



RSGTM
INTERNATIONAL

Building Owner

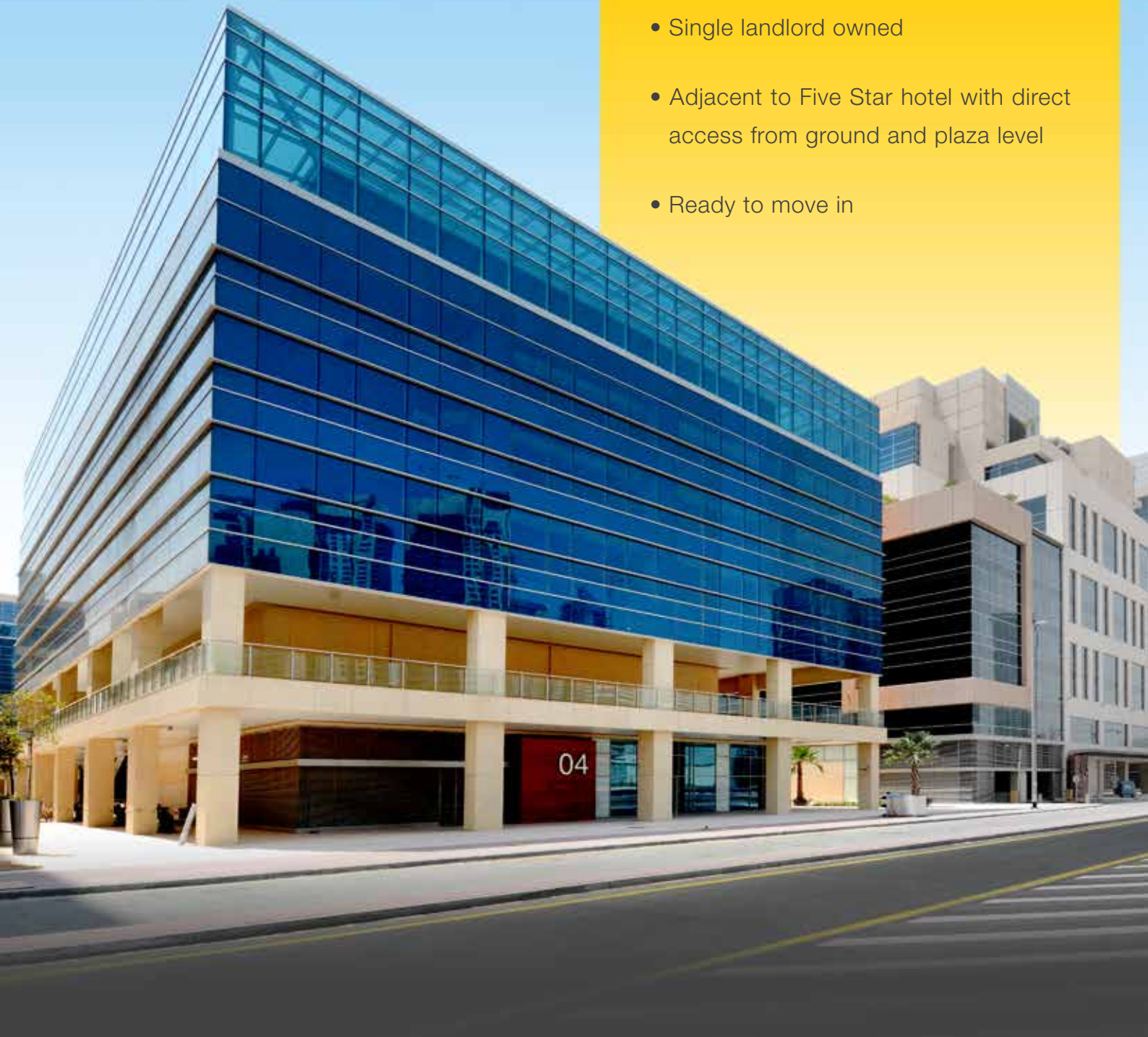
BANKE

Sole Leasing Agents

Large format offices,
F&B and multiple retail options for lease

BaySquare 04 - Business Bay

- Single landlord owned
- Adjacent to Five Star hotel with direct access from ground and plaza level
- Ready to move in





Offices with Burj Khalifa views

Office units

- Three contiguous floors of office space
- Total of 46,344 sq.ft with a footprint of approx. 15,448 sq.ft per floor
- Pantry and washrooms on each floor
- Ideal for headquarters for large local company / MNC



Washroom



Lobby

Retail units

- Ground floor - Five retail units
- Plaza level - Three retail units
- All retail units come with outdoor seating area overlooking courtyard, street, Burj Khalifa
- One F&B unit spread across 20,013 sq.ft on level four
- Excellent floor to ceiling height

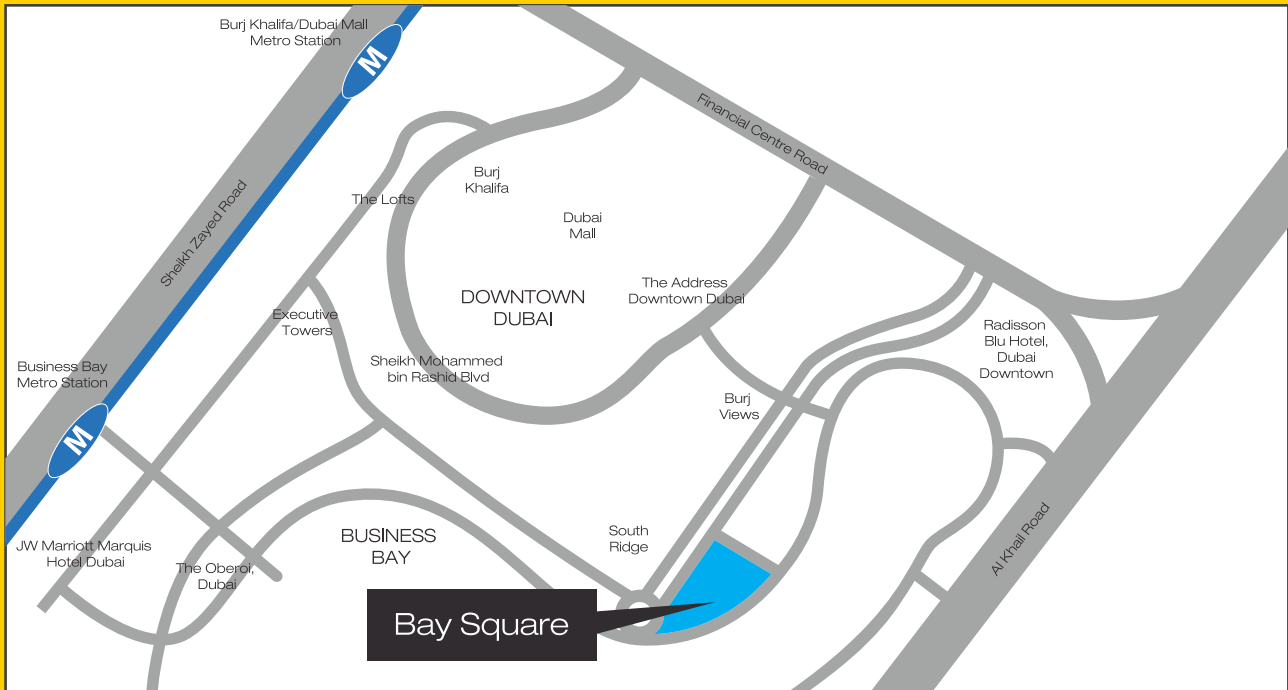
Floor	Unit	Net area sq.ft
Ground	G01	632
	G02	254
	G03	2,034
	G04	2,001
	G05	381
Plaza	P01	1,571
	P02	1,682
	P03	4,310
Four	401	20,013



Level four F&B unit



Terrace on level four - Open to sky light



Location

- Located within a unique mixed use community in the heart of Business Bay and close to Downtown Dubai
- 4 minutes to Dubai Mall
- 7 minutes to Business Bay metro station
- 18 minutes to Dubai International Airport
- Access to major roads such as Sheikh Zayed Road and Al Khail Road

Key features of the building

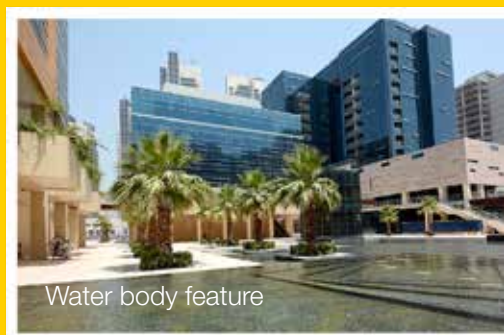
- 5B + G + P + 4 floors
- 175 dedicated basement car parking spaces
- All units have floor to ceiling windows
- Offering full Burj Khalifa and courtyard views
- Premium Services – Facilities Management, Concierge and Security



View of courtyard



Burj Khalifa views



Water body feature

