

# MASDAR CITY SQUARE

## A GATEWAY TO OPPORTUNITIES



MC<sup>2</sup>  
مجمع مدنية مصدر  
MASDAR CITY SQUARE

MASDAR  
CITY

## The Capital's Ultimate R&D Destination

Introducing MC Square; Abu Dhabi's upcoming research and development, technology, and innovation hub. Built on Masdar City's commitment to sustainability, technology, and wellbeing, MC Square will develop a community of thriving businesses in harmony with the environment.

Comprised of seven office buildings and parking within Masdar City, the United Arab Emirates' pioneering sustainable city will soon feature the next generation of integrated business complex. By bringing the latest trends in international design and catering to the global customer of tomorrow, MC Square is designed as not only a business, but a lifestyle venue.



2-MASDAR CITY SQUARE

# Located in Masdar City, one of the world's most sustainable urban communities and low carbon developments.

Made up of a rapidly growing clean-tech cluster, business free zone, and residential neighborhoods; with restaurants, shops, and public green spaces.

Masdar City is at the crossroads of the Middle East and Asian markets and supported by the United Arab Emirates' strong global logistics and transport network. A strategic location offering a gateway to exciting international business and development opportunities.

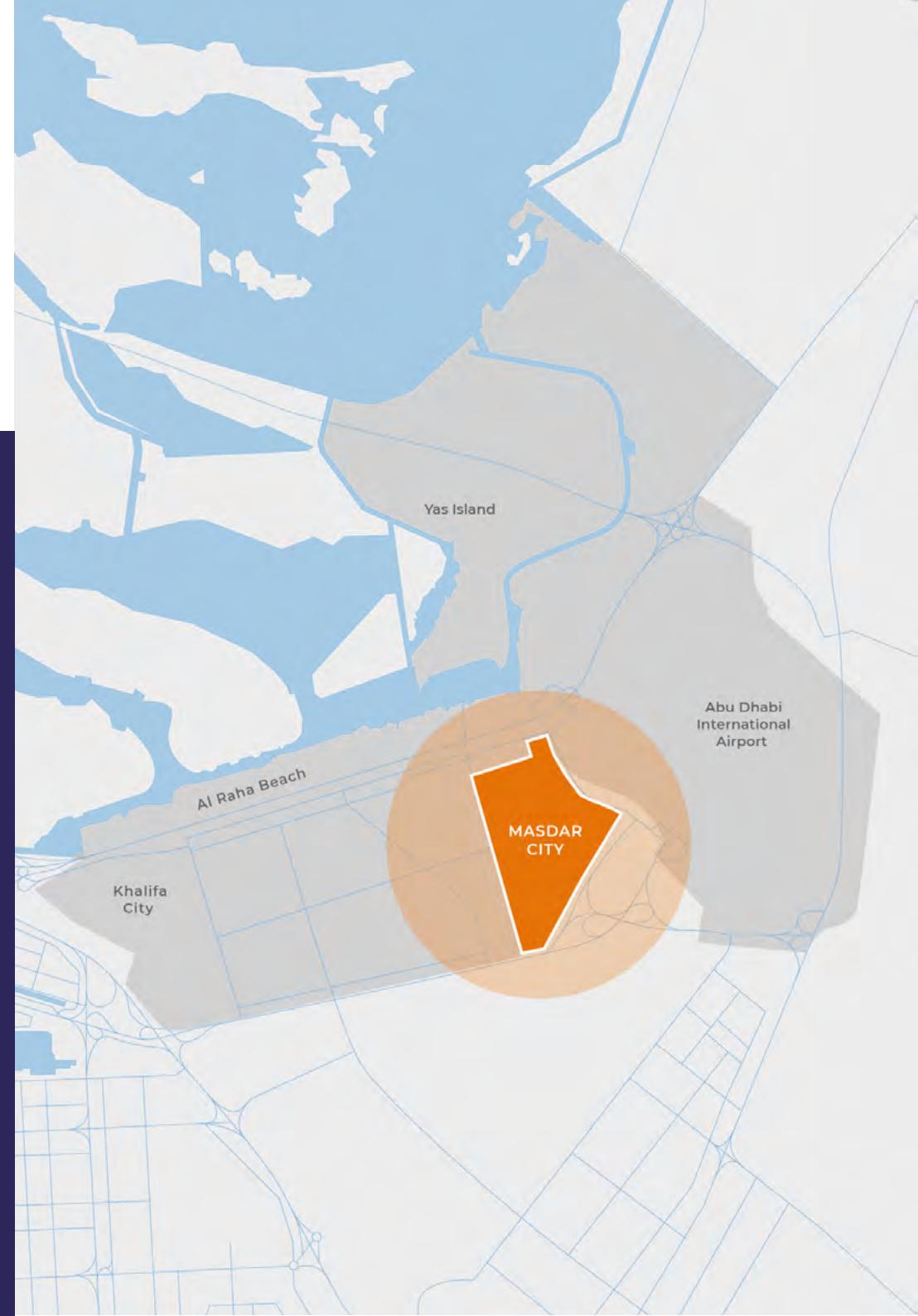


5 min distance to Abu Dhabi International Airport



20m to Abu Dhabi City Centre

40m to Dubai.



A vibrant precinct positioned in the heart of **Masdar City**, following the three pillars philosophy of urban development



Economic



Social



Environmental Sustainability



## Podium Level

- 1 Courtyards
- 2 Amphitheater Plaza
- 3 Shaded Pedestrian Boulevard
- 4 Office Lobby
- 5 Gym & Fitness
- 6 Meditation Room
- 7 Business Club
- 8 Restaurants & Cafés
- 9 Retail
- 10 Prayer Facility
- 11 Daycare
- 12 Parking Building
- 13 Headquarter Building
- 14 Offices
- + IRENA Building



**+48,000 SQM**

Total Gross Floor Area



**8 Buildings**

1 Headquarter, 6 Offices, 1 Parking



**2,161**

Shaded Parking Spaces



## Access to Comprehensive Transportation Network

Alternative transportation options like metro, light rail, bus, and bike routes provide convenient options when traveling and regularly commuting to MC<sup>2</sup>. At the core of the development is integrated parking structure that acts as a central hub for the community and houses the precincts amenities.





# Access & Parking

Clear wayfinding for easy navigation and seamless travel is used throughout MC<sup>2</sup> to provide accessibility for all.



VIP Dropoffs



**2,161** Total Parking Spaces



Centrally Located



**161** Bicycle Racks



Multiple Entry & Exit Points



**48** Electric Charging Ports



PREMIUM BUSINESS  
DESTINATION

# Welcome to MC<sup>2</sup>

First impressions are everything is unique in design with lobbies carefully considered to provide corporate presence welcoming tenants and visitors with impressive and contemporary designs. With dedicated entry courtyards, reception desks, and contactless security, tenants and visitors at MC<sup>2</sup> will step into a thriving and sustainable eco-system home to the best in class Emirati and international organizations.



Exclusive Lobbies



High Performing Building Materials



Extended Entry Courtyards



High Environmental Performance



Visitor Concierge



Flexible Workspaces



# An R&D and Innovation Hub, Built on Five Pillars

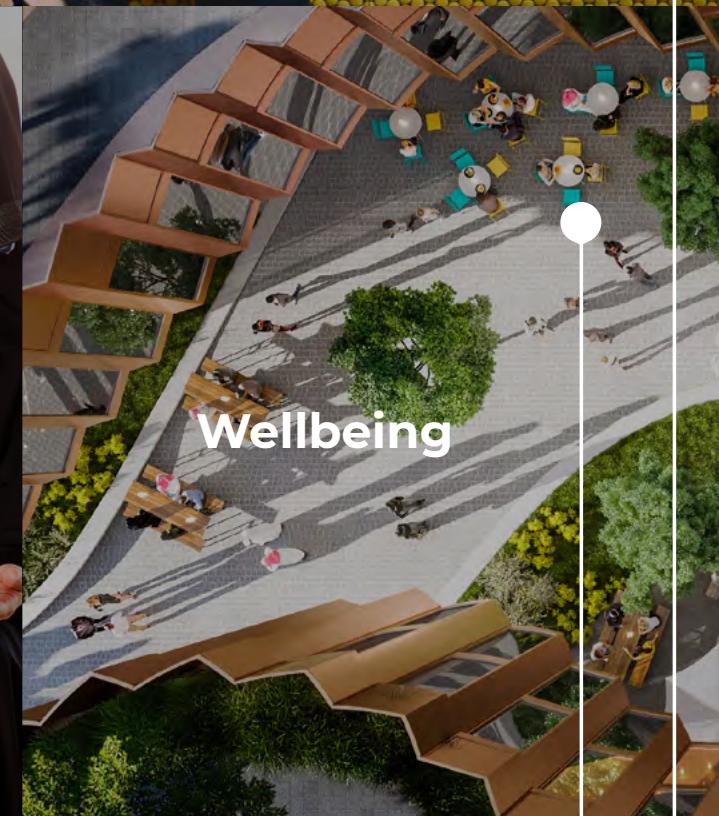
The future workplace of MC<sup>2</sup> extends beyond the boundaries of the traditional office. It is driven by five pillars expressed throughout the precinct.



**Tech & Innovation**



**Community**



**Wellbeing**



**Sustainability**



**Flexibility**

# Aligning Business and Sustainability

MC<sup>2</sup> sets the new benchmark for sustainable workplace developments. It will add to Masdar City's impressive portfolio of sustainable real estate projects by utilizing environmental strategies such as passive cooling, shading, facade design, and solar harvesting.



LEED Platinum Rating



Net Zero Energy Building



Gold WELL Rating



4 Pearl Estidama PBRS



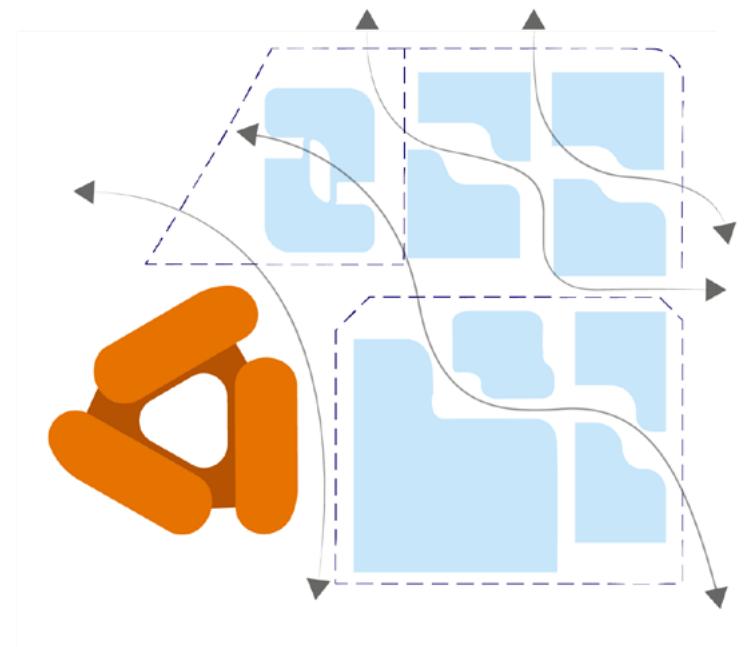


## An Office Precinct Carved by the Wind and Sun

To combat the hot UAE weather the courtyards have been carved to catch the cooling winds and the building heights studied to ensure shading and protection from the harsh sun. MC<sup>2</sup> offers a number of intimate and comfortable courtyard spaces that allow for informal meeting areas and personal work spaces. The outdoor spaces help encourage a natural interaction between the buildings while promoting pedestrian access and movement.

WIND MOVEMENT CARVING PEDESTRIAN PATHWAYS THROUGH THE PRECINCT

Open-Air Courtyards  
Green Space  
Day Care  
Prayer Rooms  
F&B



# A Flexible Ecosystem

MC<sup>2</sup> is committed to offering the right fit for every business need. Its portfolio of office spaces and leasing options have been designed to provide tenants with a range of flexible options.

- Single Tenant Address
- Global Headquarters
- Full Floor Plate
- Partial Floor Plate
- Co-Working Spaces



# A Business Hub Fostering the Innovations of Tomorrow

MC<sup>2</sup> is the ultimate destination for the next generation of technological innovators and entrepreneurs. Set in the heart of Masdar City, tenants at MC<sup>2</sup> will enjoy an unrivaled network within an existing and thriving community of R&D, tech and innovation in every industry and discipline.

## Existing Tenants

### Government Entities



### Private Entities



# Diverse, Active Environments for A Thriving Community

The public realm of the precinct has been carefully crafted to ensure a holistic and healthy environment across all of MC<sup>2</sup>. By embracing open-air connectivity, MC<sup>2</sup> provides tenants and visitors with ample mental and physical wellness in the form of accessible indoor and outdoor amenities. The precinct is conveniently located near Masdar City's already established destinations such as Discovery Park North & South, and Central Park. A number of MC<sup>2</sup> amenities are located within the Central Hub which promote this active community. This walkable, pedestrian friendly environment is complemented by an equally permeable portfolio of office spaces that allow for light and air throughout.



Restaurants & Retail Shops



Gym & Sports Facilities



Bicycle & Running Tracks



Event Plaza



## A Lush, Open Office Environment

The landscaping of MC<sup>2</sup> weaves through the precinct to connect tenants and businesses with regionally appropriate foliage to create a lush and welcoming environment. Purposefully crafted green spaces create comfort and visual integration between internal and external spaces, contributing to the overall wellbeing of tenants of MC<sup>2</sup>.





A DIVERSE AND FLEXIBLE  
WORKPLACE OFFERING

# Tailored for Every Business Need

MC<sup>2</sup> is designed to offer a tailored selection of office and retail spaces

Full Building  
Full Floors  
Partial Floor Plates  
Co-working Spaces

**BUILDING 3**  
4 FLOORS  
4,492 NLA (SQM)  
CO-WORKING

**BUILDING 4**  
G + 3 FLOORS  
3,771 NLA (SQM)  
CO-WORKING

**BUILDING 5**  
4 FLOORS  
4,916 NLA (SQM)

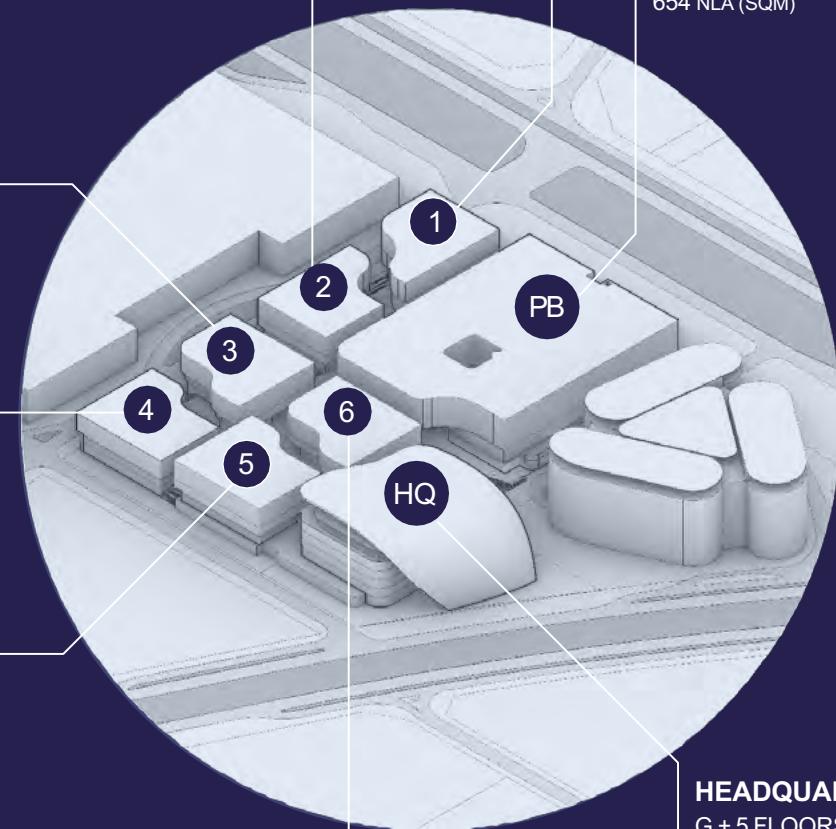
**BUILDING 2**  
G + 4 FLOORS  
4,092 NLA (SQM)  
CO-WORKING

**BUILDING 1**  
G + 5 FLOORS  
5,312 NLA (SQM)  
CO-WORKING

**PARKING BUILDING**  
654 NLA (SQM)

**HEADQUARTER**  
G + 5 FLOORS 10,001  
NLA (SQM)

**BUILDING 6**  
4 FLOORS  
4,650 NLA (SQM)



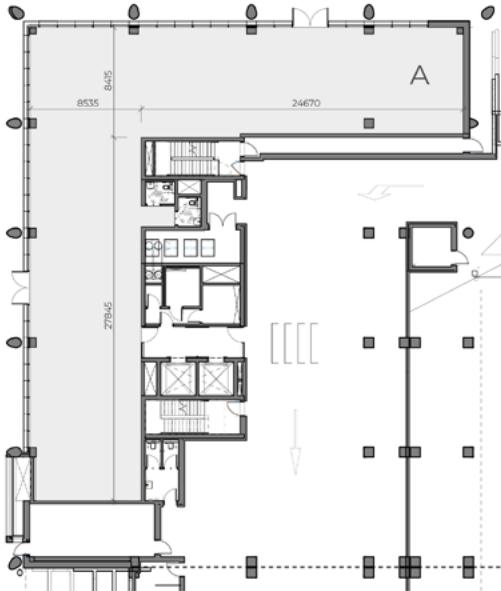
## Quality and Modern Office Interiors

The interior design at MC<sup>2</sup> embodies an authentic and natural direction with earthy tones flowing from the outside in. Exposed ceilings reduce wastage of materials and allow for clear heights.

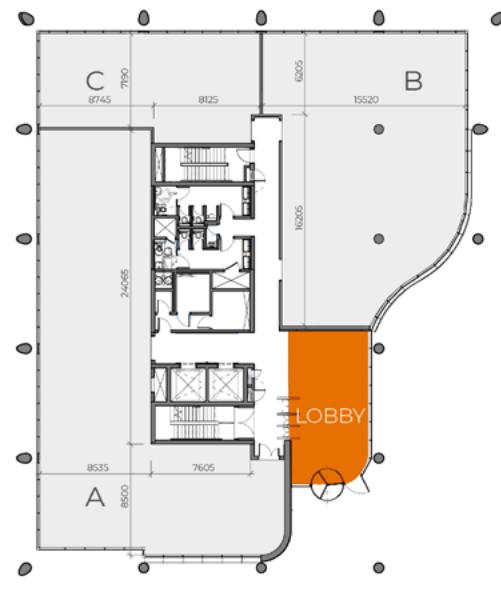




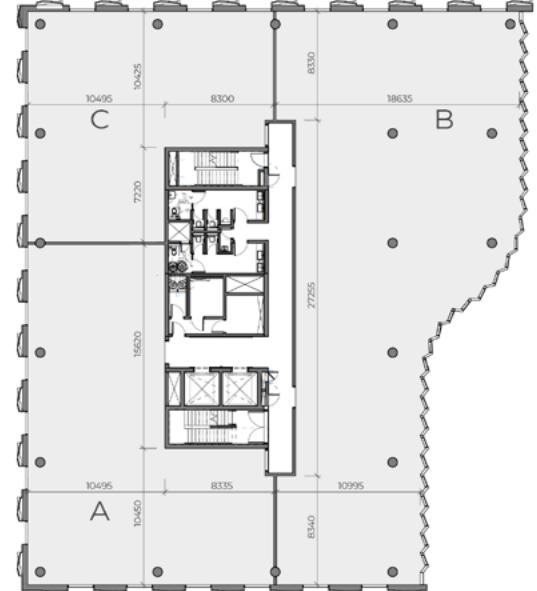
# Sample Floor Layout



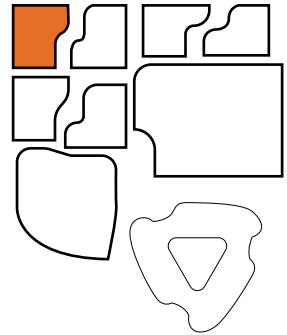
GROUND FLOOR	NLA (SQM)	GFA (SQM)
GF	511	645
A / Co-Working	511	



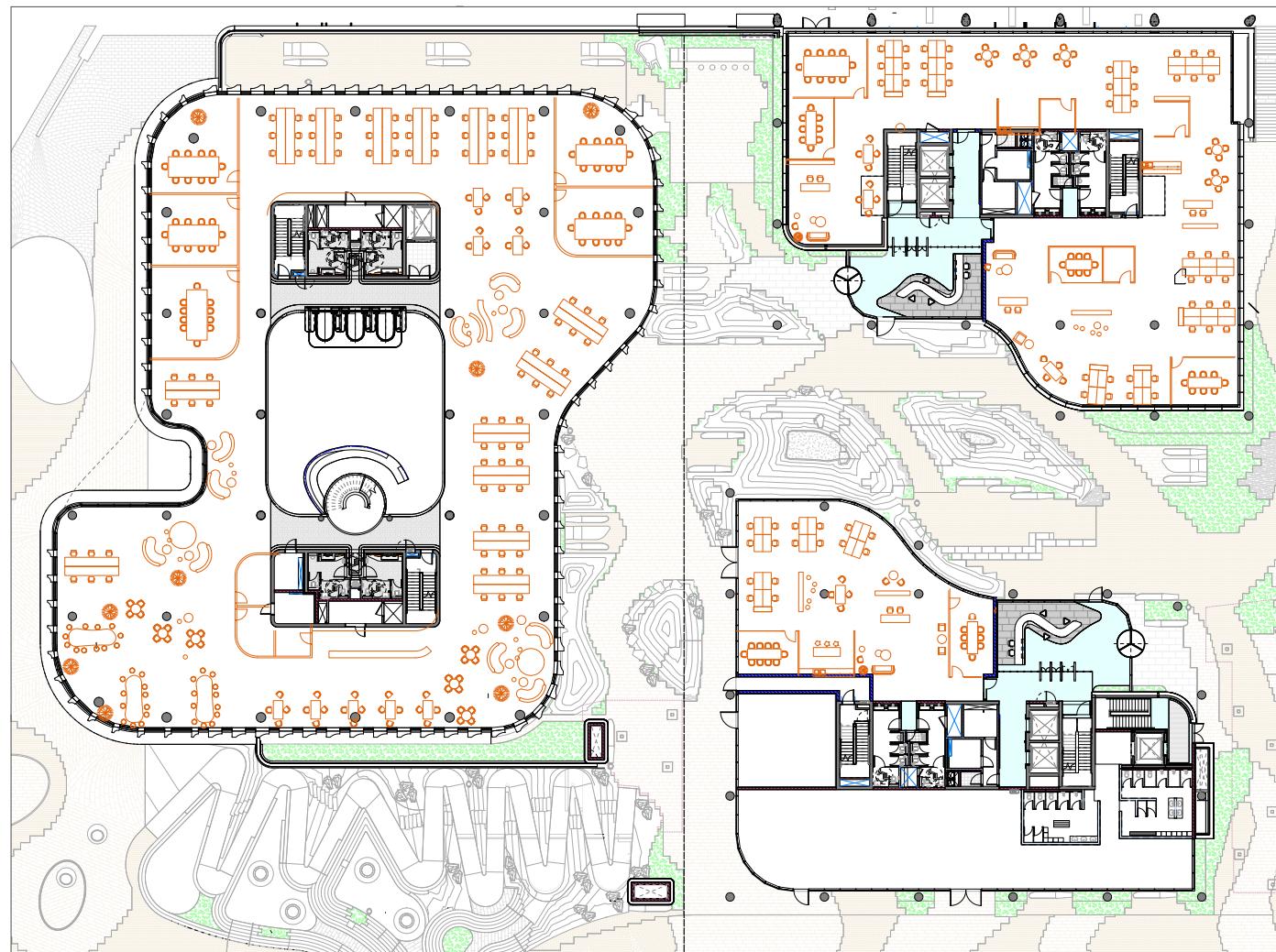
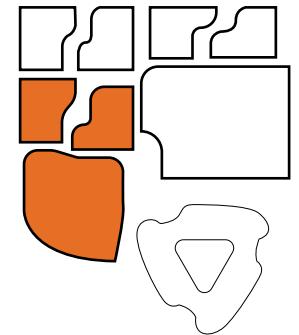
PODIUM FLOOR	NLA (SQM)	GFA (SQM)
L1	780	1,100
A	356	
B	294	
C	130	



TYPICAL FLOOR	NLA (SQM)	GFA (SQM)
L2/L3	1,240	1,500
A	357	
B	614	
C	269	



# Floor Layout Test Fit-out





For Leasing Opportunities  
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The information set out in this brochure is provided for indicative purposes only, and is subject to change without notice at any time. Subject to Contract. October 2022.