



Offering Memorandum
A-Grade Office Space for Rent
Al-Andalus Road, CBD
Jeddah – Saudi Arabia

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A large, modern multi-story office building with a facade of grey panels and blue-tinted glass windows. The building has a distinctive stepped design with balconies. A red arrow graphic points from the top right towards the building. A red banner at the bottom of the image contains the text 'A-Grade, Executive Offices for Rent' in white.

Project Brief:

Anchor Showroom: Jarir Bookstore

Executive Offices

- Ground Level: Dropoff & Entrance lobby for showroom and for offices separately.

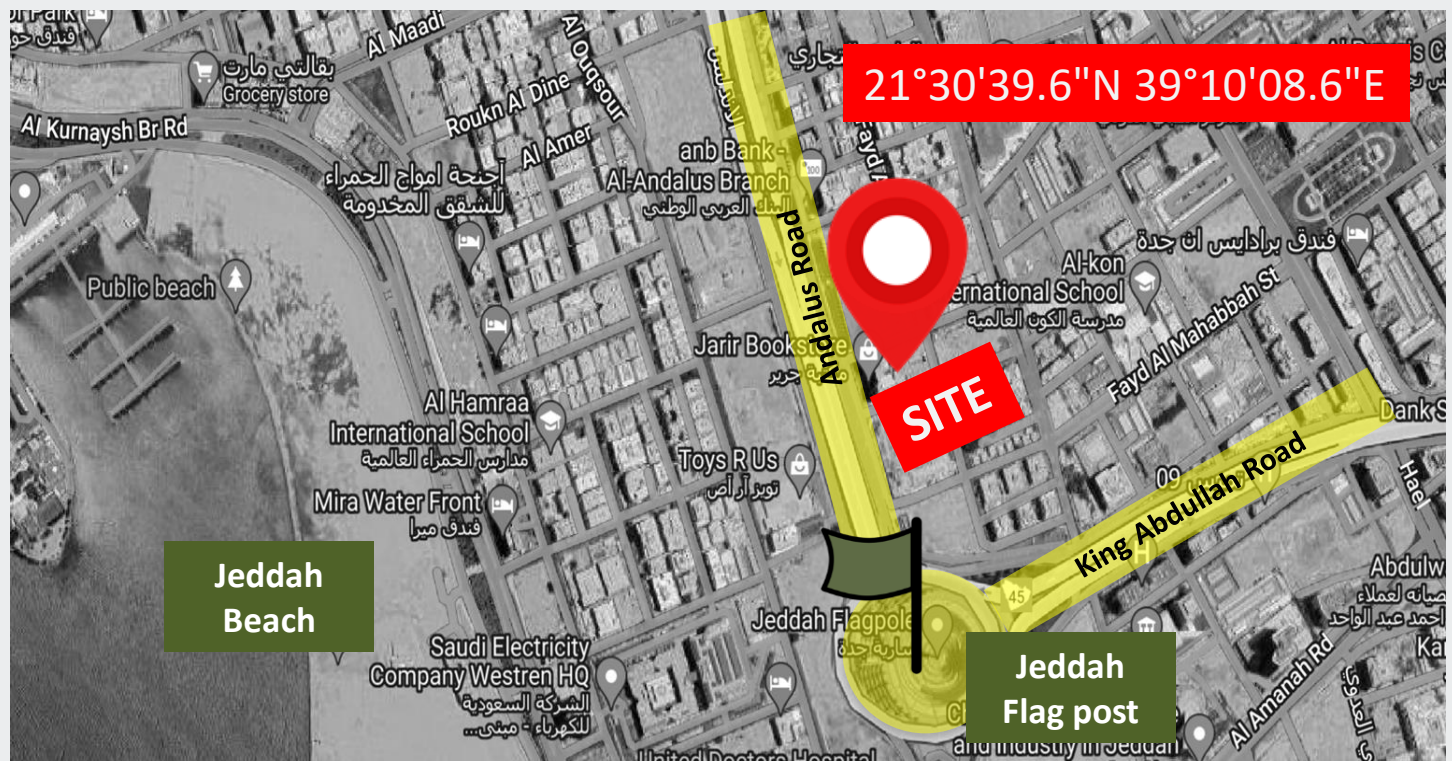
Visitors Car Parking

- Level 1 & 2: Showroom & Car Parking
- Level 3: Office Floor & Car Parking
- Level 4 to 9: Office Floors
- Level 10: Restaurant, Fitness center, swimming pool & wide terrace

Executive Offices Details:

- Level 3: 3 offices with total floor area for 1,566 sq.m.
- Level 4 to 8: 3 offices each floor with total floor area of 1,851 sq.m.
- Level 9: 3 offices with total floor area of 1,847 sq.m.
- Level 10: 1 restaurant & gym with swimming pool and wide terrace with total floor area of 487 sq.m.

Location



Location



The Jarir Tower is ideally situated at the heart of the city on the main Andalus Road, at the gateway of the Central Business District (CBD) in Jeddah. The property is easily accessible from King Abdulaziz Road from North, Andalus Road from the South & West, King Abdullah Road & Palestine Road from the East. The business connectivity to the premises is well defined as the property is the gateway of the city with less than 10 mins drive from the Jeddah Port, Industrial Area and Haramain Station and 15 to 20 mins from King Abdulaziz International Airport.

The property is well positioned and have an amazing view of the city landmark, the largest Jeddah Flag post and the tallest water fountain. The offices enjoys the breath taking views of the sunset at the Jeddah seashores. In short, the property makes a preponderate option as a premier business address for companies.

A premier address for your business...

Key Property Features:

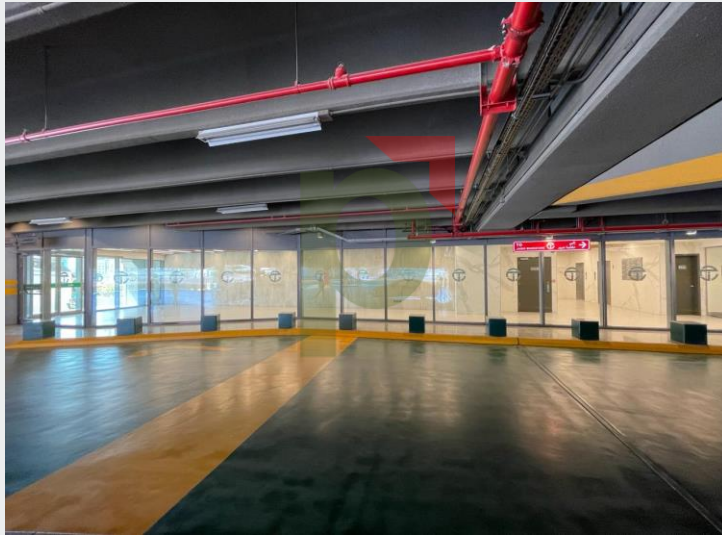
- 4 street access
- Wide separate entrance lobbies for office space & showroom
- 4 high speed elevators for offices
- 3 high sped service elevators
- Fire fighting system
- Fire alarm system
- 3 wide staircase for emergencies
- Underground water tank
- Overhead water tank
- Automated Car Entry and Exit System
- Car parking of 180 cars for the offices
- Visitor car parking
- Electrical panel and individual distribution board
- Safety electric breaker
- Common area bathrooms
- Storage and box room for janitorial equipment
- Energy Efficient Façade and Climate Control Treatment on the Roof
- Roof top restaurant and fitness center with swimming pool



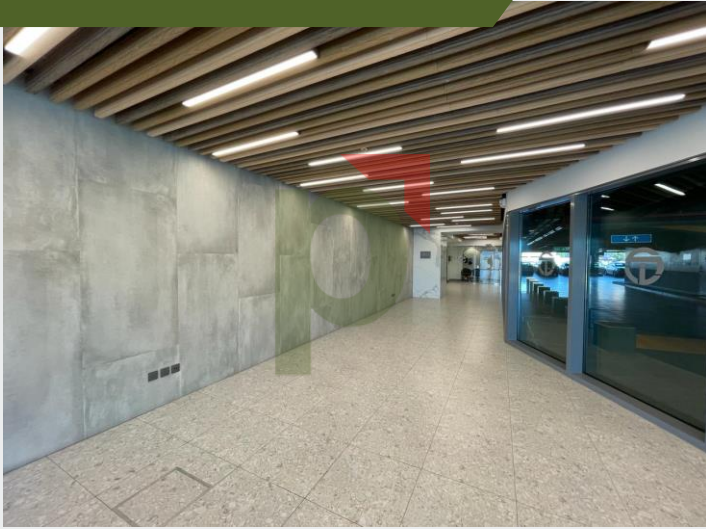
Views from the Tower



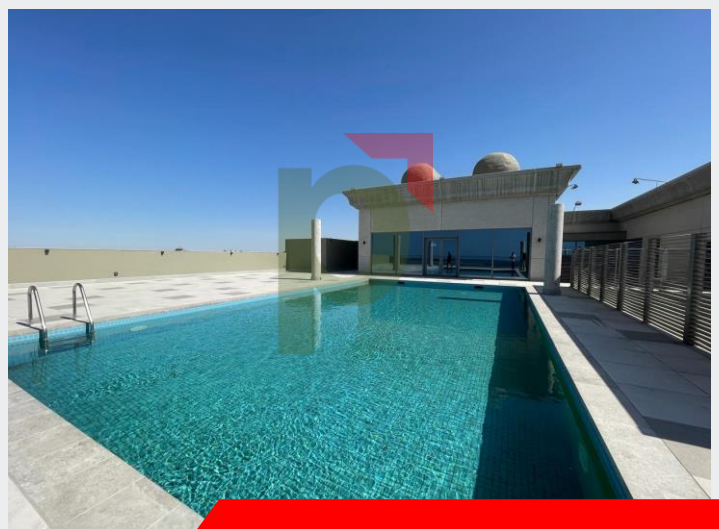
Office Tower Pictures



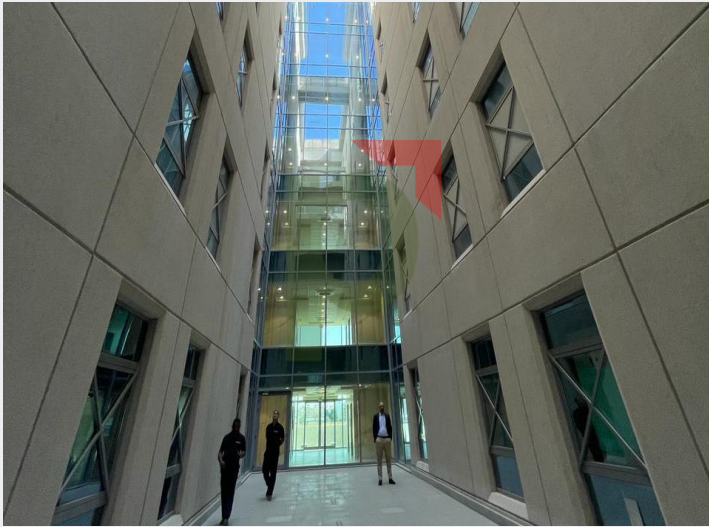
Office Tower Pictures



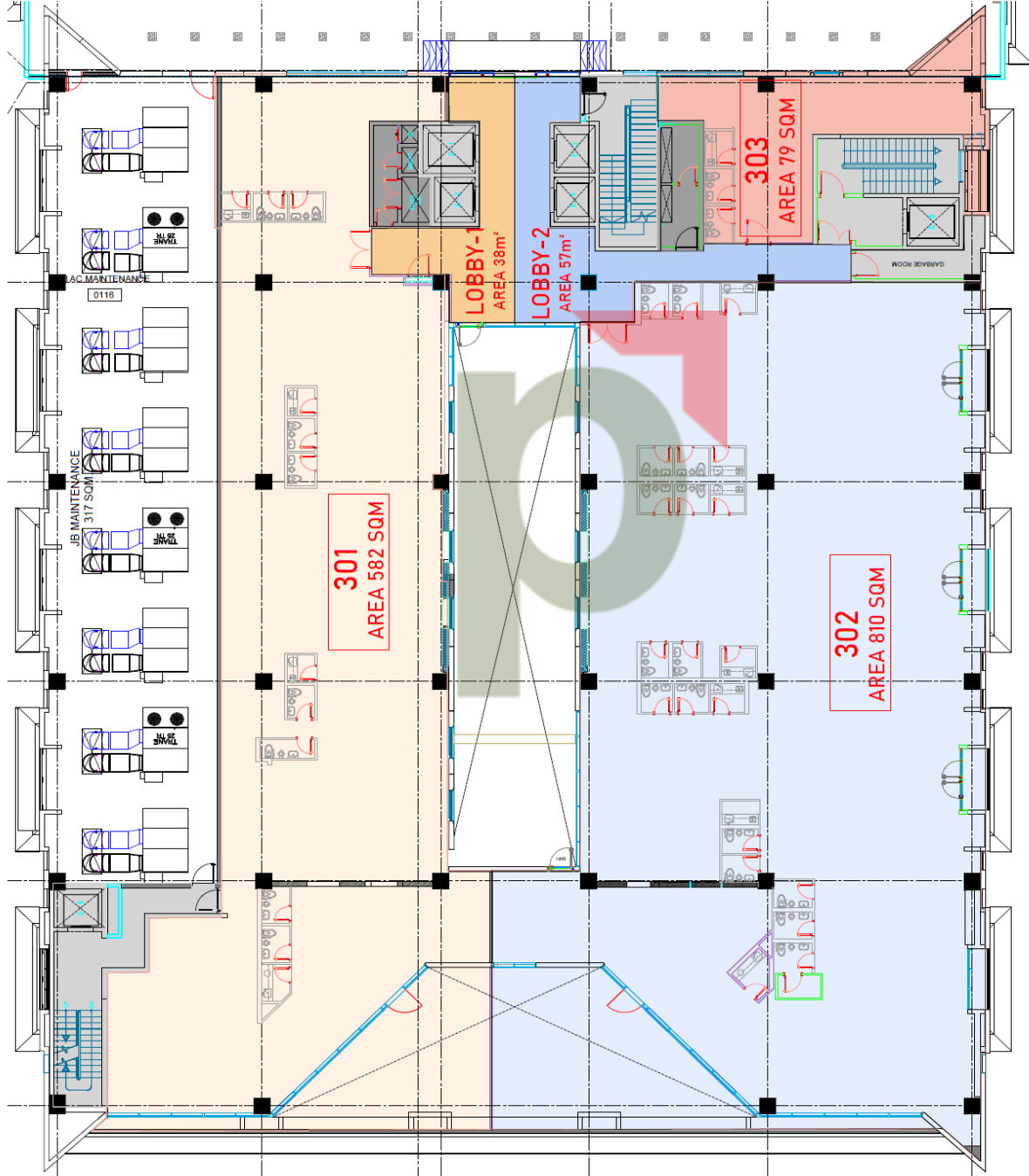
Office Tower Pictures



Office Tower Pictures



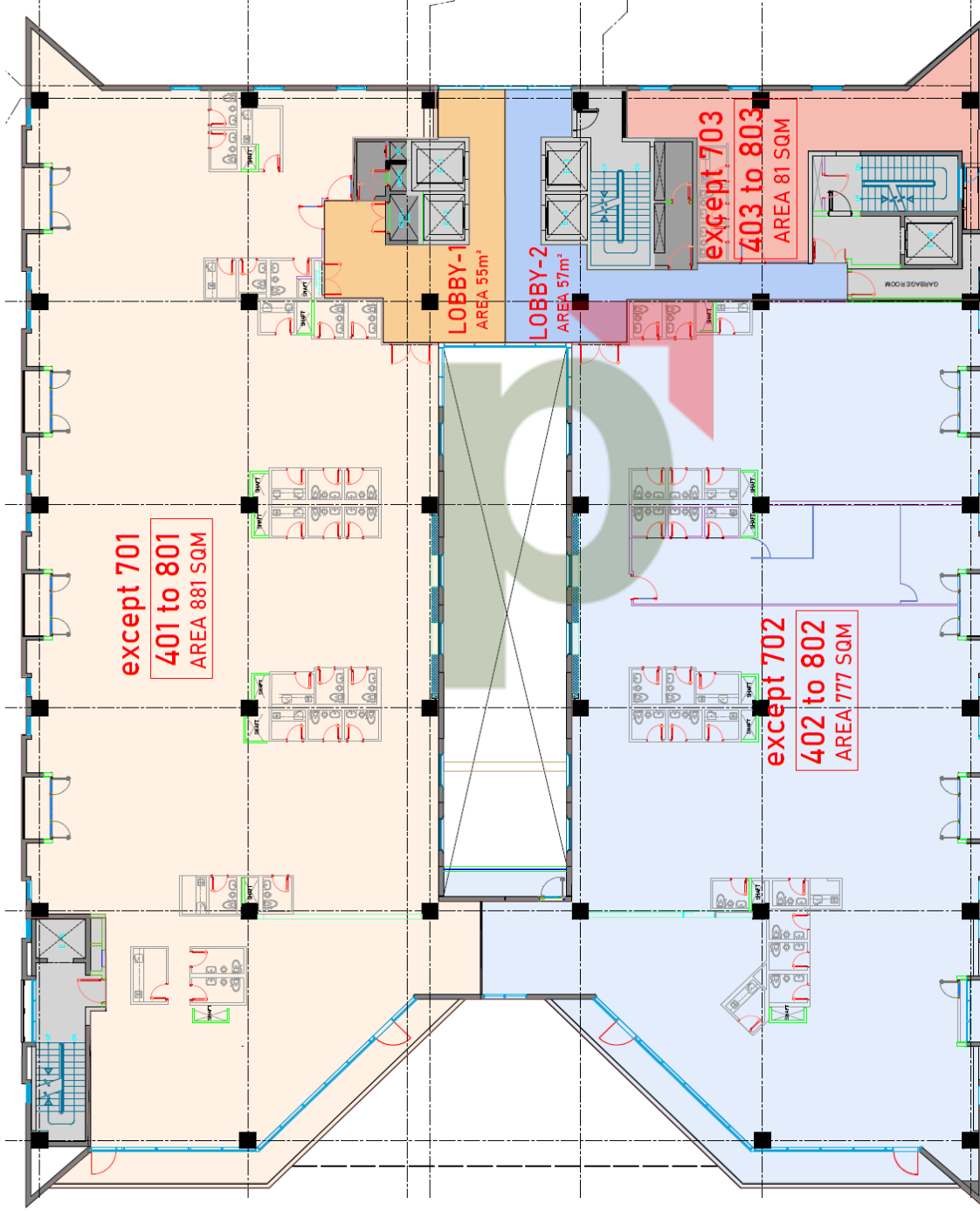
Layout Plans Level 3



THIRD FLOOR PLAN
SCALE: NTS.

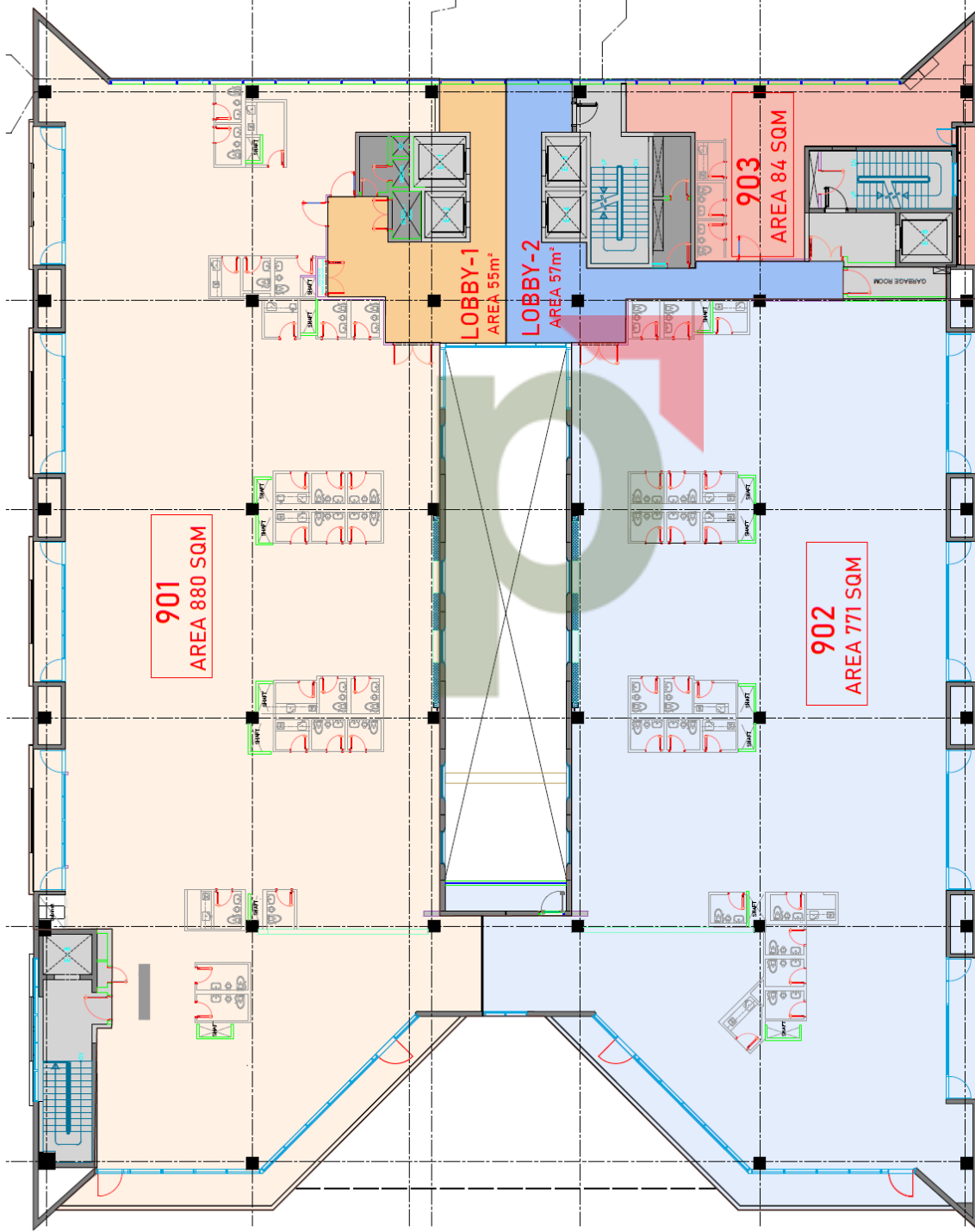
TOTAL FLOOR AREA = 1,566 SQM

Layout Plans Level 4 to 8



4TH TO 8TH FLOOR PLAN
SCALE: NTS
TOTAL FLOOR AREA = 1,851 SQM

Layout Plans Level 9

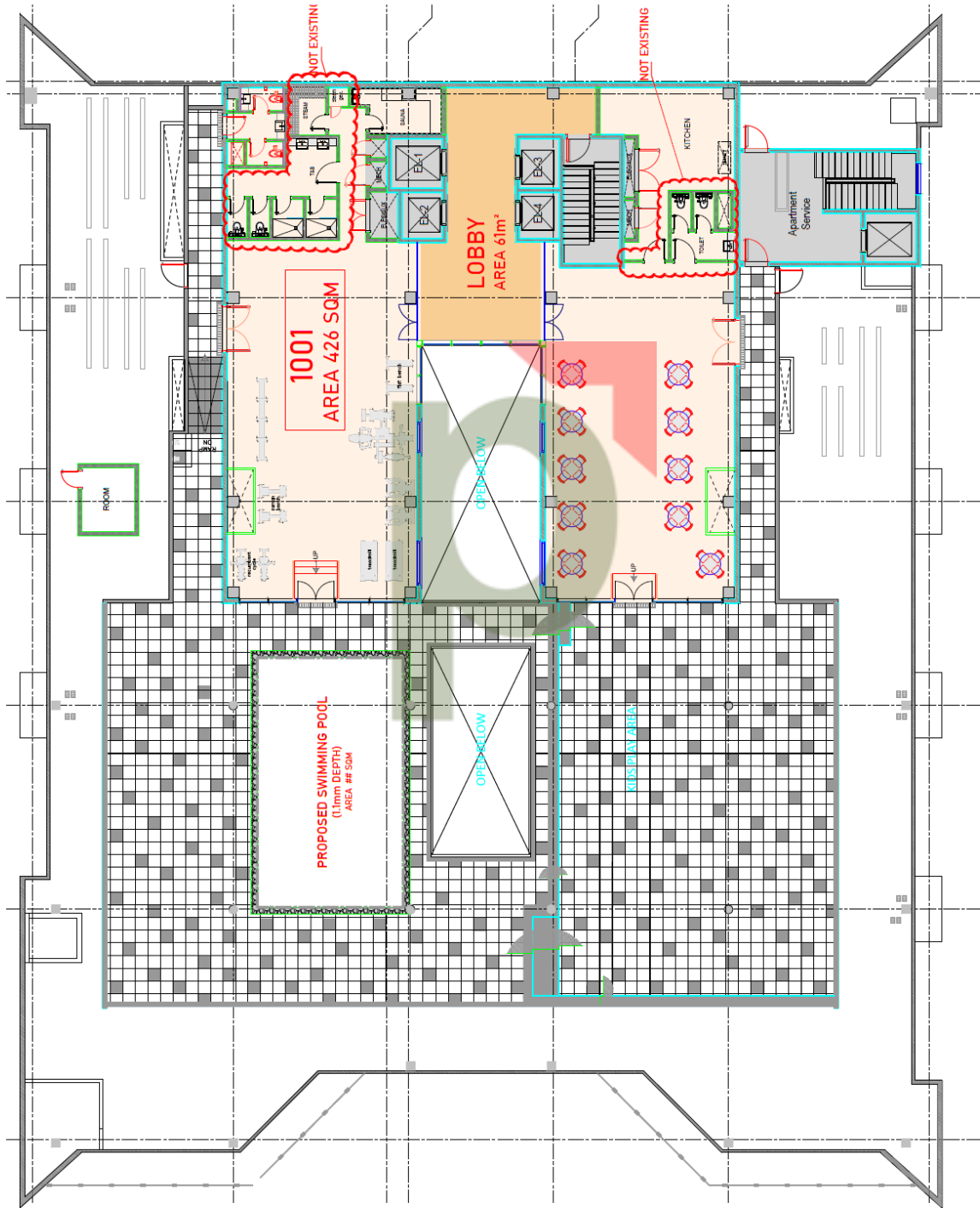


9TH FLOOR PLAN
SCALE: NTS.

TOTAL FLOOR AREA = 1,847 SQM

Layout Plans

Level 10



ROOF DECK FLOOR PLAN
SCALE NTS.

TOTAL FLOOR AREA = 487 SQM



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