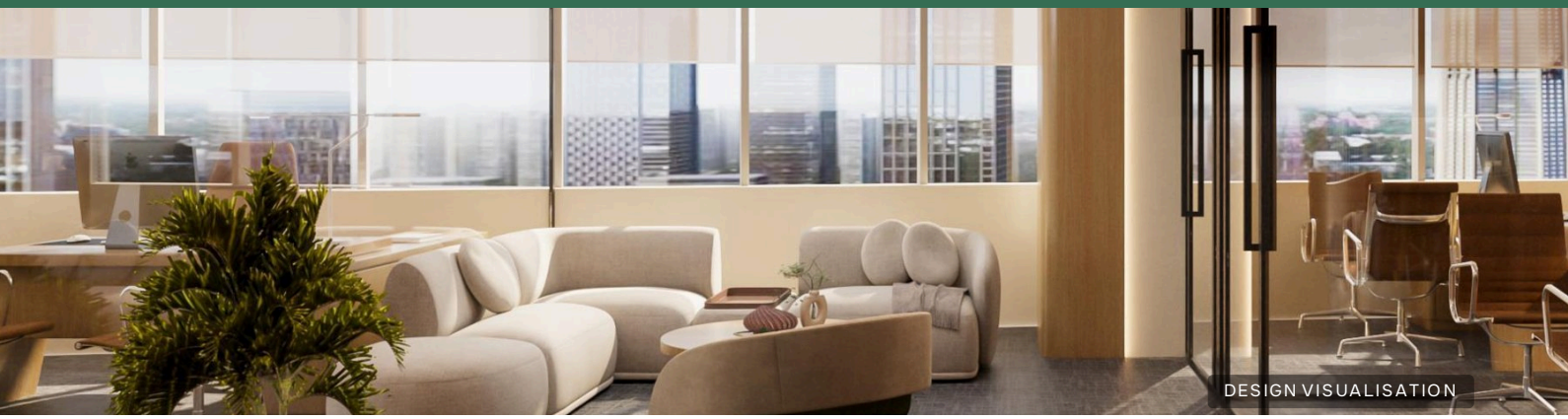
# Mazaya BB1

Mazaya Business Avenue · JLT · Units 3903–3906

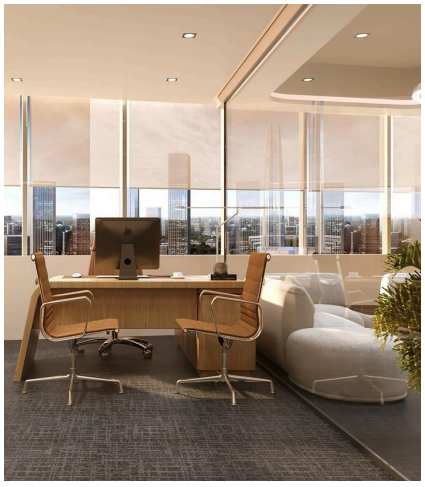
circle property

OFFICE FOR LEASE · JLT, DUBAI




| SIZE | WORKSTATIONS | AVAILABILITY | RENT · AED / YEAR |
|---|---|---|---|
| 5,908 sq ft<br>549 sq m | 62 × | December 2026 | 1,475,000 |







## The office

- Full renovation to a premium fit-out
- Four combined units on floor 39
- Reception with designer lounge
- Meeting rooms for 16 and 8
- Round meeting room for 6 and focus booths
- Ten private offices
- Large open-plan areas with city views
- Pantry with bar and dining seating

## The building

- 45-storey tower in Mazaya Business Avenue
- Direct access to Sheikh Zayed Road
- High-speed lifts
- 24/7 security and CCTV
- DMCC Free Zone location
- Walking distance to DMCC Metro

**Book a viewing** +971 52 180 4373 lease@dxbcircle.com dxbcircle.com

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FLOOR PLAN · 5,908 SQ FT



Indicative layout

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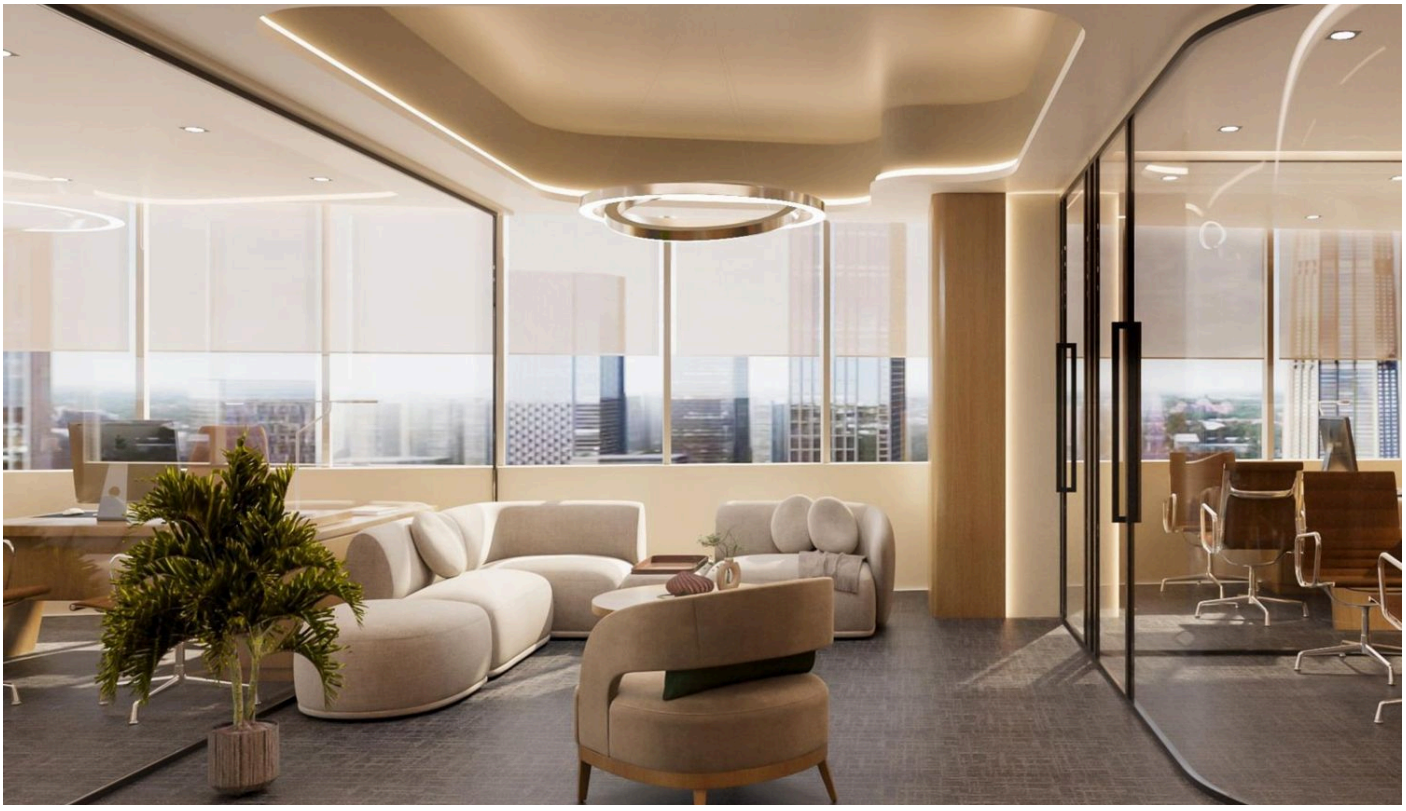
DESIGN VISUALISATION




Reception



Lounge with city views

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DESIGN VISUALISATION



## Large meeting room



## Meeting room

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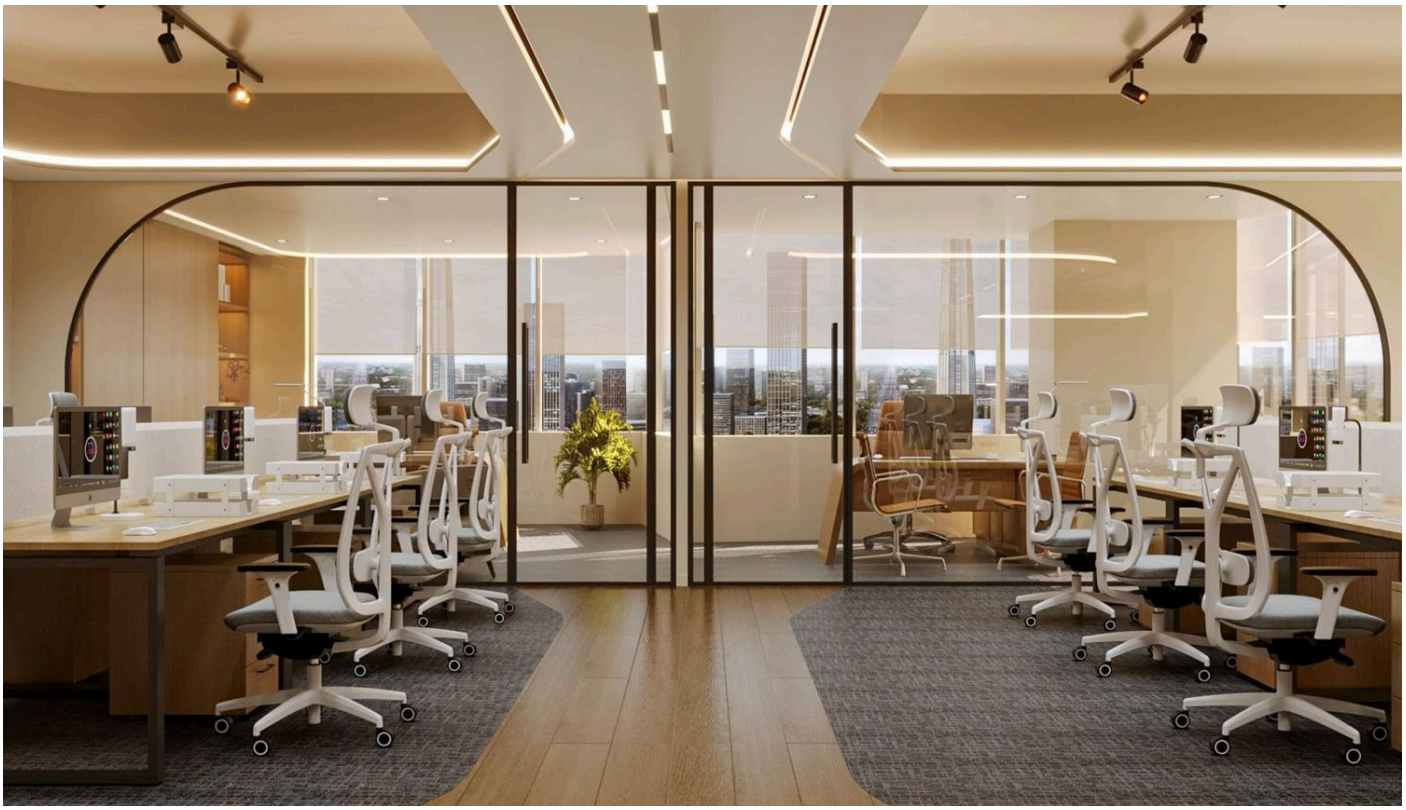
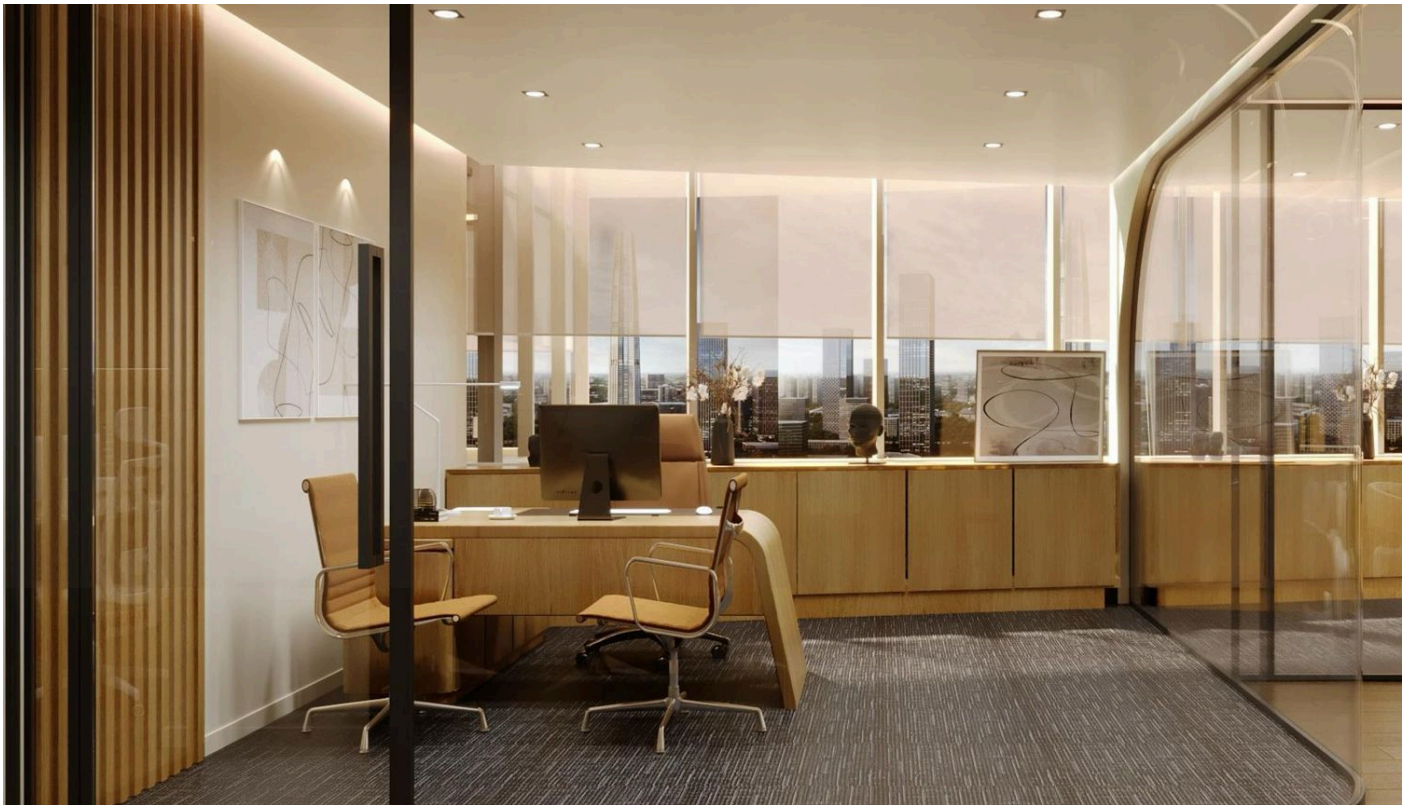
DESIGN VISUALISATION



## Open-plan workspace



## Glass-partitioned office

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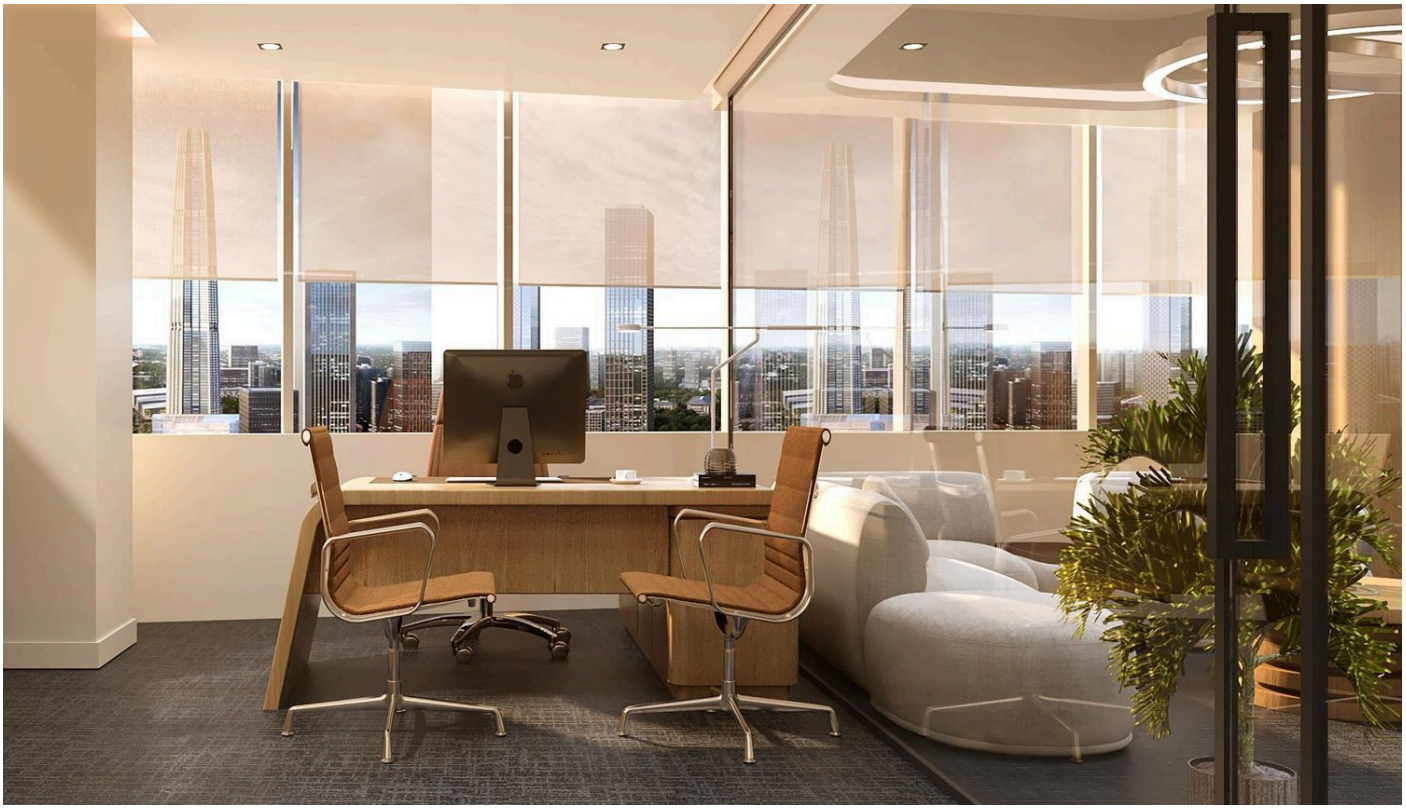
DESIGN VISUALISATION



## Executive office



## Executive office with lounge

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DESIGN VISUALISATION



## Focus booths & open area



## Pantry & dining