

# OFFICES FOR LEASE

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CAPITAL GATE, (ADNEC), ABU DHABI



**Address** Al Khaleej Al Arabi Street, Abu Dhabi, UAE (ADNEC Complex)

**Details** The building incorporates a Hyatt hotel and commercial office space and is adjacent to the Abu Dhabi National Exhibition Hall.

## Specification

- ◆ 14 office floors
- ◆ Total Net lettable area: 14,396 sq m
- ◆ Net lettable office area: from 994 to 1,025 sq m
- ◆ 2 IT server rooms per floor
- ◆ 24-hour security
- ◆ 3 lifts (with 21 persons capacity)
- ◆ Central air-conditioning system
- ◆ Parking 1:50 sq m (unlimited parking at ADNEC)
- ◆ Access to the Hyatt hotel
- ◆ Full amenities at ADNEC

**For further information, please contact:**

**Matthew Dadd**

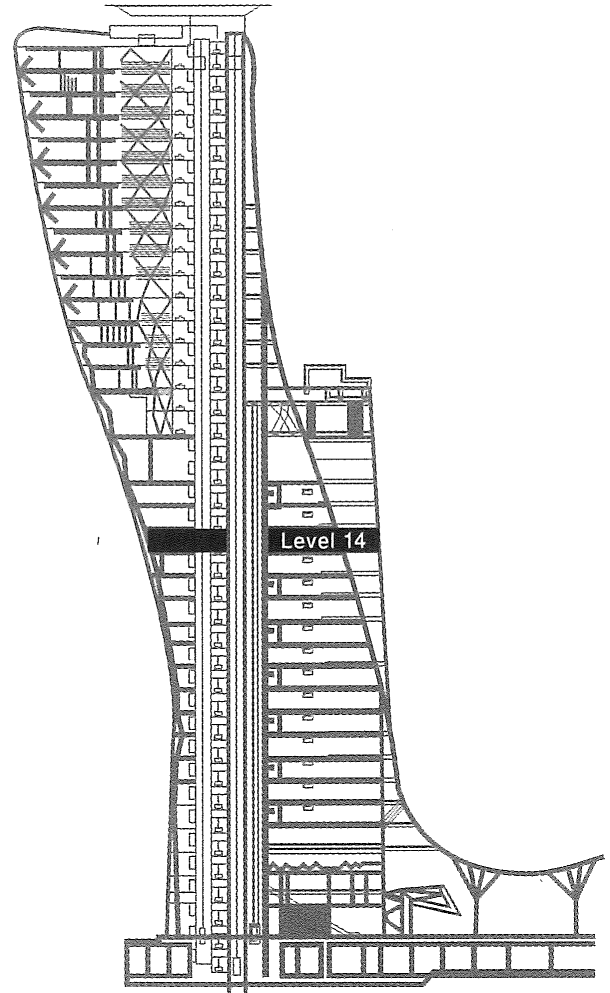
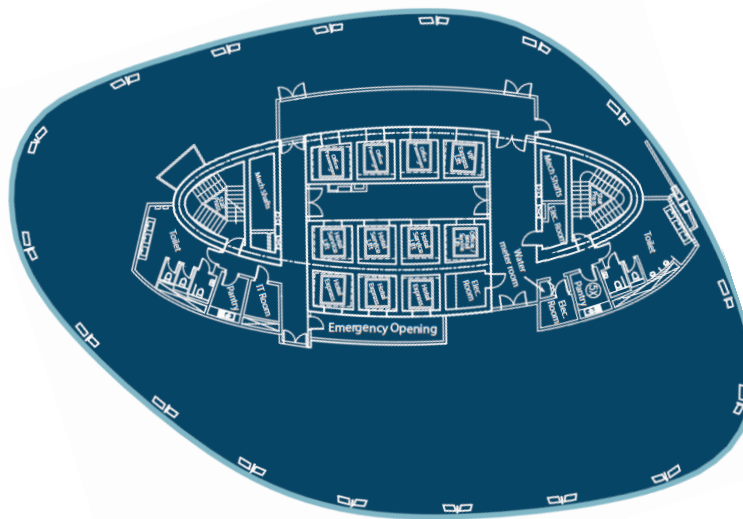
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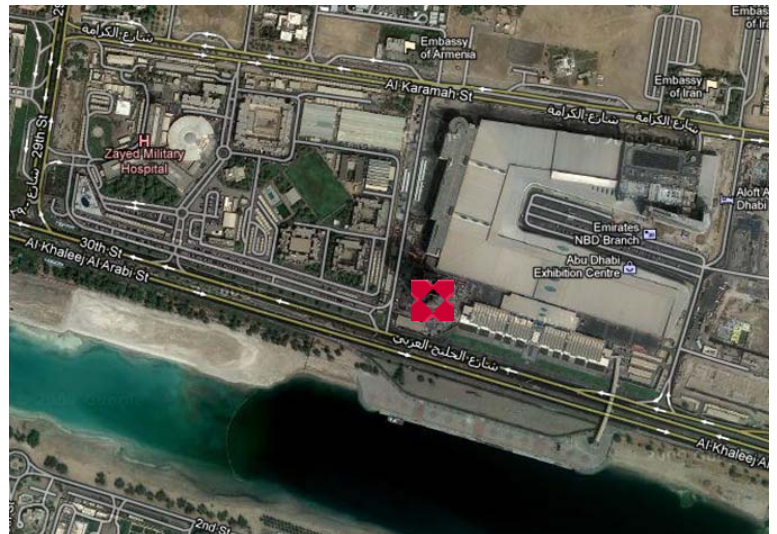
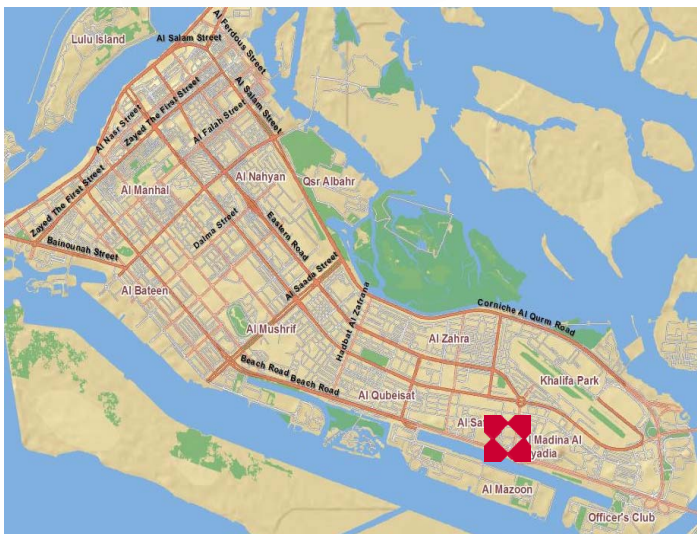
# CAPITAL GATE, ADNEC, ABU DHABI, U.A.E.

Floor	Net Area (Sq m)
18 <sup>th</sup> – 35 <sup>th</sup>	Hyatt Capital Gate Hotel
15 <sup>th</sup>	1,029
14 <sup>th</sup>	1,025
13 <sup>th</sup>	1,047
12 <sup>th</sup>	1,040
11 <sup>th</sup>	1,051
10 <sup>th</sup>	1,041
9 <sup>th</sup>	1,040
8 <sup>th</sup>	1,025
7 <sup>th</sup>	1,033
6 <sup>th</sup>	1,024
5 <sup>th</sup>	1,027
4 <sup>th</sup>	1,012
3 <sup>rd</sup>	1,008
2 <sup>nd</sup>	994
<b>Total</b>	<b>14,396</b>



## Location Map

Identification purposes only – Not to scale



## Important Notice

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