

BUSINESS DISTRICT

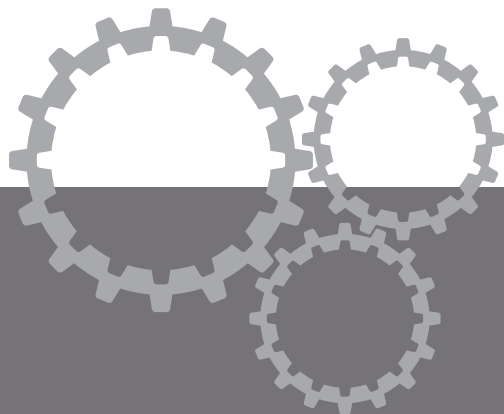
Dubai Industrial City was launched as a landmark project to catalyze and support the development of the manufacturing sector through the provision of superior service, a commitment to quality, health and safety and the development of a unique live-work-play-learn environment. Dubai Industrial City has been conceptualized and planned in great detail as a state-of-the-art industrial infrastructure, providing its tenants with a competitive advantage by clustering similar industries to share the common resources in the areas of human resources, logistics and business operations. In an effort to nurture and foster growth within an industrial ecosystem, Dubai Industrial City will form an integrated community to complement the needs of the key industrial sectors.

Dubai Industrial City Office Buildings are an innovative concept developed to give business owners the choice of leasing flexible office space within a competitive industrial location or the distinct advantage of being able to integrate their manufacturing and office requirements in one environment. Set in landscaped gardens, overlooking ornamental lakes, the setting offers a sophisticated yet calm atmosphere in which to work.

The infrastructure of the Dubai Industrial City Office Buildings has been specifically designed to answer the industry need of streamlining communication between the operational force, administration and decision making entities of your business.

Dubai Industrial City encompasses a comprehensive system of consolidated business services within the boundaries of the city, providing investors the ability to create a unique business framework.

Ideally located on the Emirates Road, close to existing and future landmarks in Dubai, such as Dubai World Central International Airport, Dubai Land, Jebel Ali Port and Free Zone and with easy access to all the major road networks in the region, Dubai Industrial City is primed to take the manufacturing industry into a new and exciting era of growth and cutting-edge development.



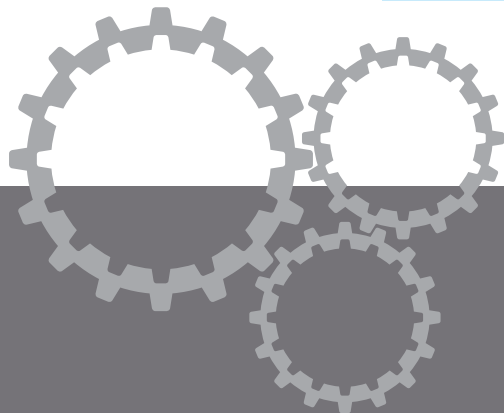
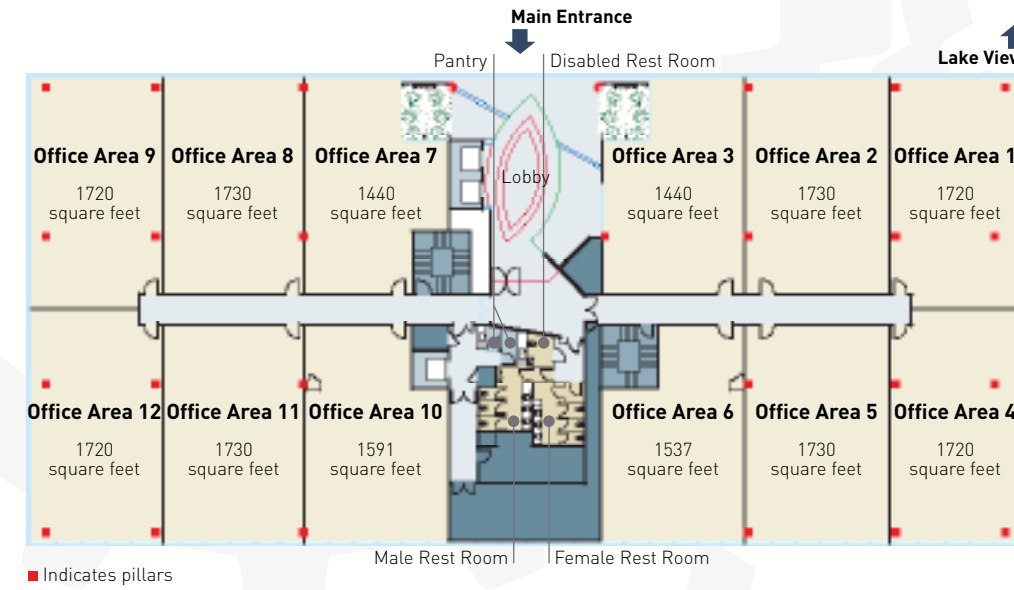
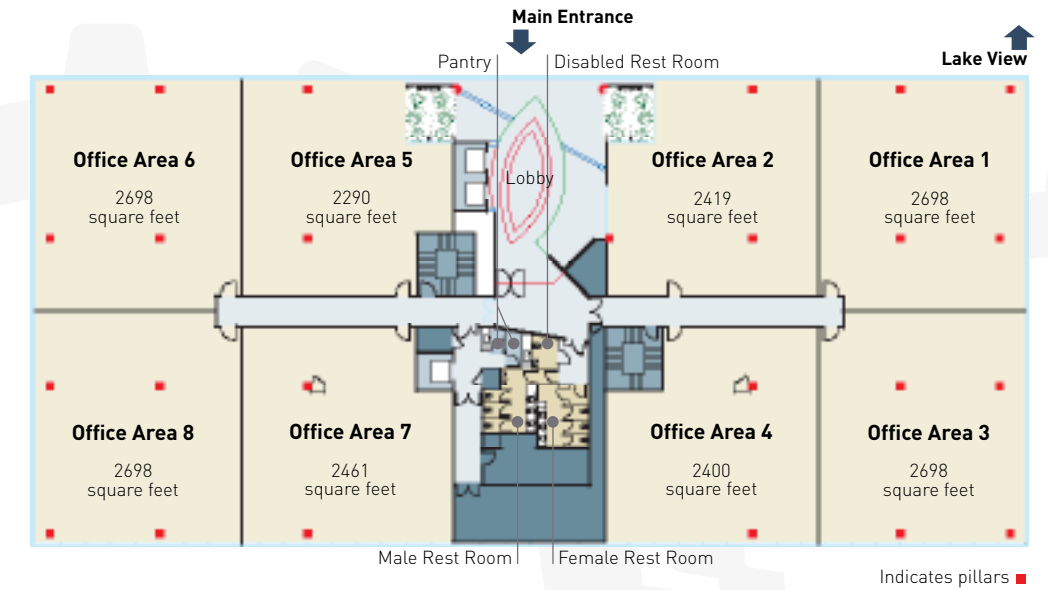
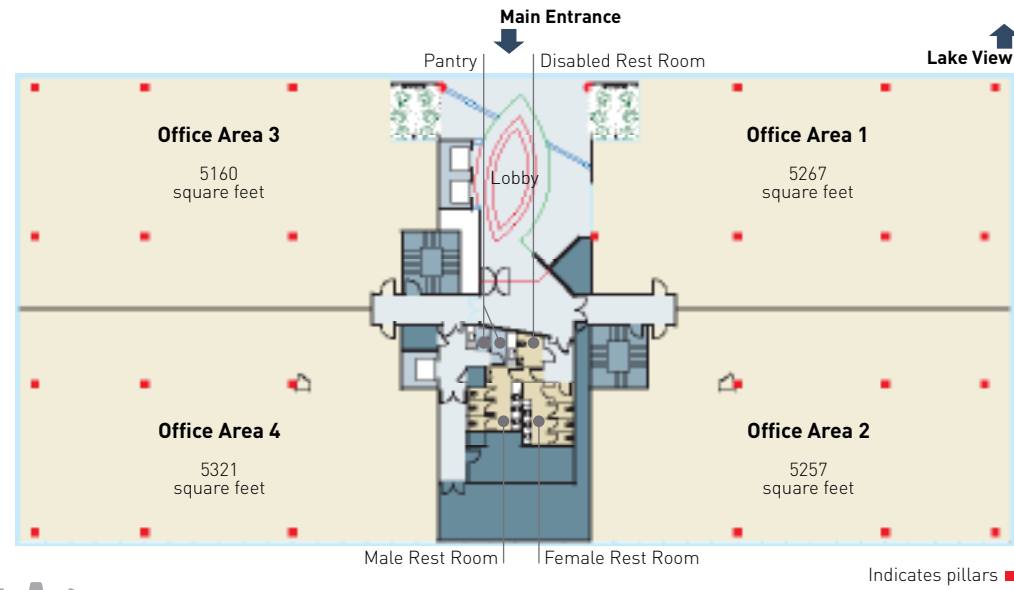
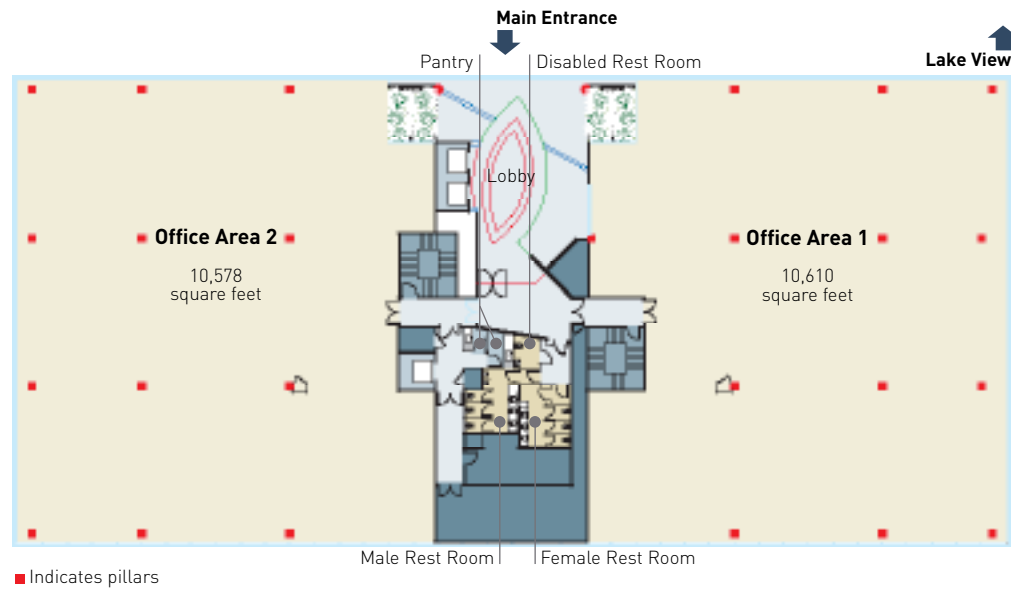
This state of the art cluster of four intelligent buildings encompass an atmosphere of luxury whilst also being practical and contemporary.

The Office Buildings are equipped with a state-of-the-art Building Management System. The BMS is a fundamental element of the "Intelligent Buildings" concept comprising a wide range of integrated services, including energy saving and security systems. With this technology the impact on facilities planning and facilities management is potentially immense.

The high-tech office environment is complemented by an extensive commercial area providing services such as banking, retail, catering and governmental organizations.

With stylish landscaped gardens and promenades along the banks of the Arabian canal, Dubai Industrial City delivers on its promise to furnish you with an inspiring and vibrant environment in which to position your business.

The leasable area per building is 85,250 square feet, divided into 4 storeys, with an individual area of 21,312 square feet available for leasing.



The sophisticated features of the office buildings are complemented by superb ancillary services within the city, such as transPARK DUBAI, The Grid and Taasees Smart Business Services.

transPARK DUBAI is Dubai Industrial City's solution for all your logistic needs. Offering end to end supply-chain solutions, including freight forwarding, distribution and warehousing with world-class storage facilities.

The Grid, located at Dubai Industrial City's headquarters, including a modern business centre with the latest technology and permanent exhibition areas.

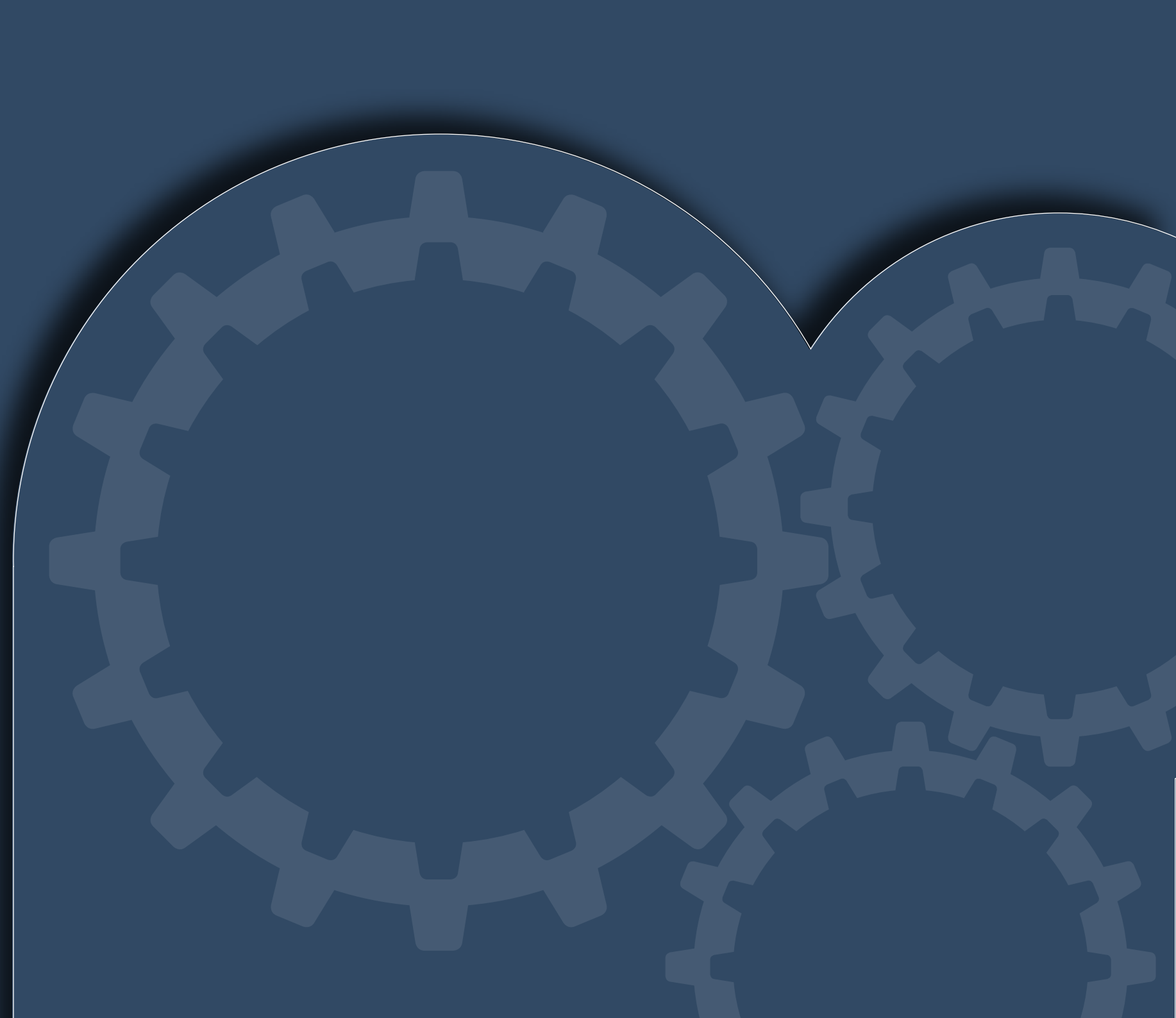
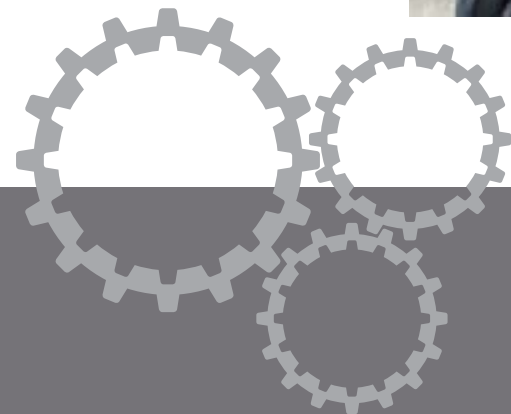
Taasees Smart Business Services is a one-stop shop to address all government related issues including licensing, registration, permits and visas.

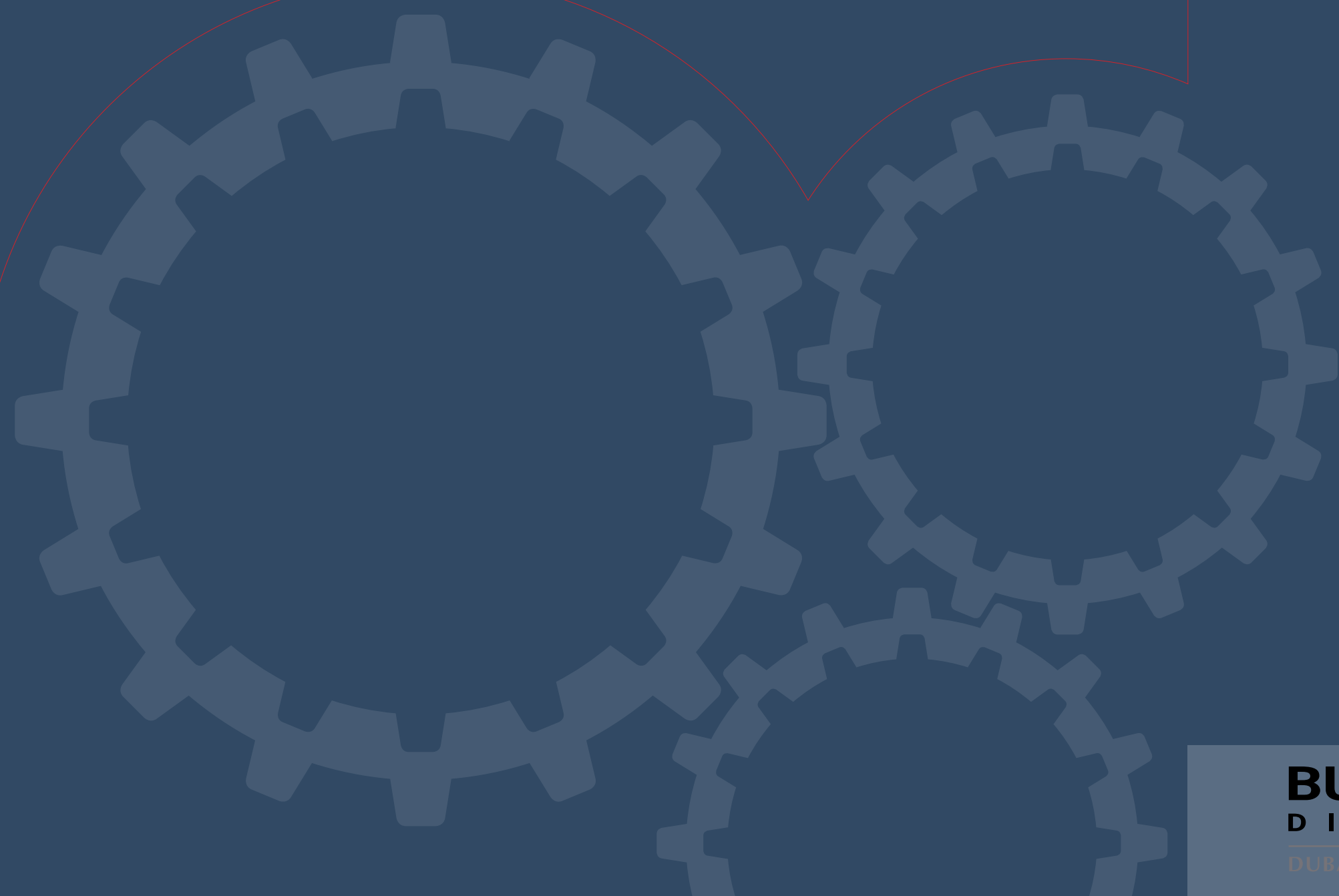
These services combine to make Dubai Industrial City a one stop solution for all your business needs.

DUBAI INDUSTRIAL CITY OFFICE BUILDINGS FEATURES:

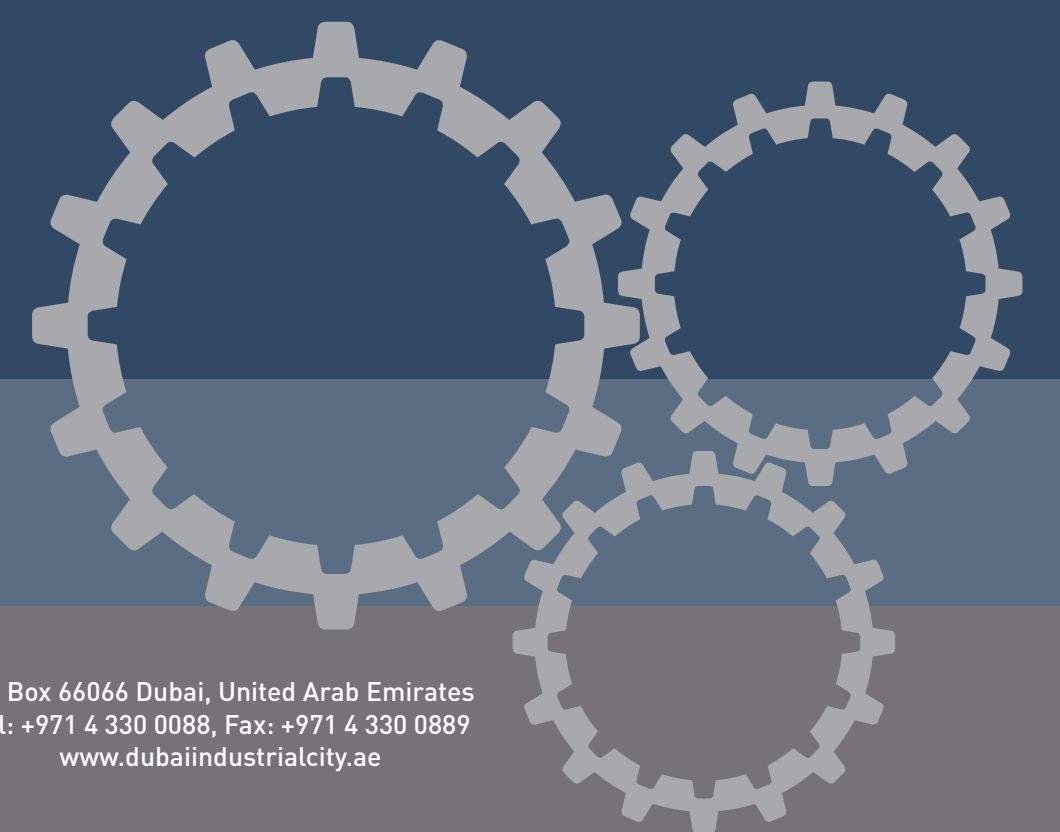
- BMS (Intelligent Buildings)
- Ample indoor and outdoor car parking with reserve options
- Chiller central air conditioning system
- Raised floor, giving freedom of relocating office's layout
- Business centre with state-of-the-art technology and exhibition areas
- Access to the latest logistics solutions
- Banking services
- Access to governmental services
- Food court nearby

Dubai Industrial City offers a range of outstanding products and services and has become synonymous with perfect business solutions.





BUSINESS
D I S T R I C T
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