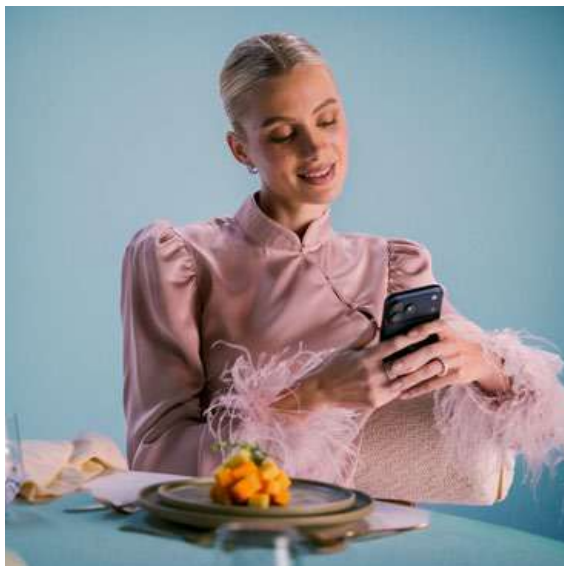




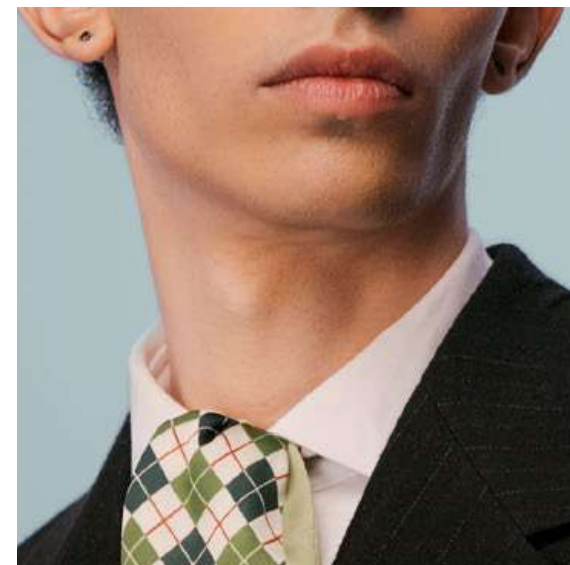
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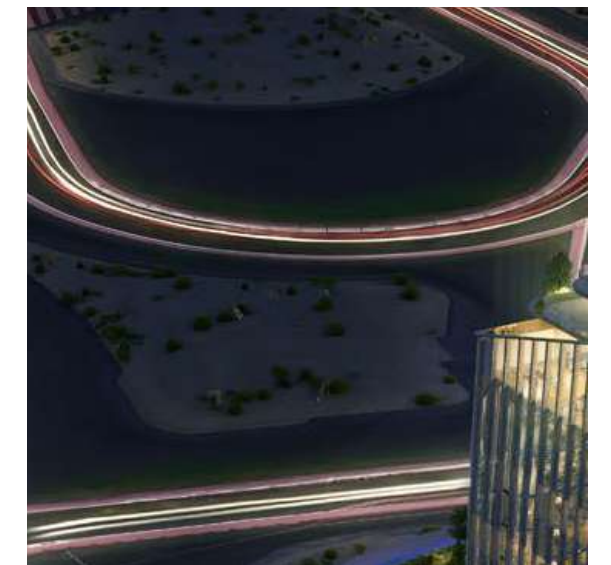
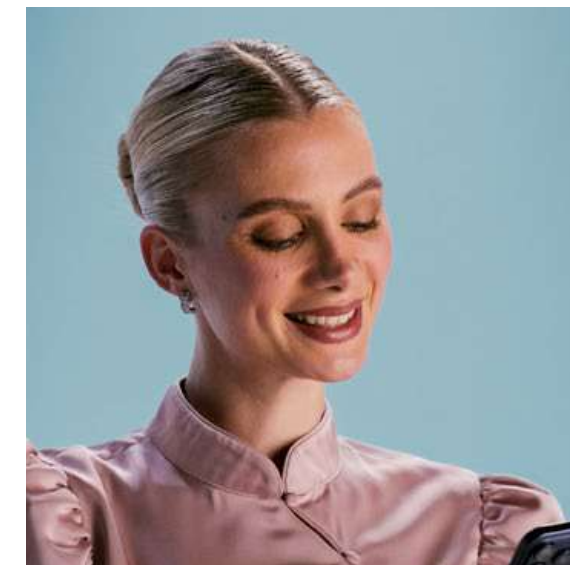
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TO



DISTRICT



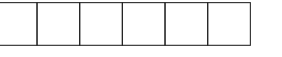


# O1NE District is a purposefully designed business community shaped around people and everyday life.

Defined by architecture, light and urban greening, O1NE District brings together work, dining, leisure and social life within a connected urban environment designed for the rhythm of modern business. The district comprises six commercial towers and an integrated retail destination, forming a vibrant commercial hub within Motor City.



# A New Commercial District in Motor City



## Strategically positioned within Motor City

O1NE District sits next to Dubai Autodrome with direct access to major city destinations including Downtown Dubai, Palm Jumeirah and the future Al Maktoum International Airport.

**Al Maktoum Airport**  
18km (27min drive)

**Dubai International Airport**  
25km (28min drive)

**Downtown**  
25km (22min drive)

**Palm Jumeirah**  
20km (25min drive)

**Sports City**  
3 km (5 min drive)





# **DAWN**

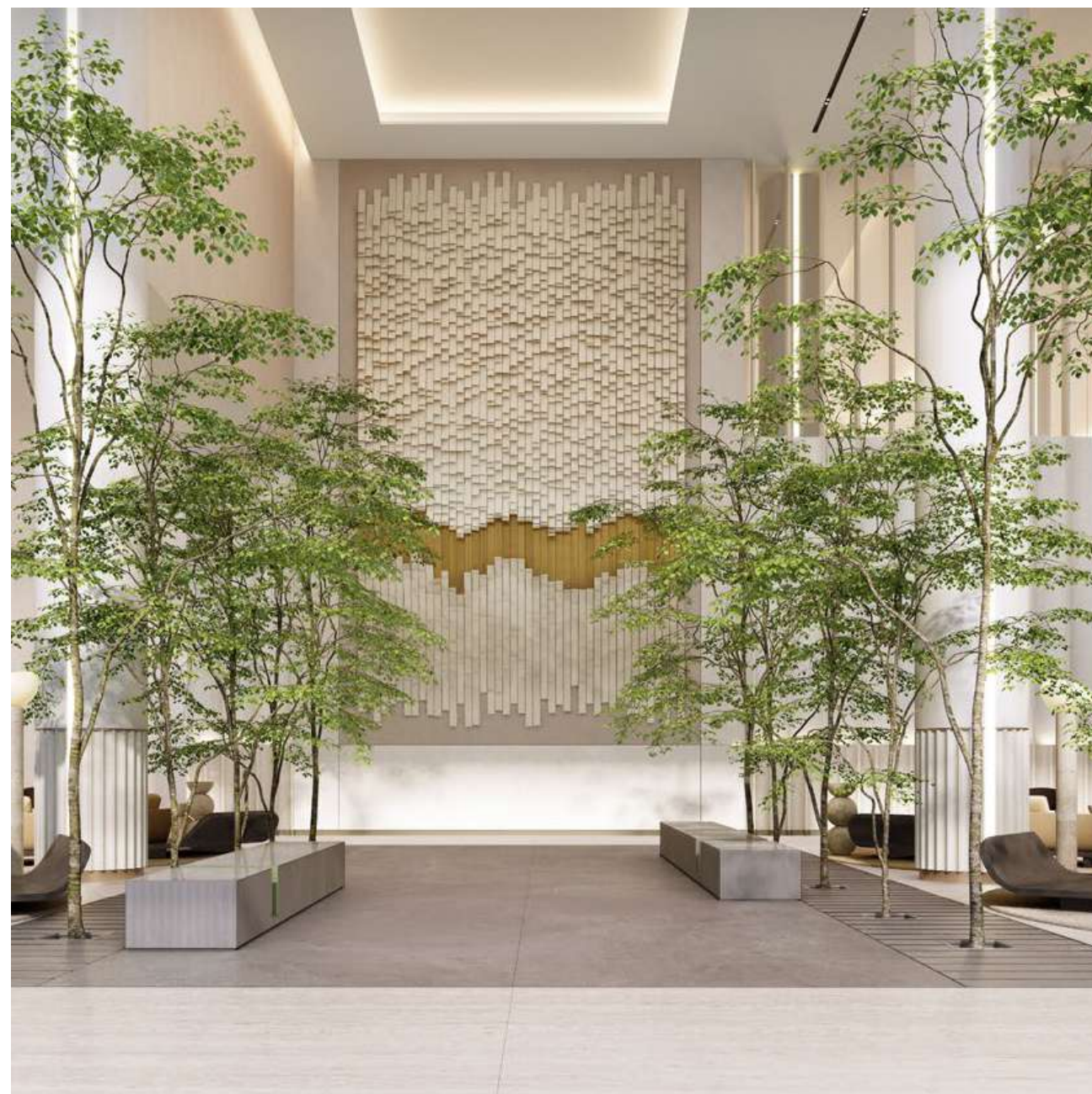
## **The first office tower to rise within O1NE District**

Positioned at the gateway of the district, Dawn introduces a new standard for flexible, modern workspaces with integrated retail and direct access to the district's public realm.



# Amenities

The shared amenities at DAWN are designed to support productivity, wellbeing, and everyday convenience within the district.



A welcoming super lobby with concierge and seating areas creates a strong first impression, while direct air-conditioned connectivity to the retail mall extends the workplace into a broader lifestyle environment. Landscaped podium terraces, outdoor coworking areas and shaded seating zones create spaces for informal meetings, relaxation and collaboration throughout the day.

Sky gardens positioned on selected levels offer quiet places to pause above the city, while two rooftop dining venues provide elevated settings for business meetings and social gatherings.

 F&B ROOFTOP

 PODIUM GARDENS

 SKY GARDENS

 OUTDOOR CO-WORKING SPACES



# Building Specs

## Grade A office tower designed for modern business, flexibility and performance.



Dawn introduces a new workplace environment within O1NE District, designed to support modern businesses and evolving ways of working. Efficient floorplates, flexible layouts and strong building infrastructure create offices that adapt to different company sizes and needs.

High-quality building systems and thoughtful planning ensure a reliable, comfortable and productive environment for tenants and visitors.

 EFFICIENT STRUCTURAL GRID

 SMART PARKING ALLOCATION

 GENEROUS FLOOR-TO-FLOOR HEIGHTS






 INTEGRATED LIFE SAFETY SYSTEMS

 HIGH-PERFORMANCE LIFT SYSTEMS



## Flexible office spaces designed for productivity, daylight and evolving business needs.

The office floors at Dawn are designed to support modern ways of working. Efficient structural planning and flexible layouts allow companies to configure spaces for teams of different sizes while maintaining clarity and flow across each floor. Generous ceiling heights and abundant natural daylight create comfortable workplaces that support productivity, wellbeing and long-term business growth.

-  FLEXIBLE OFFICE LAYOUTS
-  EFFICIENT STRUCTURAL GRID
-  ABUNDANT NATURAL DAYLIGHT
-  GENEROUS FLOOR HEIGHTS
-  OFFICES CAN BE COMBINED














# Integrated retail podium connecting work, dining and social life in one place.

The retail podium forms the social heart of O1NE District, connecting offices with dining, leisure and everyday convenience. Restaurants, cafés and curated retail create a lively environment throughout the day, while landscaped terraces and rooftop venues offer places to meet, unwind and connect beyond the workspace.

-  CURATED DINING AND CAFÉS
-  ROOFTOP RESTAURANTS
-  LANDSCAPED PODIUM TERRACES
-  SOCIAL AND MEETING SPACES
-  DIRECT CONNECTION BETWEEN OFFICES AND RETAIL

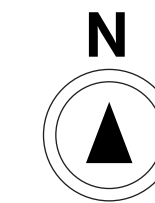
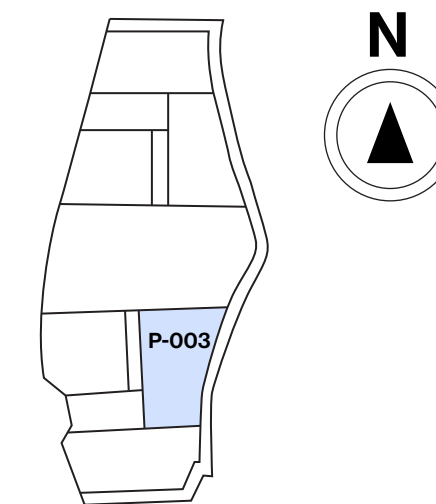


**DAWN**  
**Floorplates**

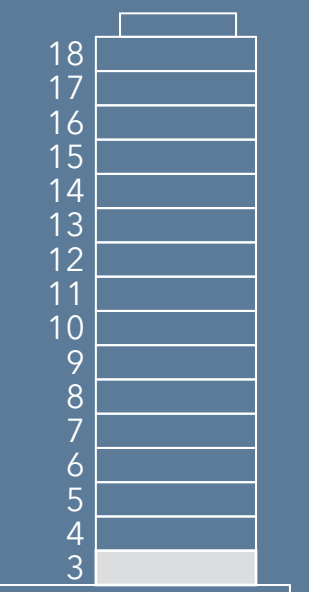


# O1NE DISTRICT

## Level 3 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
301	2,824 ft <sup>2</sup>	1,053 ft <sup>2</sup>	3,877 ft <sup>2</sup>
302	2,089 ft <sup>2</sup>	2,067 ft <sup>2</sup>	4,156 ft <sup>2</sup>
303	2,590 ft <sup>2</sup>	2,889 ft <sup>2</sup>	5,479 ft <sup>2</sup>
304	2,625 ft <sup>2</sup>	2,733 ft <sup>2</sup>	5,358 ft <sup>2</sup>



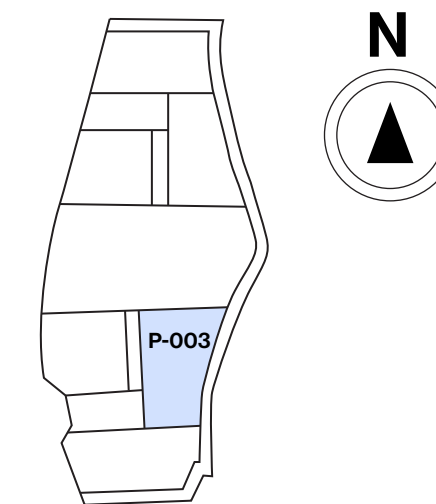
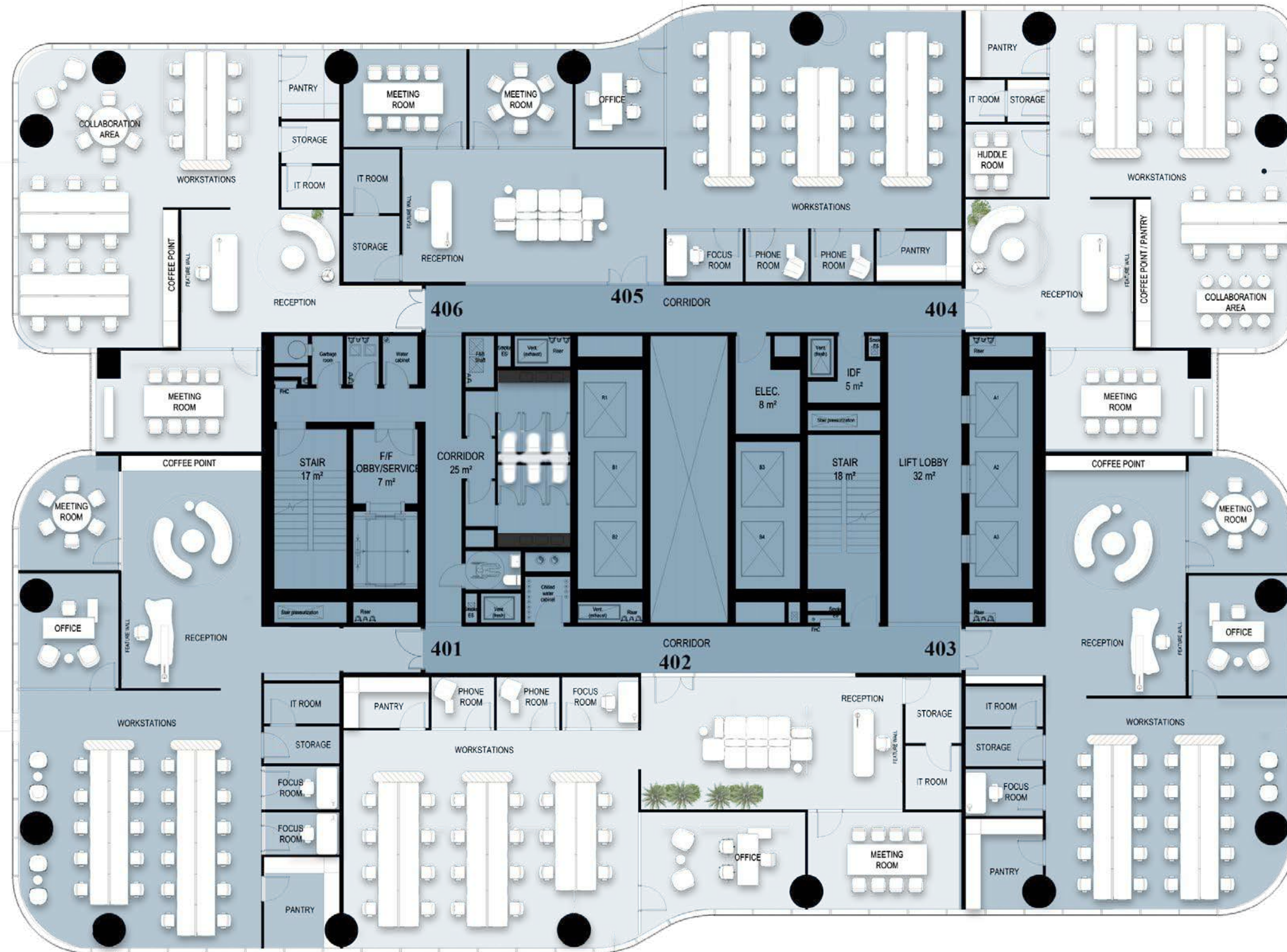
P2  
P1  
GF

The offices are sold and delivered in shell and core condition. Any furniture, partitions, internal fit-out, or layout configuration shown in this plan are indicative only and provided solely for marketing and visualization purposes.

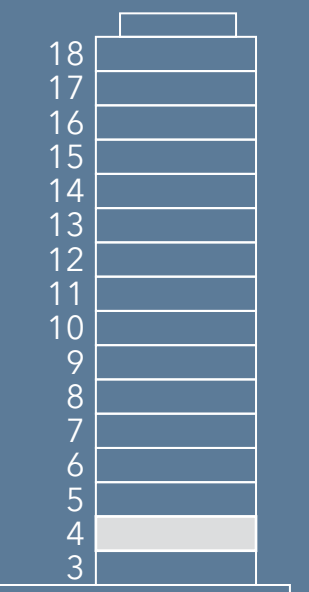


# O1NE DISTRICT

## Level 4 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
401	2,477 ft <sup>2</sup>	0 ft <sup>2</sup>	2,477 ft <sup>2</sup>
402	2,604 ft <sup>2</sup>	0 ft <sup>2</sup>	2,604 ft <sup>2</sup>
403	2,224 ft <sup>2</sup>	0 ft <sup>2</sup>	2,224 ft <sup>2</sup>
404	2,122 ft <sup>2</sup>	0 ft <sup>2</sup>	2,122 ft <sup>2</sup>
405	2,602 ft <sup>2</sup>	0 ft <sup>2</sup>	2,602 ft <sup>2</sup>
406	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



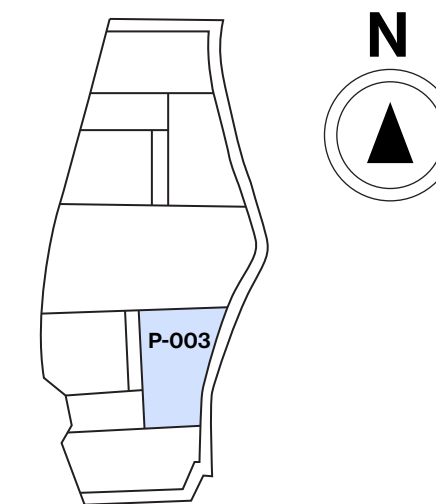
P2  
P1  
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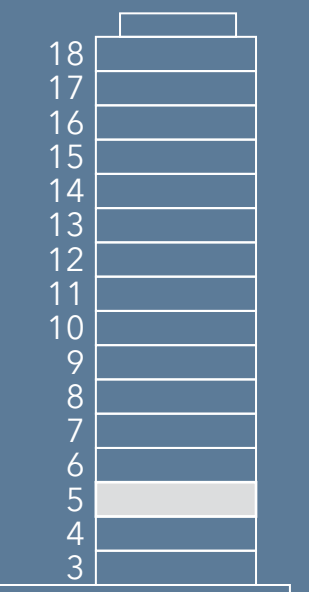


# O1NE DISTRICT

## Level 5 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
501	2,477 ft <sup>2</sup>	0 ft <sup>2</sup>	2,477 ft <sup>2</sup>
502	2,604 ft <sup>2</sup>	0 ft <sup>2</sup>	2,604 ft <sup>2</sup>
503	2,224 ft <sup>2</sup>	0 ft <sup>2</sup>	2,224 ft <sup>2</sup>
504	2,122 ft <sup>2</sup>	0 ft <sup>2</sup>	2,122 ft <sup>2</sup>
505	2,602 ft <sup>2</sup>	0 ft <sup>2</sup>	2,602 ft <sup>2</sup>
506	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



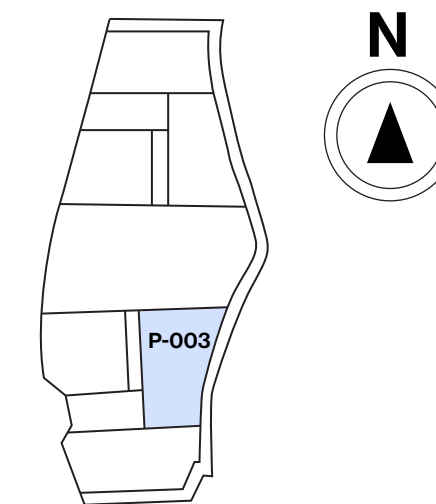
P2  
P1  
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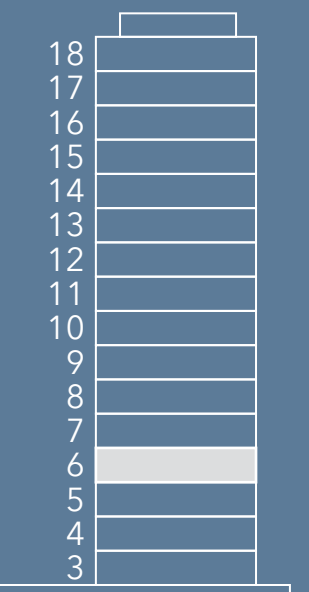


# O1NE DISTRICT

## Level 6 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
601	2,824 ft <sup>2</sup>	1,005 ft <sup>2</sup>	3,829 ft <sup>2</sup>
602	3,182 ft <sup>2</sup>	0 ft <sup>2</sup>	3,182 ft <sup>2</sup>
603	2,122 ft <sup>2</sup>	0 ft <sup>2</sup>	2,122 ft <sup>2</sup>
604	2,602 ft <sup>2</sup>	0 ft <sup>2</sup>	2,602 ft <sup>2</sup>
605	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



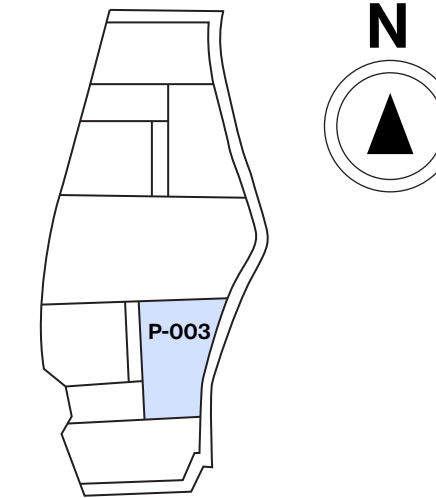
P2  
P1  
GF

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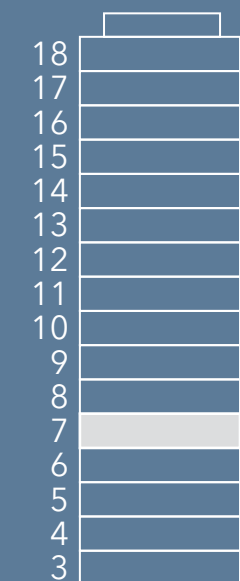


# O1NE DISTRICT

## Level 7 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
701	2,825 ft <sup>2</sup>	0 ft <sup>2</sup>	2,825 ft <sup>2</sup>
702	3,182 ft <sup>2</sup>	0 ft <sup>2</sup>	3,182 ft <sup>2</sup>
703	2,122 ft <sup>2</sup>	0 ft <sup>2</sup>	2,122 ft <sup>2</sup>
704	2,602 ft <sup>2</sup>	0 ft <sup>2</sup>	2,602 ft <sup>2</sup>
705	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



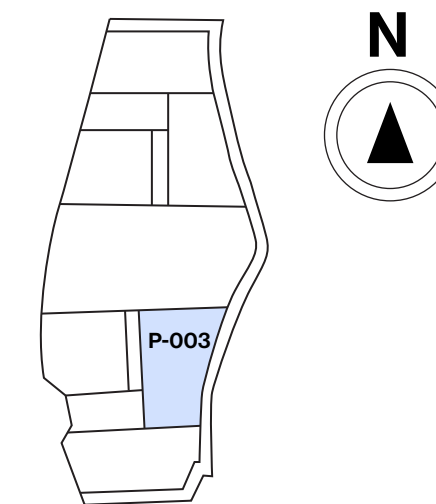
P2  
P1  
GF

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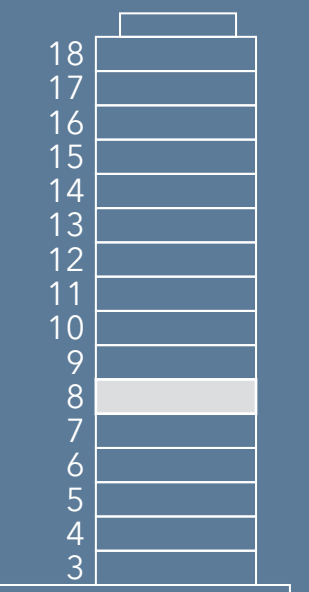


# O1NE DISTRICT

## Level 8 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
801	2,477 ft <sup>2</sup>	0 ft <sup>2</sup>	2,477 ft <sup>2</sup>
802	2,604 ft <sup>2</sup>	0 ft <sup>2</sup>	2,604 ft <sup>2</sup>
803	2,224 ft <sup>2</sup>	0 ft <sup>2</sup>	2,224 ft <sup>2</sup>
804	2,122 ft <sup>2</sup>	0 ft <sup>2</sup>	2,122 ft <sup>2</sup>
805	2,602 ft <sup>2</sup>	0 ft <sup>2</sup>	2,602 ft <sup>2</sup>
806	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



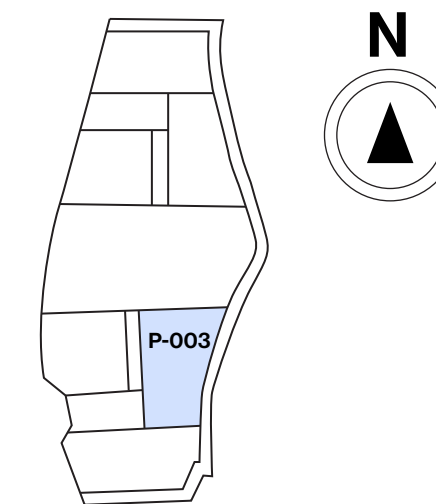
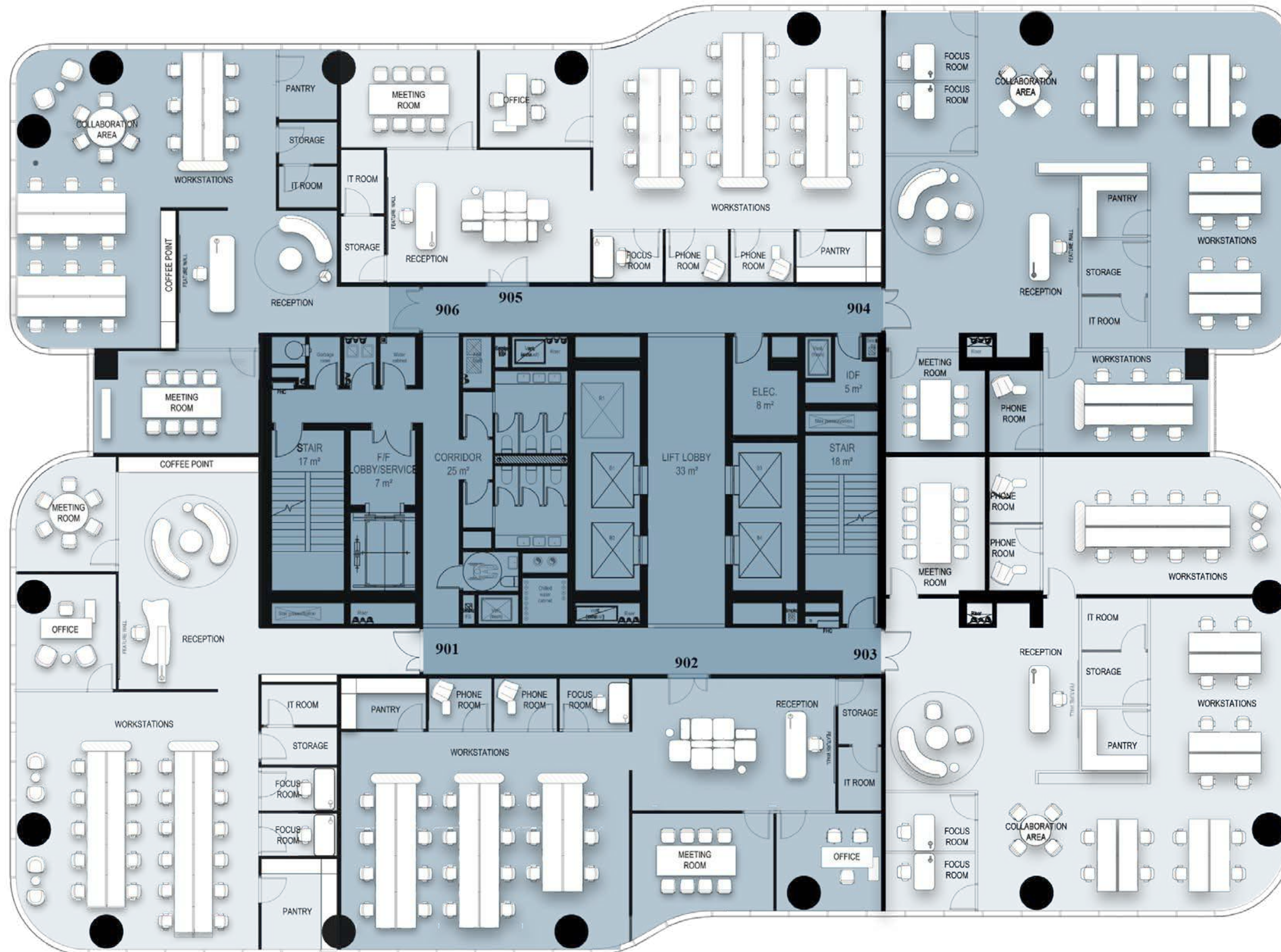
P2  
P1  
GF

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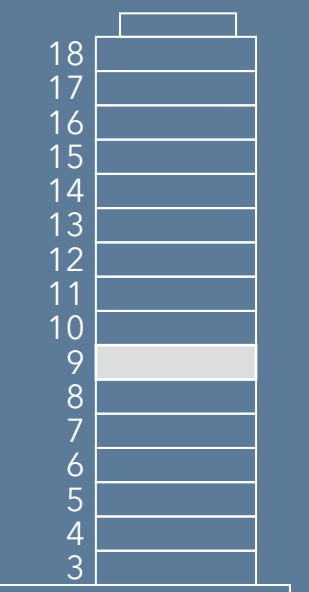


# O1NE DISTRICT

## Level 9 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
901	2,477 ft <sup>2</sup>	0 ft <sup>2</sup>	2,477 ft <sup>2</sup>
902	2,304 ft <sup>2</sup>	0 ft <sup>2</sup>	2,304 ft <sup>2</sup>
903	2,999 ft <sup>2</sup>	0 ft <sup>2</sup>	2,999 ft <sup>2</sup>
904	2,818 ft <sup>2</sup>	0 ft <sup>2</sup>	2,818 ft <sup>2</sup>
905	2,254 ft <sup>2</sup>	0 ft <sup>2</sup>	2,254 ft <sup>2</sup>
906	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



P2  
P1  
GF

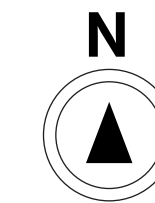
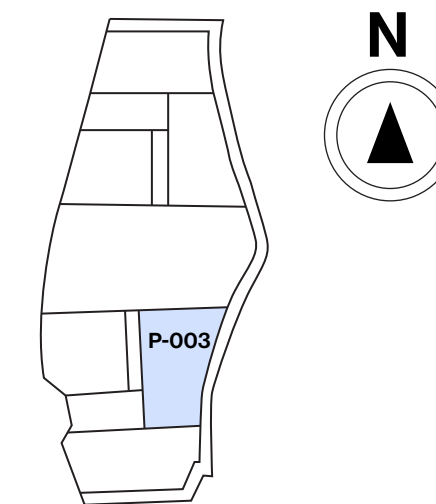
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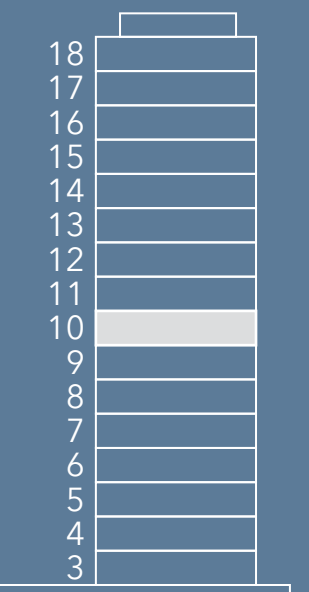
# O1NE

DISTRICT

Level 10  
Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
1001	3,870 ft <sup>2</sup>	1,058 ft <sup>2</sup>	4,928 ft <sup>2</sup>
1002	4,765 ft <sup>2</sup>	0 ft <sup>2</sup>	4,765 ft <sup>2</sup>
1003	3,755 ft <sup>2</sup>	1,253 ft <sup>2</sup>	5,008 ft <sup>2</sup>



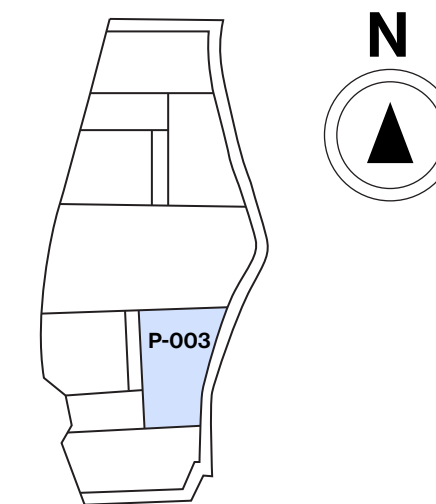
P2  
P1  
GF

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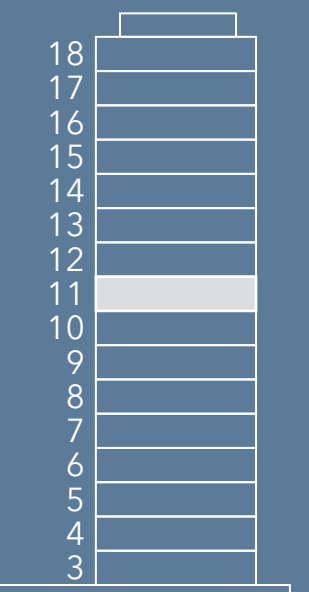


# O1NE DISTRICT

## Level 11 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
1101	3,870 ft <sup>2</sup>	0 ft <sup>2</sup>	3,870 ft <sup>2</sup>
1102	4,765 ft <sup>2</sup>	0 ft <sup>2</sup>	4,765 ft <sup>2</sup>
1103	3,755 ft <sup>2</sup>	0 ft <sup>2</sup>	3,755 ft <sup>2</sup>



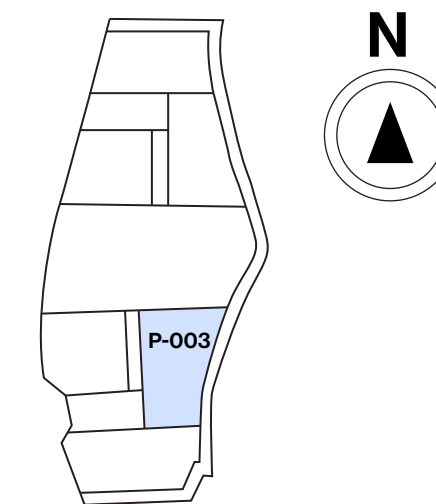
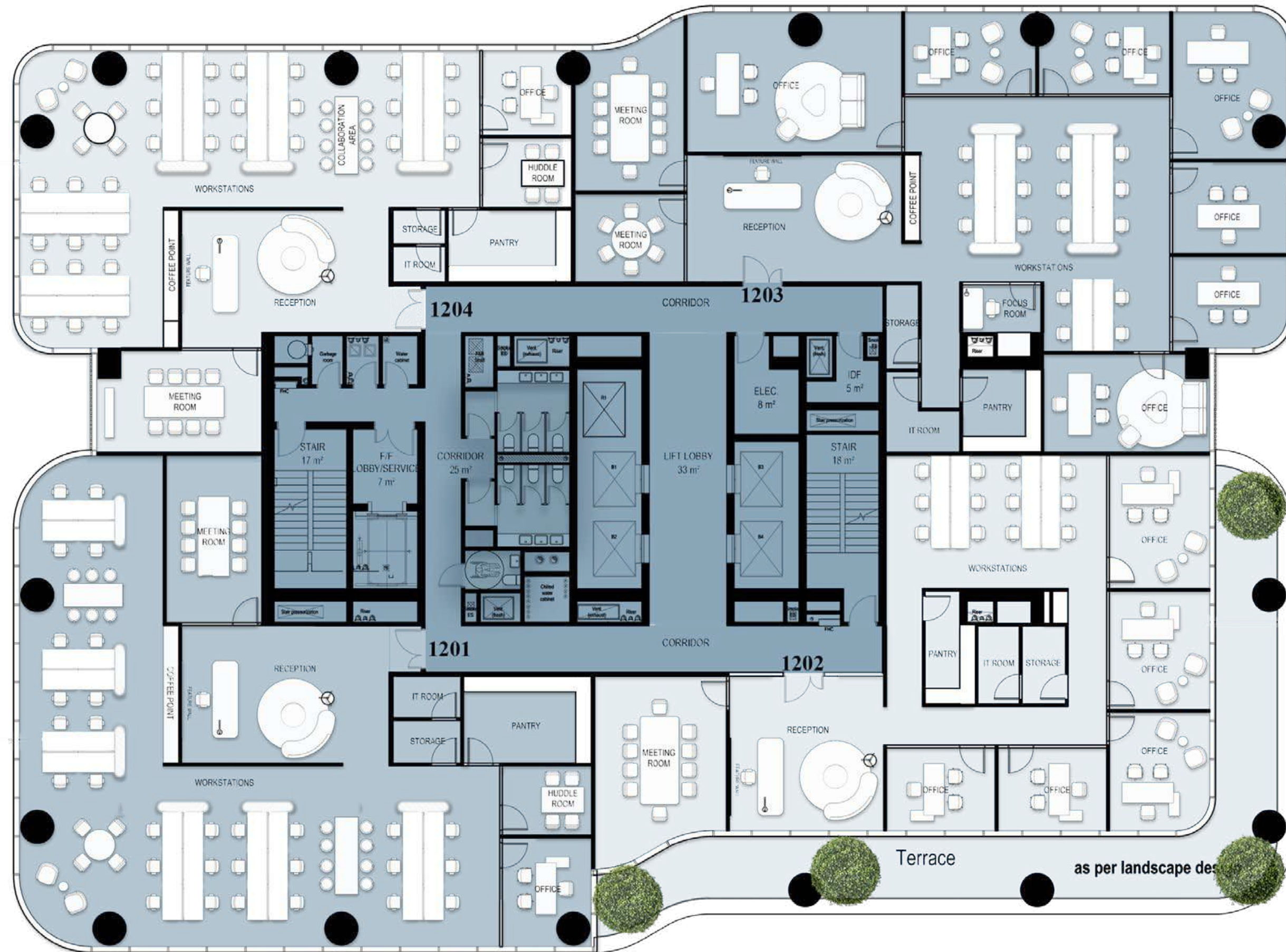
P2  
P1  
GF

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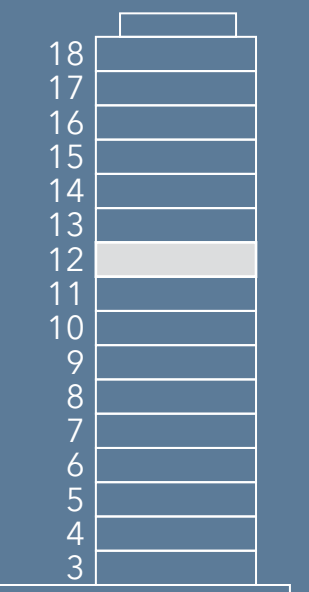


# O1NE DISTRICT

## Level 12 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
1201	3,618 ft <sup>2</sup>	0 ft <sup>2</sup>	3,618 ft <sup>2</sup>
1202	2,842 ft <sup>2</sup>	1,030 ft <sup>2</sup>	3,872 ft <sup>2</sup>
1203	4,171 ft <sup>2</sup>	0 ft <sup>2</sup>	4,171 ft <sup>2</sup>
1204	2,864 ft <sup>2</sup>	0 ft <sup>2</sup>	2,864 ft <sup>2</sup>



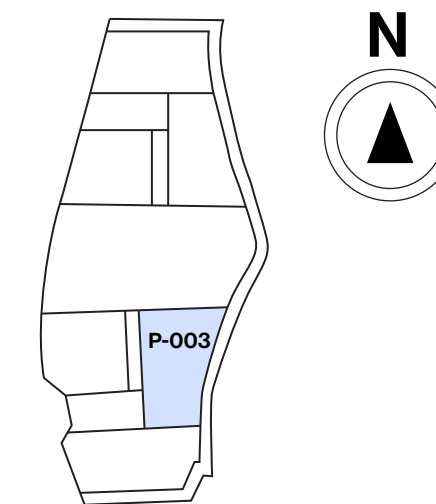
P2  
P1  
GF

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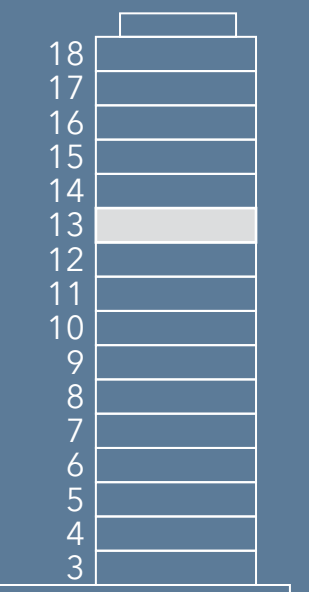


# O1NE DISTRICT

## Level 13 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
1301	3,618 ft <sup>2</sup>	0 ft <sup>2</sup>	3,618 ft <sup>2</sup>
1302	2,842 ft <sup>2</sup>	0 ft <sup>2</sup>	2,842 ft <sup>2</sup>
1303	4,171 ft <sup>2</sup>	0 ft <sup>2</sup>	4,171 ft <sup>2</sup>
1304	2,864 ft <sup>2</sup>	0 ft <sup>2</sup>	2,864 ft <sup>2</sup>



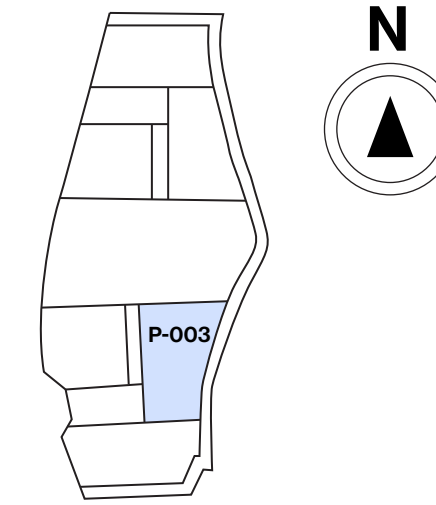
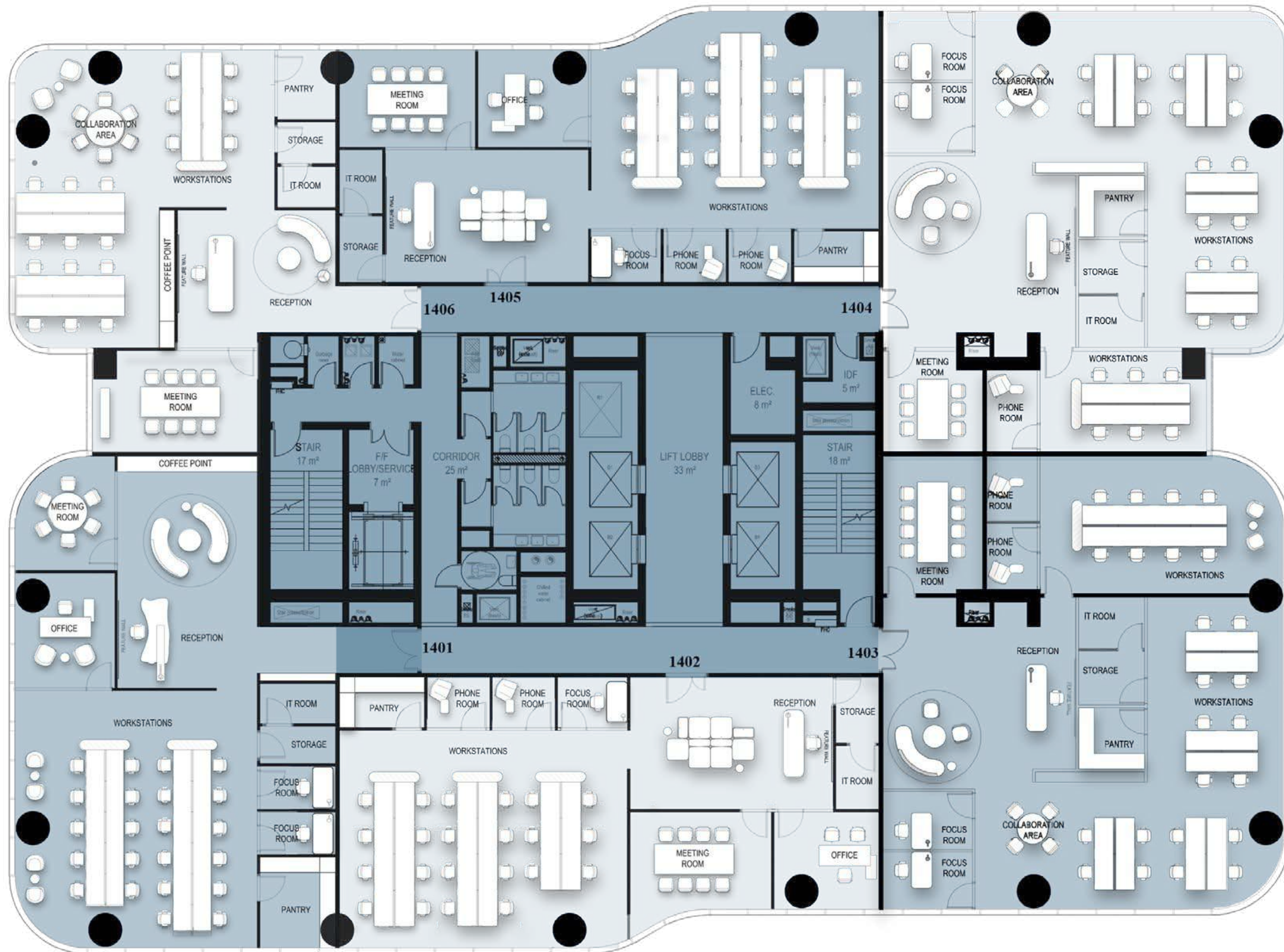
P2  
P1  
GF

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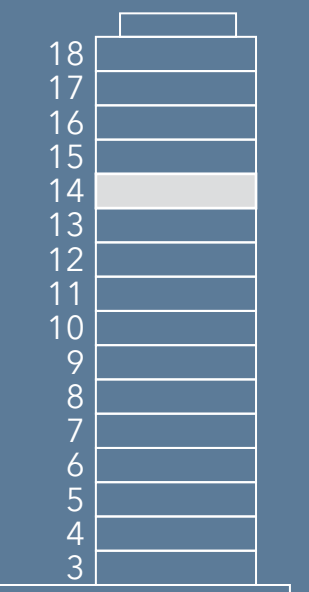


# O1NE DISTRICT

## Level 14 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
1401	2,477 ft <sup>2</sup>	0 ft <sup>2</sup>	2,477 ft <sup>2</sup>
1402	2,304 ft <sup>2</sup>	0 ft <sup>2</sup>	2,304 ft <sup>2</sup>
1403	2,999 ft <sup>2</sup>	0 ft <sup>2</sup>	2,999 ft <sup>2</sup>
1404	2,818 ft <sup>2</sup>	0 ft <sup>2</sup>	2,818 ft <sup>2</sup>
1405	2,254 ft <sup>2</sup>	0 ft <sup>2</sup>	2,254 ft <sup>2</sup>
1406	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



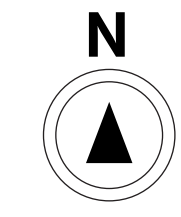
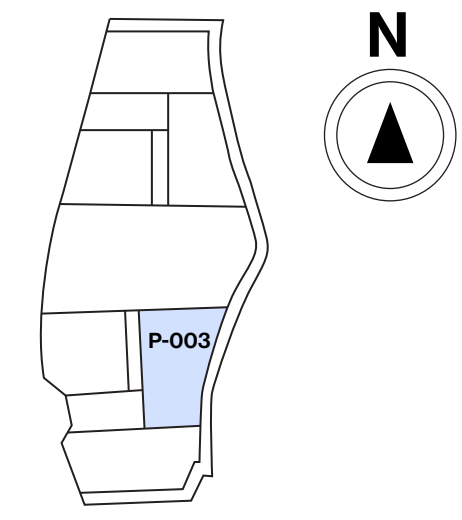
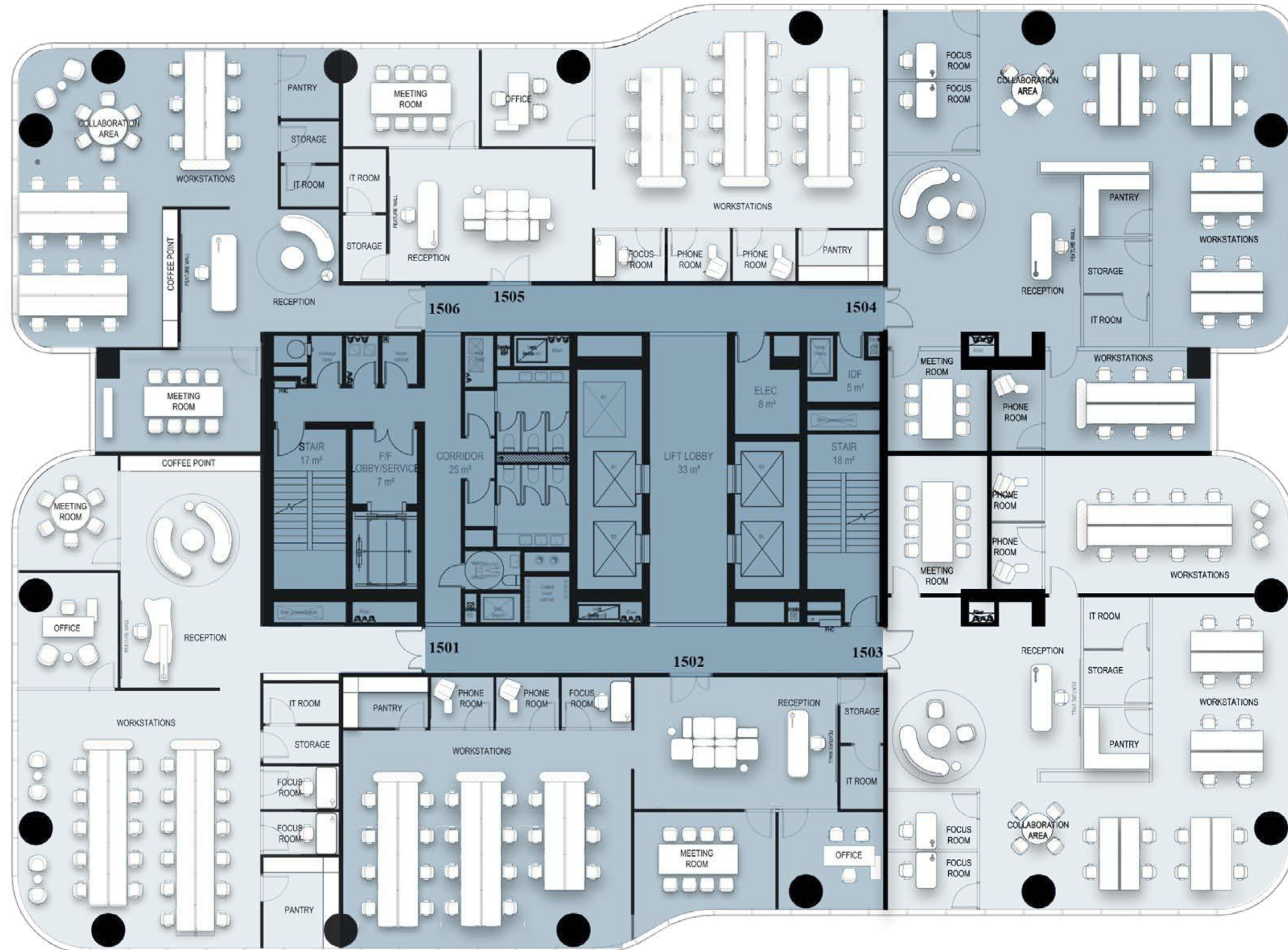
P2  
P1  
GF

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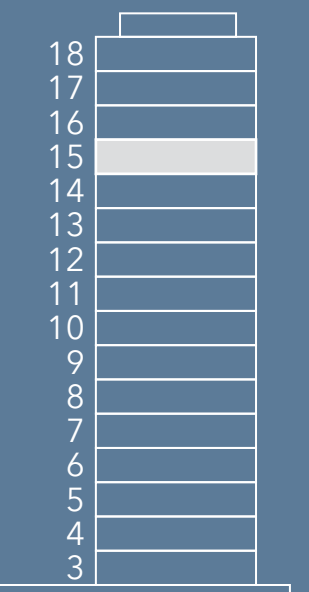


# O1NE DISTRICT

## Level 15 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
1501	2,477 ft <sup>2</sup>	0 ft <sup>2</sup>	2,477 ft <sup>2</sup>
1502	2,304 ft <sup>2</sup>	0 ft <sup>2</sup>	2,304 ft <sup>2</sup>
1503	2,999 ft <sup>2</sup>	0 ft <sup>2</sup>	2,999 ft <sup>2</sup>
1504	2,818 ft <sup>2</sup>	0 ft <sup>2</sup>	2,818 ft <sup>2</sup>
1505	2,254 ft <sup>2</sup>	0 ft <sup>2</sup>	2,254 ft <sup>2</sup>
1506	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



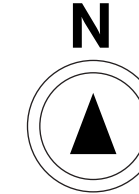
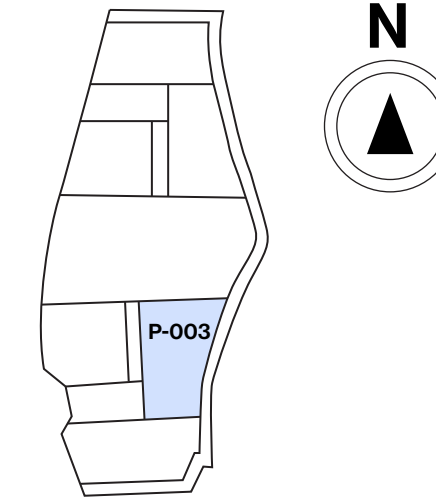
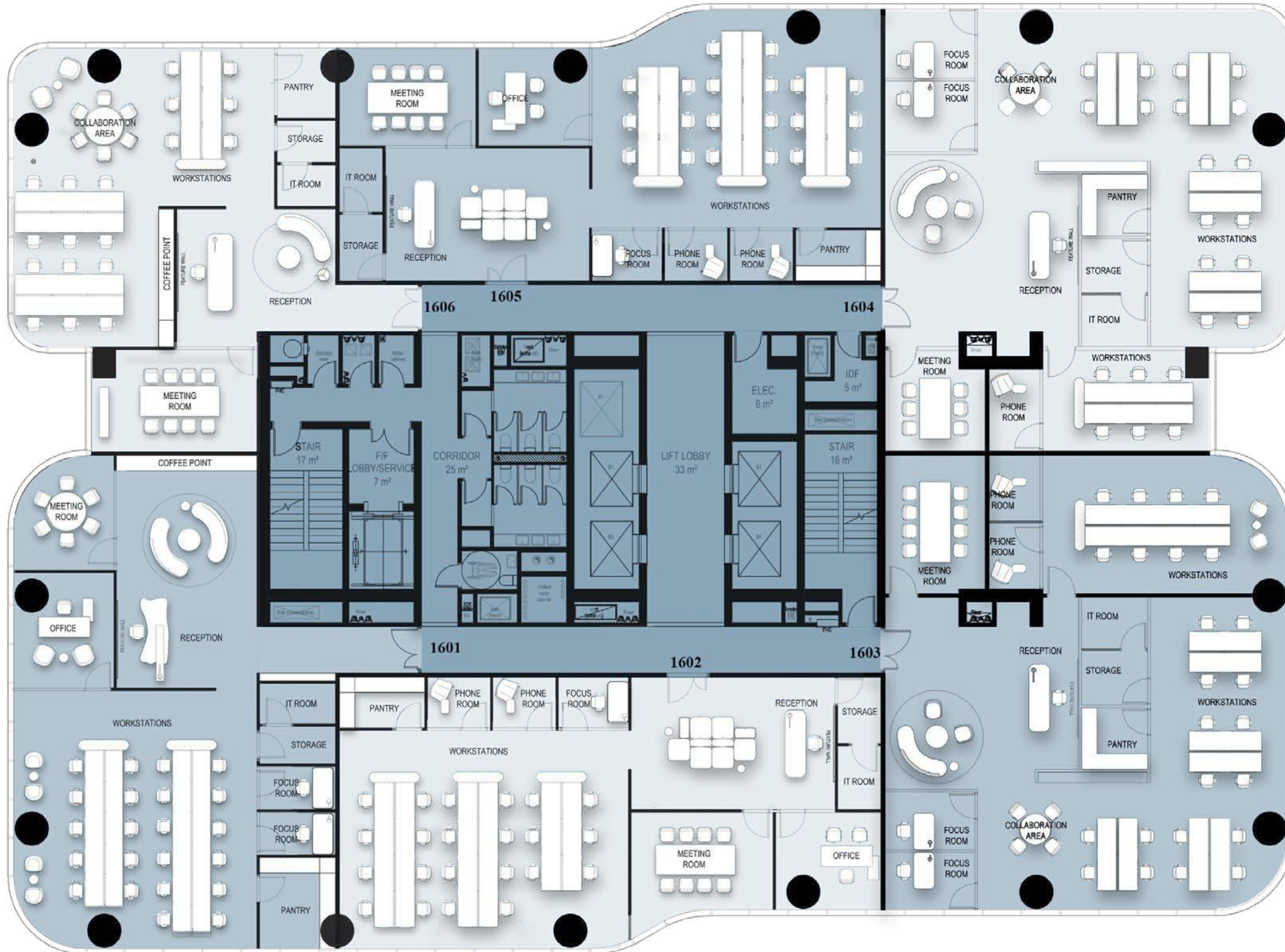
P2  
P1  
GF

The offices are sold and delivered in shell and core condition. Any furniture, partitions, internal fit-out, or layout configuration shown in this plan are indicative only and provided solely for marketing and visualization purposes.

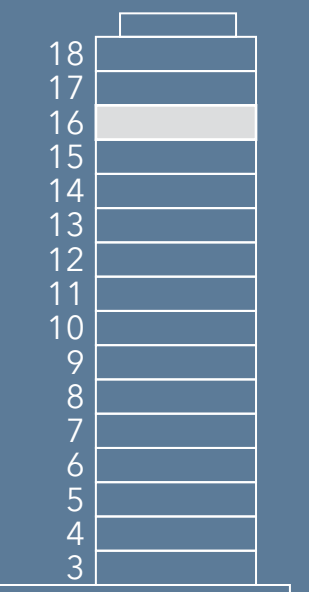


# O1NE DISTRICT

## Level 16 Offices Floorplan



Unit	Office Area	Balcony Area	Total Area
1601	2,477 ft <sup>2</sup>	0 ft <sup>2</sup>	2,477 ft <sup>2</sup>
1602	2,304 ft <sup>2</sup>	0 ft <sup>2</sup>	2,304 ft <sup>2</sup>
1603	2,999 ft <sup>2</sup>	0 ft <sup>2</sup>	2,999 ft <sup>2</sup>
1604	2,818 ft <sup>2</sup>	0 ft <sup>2</sup>	2,818 ft <sup>2</sup>
1605	2,254 ft <sup>2</sup>	0 ft <sup>2</sup>	2,254 ft <sup>2</sup>
1606	1,963 ft <sup>2</sup>	0 ft <sup>2</sup>	1,963 ft <sup>2</sup>



P2  
P1  
GF

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# W Z T O

**AVENUE**  
DEVELOPMENT

**DISTRICT**

**KÖRA**  
PROPERTIES