



AVAILABLE TO LET

BURJ DAMAN, DIFC

Dubai - United Arab Emirates, United Arab Emirates

Partial CAT A (Shell & Floor) Office Space on the 12th Floor - DIFC Licensed

Burj Daman is a prominent 15-Floor Office Tower located in the Dubai International Financial Centre. The building offers Grade A Office Accommodation with an impressive specification including: excellent floor to ceiling height, efficient floor plates, excellent retail amenities, high performance elevators, cost-efficient air-conditioning & a glass curtain wall façade which offers excellent natural light & views. The building has an excellent parking provision of 1 space per 500 sq.ft

The building is situated in one of the most prominent locations within the DIFC and is located directly opposite the DIFC gate village (Walking distance). Since its completion the building has attracted a host of key tenants including Clifford Chance, Allen & Overy LLP, Schlumberger, Atlas Mara Management and more.

An excellent partially fitted office space of 6577 sq.ft. is available immediately for lease at an attractive rate and on flexible terms. The accommodation can be sub-divided to provide space from 2,626 sq.ft. The landlord (A Global Bank), will be responsible for covering the costs of splitting the unit, Floor plans are attached here to show the different possible sizes and their layouts.

Rent **AED220.00 PSF (Quoting)**

Building type **Office**

Sizes **2,626 to 6,557 Sq ft**

Marketed by: JLL Dubai

For more information please visit:
<https://realla.co/burj-daman-difc>



Prime Grade A building situated in central DIFC

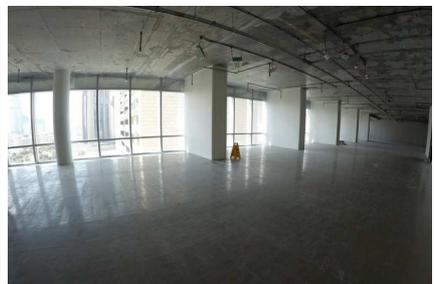
On-site retail amenities. DIFC amenities less than 200m walk

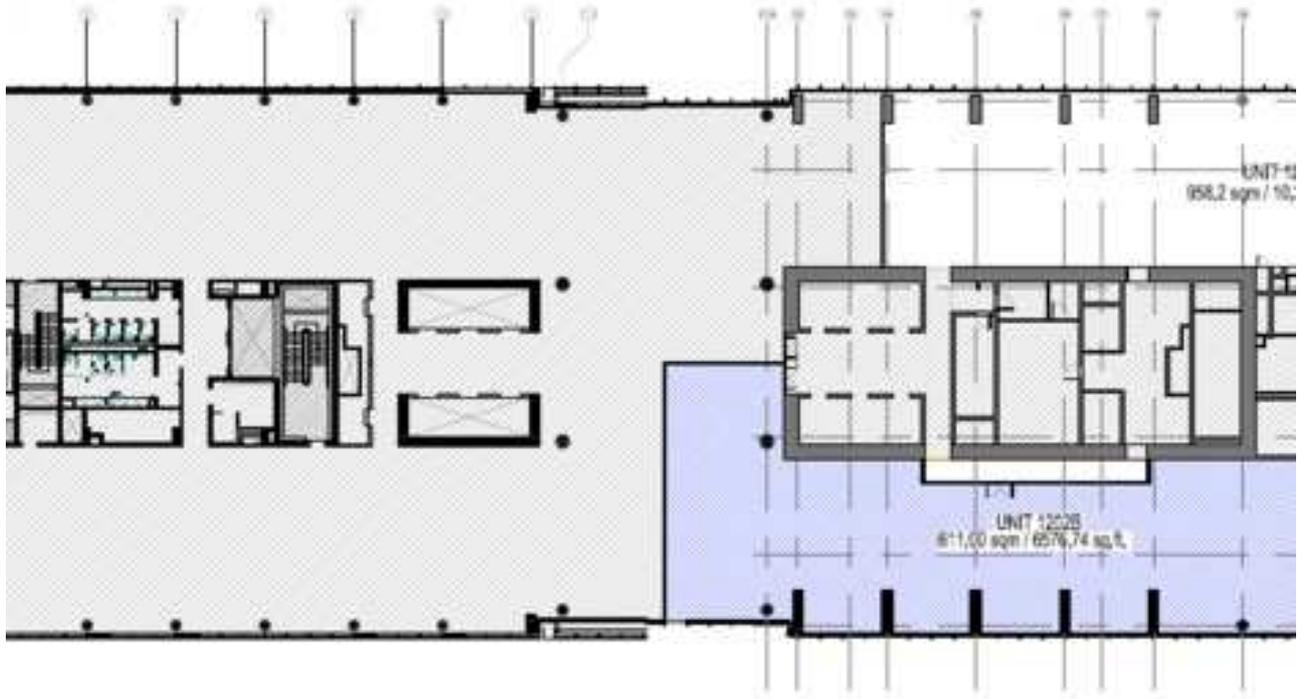
Flexible terms available at competitive rents

Excellent Parking - 1 space per 500 sq.ft. occupied

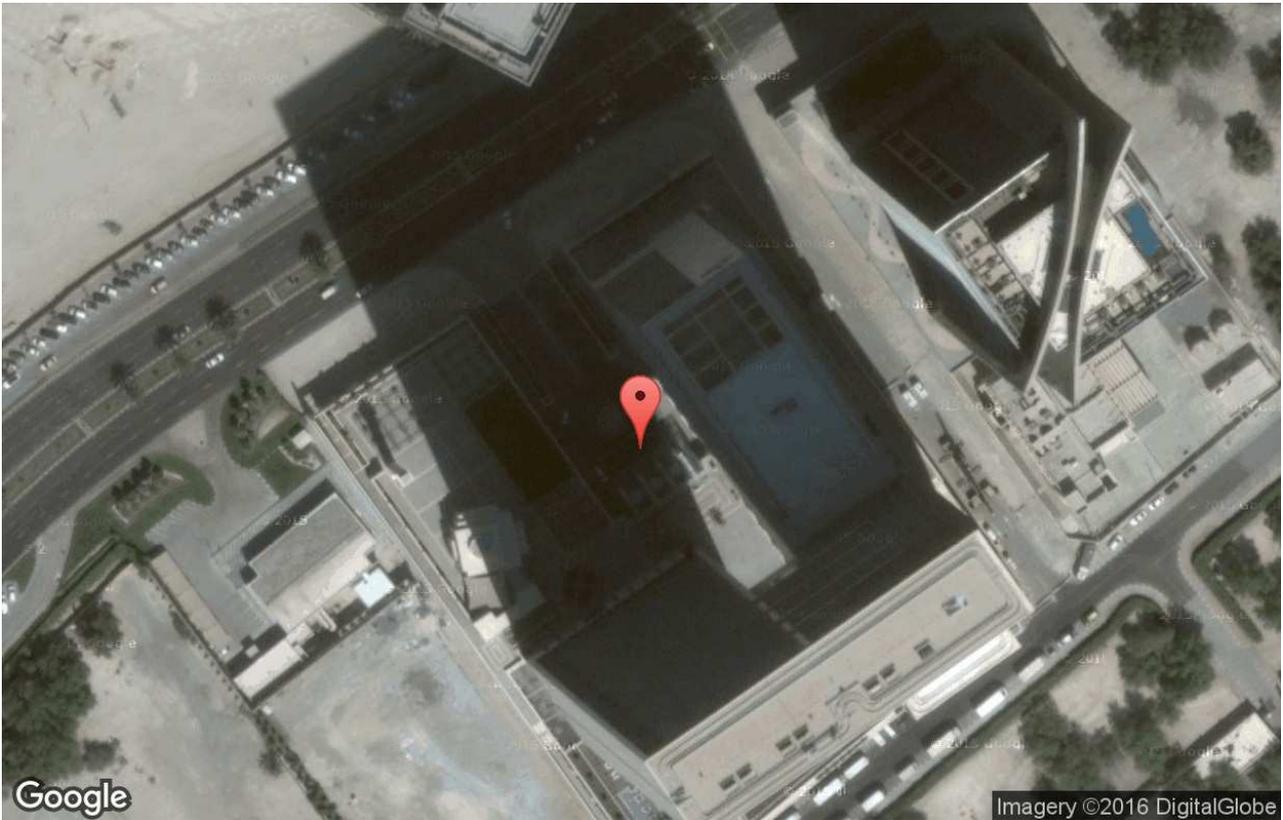
These partially fitted units offer prospective tenants considerable savings on their initial fitting out costs over traditional shell and core units

Unit can be divided into sub-divisions





Burj Daman, DIFC, Dubai - United Arab Emirates



Data provided by Google

Units & availability

Unit	Floor	Sq ft	Sq m	Rent	Comments
Unit 1202b	12	6,577	611.2	AED220 PSF	Partially Fitted
Unit 1202b (Subdivided)	12	3,767	350.1	AED220 PSF	Partially Fitted
Unit 1202b (Subdivided)	12	3,088	287.0	AED220 PSF	Partially Fitted
Unit 1202b (Subdivided)	12	2,626	244.1	AED220 PSF	Partially Fitted
Unit 1202b (Subdivided)	12	3,293	306.0	AED220 PSF	Partially Fitted
Total size	19,351	1,798.4			

Notes:



JLL Dubai

Toby

+971 56 3011064

toby.hall@jll.com

JLL Dubai

Ben

+971 56 446 3491

ben.johnston@eu.jll.com

Property descriptions and related information displayed on this page are marketing materials provided by JLL. Realla does not warrant or accept any responsibility for the accuracy or completeness of the property descriptions or related information provided here and they do not constitute property particulars. JLL Disclaimer JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images maybe computer generated. Any photographs show only parts of the property as they appeared at the time they were taken @2015 Jones Lang LaSalle