CAPITAL ONE

ABOUT
PROJECT

Capital One introduces a new standard of luxury office space in the heart of Motor City, offering Category A offices that rival the best in town. Designed with a futuristic and floating concept, Capital One combines Layering and Coherence to create a seamless and inspiring work environment.

With a unique location, breathtaking design, and thoughtful details, Capital One is the ideal destination for dynamic businesses that seek sophistication and functionality.

Project Name	Capital One
Developer	The Circuit Real Estate Development LLC
Architect	AE7 Architects
Location	Motor City
Plot Number	6740191
Plot Area	174,279 Sqft.
Est. Completion Date	JULY 2027
Tower Height	B2 + G + 20 + Roof
Estimated Service Charges	19 AED / Sqft.
Furnished/Unfurnished	Unfurnished
Finished/Unfinished	Shell & Core
Elevators	Passenger x 16
	Service x 1
	Business Center x 1
Washrooms	8 x per floor
Parking	1 Car park per 50 Sq.mt. of office area. (Additional parking spaces available for purchase)

Unit Mix

Type	No of Units	%	Size Range (Sqft)
Office	222	92.5%	798 - 1,884
Office - T	18	7.5%	1,163 - 4,918
Total	**240**		

* Office – T: Offices with Terrace

CENTURION

FLOOR TO CEILING
HEIGHT

ZONE	Height (m)	Area (Sqft)
Ground Floor		
Grand Lobby	9m	4,815
Business Center	4.7m	6,652
Corridor	4.7m	2,484
Toilets	2.6m	524
Café 1		5,100
Café 2		2,669
First Floor		
Business Center	3.2m	2,855
Business Center Terrace		4,332
Corridor	3m	2,481
Toilets	2.6m	459
Prayer Rooms	3m	2,425
Restaurant		4,431
Restaurant Terrace		4,475
20ᵗʰ Floor		
Gym (Indoor)		9,133
Gym (Outdoor) front side		4,779
Pool (Outdoor) back side		9,505
Changing Room		459

Car Parking

Level	# Spaces
Basement 2	405
Electrical Parking	10
ADA Parking	5
Visitor Parking	0
Basement 1	397
Electrical Parking	22
ADA Parking	8
Visitor Parking	0
Ground Floor	218
Electrical Parking	19
ADA Parking	3
Visitor Parking	64

Tenant Store Rooms

Level	# Spaces
Basement 2	41
Basement 1	29
Total	70

Raised Floor Zones

Zone	Thickness (mm)
Offices Floors (Levels 2 to 19)	150mm

Floor to Floor Height

Level	Height (m)
Basement 2	3.7m
Basement 1	5.5m
Ground Floor	6.0m
Level 1	4.5m
Levels 2 to 19	3.9m
Level 20	4.0m

CENTURION