



COMMERCIAL OFFICE SPACES

Where Opportunities
Meet Growth



Dubai International
Financial Centre



Let Your Business Expand at DIFC

For companies looking for a dedicated space to run their business successfully, Dubai International Financial Centre is an ideal place that suits their needs. It offers fully-equipped commercial office spaces that are designed to exceed the demands of the world's most sophisticated financial institutions, and the professionals who work for them. From flexible core and shell to fitted and CAT A offices, registered companies at DIFC can choose from several attractive options.

DIFC comprises 1.45 million sq. ft. of ultra-modern office spaces that support all types of businesses. The companies at the centre not only enjoy high-end infrastructure, but also have access to the financial community.

Key Features

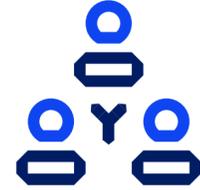
- ◆ Support from the in-house team of professionals
- ◆ One-stop-shop; from license application to the leasing of spaces
- ◆ Surrounded by reputed Banks, International Investment/Wealth Management firms, Lawyers, Consultancy firms
- ◆ Single-owner units, which gives flexibility for clients to expand/downsize during the lease tenure, across the wide range portfolio
- ◆ Easy access to the DIFC community, DIFC Services (Registry and GSO), and Retail offering
- ◆ Access to world-class Data Centres





Niche community of professionals and residents

25,600



Annual visit rate of

8.5m



39

Retail spaces in the Gate Village



Over 2,400

Active registered companies



Surrounded by affluent neighbourhoods of Zabeel, Downtown Dubai, Jumeirah and Sheikh Zayed Road's residential towers in a catchment area of 250,000

**UBER
Careem**

Dedicated Careem and Uber pick up points



99%

DIFC office spaces leased



10 minutes

Walking distance to metro



Lease Commercial Office Space at DIFC, with Ease

Leasing office space at DIFC is quite convenient and cost-effective. Whether you are a startup with a small team, or an established company with a large team, you can choose a space at DIFC according to your requirement. The minimum term for leasing a workspace is 2 years.

Unit Size

Price

Upcoming Office:

Ranges from 100 sq.ft. to 1,500 sq.ft. exclusively fitted by DIFCI

Price ranges from AED **325** to AED **450**/* per sq.ft. per year

Core and Shell Unit:

Starts from 1,000 sq.ft.

Price ranges from AED **245** to AED **325**/* per sq.ft. per year depending on the Building i.e., Gate District/Gate Village

*Service Charges and Utilities are excluded





Gate District

A Community that Inspires

The Gate District is an iconic area in DIFC that connects influential decision-makers, entrepreneurs, and socialites. It consists of Marble Walk, The Gate District balcony, and public areas within the neighbouring buildings that offer great advantages to the companies set up at the centre.

Spread widely around The Gate building, The Gate District is a buzzing space lined with retail outlets, cafes, restaurants, beauty salons, and other stores providing urban lifestyle and convenience to all. When you join The Gate District, you become part of a community that helps you flourish.





Gate Village

Experience the Exceptional

Designed to create a marketplace of ideas, Gate Village is a fascinating public space combining architecture, art, retail, industrial and interior design. Alongside exquisite art displays and boutique stores, some of the city's best-known dining spots from Zuma to La Petite Maison are located here.

Gate Village is the ultimate destination for professionals looking for a space to open high-end F&B, jewellery, or art galleries, as the location is in perfect proximity to all of Dubai's major hubs.





Choose Your Workspace at DIFC. Choose More Benefits.

Setting up your office at DIFC comes with some great advantages:



Flexible
terms



100%
ownership



Independent
English
Common
Law
framework

0%

No tax on
profits
and
personal
income

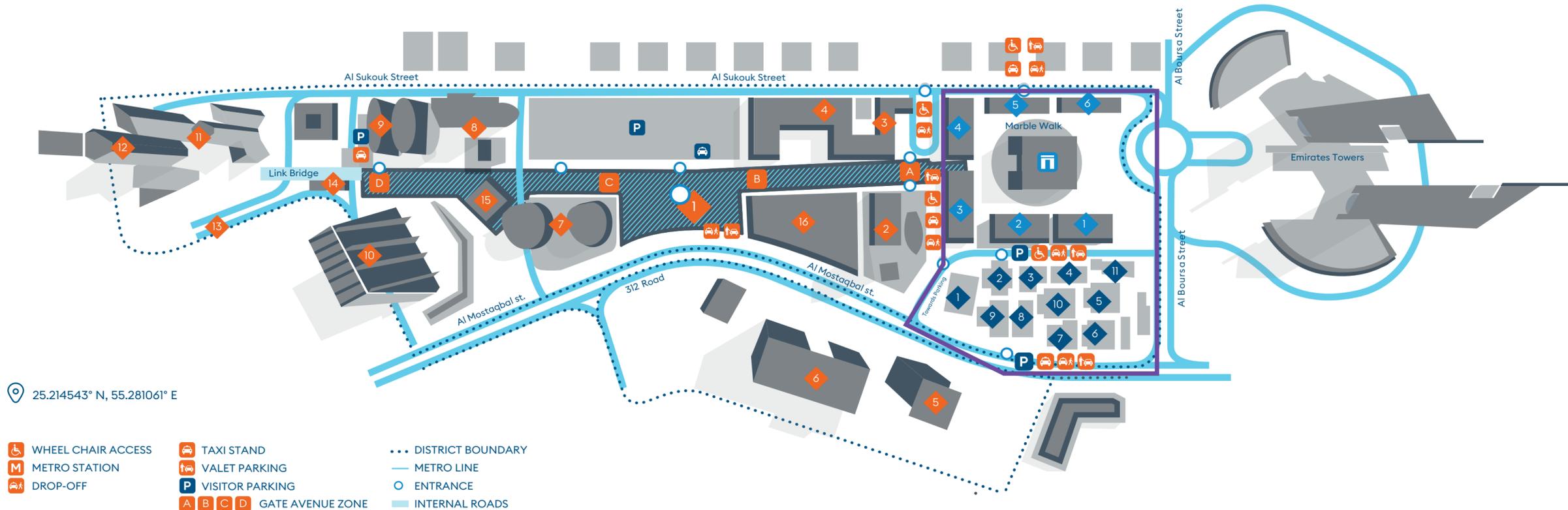




DIFC Community Map

← ABU DHABI 120 KM

DUBAI INTERNATIONAL AIRPORT (DXB) - 11 KM / SHARJAH - 35 KM →



GATE DISTRICT

- The Gate
- GD1
- GD2
- GD3
- GD4
- GD5
- GD6

GATE VILLAGE

- GV1
- GV2
- GV3
- GV4
- GV5
- GV6

- GV7
- GV8
- Four Seasons Hotel DIFC
- GV10
- GV11 - The Exchange

GATE AVENUE MAIN ENTRANCE

- Currency House
- The Ritz-Carlton, DIFC
- Limestone House
- Sky Gardens
- Burj Daman
- Park Towers
- Liberty House
- Emirates Financial Towers
- Index Tower
- Central Park Residential
- Central Park Commercial
- Truck Tunnel Entrance

- South Plaza
- DIFC Grand Mosque
- ICD Brookfield Place



For further information,
please visit difc.ae
or contact us on:
T: +971 4 362 2222
E: Leasing@difc.ae

