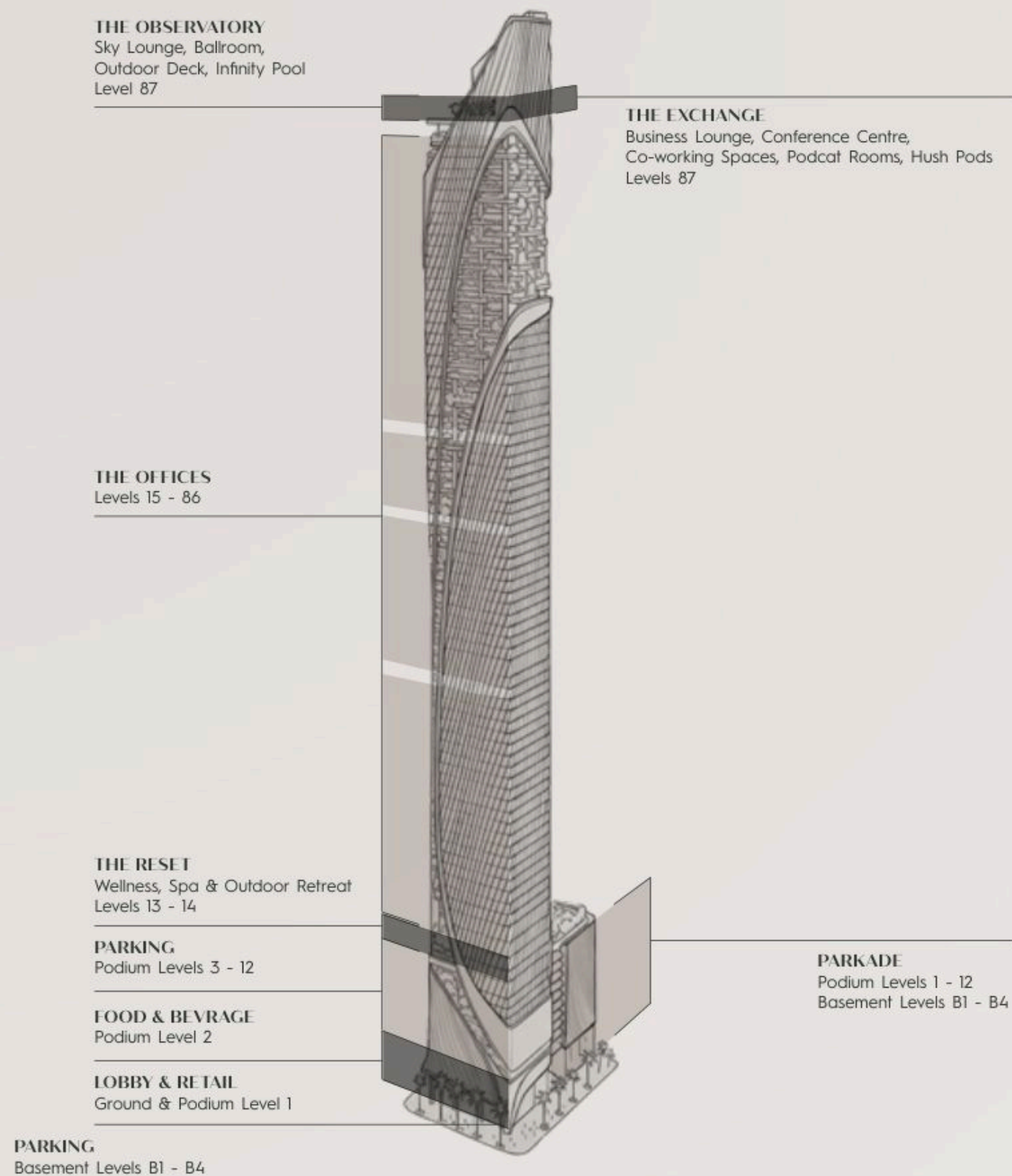
4,424 SQ. FT.
of F&B Space

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.



OFFICE LAYOUTS

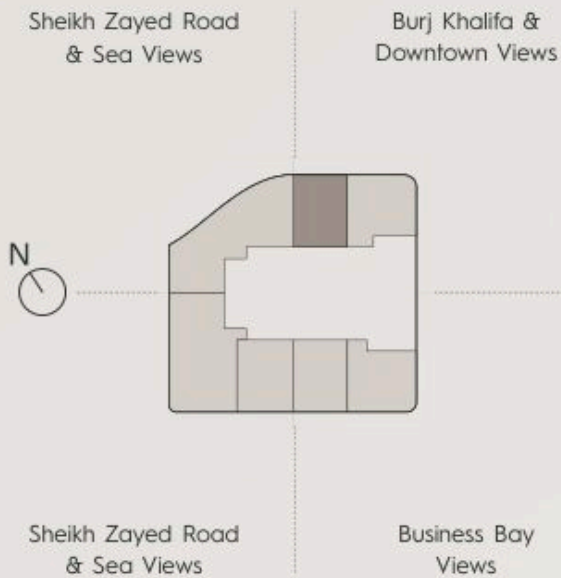
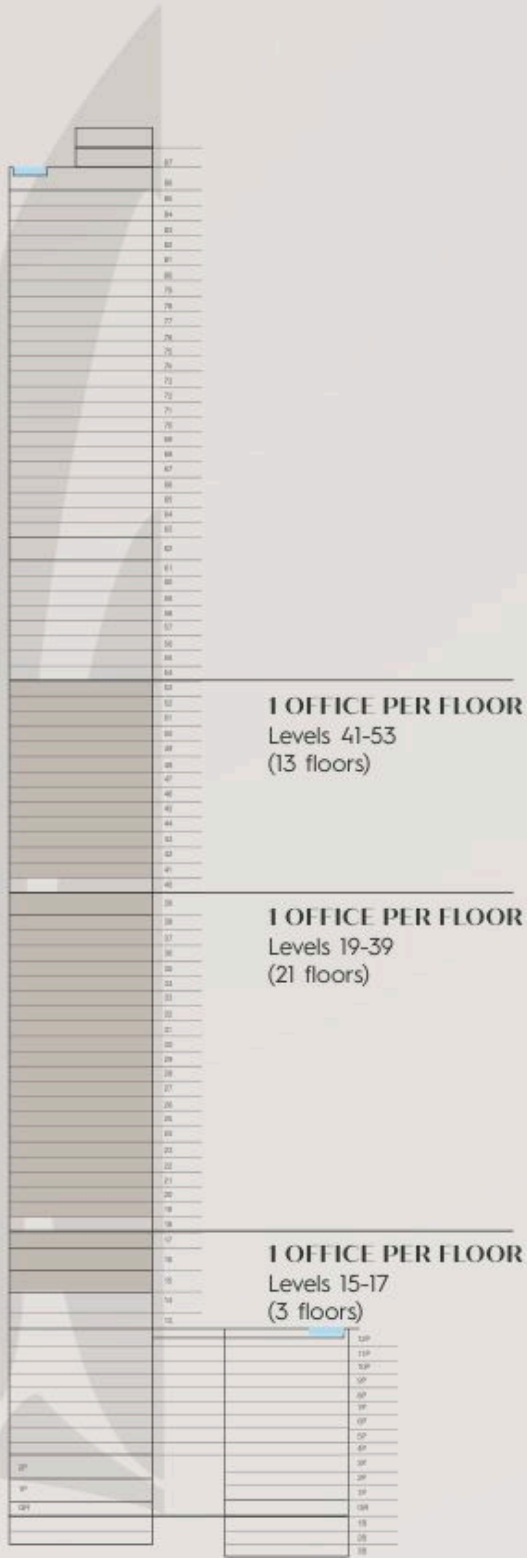
CORE

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 D1

Unit: 05 & 06

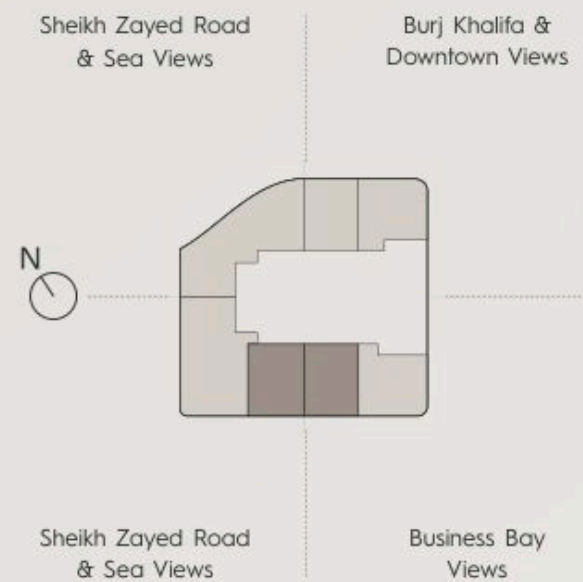
Level: 15-17, 19-39, 41-53

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

2 OFFICES PER FLOOR
Levels 41-53
(13 floors)

2 OFFICES PER FLOOR
Levels 19-39
(21 floors)

2 OFFICES PER FLOOR
Levels 15-17
(3 floors)



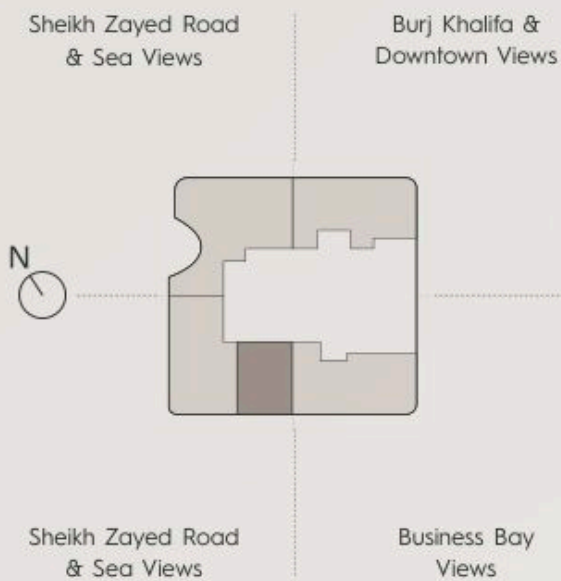
TYPE: PRIME D1

Unit: 04

Level: 54

Total Area 1,152 sq. ft.

1 OFFICE PER FLOOR
Levels 54
(1 floor)



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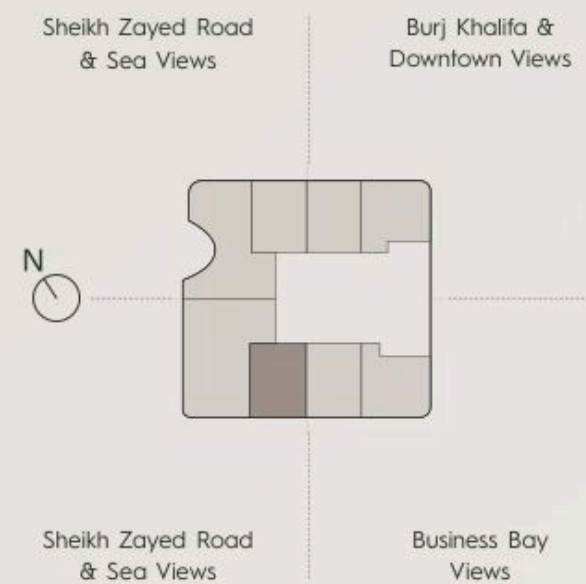
TYPE: PRIME D1

Unit: 06 & 07

Level: 55-57

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

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



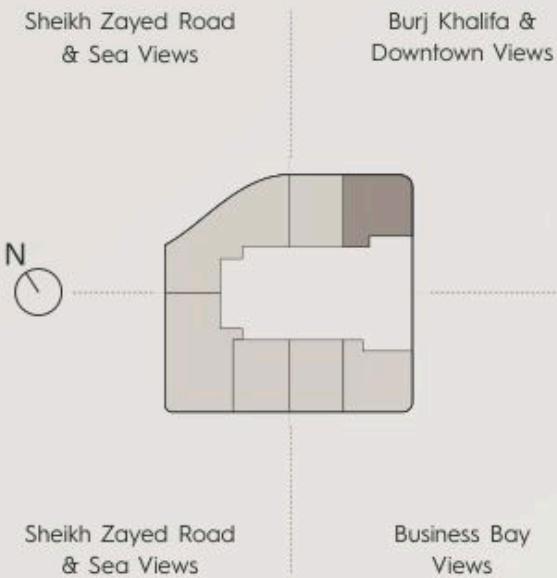
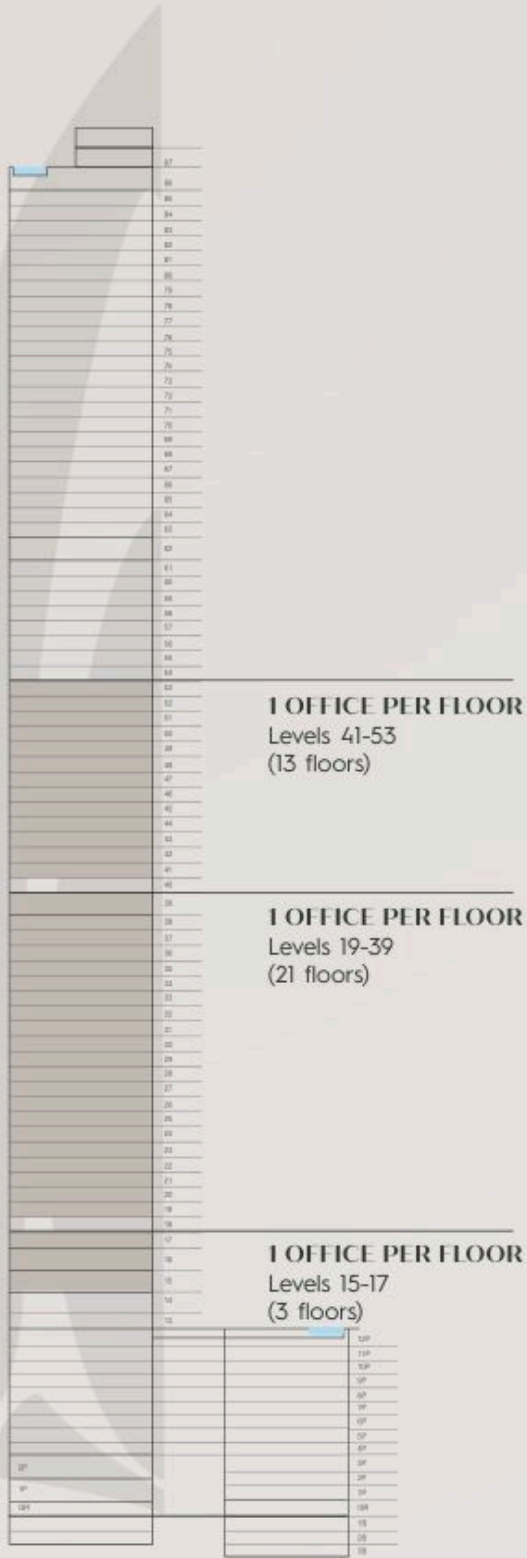
MEDIUM

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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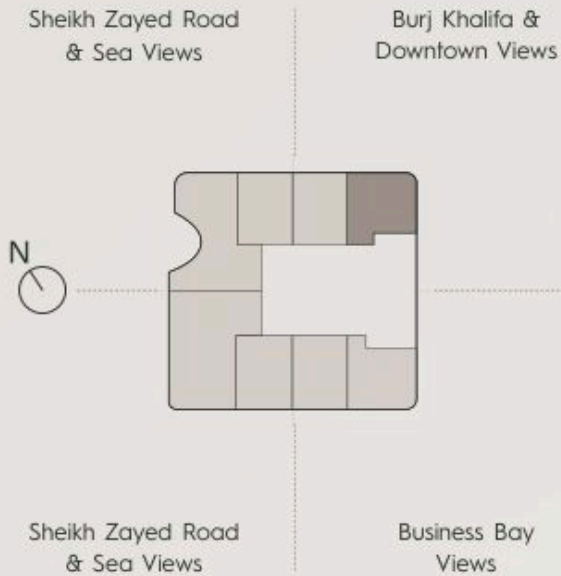
TYPE: PRIME A1

Unit: 01

Level: 55-57

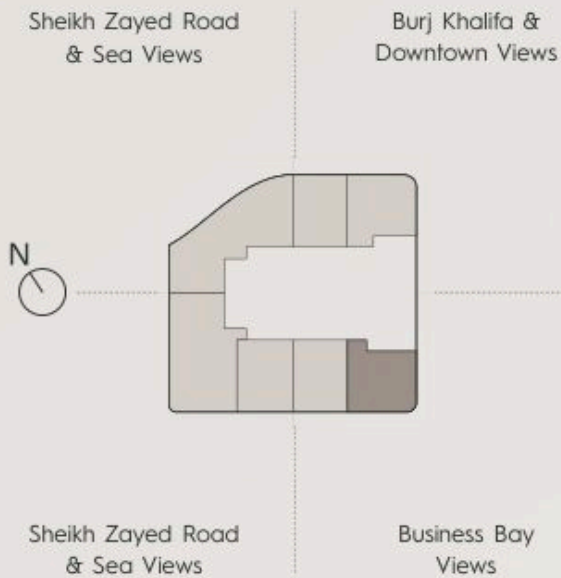
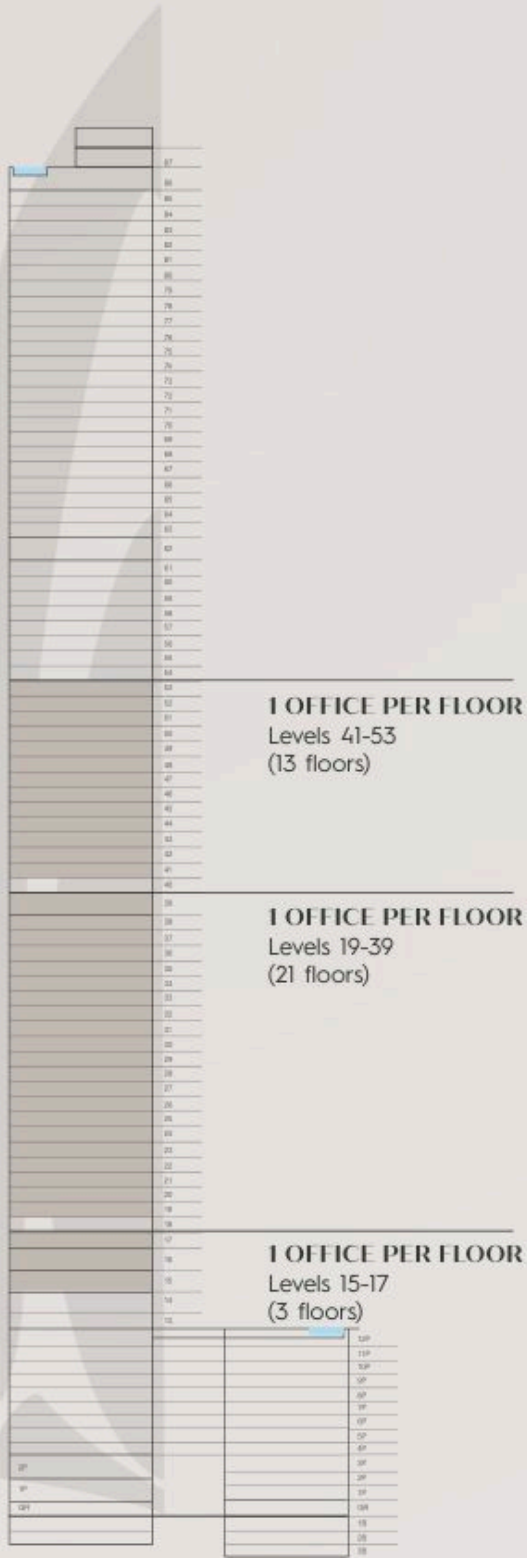
Total Area 1,500 sq. ft. - 1,522 sq. ft.

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



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

Total Area 1,488 sq. ft.



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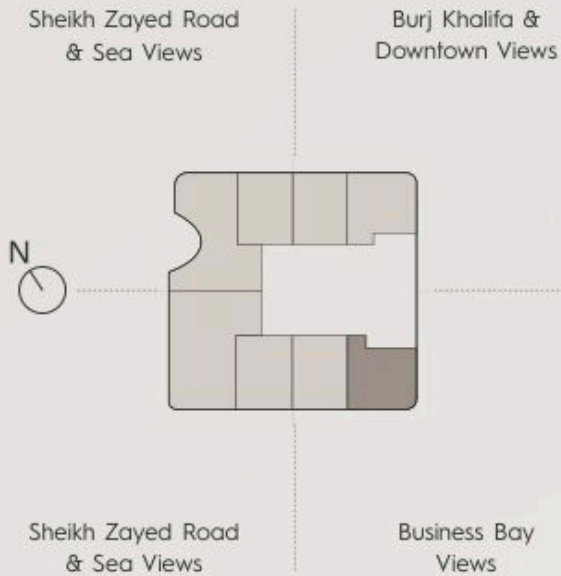
TYPE: PRIME D2

Unit: 08

Level: 55-57

Total Area 1,498 sq. ft.

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



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PREMIER

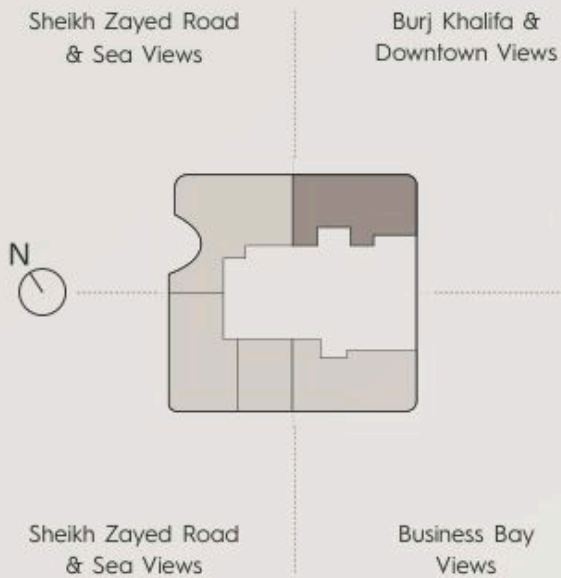
TYPE: PRIME A2

Unit: 01

Level: 54

Total Area 2,511 sq. ft.

1 OFFICE PER FLOOR
Levels 54
(1 floor)



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TYPE: PRIME D3

Unit: 05

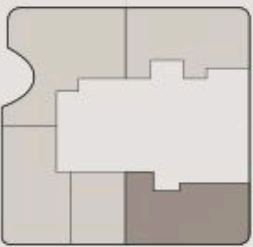
Level: 54

Total Area 2,445 sq. ft.

1 OFFICE PER FLOOR
Levels 54
(1 floor)

Sheikh Zayed Road
& Sea Views

Burj Khalifa &
Downtown Views



Sheikh Zayed Road
& Sea Views

Business Bay
Views



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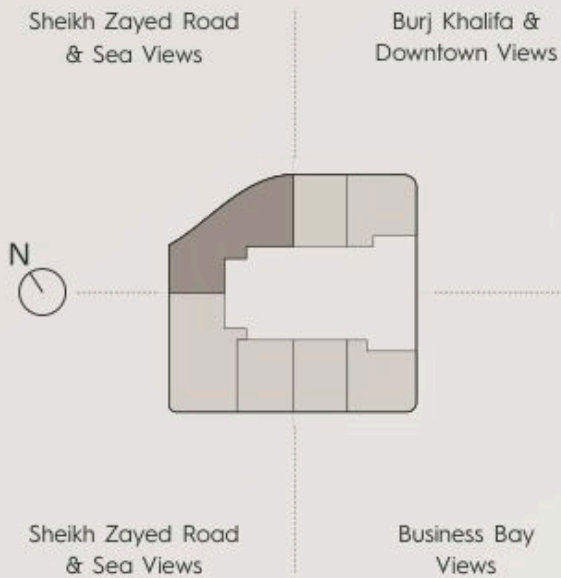
TYPE: ELITE C1A

Unit: 03

Level: 15-16

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

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



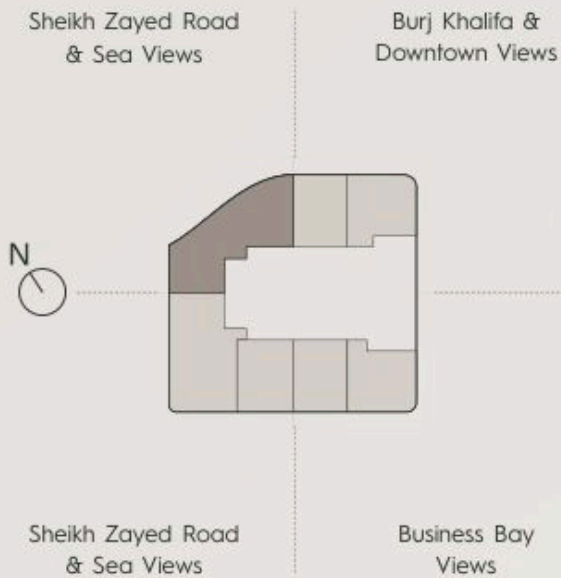
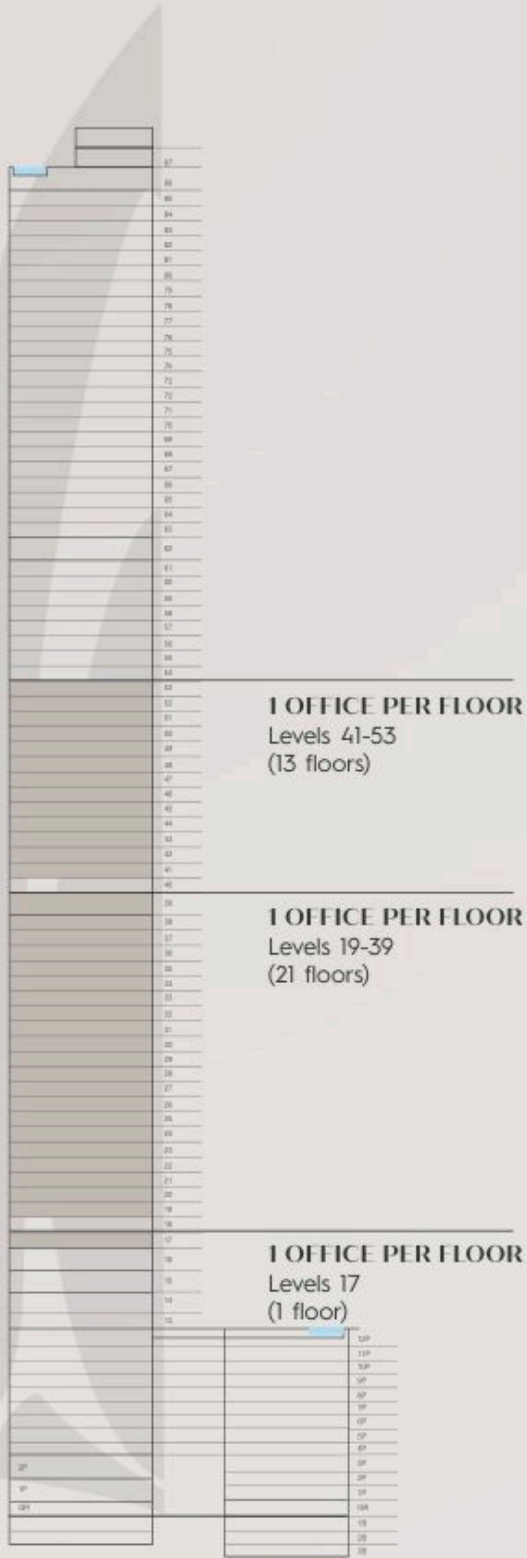
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TYPE: ELITE C1B

Unit: 03

Level: 17, 19-39, 41-53

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



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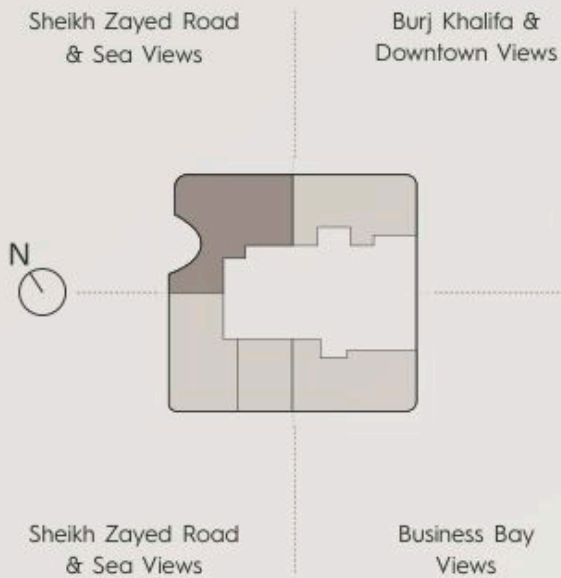
TYPE: ELITE C1B

Unit: 02

Level: 54

Total Area 3,213 sq. ft.

1 OFFICE PER FLOOR
Levels 54
(1 floor)



TYPE: ELITE C2

Unit: 04

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

Total Area 2,295 sq. ft.

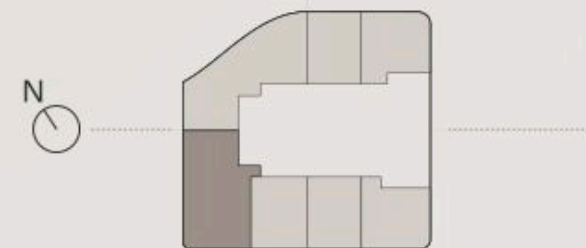
1 OFFICE PER FLOOR
Levels 41-53
(13 floors)

1 OFFICE PER FLOOR
Levels 19-39
(21 floors)

1 OFFICE PER FLOOR
Levels 15-17
(3 floors)

Sheikh Zayed Road
& Sea Views

Burj Khalifa &
Downtown Views



Sheikh Zayed Road
& Sea Views

Business Bay
Views

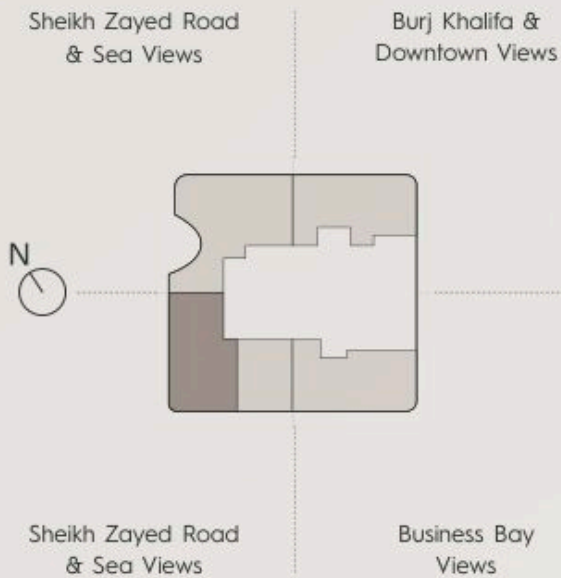
TYPE: ELITE C2

Unit: 03

Level: 54

Total Area 2,295 sq. ft.

1 OFFICE PER FLOOR
Levels 54
(1 floor)

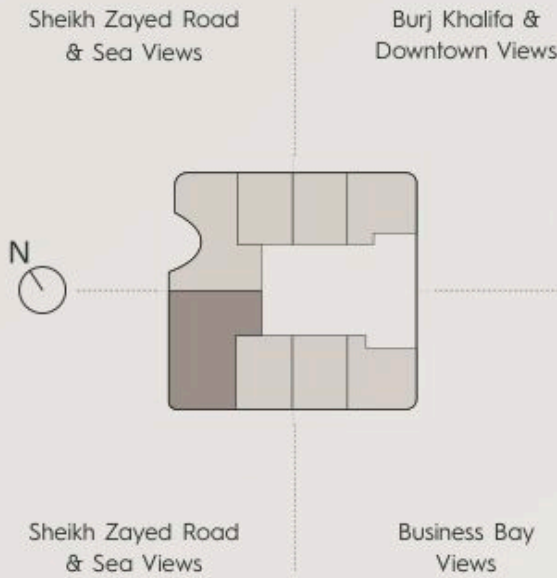


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Type: ELITE C2
Unit: 05
Level: 55-57

Total Area 2,700 sq. ft.

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



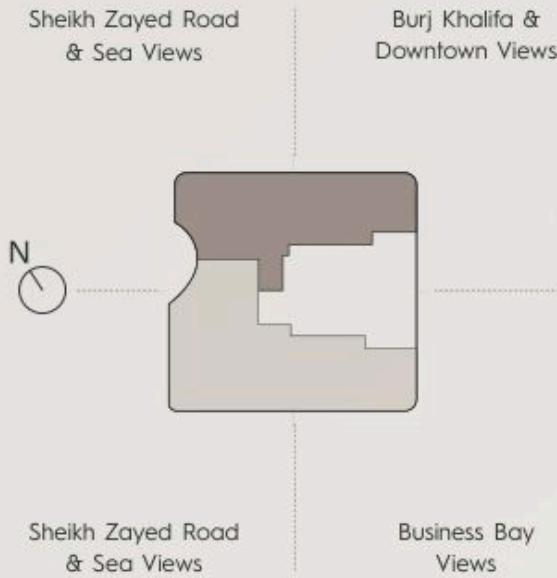
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HALF FLOOR



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

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



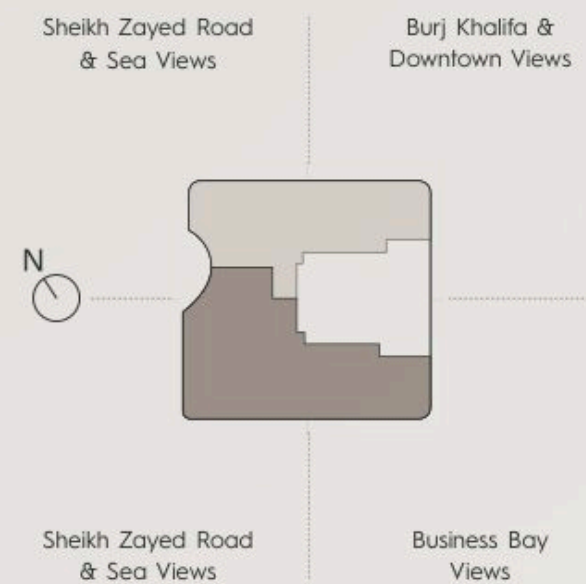
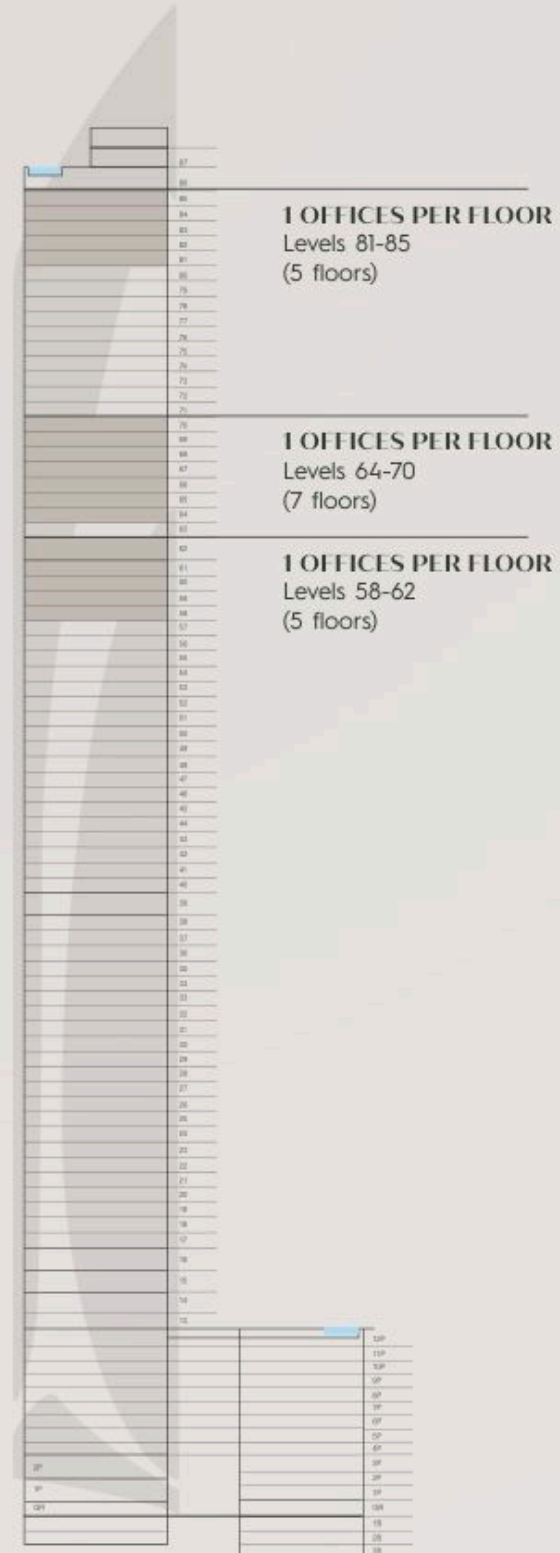
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Type: EXECUTIVE 2

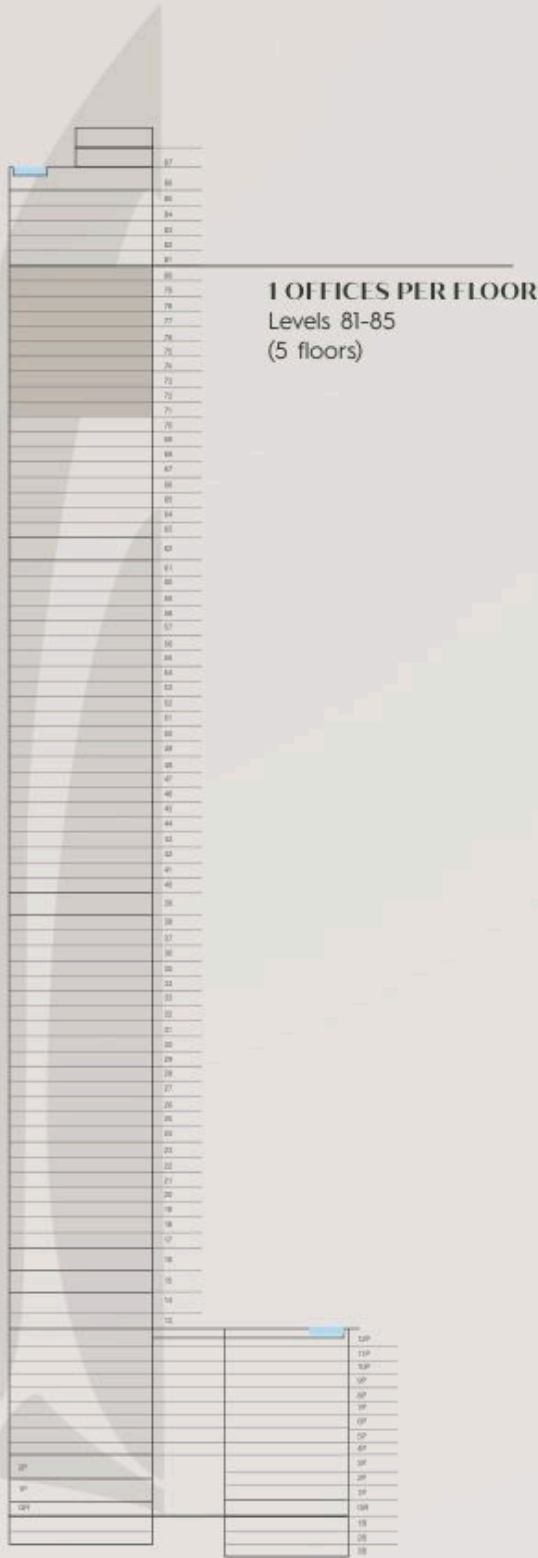
Unit: 02

Level: 58-62, 64-70, 81-85

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

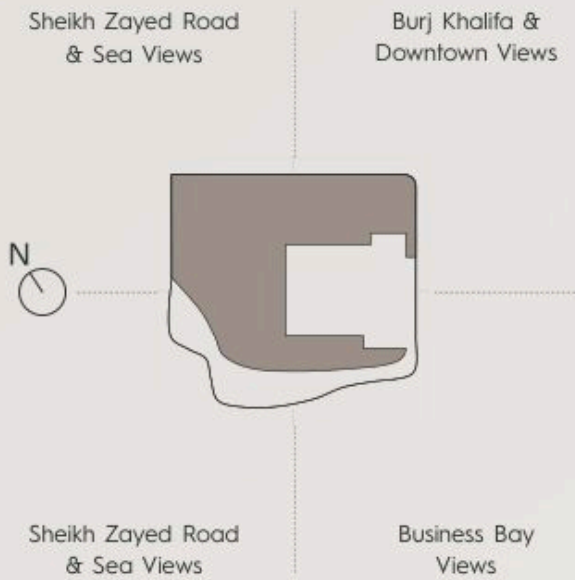


FULL FLOOR



Type: **PRESIDENTIAL**
Unit: 01
Level: 71-80

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

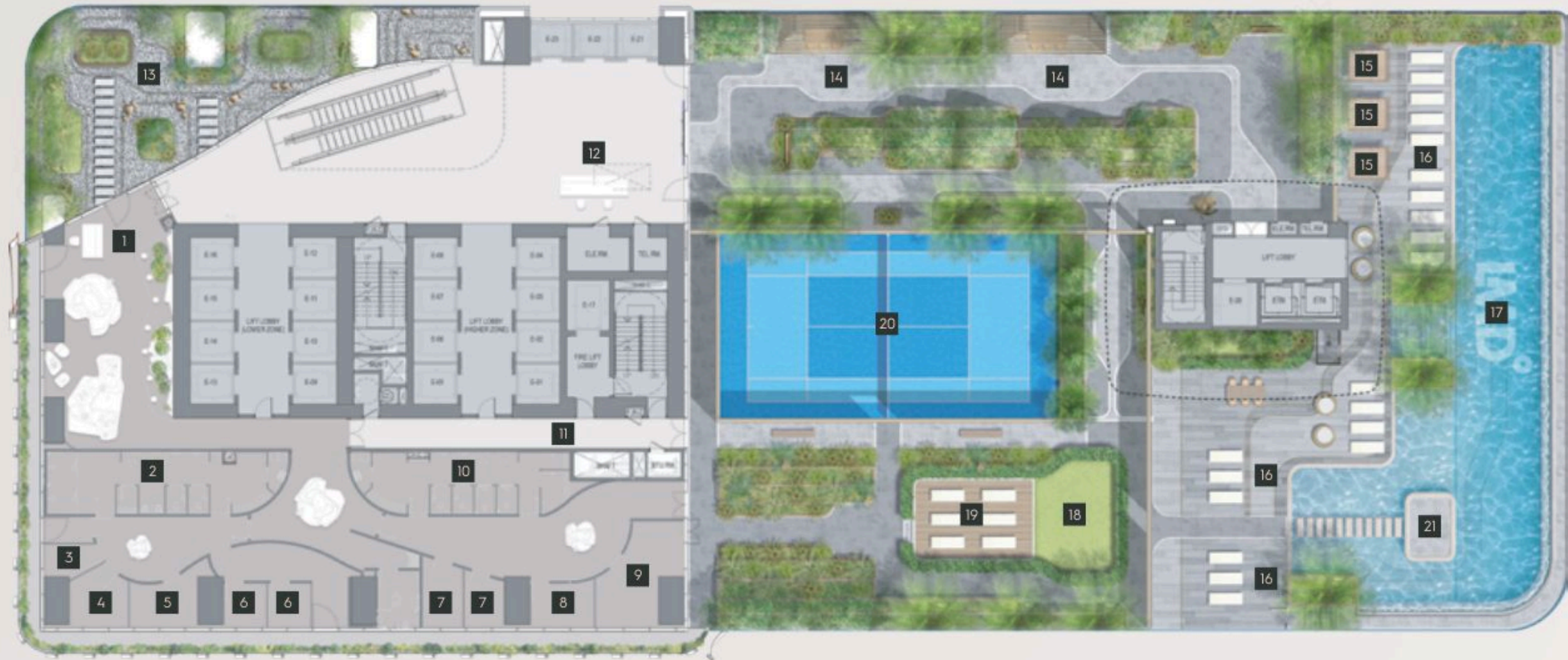


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AMENITIES

THE RESET

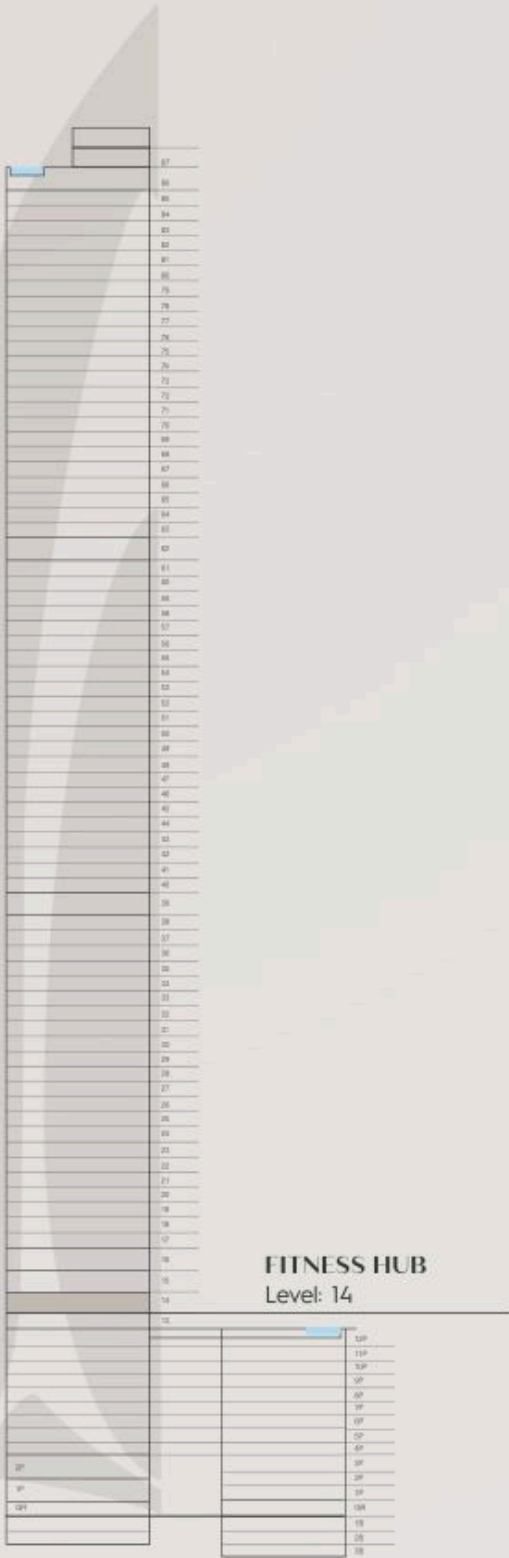
Level: 13



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

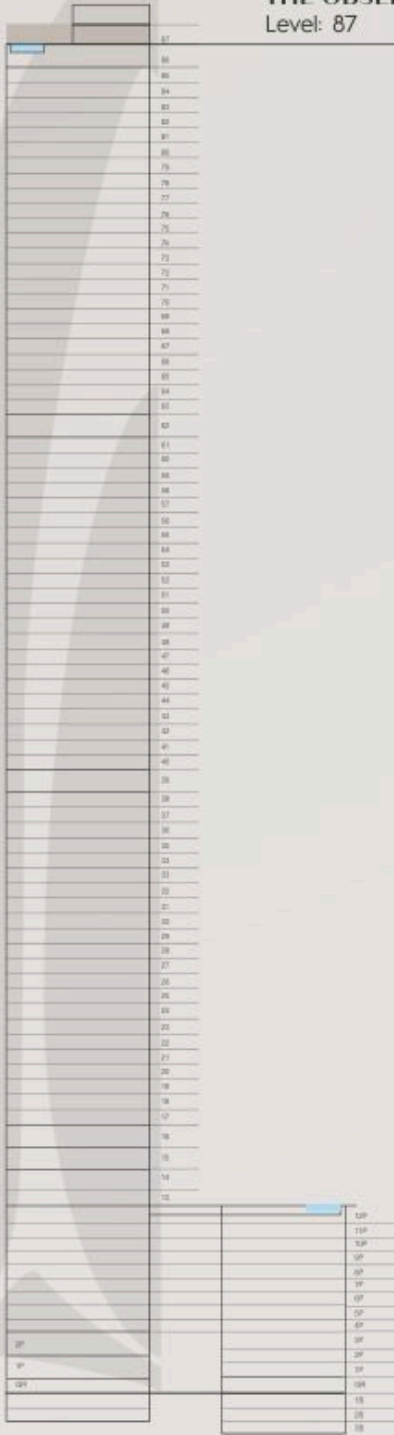


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THE OBSERVATORY & THE EXCHANGE

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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