

محمد بن راشد للطيران
MOHAMMED BIN RASHID AEROSPACE HUB

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محمد بن راشد للطيران
MOHAMMED BIN RASHID AEROSPACE HUB

by



AVIATION ONE
OFFICES & RETAIL

“

We are not building the largest airports in the world.
We are building the aviation capital of the world.

”

SHEIKH MOHAMMED BIN RASHID AL MAKTOUM
Vice President and Prime Minister of the UAE,
Ruler of Dubai.



STRATEGIC GATEWAY

AN ESTABLISHED & MATURE FREEZONE

Operate under a Dubai South Aviation Freezone License or DED License



35 MINS DRIVE TO
DOWNTOWN
BURJ
KHALIFA



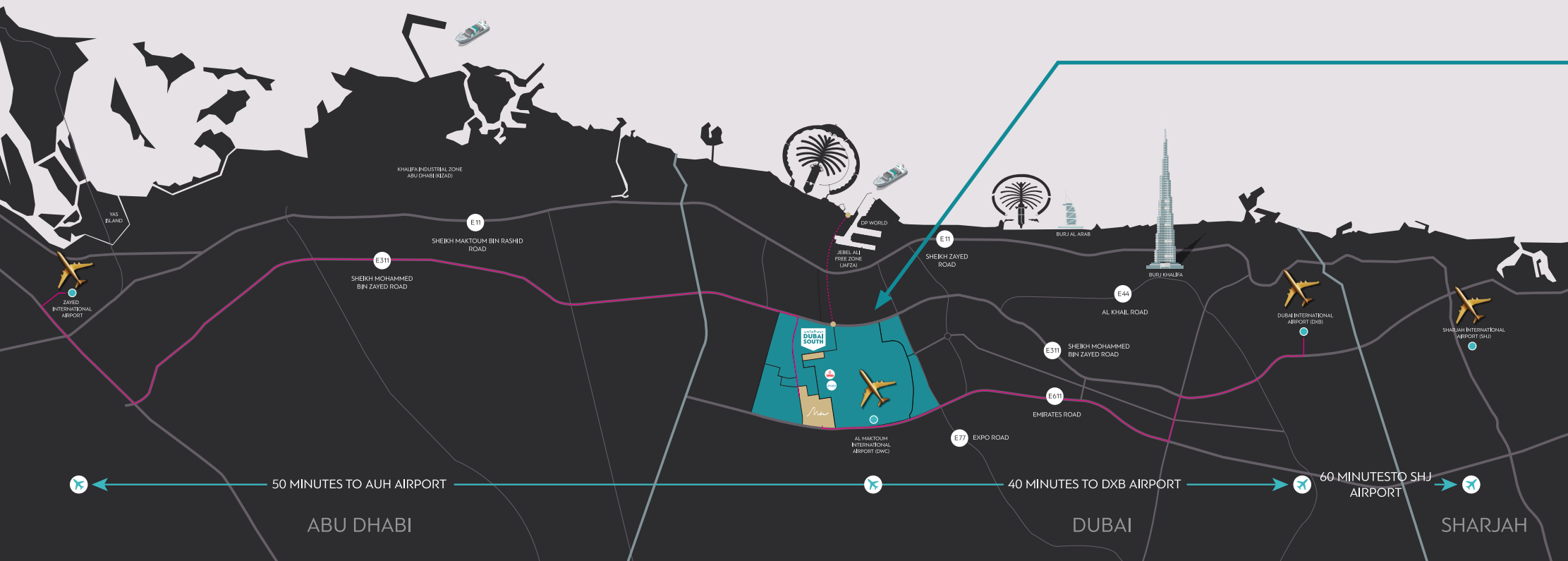
25 MINS DRIVE TO
PALM
JUMEIRAH



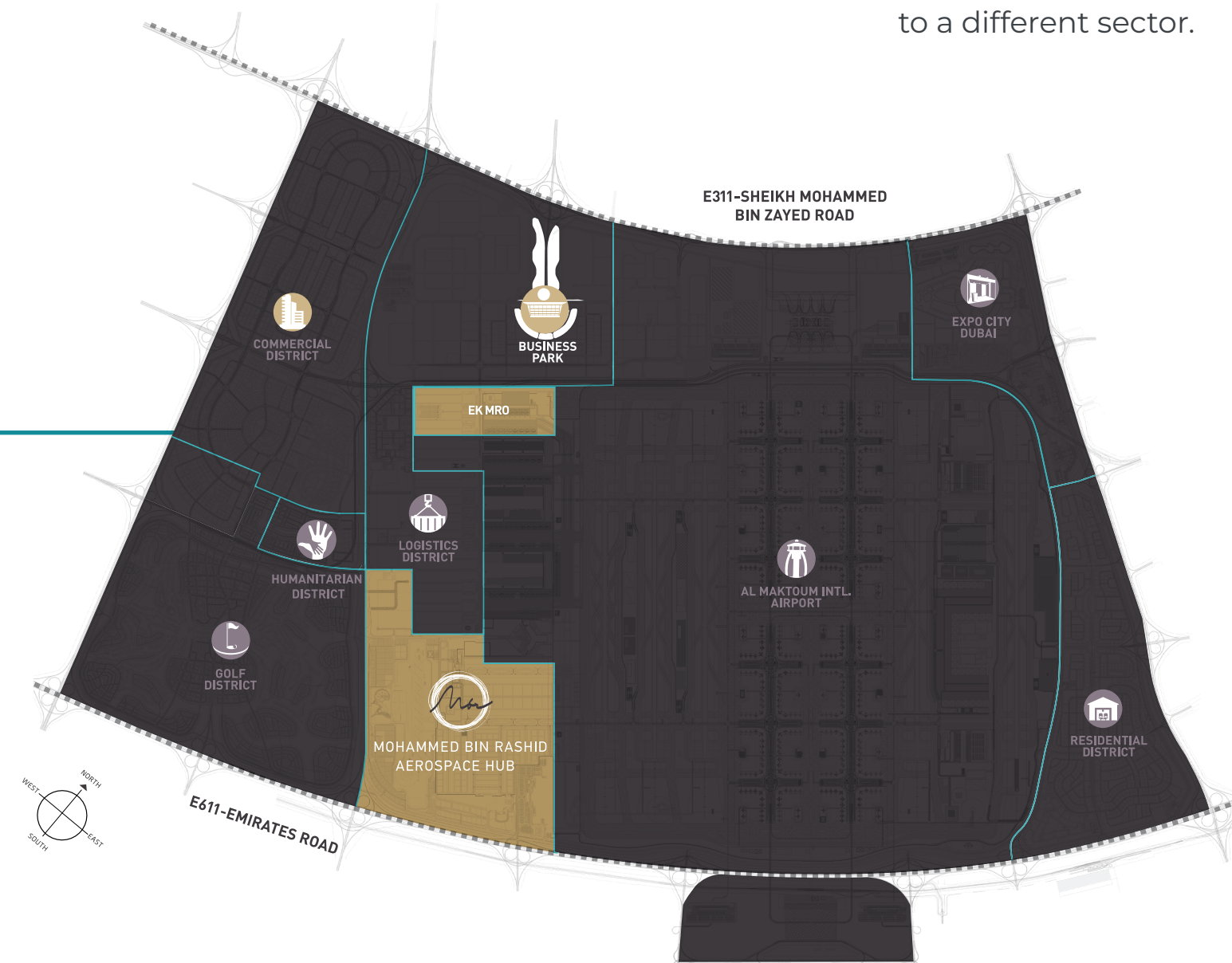
20 MINS DRIVE TO
DUBAI
MARINA



40 MINS DRIVE TO
ZAYED
INTERNATIONAL
AIRPORT



Dubai South is a 145 km² (56 mi²) integrated ecosystem comprising eight districts, each dedicated to a different sector.



- MBR Aerospace Hub
- Al Maktoum International Airport
- Logistics District
- Residential District
- EXPO City Dubai
- Golf District
- Commercial District
- Humanitarian District

The perfect place to
Live · Work · Invest

Home to 20 Fortune 500 companies and to Emirates Sky Central. Dubai South Offers 100% foreign ownership status – Freezone Authority, and is connected to Jebel Ali Seaport via a dedicated custom bonded road.



• Aviation One • VIP Terminal • Airside Code C + F • EKFTA • E2 – Airshow Site



MBR AEROSPACE HUB

Mohammed Bin Rashid Aerospace Hub (MBRAH) is Dubai's aerospace platform, dedicated to advancing the aerospace industry. Strategically located on the doorstep of Al Maktoum International Airport, MBRAH is home to an infrastructure dedicated to a diverse aviation ecosystem and is the perfect platform to support commercial aircraft and private jets and their service providers, among others.

Spanning over 8.5 square-kilometre, MBRAH is made up of four key verticals and presents a variety of airside and landside solutions, ranging from plots with ready infrastructure, large industrial units, workshops, and built-to-suit facility developments.

AVIATION ONE

A modern business address in the heart of the new aviation capital of the world.

MBRAH flagship commercial property, is a premium and one-stop-shop business facility. Designed to satisfy a comprehensive range of corporate requirements, the complex has been developed to maximize commercial growth and enable your company to operate and thrive in a hassle free, seamless environment.

Offering all the elements of a successful Aviation business ecosystem, this is the perfect location for your business to showcase its success, as well as network and connect with industry leaders, both local and international.





OFFICES

A vibrant, dynamic working environment, in a stunning business community, with inspiring, panoramic views across MBRAH.

Adjacent to the VIP Terminal and with more than 70% of Dubai's Business Aviation movements, the offices are ideal for:

- FBOs
- Aircraft management companies
- Air charter companies
- Financial, legal, and insurance companies
- All other aviation related companies

Every business has its own individual requirements and are designed with optimal flexibility at their core.





SERVICES

MBRAH has perfected the “one-stop-shop” model by integrating people, products and processes to eradicate obstacles; enabling you to focus on your business.

Offering a range of benefits and services that ensure it is a comprehensive business and leisure hub for companies located within MBRAH. The location of the complex, in the centre of the world’s leading aviation business ecosystem in Dubai South, makes it the most functional and versatile multi-purpose space available.

- VIP entrance
- Luxury reception
- Ground floor - commercial & retail offering
- Fitted-out office space
- Centralized restrooms & pantry
- Prayer room
- 5th floor - executive lounge with terrace

As part of a complete ecosystem, Mohammed Bin Rashid Aerospace Hub places businesses in the pathway of high-net-worth, and is host to boutique stores for luxury brands and private banking institutions.





Ground Floor Entrance



Lift Corridor



Office Unit



Executive Lounge

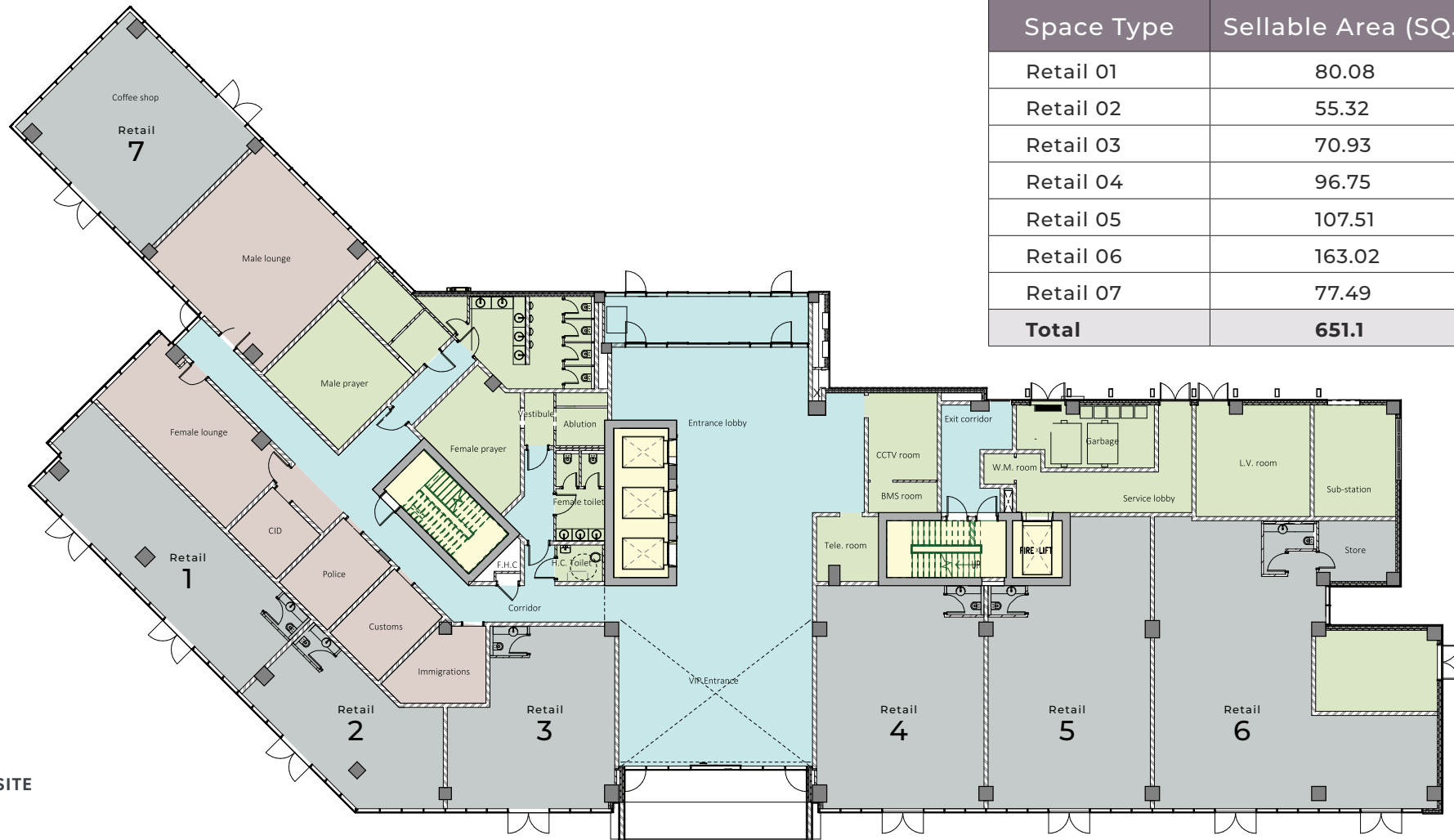


FLOOR PLAN

Ground floor + 5 floors

RETAIL + RESTAURANTS

Space Type	Sellable Area (SQ.M)
Retail 01	80.08
Retail 02	55.32
Retail 03	70.93
Retail 04	96.75
Retail 05	107.51
Retail 06	163.02
Retail 07	77.49
Total	651.1

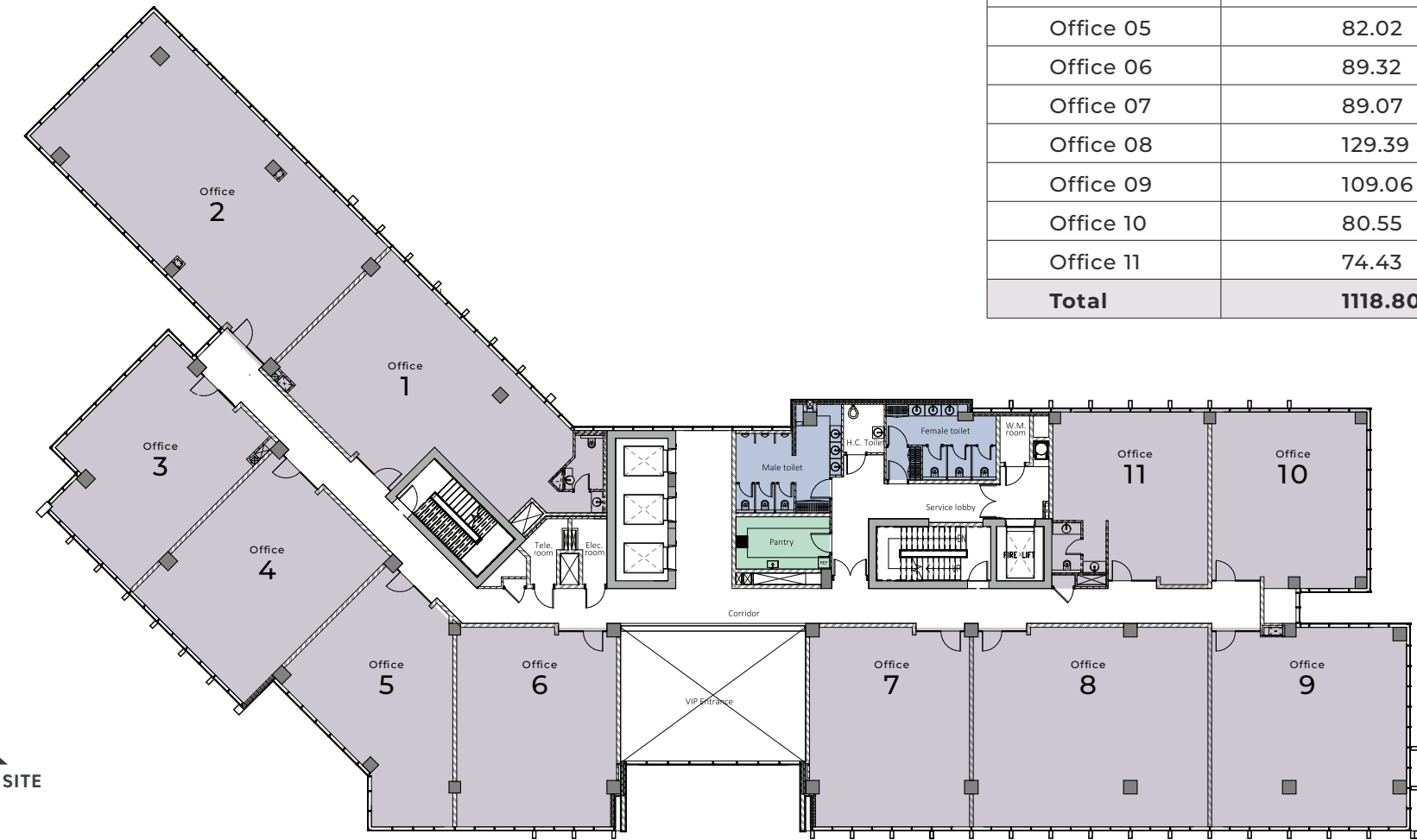


VERTICAL CIRCULATION SERVICES RETAIL HORIZONTAL CIRCULATION OTHER SPACES

Ground Floor

OFFICES

Space Type	Sellable Area (SQ.M)
Office 01	127.52
Office 02	162.96
Office 03	84.40
Office 04	90.08
Office 05	82.02
Office 06	89.32
Office 07	89.07
Office 08	129.39
Office 09	109.06
Office 10	80.55
Office 11	74.43
Total	1118.80



OFFICE SHARED PANTRY SHARED TOILET

First Floor

OFFICES

OFFICES

Space Type	Sellable Area (SQ.M)
Office 01	290.80
Office 02	194.63
Office 03	81.63
Office 04	85.76
Office 05	106.17
Office 06	85.82
Office 07	85.82
Office 08	152.28
Office 09	162.74
Total	1245.65

Space Type	Sellable Area (SQ.M)
Office 01	1146.99
Terrace	136.82
Total	1283.81

AIR SHOW SITE

VIP TERMINAL

OFFICE SHARED PANTRY SHARED TOILET

Second Floor to Fourth Floor

AIR SHOW SITE

VIP TERMINAL

OFFICE TERRACE SHARED PANTRY SHARED TOILET

Fifth Floor