

BAY GATE

Dubai

Burj District Grade A Office Tower



Contents

3.....	Introduction and Vision
4.....	Location
5.....	Building Facts and Figures
6.....	Mechanical Floors
7.....	Entrance and Retail
8.....	Bay Gate Area Schedule
9.....	Full Office Floor Plan
10.....	Winter Garden View Floor Plan
11.....	Health Club Floor Plan
12.....	Photo Gallery - View From the Upper Floors
13.....	Photo Gallery - View From Sheikh Zayed Road
14.....	CGI's - Artist Impression

Introduction & Vision

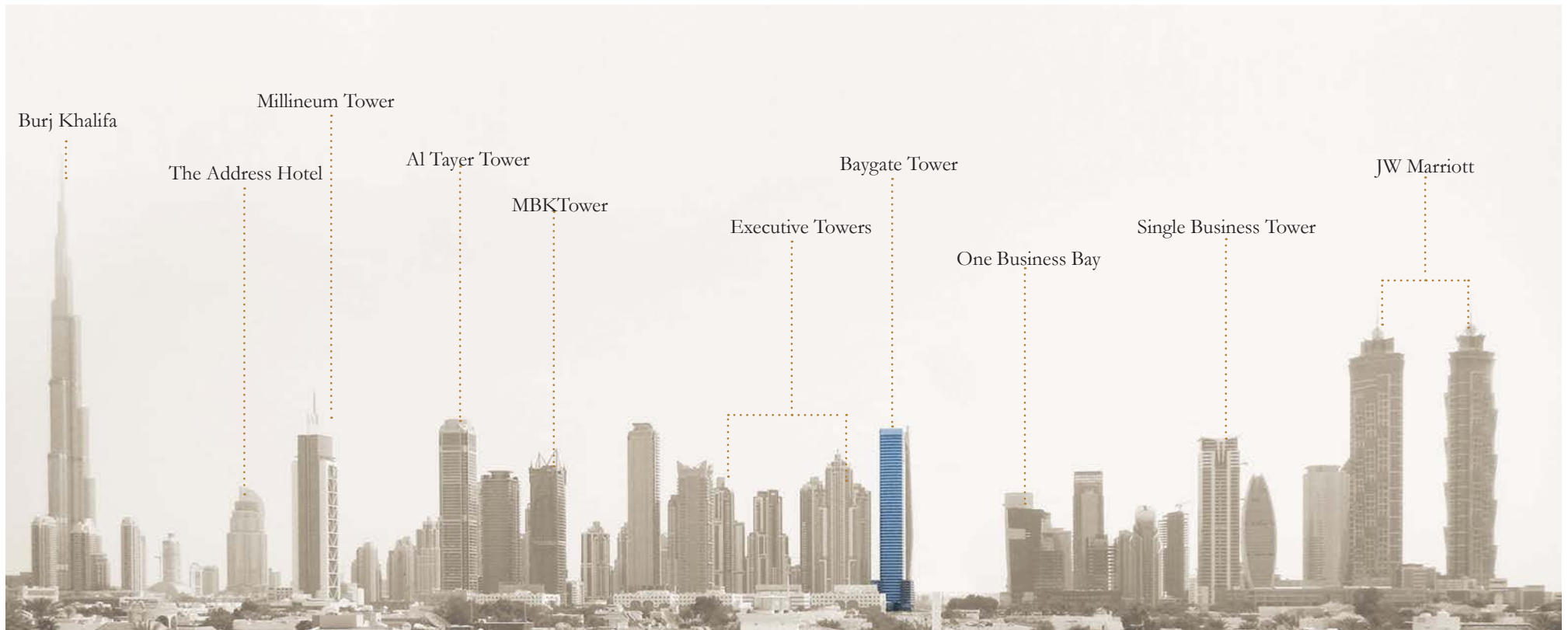
The Bay Gate Tower is set to become a distinguished landmark providing businesses with a unique opportunity to establish headquarters in a prime location.

Ideally located at the entrance to Business Bay, part of the Burj district directly opposite the metro station and conveniently positioned in close proximity to Sheikh Zayed Road which has approximately 350,000 vehicles passing by daily.

The Bay Gate Tower is designed to set new benchmarks for commercial office space in Dubai and has been developed to a very high specification.

Property Highlights

- approx. 565,855 ft² NLA
- 16 Elevators
- 54 Floor Levels
- Sky Garden
- 4 meters slab to slab
- 1,200 Parking spaces
- Winter Garden



Location

The building is located in the Burj District. It benefits from Sheikh Zayed Road frontage as well as close proximity to the Burj Khalifa, Downtown and DIFC which are internationally recognized.

Key Distances:



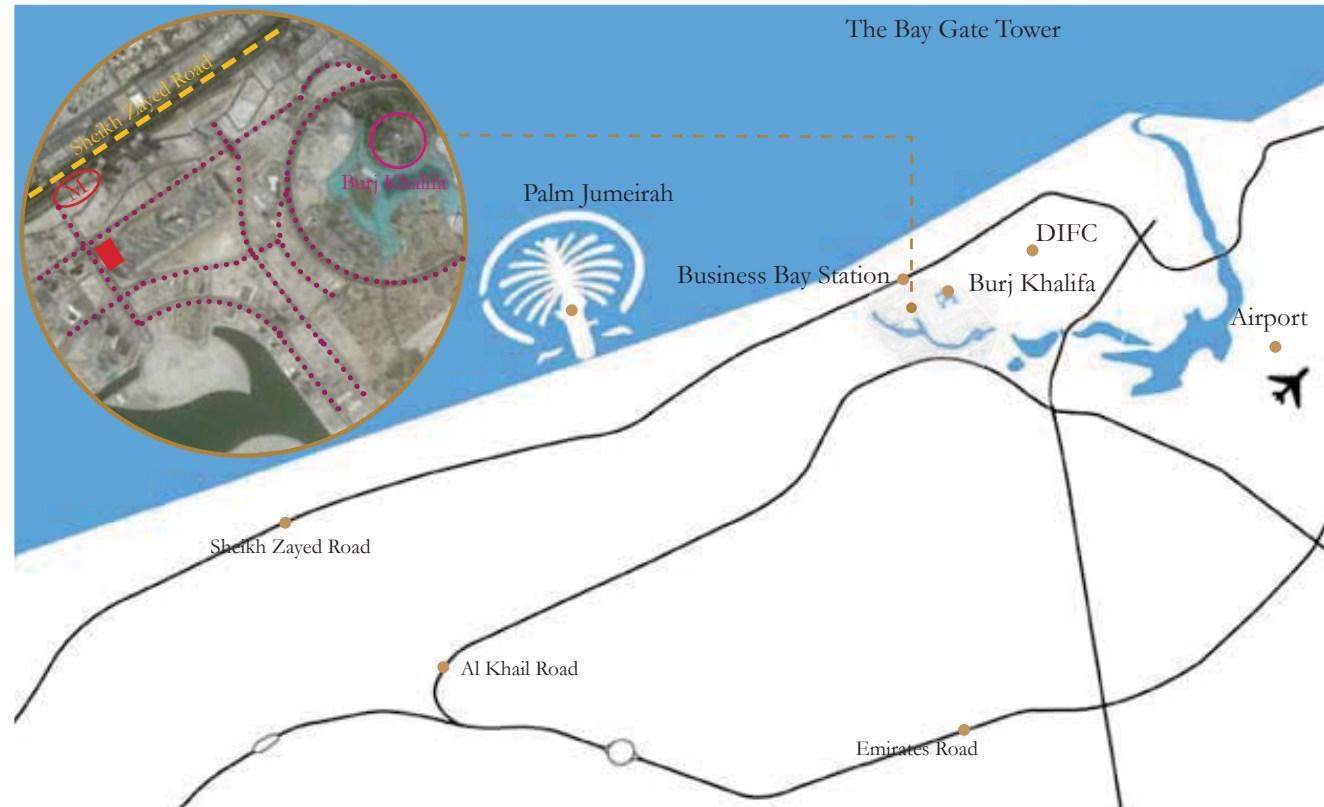
Dubai Marina : 17 kilometers



DIFC : 3.7 kilometers



Dubai Metro Station : 300 meters



Burj Khalifa : 1.5 kilometers



Dubai Airport : 11.9 kilometers

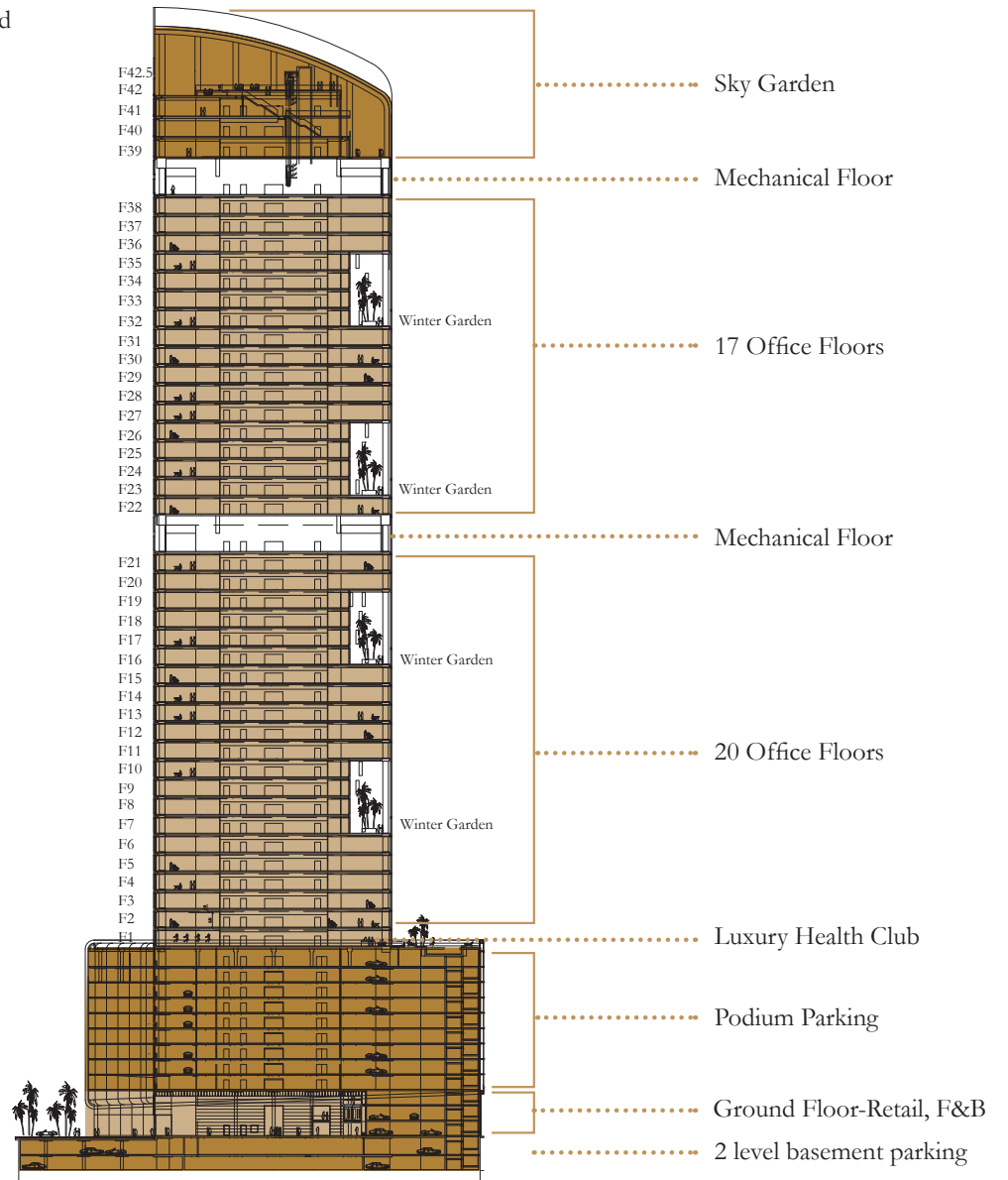


Burj Al Arab : 9.4 kilometers

Building Facts & Figures

Bay Gate benefits from many unique features over and above its elegant contemporary design and fantastic location. The building has been built to a very high specification;

Building SA	approx. 565,855 ft ² (52,570 m ²) Leasable Area
Floor Plate SA	11,454 ft ² (1,064 m ²) up to 14,201 ft ² (1,319 m ²) • Retail • Full Floor • Partial Floor
Elevators	16 elevators in total • 10 High speed destination controlled passenger elevators • 3 Podium elevators • 1 Glass Panoramic elevator • 2 Service Elevator
Parking	1,200 spaces approx. • Ratio per parking: 750 sq.ft GFA
Floors	54 Floors • 1 Retail floor • 11 Parking Levels • 1 Leisure Facilities • 37 Tower Floors • 4 Sky Garden Floors
Facilities	• Winter Gardens • Valet parking • Luxury Health Club • Serviced offices • Retail outlets • Restaurants • Executive Club • Business Centre
Lighting	Intelligent building lighting system; Window Panel Lighting
Security	Access Control System; Closed-circuit Television (CCTV)



Mechanical Information

Retail Units slab to slab 9.608M

Office units slab to slab 3.754M

Lift design

- Low Rise Lift (5 Nos) – Ground Floor to 21st Floor, 1275Kg, 3.5M/s, 17Person
- High Rise Lift (5 Nos) – 22nd Floor to 39th Floor, 1275Kg, 7.0M/s, 17Person
- Service Lift (1 No) – Ground Floor to 41st Floor 2200Kg, 5M/s, 26 Persons
- Each office is provided with a minimum 4Nos & maximum 6Nos of 2C Fiber Optic cable for the telephone/Internet services
- Office area Air conditioning system is provided with ozone generators

Following MEP services are provided in each office floor:

- Addressable Fire alarm system
- Central Battery Emergency lighting system
- Office area light points with ceiling rose and flexible cables
- Provision for the raise flooring system
- Firefighting system
- Fire hose reel cabinet & Fire extinguishers
- Two AHU systems for the Air conditioning system in each floor. AC ducting is provided up to the VAV
- One common toilet – Male, Female & Handicap
- One common pantry



Office Lobby



Lift



Retail floor / Ground floor

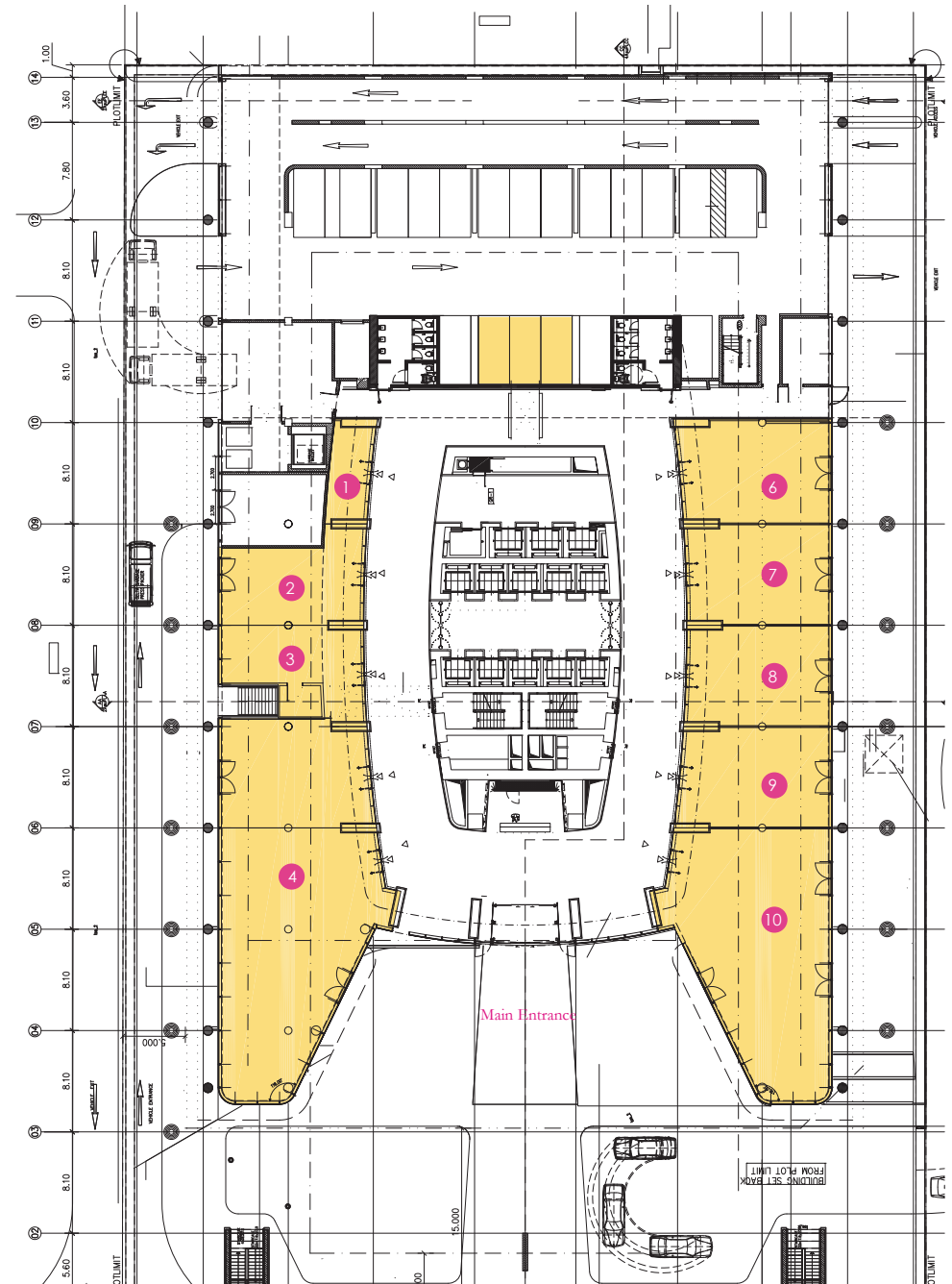
Entrance & Retail

Bay Gate offers a grand arrival experience through a formal drop off point at the front of the building with a spacious “runway” flanked by water features leading into the Main Entrance.

The interior entrance lobby boasts an equally impressive arrival experience from its 12 meter high ceiling and elegant interior design.

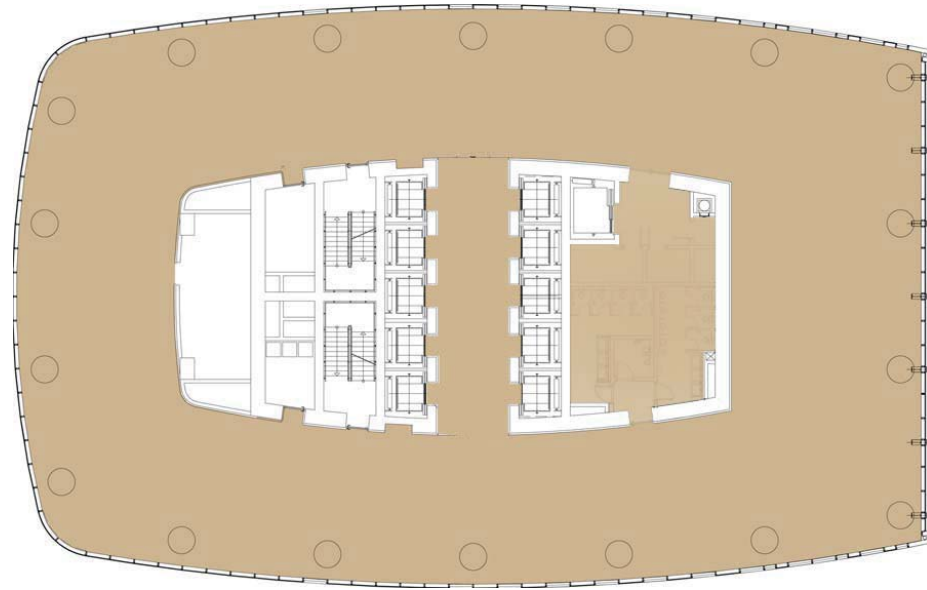
The retail offering will service the building office residents with food & beverages, convenient retail & lifestyle retail.

Key	Surface Area		Area Description	Electrical Load
1	29.22 sq.m	314.52 sq.ft	Retail	7.00KW
2	79.48 sq.m	855.51 sq.ft	Retail	7.20KW
3	75.96 sq.m	817.63 sq.ft	Retail	7.20KW
4	342.58 sq.m	3,687.50 sq.ft	Retail	36.00KW
6	103.07 sq.m	1,109.44 sq.ft	Retail	16.50KW
7	94.99 sq.m	1,022.46 sq.ft	Retail	16.50KW
8	94.97 sq.m	1,022.25 sq.ft	Retail	16.50KW
9	99.20 sq.m	1,067.78 sq.ft	Retail	16.50KW
10	237.30 sq.m	2,554.27 sq.ft	Retail	18.50KW

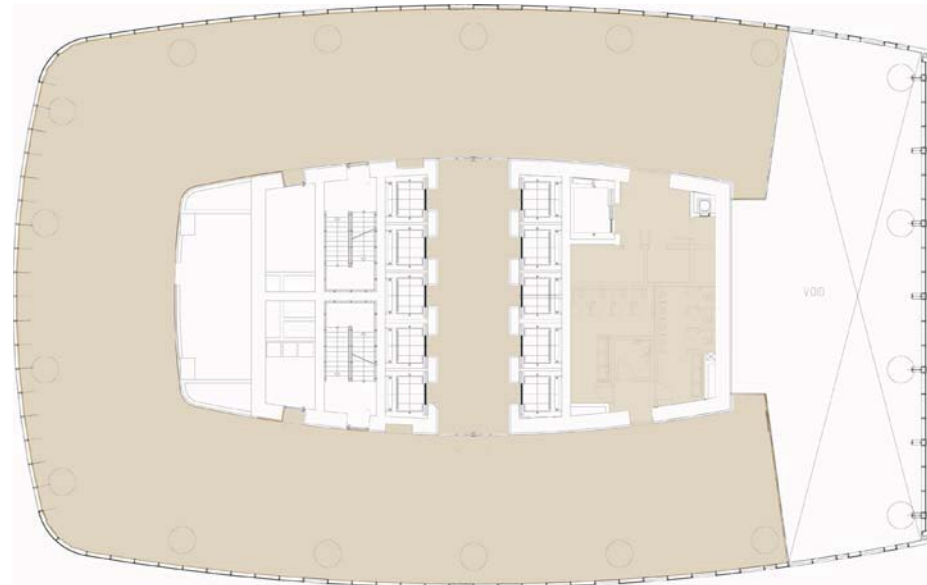


Bay Gate Area Schedule

Floors	G.L.A(sq.ft)
GF	12,451.36
F01	13,602.12
F02	14,201.24
F03	14,201.24
F04	14,201.24
F05	14,201.24
F06	14,201.24
F07	14,201.24
F08	11,454.08
F09	11,454.08
F10	11,454.08
F11	14,201.24
F12	14,201.24
F13	14,201.24
F14	14,201.24
F15	14,201.24
F16	14,201.24
F17	11,454.08
F18	11,454.08
F19	11,454.08
F20	14,201.24
F21	14,201.24
F22	14,201.28
F23	14,201.28
F24	11,455.56
F25	11,455.56
F26	11,455.56
F27	14,201.28
F28	14,201.28
F29	14,201.28
F30	14,201.28
F31	14,201.28
F32	14,201.28
F33	11,455.56
F34	11,455.56
F35	11,455.56
F36	14,201.28
F37	14,201.28
F38	14,201.28
F39	14,201.28
(R1,R2,R3)	27,176.48



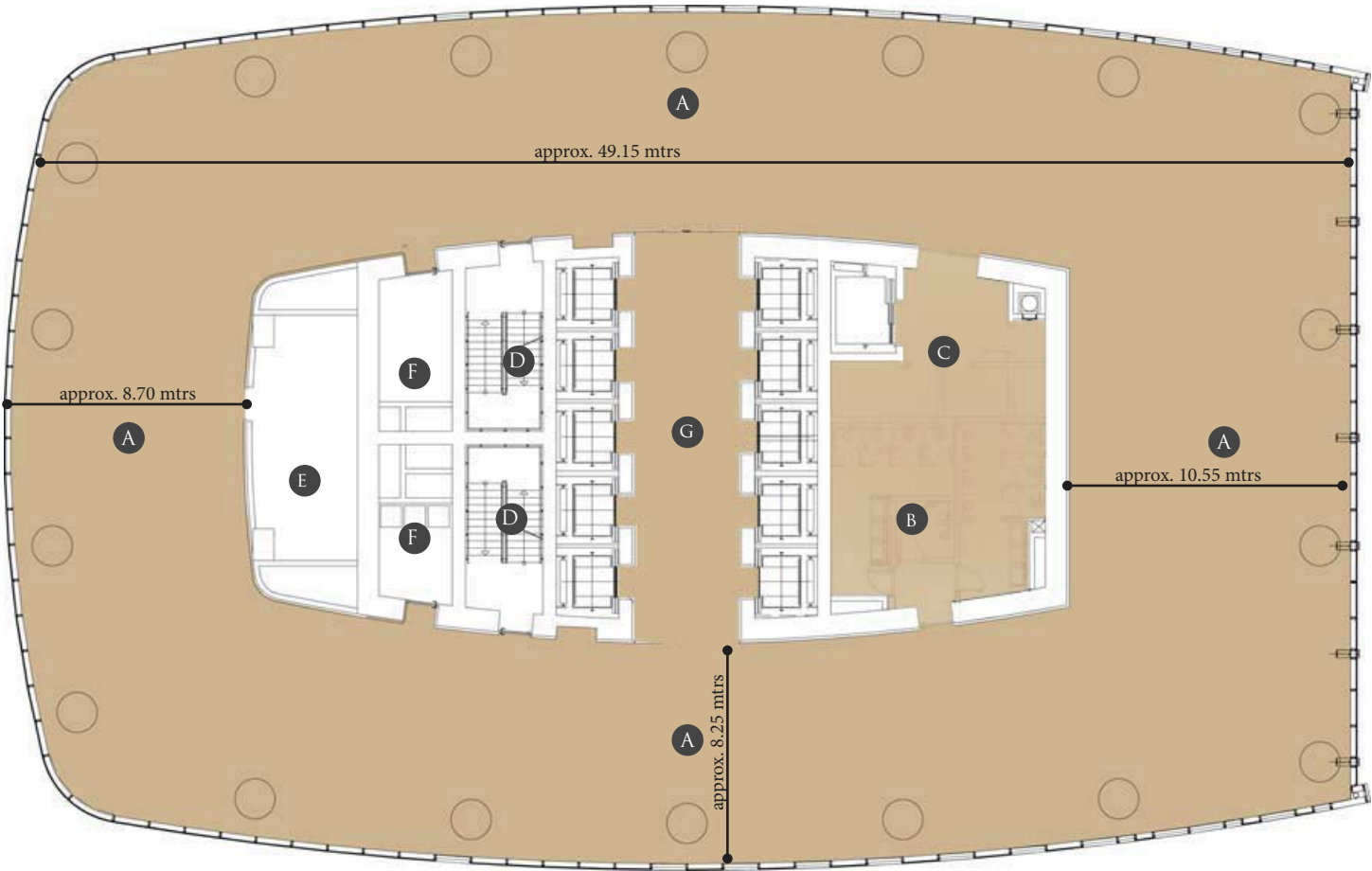
Typical Floor



Winter Garden Typical Floor

Full Office Floor Plan

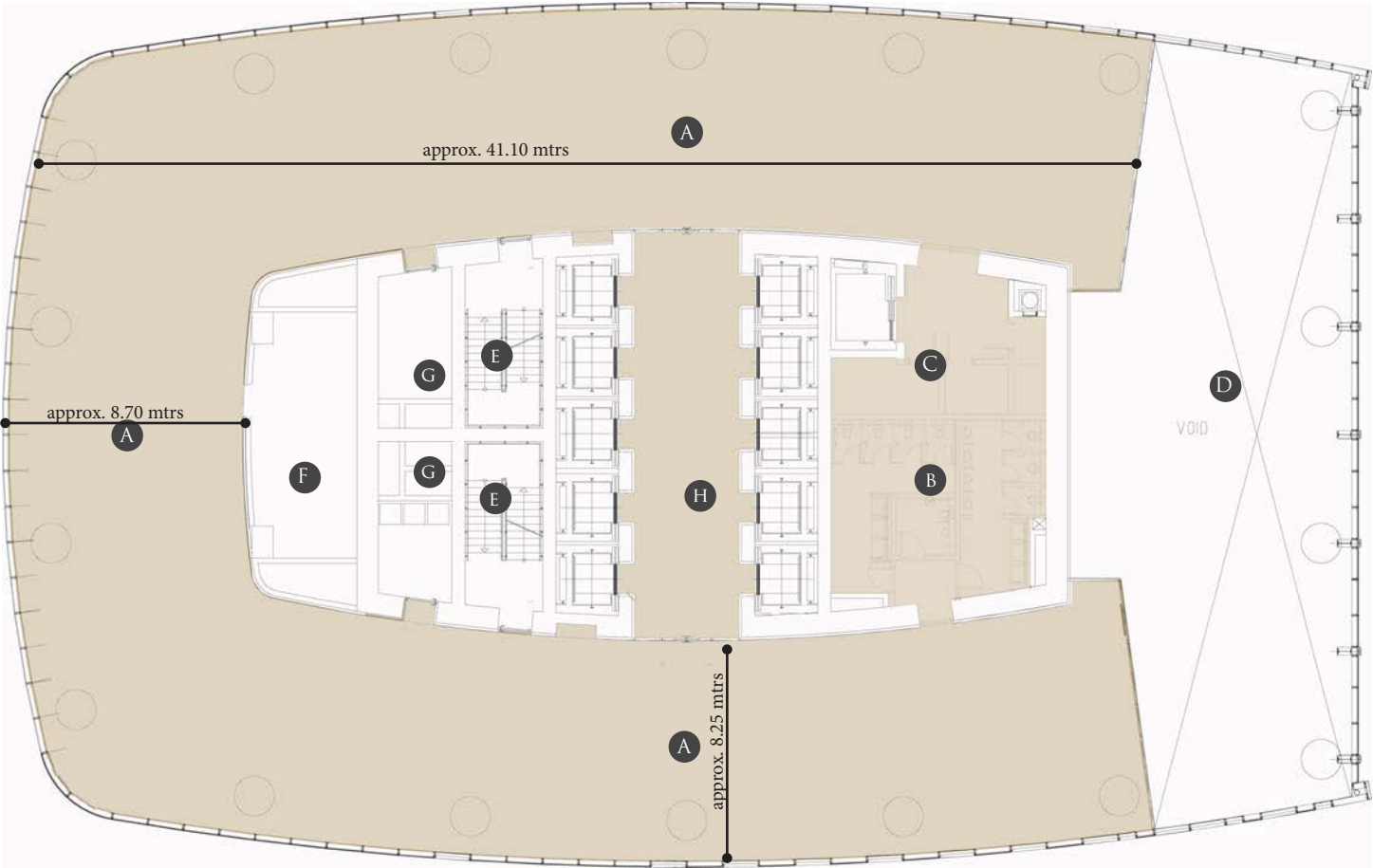
Legend	Description	Surface Area
A	Office	12,346.08 sq.ft
B	Toilet	685.12 sq.ft
C	Service Lobby	337.88 sq.ft
D	Fire Exits/Stairs	409.03 sq.ft
E	Vav Room	439.71 sq.ft
F	Elec/Tel. Room	479.85 sq.ft
G	Lift Lobby	832.16 sq.ft



Typical Floor Plan

Winter Garden Floor Plan

Legend	Description	Surface Area
A	Office	9,598.92 sq.ft
B	Toilet	685.12 sq.ft
C	Service Lobby	337.88 sq.ft
D	Winter Garden	2,747.16 sq.ft
E	Fire Exits/Stairs	409.03 sq.ft
F	Vav Room	439.71 sq.ft
G	Elec/Tel. Room	474.85 sq.ft
H	Lift Lobby	832.16 sq.ft



Winter Garden Floor Plan

Health Club Floor Plan

Located on the top of the podium is a high-end health club offering extensive services and facilities;

- Fitness Studios
- Full equipped work-out studio
- Massage cabins
- Spa
- Sauna
- Steam room
- Jacuzzi
- Swimming pool Outdoor (25m)
- Members lounge
- Members parking



Conventional gym



Spinning



Crossfit training



Reception

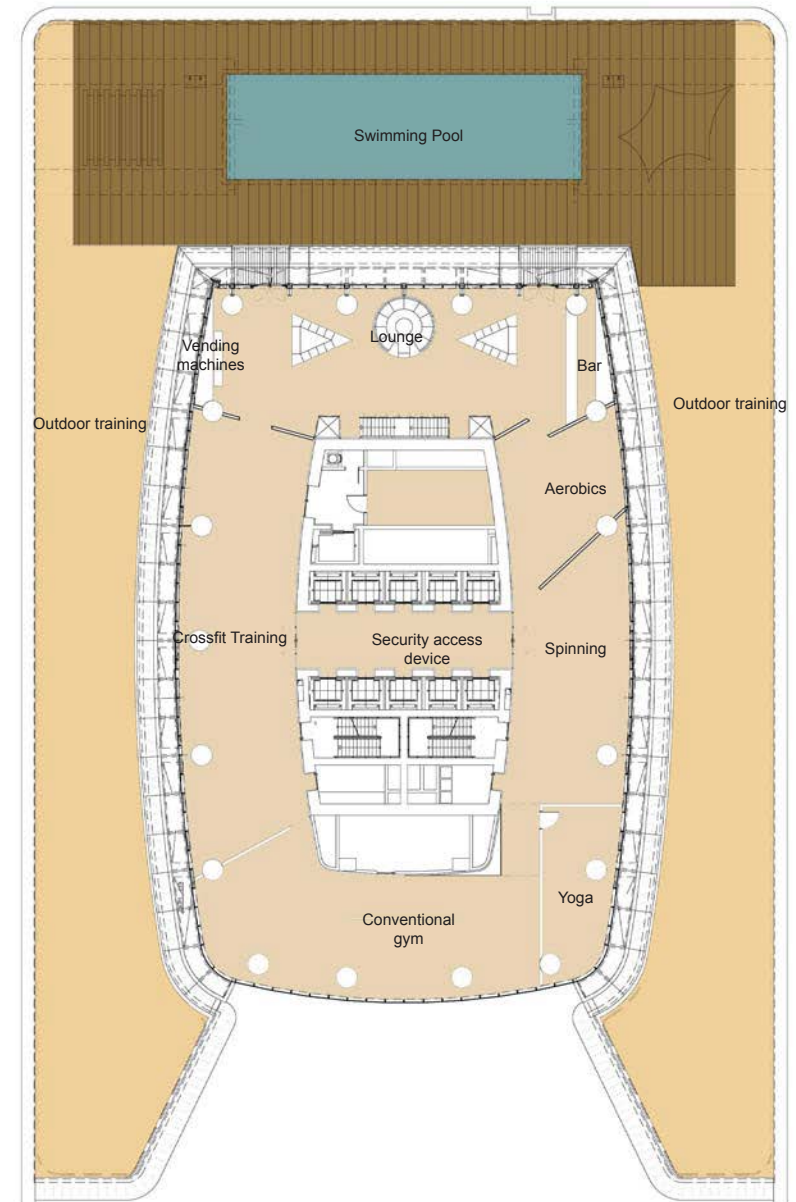


Photo Gallery - View From the Upper Floors



View North - Jumeirah, the World's Island



View East - Sheikh Zayed Road



View S. West - Business Bay, Nad Al Sheba



View South East - Burj Dubai

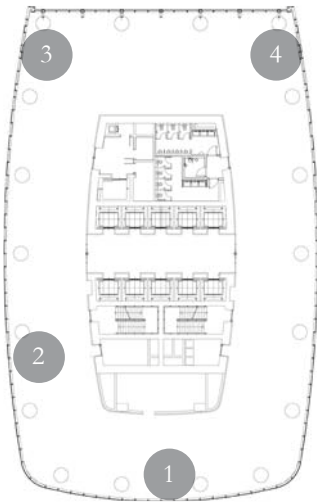


Photo Gallery - View From Sheikh Zayed Road



View - Sheikh Zayed Road Metro Station Proximity



View - Al Wasl Road (proximity from Burj Khalifa)



View - Sheikh Zayed Road, Dubai's main road (350,000 vehicles per day)

CGI - Artist's Impression



Perspective - Day Shot of the Building



Perspective - Night Shot of the Building



Perspective of Entrance and Lobby



Perspective of the winter garden

FOR MORE INFORMATION PLEASE CONTACT



☎ +971 55 476 7630
☎ +971 4 368 7878
✉ info@afsrealestate.com
🌐 www.afsrealestate.com



☎ +971 50 674 2020
☎ +971 4 368 7878
✉ info@dubricks.com
🌐 www.dubricks.com

BAY GATE

Dubai

