

Fully fitted Office Space with the Burj Khalifa view, 2300 sq. ft @ AED 218,500 / year

AED 218,500 - ID: LC-BSB-NJ-0719-01 - Business Bay Business Bay - Office



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BUA 2300 Sq Ft, Ubora Towers, Business Bay, 2300 sq. ft for lease

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Ubora Towers

U-Bora Tower is part of a mixed-use development, which includes the office tower, a much shorter residential tower, and a retail podium. By utilizing its location in the complex, the office-tower position is rotated from the orthogonal at the street level to help focus the office space down to the

future view corridors, toward the water and past its surrounding developments. As the tower increases in height, its four faces respond directly to their three-dimensional context. They all twist at varying degrees and angles to reorient their faces to maximize available views. The contours bulge outwards as the tower ascends into the sky creating larger floor plates at higher elevations where lease rates will be highest.

The tower is clad with insulated glass units which has a color and reflectivity that was selected to make the tower stand out aesthetically in its vicinity. The incorporation of horizontal louvers across the façades shades the all-glass façade to help reduce heat gain.

Situated in the heart of Business Bay, Ubora is easily accessible from Sheikh Zayed Road, Al Khail Road and Asayel Street with quick entry and exit from the master community.

Unit features:

- BUA Sq ft 2300 Fully fitted office space
- Stylish lobby with 24-hour reception and concierge desk
- Wellness area
- Covered parking
- Burj Khaifa view
- Parking Ratio- 1:500 sq ft

Community features:

- 24/7 Security
- Central A/C
- Firefighting system
- Maintenance
- Landscape Podium
- Outdoor Courtyard
- 26 High Speed Passenger Lifts

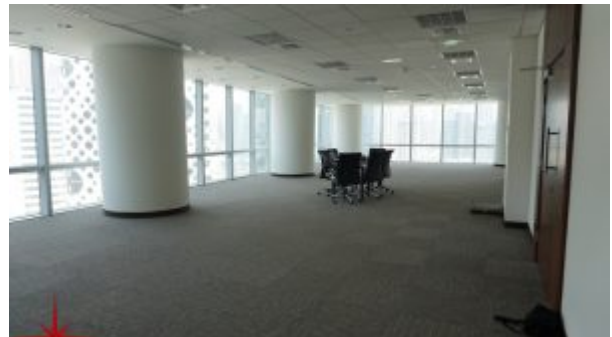
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