



WUJ OD 54

Premium Commercial Space in Dubai Healthcare City

 Dubai Healthcare City · Free Zone



A Regulated Free Zone for Healthcare

Dubai Healthcare City is a government-established, purpose-built free zone dedicated to healthcare, wellness, and medical excellence — and one of the most trusted commercial addresses in the UAE.

160+

Clinical Facilities

100%

Freehold Ownership

0%

Corporate Tax



Prime Dubai Address



Central Dubai — Al Riyadh St & Oud Metha Rd



10 minutes to Downtown Dubai



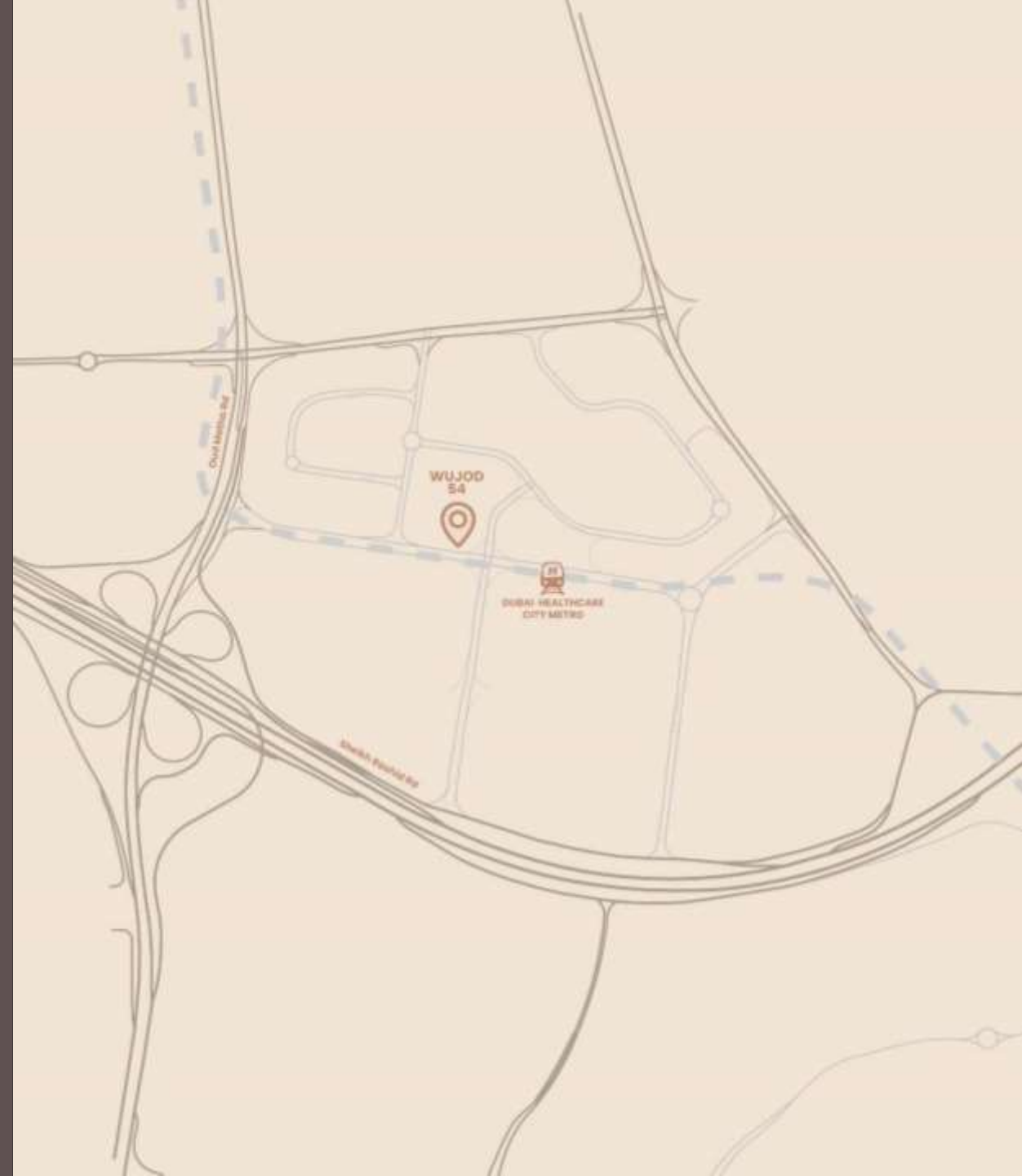
10 minutes to Dubai International Airport



Walking distance to Metro Station



Surrounded by healthcare institutions & labs



BUILDING HIGHLIGHTS

WUJ OD 54 At a Glance



Modern Commercial Building

High-quality façade with a professional lobby



Floor-to-Ceiling Windows

Panoramic natural light throughout all offices



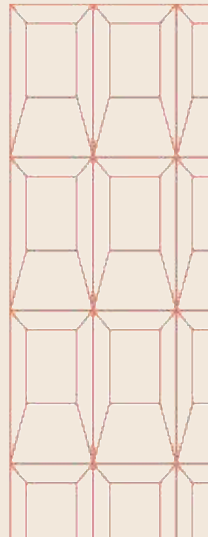
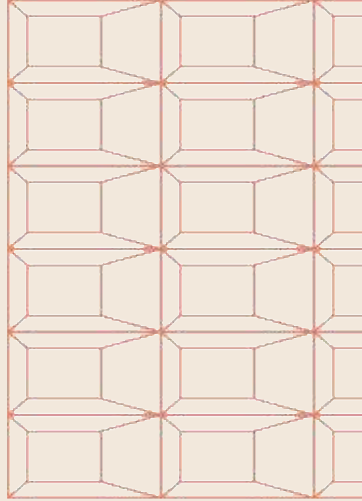
Dedicated Parking

Assigned spaces for tenants and visitors

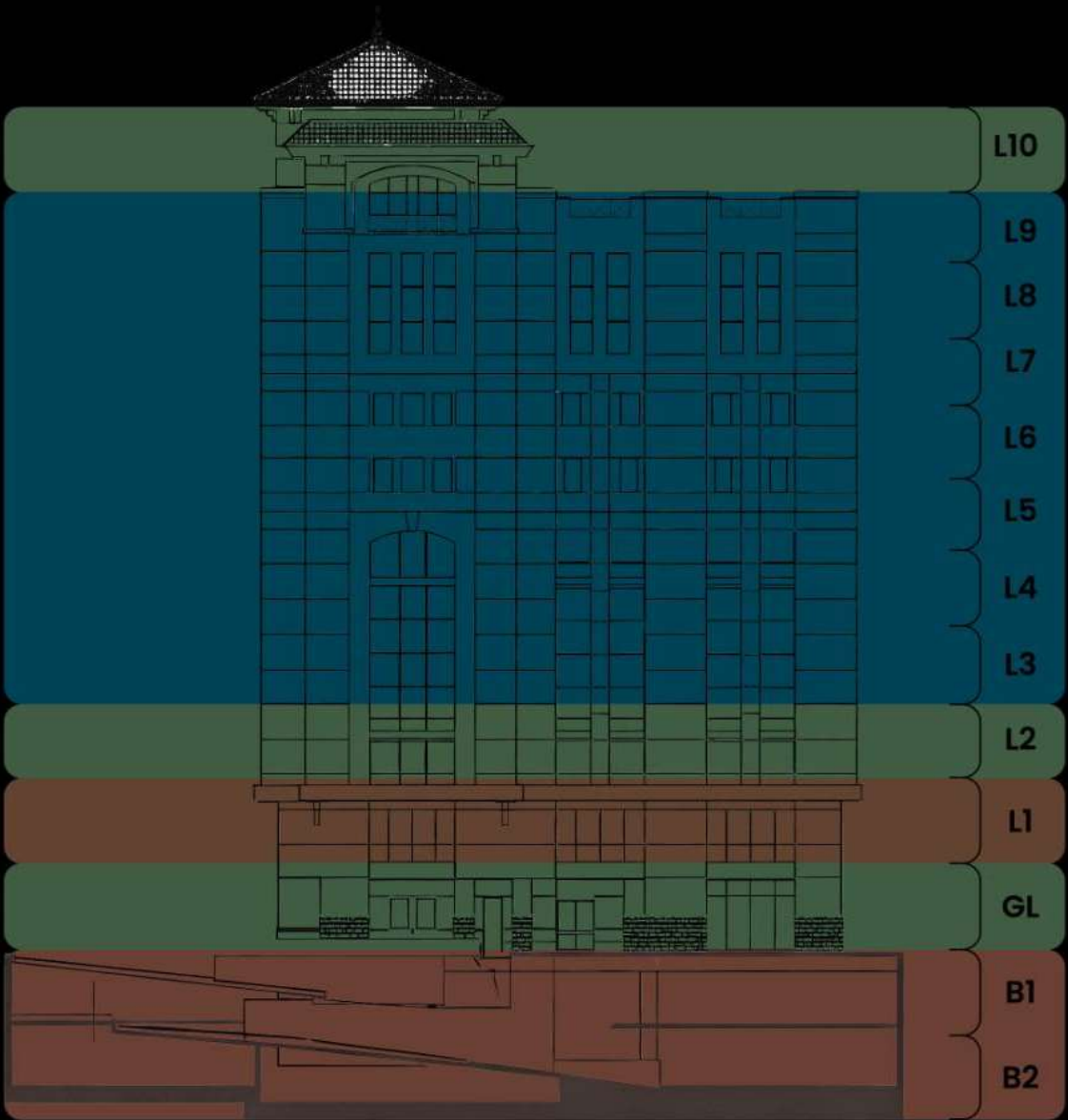


24/7 Security & Management

Round-the-clock facility management on-site



Floor Assignment



Level

floors

Floor

Floor

at Floors

Typical Layout



BUILDING HIGHLIGHTS

Rooftop Layout



WHO IS IT FOR

Built for Professionals

An address designed for those who define business in Dubai.



Retail Stores (Clothing, Electronics, Groceries)



Wellness & Rehabilitation



Financial Services (Banking, Insurance, Investment)



Hospitality and Tourism



Healthcare and Education



And many more...



WHY INVEST IN DHCC

The Case for DHCC



Government-Established Free Zone

Stable, regulated, and credentialed by the UAE government



Tax Advantages

Zero corporate tax, 100% foreign ownership allowed



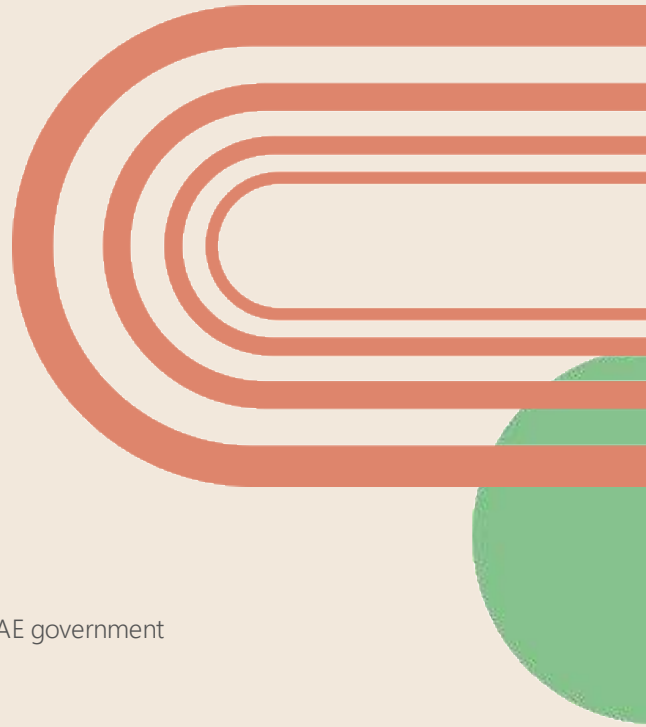
Strong Rental Demand

High patient footfall drives consistent occupancy



Long-Term Capital Appreciation

Limited supply of licensed healthcare buildings



INVESTMENT POTENTIAL

A Strong ROI Opportunity

Premium tenant profiles, high patient footfall, and limited licensed supply create a compelling long-term investment case in one of Dubai's most specialized free zones.

High

Rental Demand

Premium

Tenant Profile

Strong

ROI Opportunity



Ground Floor Retail · 1st Floor Offices

Floor	Unit	SQM	SQFT	Unit Price (AED)
G · Retail	Unit 1	163.5	1,760	AED 7,040,517
G · Retail	Unit 2	129.4	1,393	AED 5,570,155
G · Retail	Unit 3	149.6	1,611	AED 6,442,039
1st · Office	Office-1	94.0	1,012	AED 2,935,203
1st · Office	Office-2	63.5	683	AED 2,050,219
1st · Office	Office-3	113.4	1,221	AED 3,295,722
1st · Office	Office-4	98.2	1,057	AED 2,958,162
1st · Office	Office-5	181.8	1,957	AED 5,086,808
1st · Office	Office-6	132.6	1,427	AED 3,781,791



Office Floors · 2nd, 3rd & 4th

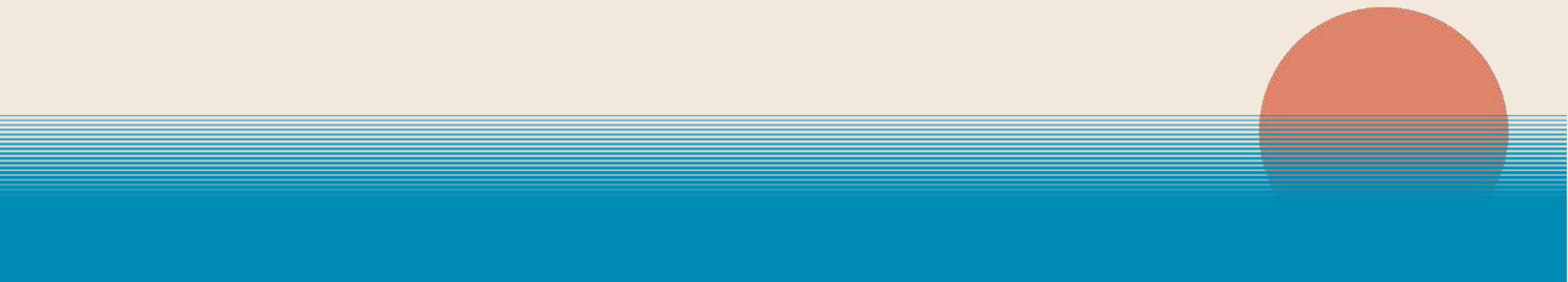
Floor	Unit	SQM	SQFT	Unit Price (AED)
2nd · Office	Office-1	103.0	1,109	AED 3,216,143
2nd · Office	Office-2	67.0	721	AED 2,163,564
2nd · Office	Office-3	150.6	1,621	AED 4,294,949
2nd · Office	Office-4	106.8	1,149	AED 3,218,264
2nd · Office	Office-5	183.6	1,976	AED 5,136,904
2nd · Office	Office-6	141.0	1,518	AED 4,097,855
3rd · Office	Office-1	102.6	1,105	AED 3,203,033
3rd · Office	Office-2	66.7	718	AED 2,155,168
3rd · Office	Office-3	150.6	1,621	AED 4,294,949
3rd · Office	Office-4	106.8	1,149	AED 3,218,264
3rd · Office	Office-5	183.0	1,969	AED 5,120,392
3rd · Office	Office-6	141.0	1,518	AED 4,099,017
4th · Office	Office-1	102.6	1,105	AED 3,363,184
4th · Office	Office-2	66.7	718	AED 2,262,926
4th · Office	Office-3	150.6	1,621	AED 4,508,886
4th · Office	Office-4	106.8	1,149	AED 3,379,177
4th · Office	Office-5	183.0	1,969	AED 5,376,411
4th · Office	Office-6	141.0	1,518	AED 4,303,968

Office Floors · 5th, 6th & 7th

Floor	Unit	SQM	SQFT	Unit Price (AED)
5th · Office	Office-1	102.6	1,105	AED 3,363,184
5th · Office	Office-2	66.7	718	AED 2,262,926
5th · Office	Office-3	150.6	1,621	AED 4,508,886
5th · Office	Office-4	106.8	1,149	AED 3,379,177
5th · Office	Office-5	183.0	1,969	AED 5,376,411
5th · Office	Office-6	141.0	1,518	AED 4,303,968
6th · Office	Office-1	102.6	1,105	AED 3,363,184
6th · Office	Office-2	66.7	718	AED 2,262,926
6th · Office	Office-3	150.6	1,621	AED 4,508,886
6th · Office	Office-4	106.8	1,149	AED 3,379,177
6th · Office	Office-5	183.0	1,969	AED 5,376,411
6th · Office	Office-6	141.0	1,518	AED 4,303,968
7th · Office	Office-1	102.6	1,105	AED 3,531,067
7th · Office	Office-2	66.7	718	AED 2,375,714
7th · Office	Office-3	150.6	1,621	AED 4,734,168
7th · Office	Office-4	106.8	1,149	AED 3,548,136
7th · Office	Office-5	183.0	1,969	AED 5,644,247
7th · Office	Office-6	141.0	1,518	AED 4,519,546

Office Floors · 8th & 9th

Floor	Unit	SQM	SQFT	Unit Price (AED)
8th · Office	Office-1	102.6	1,105	AED 3,531,067
8th · Office	Office-2	66.7	718	AED 2,375,714
8th · Office	Office-3	150.6	1,621	AED 4,734,168
8th · Office	Office-4	106.8	1,149	AED 3,548,136
8th · Office	Office-5	183.0	1,969	AED 5,644,247
8th · Office	Office-6	141.0	1,518	AED 4,519,546
9th · Office	Office-1	102.6	1,105	AED 3,531,067
9th · Office	Office-2	66.7	718	AED 2,375,714
9th · Office	Office-3	150.6	1,621	AED 4,734,168
9th · Office	Office-4	106.8	1,149	AED 3,548,136
9th · Office	Office-5	183.0	1,969	AED 5,644,247
9th · Office	Office-6	141.0	1,518	AED 4,519,546



COMPETITIVE ADVANTAGE

Why WUJOD 54 Stands Apart



Regulated Free Zone Location

Strong brand credibility within a government-backed ecosystem



Investor-Friendly Ownership

100% foreign ownership, zero corporate tax structure



Central Dubai Accessibility

Minutes to Downtown, DXB Airport, and Metro links



Limited Competing Supply

Scarce licensed healthcare commercial space in DHCC



Payment Plan

30%

On Booking

70%

During Renovations



Flexible installment structure



Suitable for investors and end-users



Minimal upfront commitment







Secure Your Space In DHCC

—
Contact our team to explore available units and ownership options.

→ www.wujod.ae

