



PROJECT BRIEF



# A NEW CHAPTER IN THE ELLINGTON STORY







Ellington's design philosophy enters a bold new chapter, one that redefines the commercial landscape with the same artistry and purpose that have shaped our residences.

For years, we've elevated the experience of home, creating spaces that are not only beautiful, but intentional, livable, and enduring. Now, that vision expands into the world of commercial real estate. From workspaces that foster productivity and creativity to wellness-driven environments that encourage collaboration and connection, this evolution brings Ellington's distinct design ethos into the heart of where business and culture meet.

In Mohammed Bin Rashid City, Ellington's first commercial address is emerging, a destination designed for forward-thinking businesses and future-focused brands. Set beside tranquil lagoon waters, it elevates the standard of commercial space by blending architectural precision with lifestyle-driven experiences.

Here, every element is intentional. From biophilic design principles and sustainable materials to open, light-filled interiors and flexible layouts, the environment is shaped to promote productivity, inspire creativity, and support human well-being.



# DUBAI OFFICE MARKET OVERVIEW

- > Dubai holds the second-highest global office occupancy levels at 92% and expected to grow over the coming years.
- > Office rents surged by 22% year-on-year in 2024, with further increases of 10-12% forecast for 2025. Upward pressure on rents and occupancy levels is expected to continue in the near-term.
- > Considering the increase of new office supply, Dubai's commercial office spaces is expected to remain undersupplied until 2028/2027.
- > Grade A offices rents rose 25% year-on-year, with standout increases in Business Bay (44%) and Downtown Dubai (36%)

\*Reports from Cushman and Wakefield and JLL







# DUBAI OFFICE MARKET IN NUMBERS Q1 2025

24.0% y-on-y growth  
RENTAL PRICE

25% y-on-y growth  
SALES PRICE

39% y-on-y growth  
53 NEW INTERNATIONAL COMPANIES SET UP

741.1% y-on-y growth  
OFFPLAN SALES TRANSACTIONS

AED 2.8 BILLION  
TOTAL SALES TRANSACTIONS

As of Q1 2025, Dubai's total office supply reached approximately 9.29 million square metres of gross leasable area (GLA). Despite this, demand for office space continues to outpace supply, driven by increased business activity, including new company formations and the expansion of existing operations.



Ras Al Khor Wildlife  
Sanctuary

E44 Ras Al Khor Road

BELMORE  
RESIDENCES



EATON  
SQUARE

Crystal Lagoon

E44 Ras Al Khor Road

Crystal Lagoon

CLAYDON  
HOUSE

THE HIGHGROVE

Proposed  
Metro Line

AL Ain Dubai Road



TO  
ABU DHABI

TO DUBAI  
INTERNATIONAL  
AIRPORT

DOWNTOWN  
DUBAI

DUBAI INTERNATIONAL  
FINANCIAL CENTRE

DUBAI WORLD  
TRADE CENTRE

DUBAI DESIGN  
DISTRICT

Sheikh Zayed Rd.

Financial  
Center Rd.

DUBAI WATER CANAL

DUBAI CREEK

CLAYDON  
HOUSE

THE HIGHGROVE

BELMORE  
RESIDENCES

EATON  
SQUARE

RAS AL KHOR WILDLIFE  
SANCTUARY

Al Ain - Dubai Road

Al Ain - Dubai Road

Ras Al Khor Road



# DRIVING DISTANCES





# MOHAMMED BIN RASHID CITY AS OFFICE LOCATION

## SEAMLESS CONNECTIVITY WITH EFFICIENT ACCESSIBILITY

Positioned with intention, Eaton Square offers uncomplicated access through a network of well-designed roads and connections. Free from the pace of more overbuilt commercial zones, it provides a more composed and seamless commuting experience for professionals, clients, and visitors alike.





# A WORKPLACE IMMERSED IN NATURE

Framed by lush landscapes and a serene crystal lagoon, Eaton Square reimagines the work environment as a place of calm inspiration. This seamless harmony between nature and design nurtures well-being, fosters clarity of thought, and brings a renewed sense of balance to the professional day.





# FUTURE-PROOFED WITH METRO ACCESS

As part of Dubai's visionary growth, the community is set to benefit from a forthcoming metro line, drawing the rhythm of the city ever closer. This anticipated connection enhances accessibility, thoughtfully integrating the district into Dubai's evolving urban fabric.





# AT THE CENTRE OF POSSIBILITY

Ideally positioned in the heart of Dubai, Eaton Square is just moments away from the city's most dynamic districts, Dubai Design District, Downtown Dubai, DIFC, and Business Bay. This proximity offers seamless access to Dubai's commercial and creative centres, fostering daily connections while preserving a sense of calm just beyond the city's energetic pace





## DINING AND DAILY CONVENIENCE AT YOUR DOORSTEP

Eaton Square redefines the workplace experience with air-conditioned retail arcades thoughtfully integrated into every building across the community. From artisan cafés to curated dining venues, these spaces provide effortless access to food and beverage options throughout the day, perfect for business lunches, informal meetings, or moments of pause between tasks.





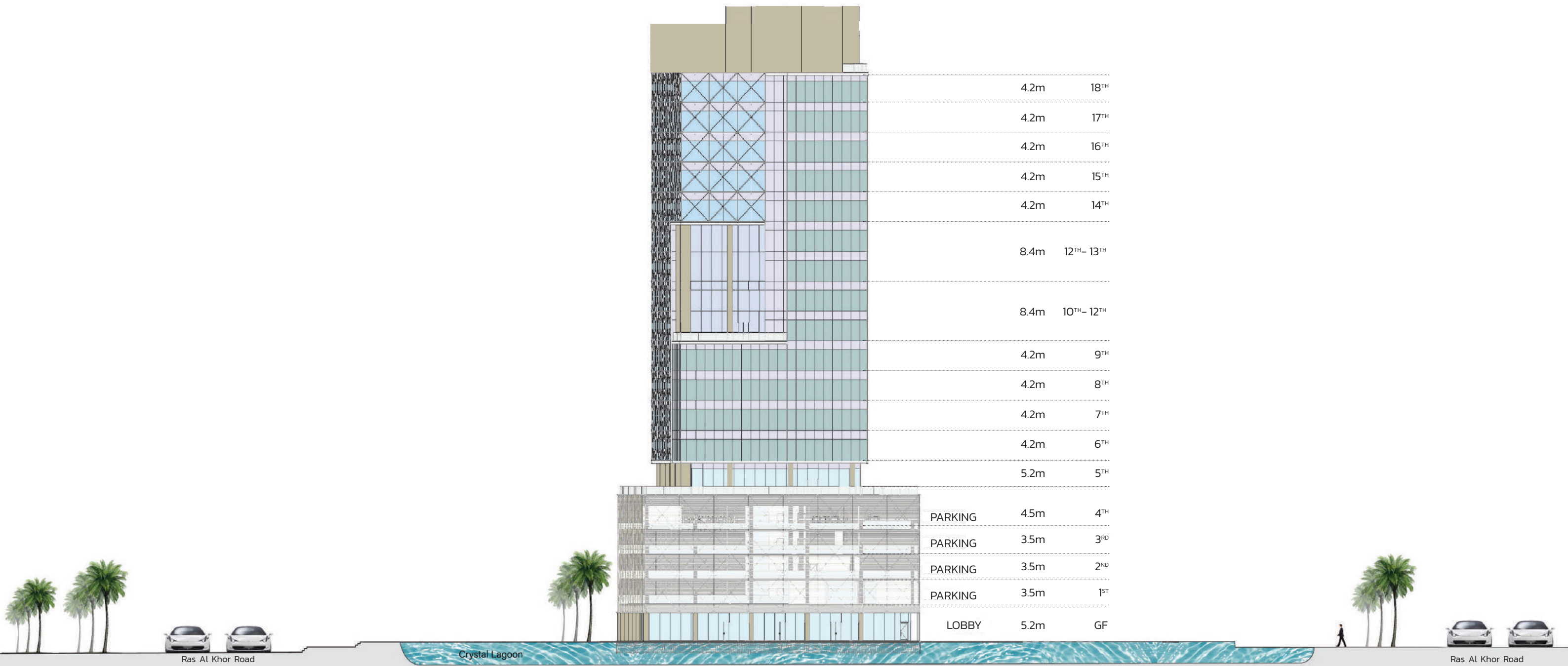
## RAS AL KHOR WILDLIFE SANCTUARY DEVELOPMENT PROJECT

- > A 144% expansion of water bodies will introduce serene vistas and lush natural beauty to the heart of the sanctuary.
- > 10 hectares of newly introduced mudflats will enrich biodiversity, providing essential habitats for migratory birds and marine life.
- > Carbon absorption is projected to increase by %60, contributing to cleaner air and a more balanced natural environment.
- > Mangrove coverage will grow by 60% strengthening the region's ecological integrity and enhancing coastal resilience.
- > The addition of reed ponds, a tranquil mangrove lake, and a curated "Green Spine" will offer immersive experiences rooted in wellness, nature, and calm.
- > Thoughtfully designed for both residents and visitors, the sanctuary will serve as a harmonious destination for connection, relaxation, and recreation.
- > With annual visitor numbers expected to reach 300,000, Ras Al Khor is poised to become one of Dubai's most inspiring and iconic eco-destinations.

Ras Al Khor Wildlife Sanctuary is undergoing a transformative redevelopment, with completion targeted for 2026. This landmark initiative will redefine the sanctuary as a premier eco-tourism destination, while enhancing the lifestyle appeal and long-term value of the surrounding neighborhoods.

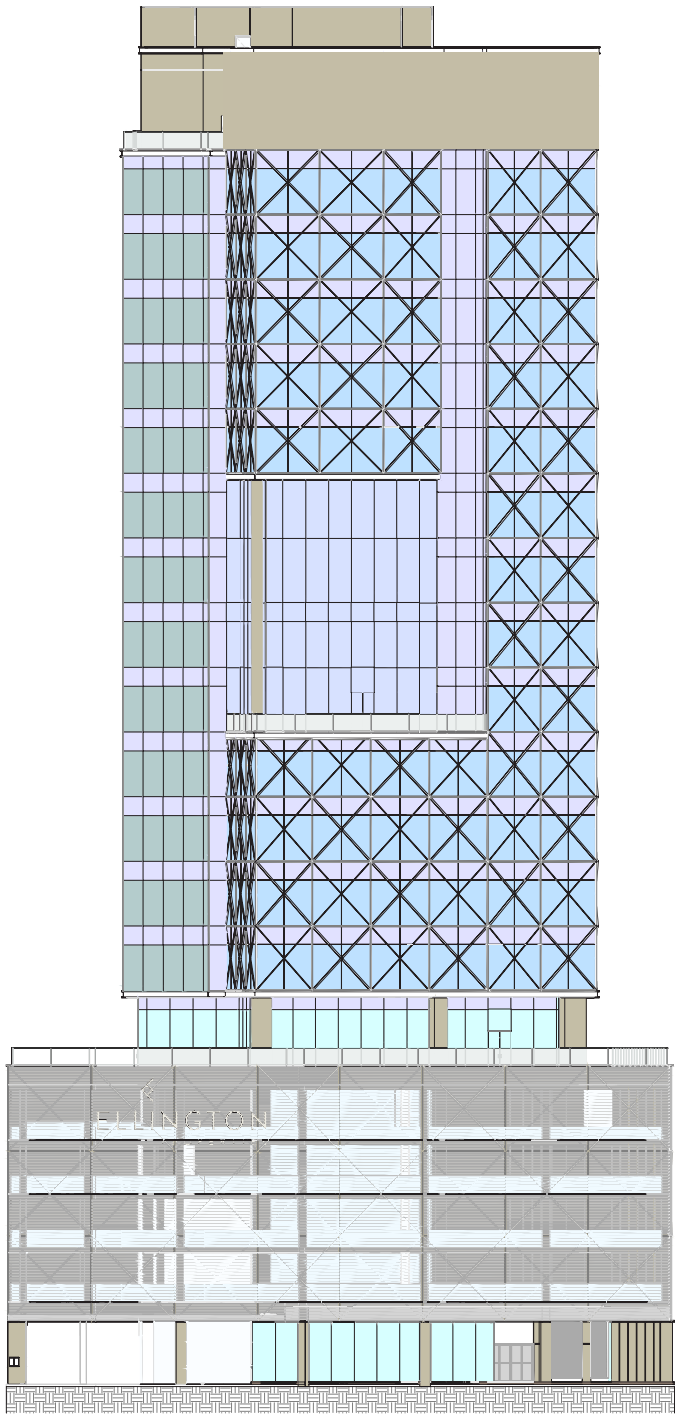


ARCHITECTURAL  
SECTIONS





# BUILDING CONFIGURATION



13  
FLOORS

4 PODIUMS

GROUND FLOOR

2 BASEMENTS

## ELEVATORS

7 passenger lifts  
1 service lift  
Elevator access: Destination controlled  
Elevator speed: 3.5 meter/second

## ANTICIPATED COMPLETION DATE

Q2 2028

## ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

## PARKING

2 Basement and 4 Podium floors  
270 parking bays  
Dedicated EV charging stations  
Dedicated bicycle parking

## OWNERSHIP

Freehold



# EATON SQUARE AT A GLANCE

|                                  |                |
|----------------------------------|----------------|
| TOTAL OFFICE SPACE               | 153,507 sq. ft |
| TOTAL AMENITIES +<br>LANDSCAPING | 19,765 sq. ft  |

|                |                                     |
|----------------|-------------------------------------|
| TYPICAL FLOORS | from 12,349 sq. ft to 12,429 sq. ft |
| SPECIAL FLOORS | from 20,632 sq. ft to 21,412 sq. ft |





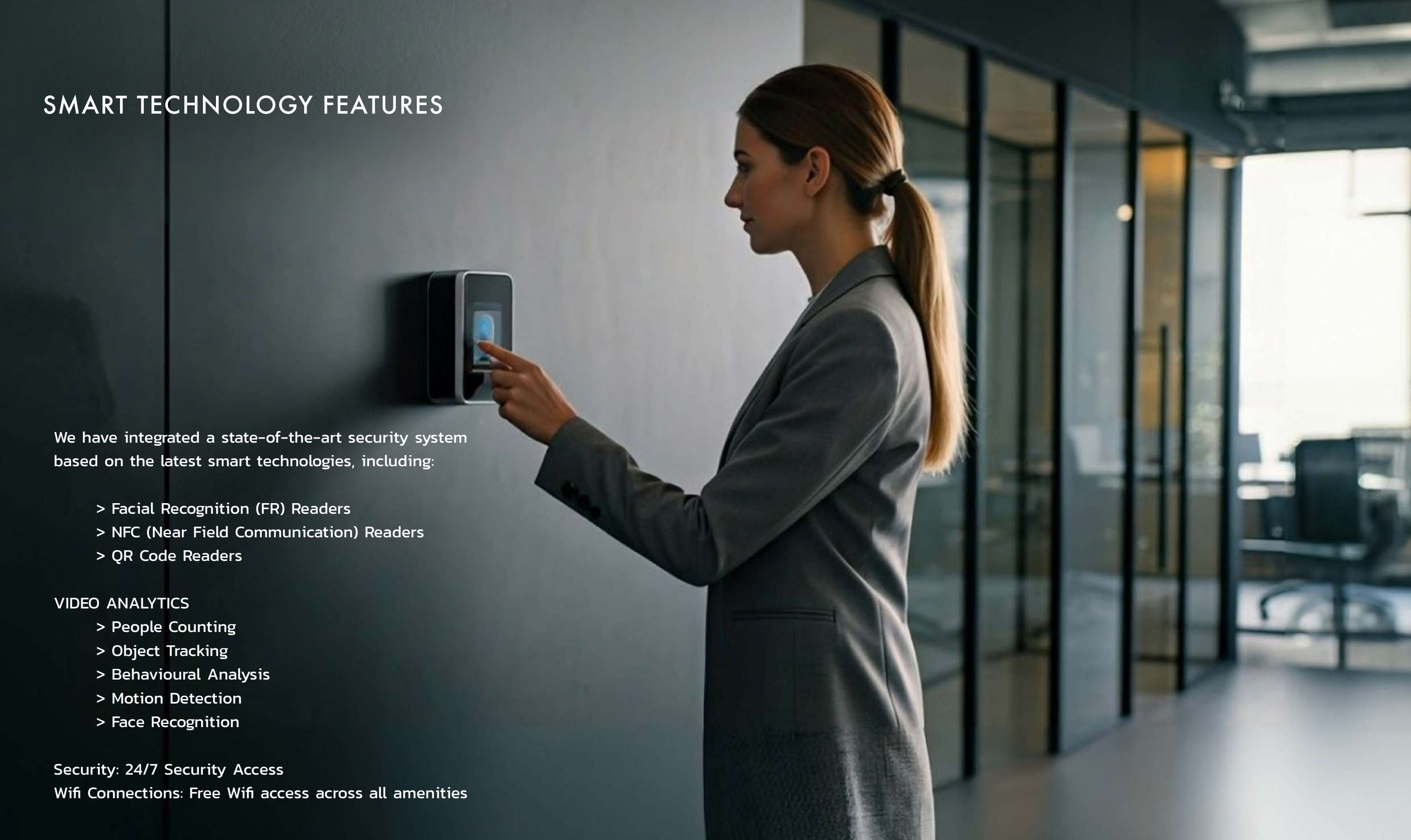
## FLOOR HEIGHT & OFFICE POWER LOAD

Floor to Floor Heights: 4.2 Meters for office floors  
Open Floor Height: 8.4 Meters for double height floors (10-11 & 12-13)  
Floor to Ceiling Height: 3.7 Meters  
Raised Floor Provision: 150 MM

Office Power Load: Ranging between 118 and 120 Watts/SQM Per Floor



# SMART TECHNOLOGY FEATURES

A woman with blonde hair in a ponytail, wearing a grey blazer, is standing in a modern office hallway. She is interacting with a small, square, wall-mounted device that has a screen displaying a blue icon. The hallway has large glass windows and doors, and the lighting is soft and modern.

We have integrated a state-of-the-art security system based on the latest smart technologies, including:

- > Facial Recognition (FR) Readers
- > NFC (Near Field Communication) Readers
- > QR Code Readers

## VIDEO ANALYTICS

- > People Counting
- > Object Tracking
- > Behavioural Analysis
- > Motion Detection
- > Face Recognition

Security: 24/7 Security Access

Wifi Connections: Free Wifi access across all amenities



# LICENSING FRAMEWORK FOR OFFICE LEASING

Office leasing is designated for Mainland-licensed businesses.







## Breathable Architecture

Elevating workplace wellness through clean air, ventilation and biophilic integration

- A. Eaton Square is positioned within a low-traffic, low-emission zone with naturally ventilated open-air spaces, adjacent to the Ras Al Khor Wildlife Sanctuary.
- B. A shaded, air-conditioned arcade at the ground level offers seamless indoor-outdoor transitions.
- C. Interiors feature low-VOC materials, antibacterial flooring, and moisture-resistant finishes, supporting cleaner, healthier air quality.
- D. Integrated vertical greenery and potted softscapes purify the atmosphere and soften acoustics throughout all amenities.
- E. Ellington's signature scent enhances the arrival experience.
- F. The development's site orientation, aligned with prevailing breezes, ensures gentle, natural airflow across key public areas.
- G. EV charging bays contribute to reduced on-site vehicle emissions.





## Wellness in Every Drop

Subtle integration of hydration and hygiene

- A. The development offers direct physical and visual connections to the community lagoon, creating a tranquil waterside experience that nourishes the senses.
- B. Washrooms, saunas, and changing rooms are equipped with touchless, water-efficient fixtures—combining hygiene with sustainability.
- C. Refreshment stations in the fitness and yoga studio, co-working lounge, and outdoor garden areas encourage daily water intake in thoughtfully curated settings.





## Fuel for Performance

Curated for mindful breaks and everyday nourishment

- A. Ground-level retail spaces open directly onto the community promenade and are designed to house wellness-focused cafés and boutique eateries.
- B. Every office floor includes provisions for a private pantry, encouraging mindful in-office dining and community engagement.
- C. Provision for breakout lounge adjacency enhances lifestyle exclusivity.
- D. The landscaped amenity deck features shaded al fresco dining zones, inviting users to recharge in nature with panoramic lagoon views.





## Daylit Clarity and Ambience

Illumination inspired by rhythm and refinement

- A. The building's orientation is optimized using sun-path analysis, allowing natural daylight to reach deep into each workspace.
- B. Expansive, double-height glazing enhances visibility and supports natural circadian rhythms.
- C. Shaded pergolas and reflective surfaces create a harmonious play of light and shadow, offering warmth without glare.
- D. Subtle feature lighting and ambient fixtures provide a serene transition from day to night.





## A Commitment to Motion and Vitality

- A. State-of-the-art fitness studio featuring cardio, strength, a track-style HIIT lane, and eco-conscious equipment.
- B. A dedicated landscaped fitness deck with yoga pavilions, open-air gym zones, and areas for personal training and group classes.
- C. Cycling lanes and secure bicycle storage promote active and sustainable commuting.
- D. Spa-quality saunas and changing rooms support recovery and rejuvenation.
- E. A direct link to jogging trails around the community lagoon makes daily movement effortless.
- F. Games zones, including outdoor chess, table tennis, and soccer pool, encourage casual energy and team interaction.





## Designed for Ease, Elegance, and Function

Where smart systems and human-centric design intersect

- A. Positioned with immediate access to Downtown Dubai, DIFC, and Business Bay, and within walking distance of the future Dubai Metro Green Line extension.
- B. Four podium and two basement levels provide parking for vehicles, with smart circulation systems and EV-ready bays.
- C. Soundproof phone booths, acoustic pods, an executive lounge, and a co-working hub with integrated power, data, and Wi-Fi support seamless productivity.
- D. Destination-controlled smart lifts reduce wait times and energy load.
- E. Advanced front-of-house security includes facial recognition, QR and NFC readers, and AI-enabled video analytics for motion, object, and behavioral tracking.
- F. Each office floor offers private pantry and breakout lounge provisions, creating refined moments of privacy and convenience.





## Inspired Moments Throughout the Workday

Nurturing mental clarity through sensory, cultural, and creative engagement

- A. Located beside one of Dubai's most tranquil ecological zones, with uninterrupted views of Ras Al Khor Wildlife Sanctuary and the lagoon.
- B. The outdoor garden features aromatic planting, wind chimes, hammocks, and meditation corners to foster clarity and calm.
- C. The Ellington Art Foundation curates original artworks throughout the building, enriching the environment with narrative and culture.
- D. A thoughtfully designed children's garden supports working parents, featuring interactive music, art, and learning stations.
- E. Collaborative lounges and game areas nurture community spirit and playful interaction.







# LOBBY RECEPTION

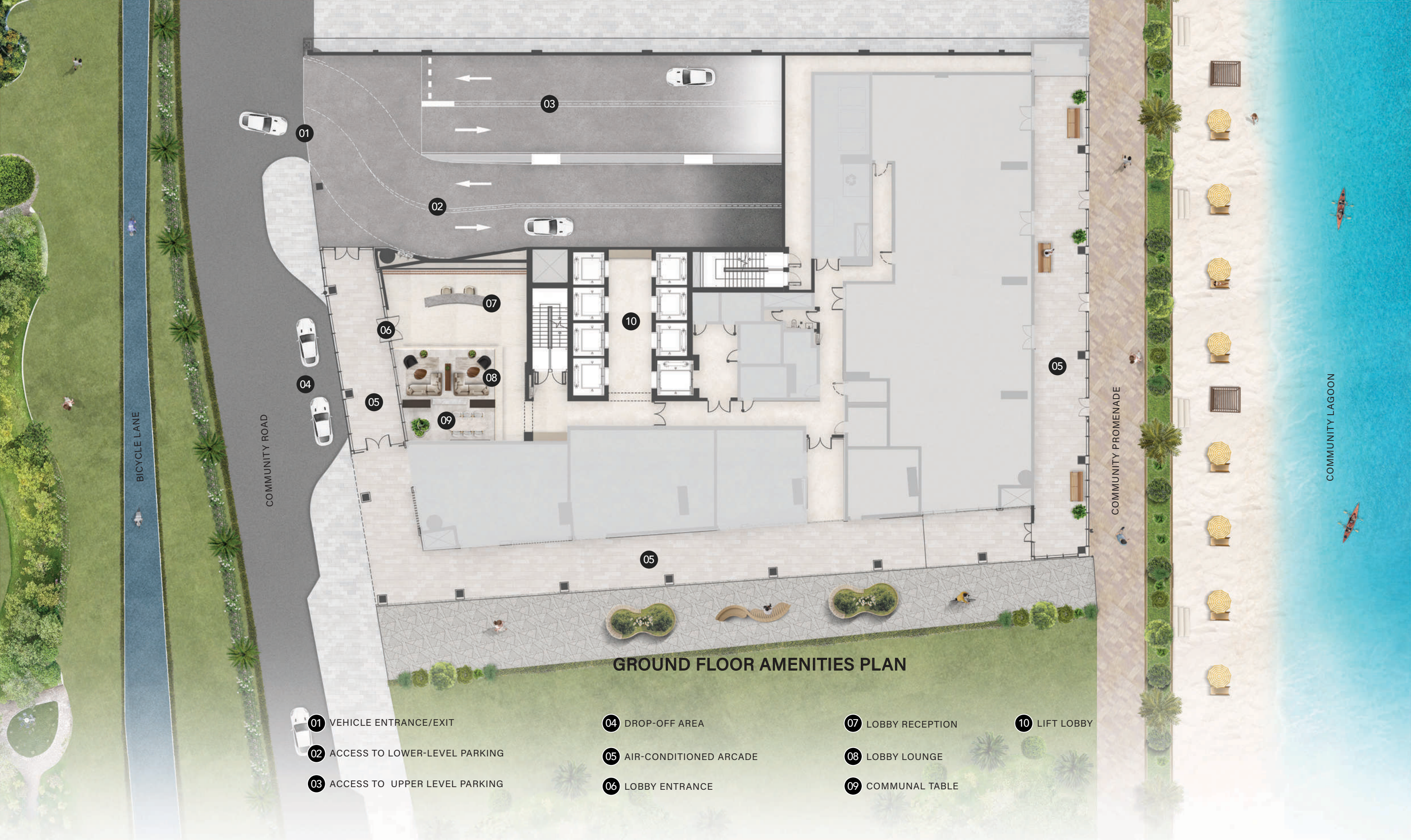




# LOBBY LOUNGE







BICYCLE LANE

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

# GROUND FLOOR AMENITIES PLAN

- |                                  |                           |                    |               |
|----------------------------------|---------------------------|--------------------|---------------|
| 01 VEHICLE ENTRANCE/EXIT         | 04 DROP-OFF AREA          | 07 LOBBY RECEPTION | 10 LIFT LOBBY |
| 02 ACCESS TO LOWER-LEVEL PARKING | 05 AIR-CONDITIONED ARCADE | 08 LOBBY LOUNGE    |               |
| 03 ACCESS TO UPPER LEVEL PARKING | 06 LOBBY ENTRANCE         | 09 COMMUNAL TABLE  |               |







# CO-WORKING SPACE





YOGA STUDIO





FITNESS STUDIO





CHANGING ROOMS





OUTDOOR SEATING AREA





# OUTDOOR YOGA





INTEGRATED DAYCARE





# OUTDOOR PLAY SPACES







BICYCLE LANE

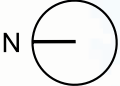
COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

5th FLOOR AMENITIES PLAN

- |                            |                              |                           |                                         |                                         |                         |
|----------------------------|------------------------------|---------------------------|-----------------------------------------|-----------------------------------------|-------------------------|
| 01 LIFT LOBBY              | 06 OUTDOOR RECREATIONAL AREA | 11 GATHERING ZONE         | 16 MALE & FEMALE WASHROOMS              | 21 LAWN                                 | 26 OUTDOOR YOGA AREA    |
| 02 FM OFFICE               | 07 COFFEE BAR                | 12 GARDEN AREA            | 17 MALE & FEMALE CHANGE ROOMS AND SAUNA | 22 FITNESS STUDIO                       | 27 MEDITATION ZONE      |
| 03 RECREATIONAL GAMES AREA | 08 COFFEE LOUNGE             | 13 SOCIAL STEPS           | 18 KIDS DAY CARE                        | 23 RECHARGE STATION                     | 28 OUTDOOR FITNESS AREA |
| 04 OUTDOOR BOWLING         | 09 LOUNGE AREA               | 14 OUTDOOR COMMUNAL TABLE | 19 NURSING & CHANGING ROOM              | 24 BATHROOM FOR PEOPLE OF DETERMINATION |                         |
| 05 SOCCER POOL             | 10 OUTDOOR LOUNGE            | 15 OUTDOOR SEATING AREA   | 20 OUTDOOR KIDS PLAY                    | 25 YOGA STUDIO                          |                         |









SPECIAL FLOORS





## DESTINATION-CONTROLLED LIFTS





# OFFICES

DISCLAIMER: RENDERS ARE FOR VISUAL PURPOSES ONLY.





# OFFICES

DISCLAIMER: RENDERS ARE FOR VISUAL PURPOSES ONLY.





# OUTDOOR OFFICE TERRACE



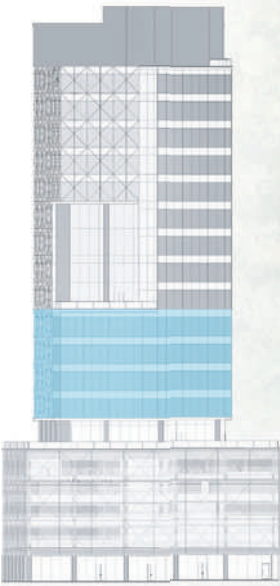




TYPICAL PLANS



6<sup>TH</sup> – 9<sup>TH</sup> FLOOR PLAN



BICYCLE LANE

COMMUNITY ROAD

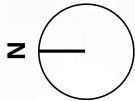
COMMUNITY PROMENADE

COMMUNITY LAGOON

TYPE 01

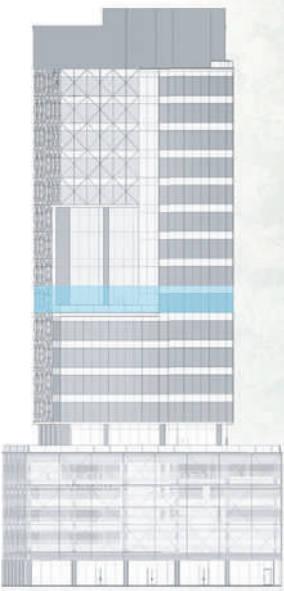


TOTAL UNIT AREA:12,429.09 Sq,ft





SPECIAL UNIT 01: 10<sup>TH</sup> FLOOR PLAN  
LOWER LEVEL



BICYCLE LANE

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

TYPE 02

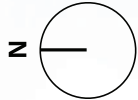


SUITE AREA: 11,626.85 Sq.ft



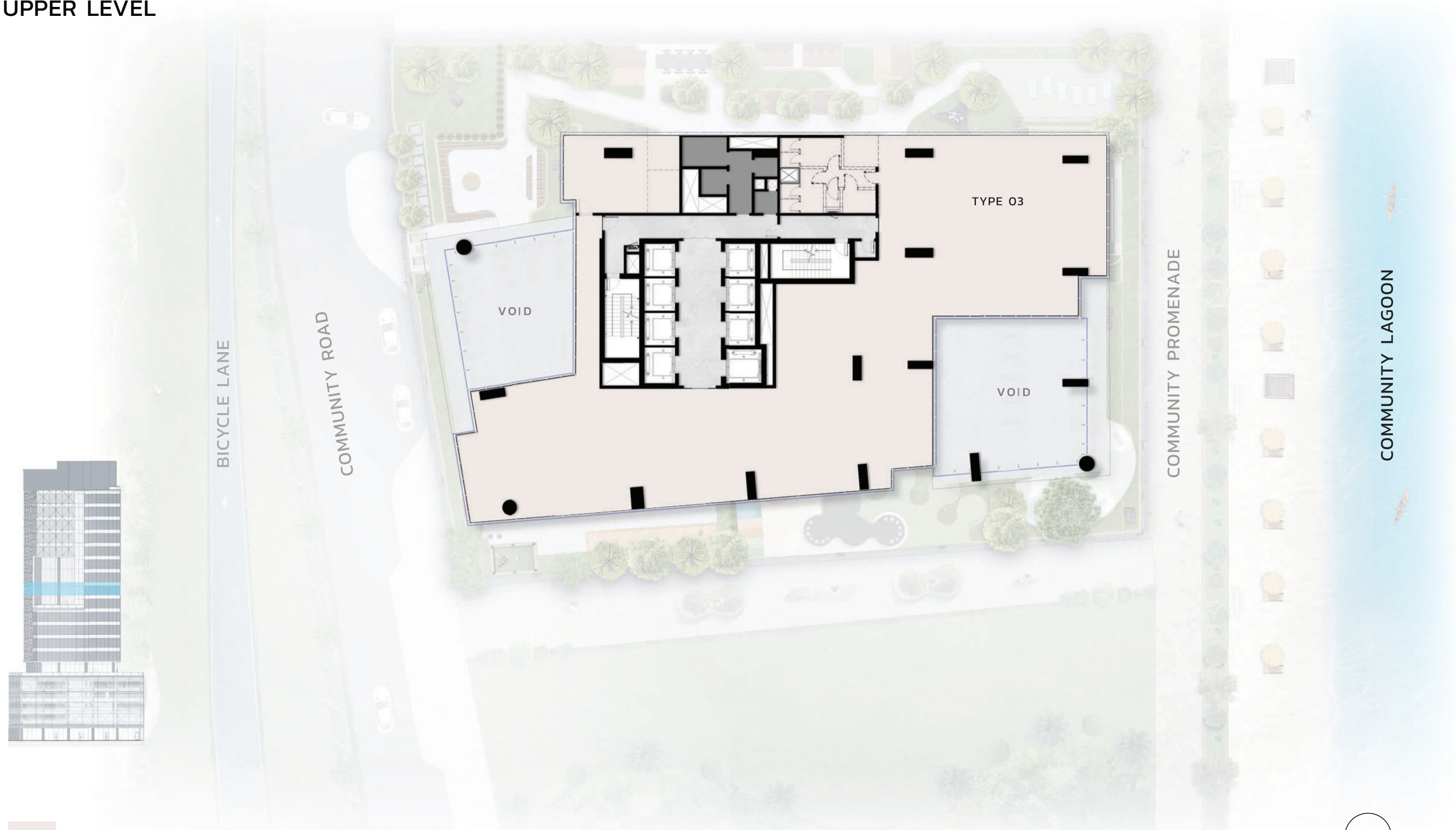
BALCONY AREA: 779.95 Sq.ft

TOTAL UNIT AREA: 12,406.81 Sq.ft



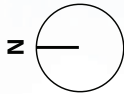


SPECIAL UNIT 01: 11<sup>TH</sup> FLOOR PLAN  
UPPER LEVEL



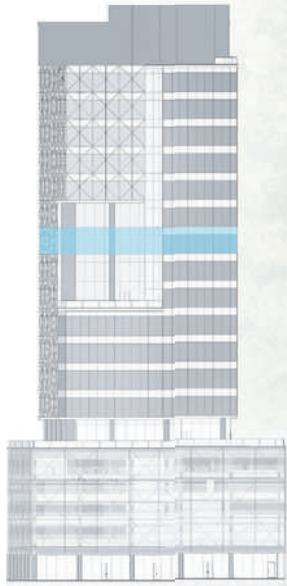
TOTAL UNIT AREA: 9,005.20 Sq.ft

TOTAL SPECIAL UNIT AREA (LEVEL 10 & 11) 1,412.01 Sq.ft





SPECIAL UNIT 02: 12<sup>TH</sup> FLOOR PLAN  
LOWER LEVEL



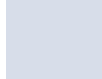
BICYCLE LANE

COMMUNITY ROAD

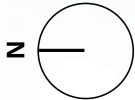


COMMUNITY PROMENADE

COMMUNITY LAGOON



TOTAL UNIT AREA: 11,626.31Sq,ft





SPECIAL UNIT 02: 13<sup>TH</sup> FLOOR PLAN  
UPPER LEVEL



BICYCLE LANE

COMMUNITY ROAD

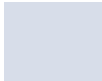
VOID

TYPE 03

VOID

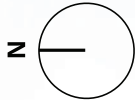
COMMUNITY PROMENADE

COMMUNITY LAGOON



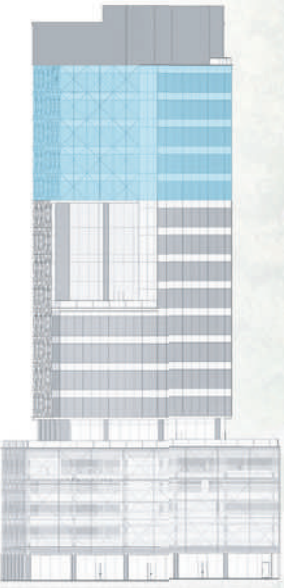
TOTAL UNIT AREA: 9,005.20 Sq.ft

TOTAL SPECIAL UNIT AREA (LEVEL 12 & 13) 20,631.51 Sq.ft





14<sup>TH</sup> – 18<sup>TH</sup> FLOOR PLAN



BICYCLE LANE

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON

TYPE 05



TOTAL UNIT AREA: 12,349.43 Sq.ft

