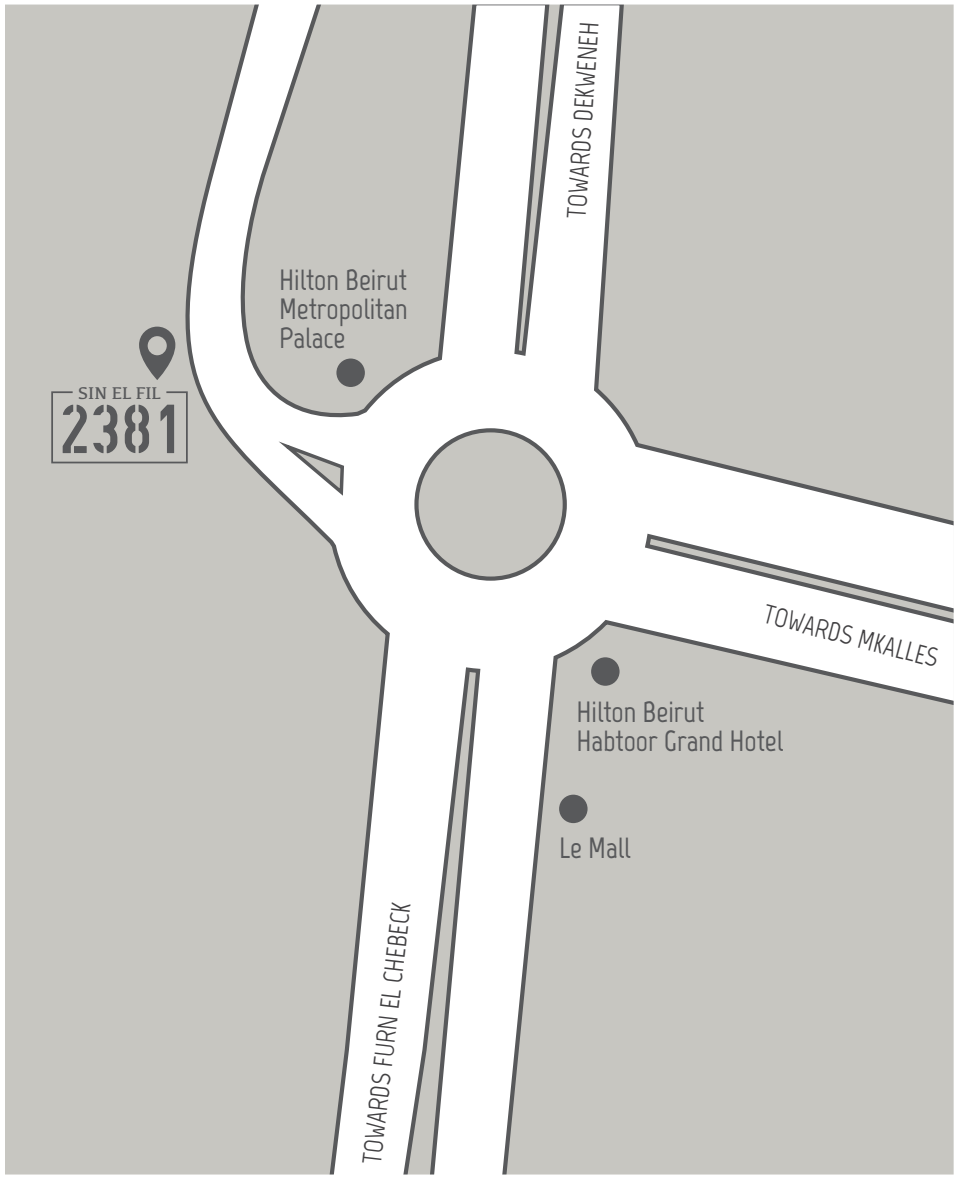




Highly Coveted Address





INTRO | DUCATION

Sin El Fil 2381

serves the purpose of several businesses, industries and a wide range of professionals and commercial enterprises with some of the most state-of-the-art facilities and amenities required in modern-day commerce.



The venue is facilitated with a number of quality services with its touch of elegance and sophistication displayed in the architectural structure of the location.

Raise the bar a little higher.



CENTRAL | HUB

Sin El Fil 2381

is a commercial center right next to Beirut, near Habtoor Hotel. With the benefit of proximity and brevity of travel needed by all business owners and customers alike, the destination is a central hub for a host of needs and wants.

Being adjacent to the massive Habtoor hotel, it is also a big drawing point for innumerable potential clients and customers.





With state of the art facilities; elegance and sophistication are evident in the architectural design, it works as an attractive icon to the eyes of all. With office spaces ranging from 90 to 525sqm, it acts as suitable spacing for all sorts of business endeavours and commercial enterprises.

Fully equipped with two restaurants to accommodate professionals, an enticing entrance lobby, a conference room, a bussiness lounge and a large waiting lounge to seat those visiting comfortably.

TECHNICAL | SPECIFICATIONS

General specifications of the building:

- » Design following NFPA Standards.
 - » Technical control: Socotec.
 - » Seismic structure design.
- » Sprinkler system.
- » Water well digging, Treatment and filtration systems.
- » Tiling: Italian ceramic 60 x 60 cm²
- » Bathrooms equipment: Laufen or equivalent.
- » Mixer: European, Grohe or equivalent.
- » Automatic Back up power supply.
- CCTV camera in all common areas and Parkings
- » Elevations: Structural glazed, curtain wall
Technal MXSG System or similar.
- » Glass: St Gobain double glazing tempered glass 8 l6 8.
- » Cladding: Marble mechanical fixation for elevation.
- » Doors: Solid fire rated doors entrances.
- » Metallic fire rated doors for basement and vertical circulation.
- » Elevators: Four main elevators high speed.
Mitsubishi, Group Control, Full collective smart system
 - » One service elevator high speed.
- » AC: Independent VRV system by office.
- » Parking Gate: Remote access control.
- 135 extra parking spots for Visitors / Valet Parking Service.
- » Security: 24/7 Hours/days.



*Inspiring,
Innovative,
Incomparable.*





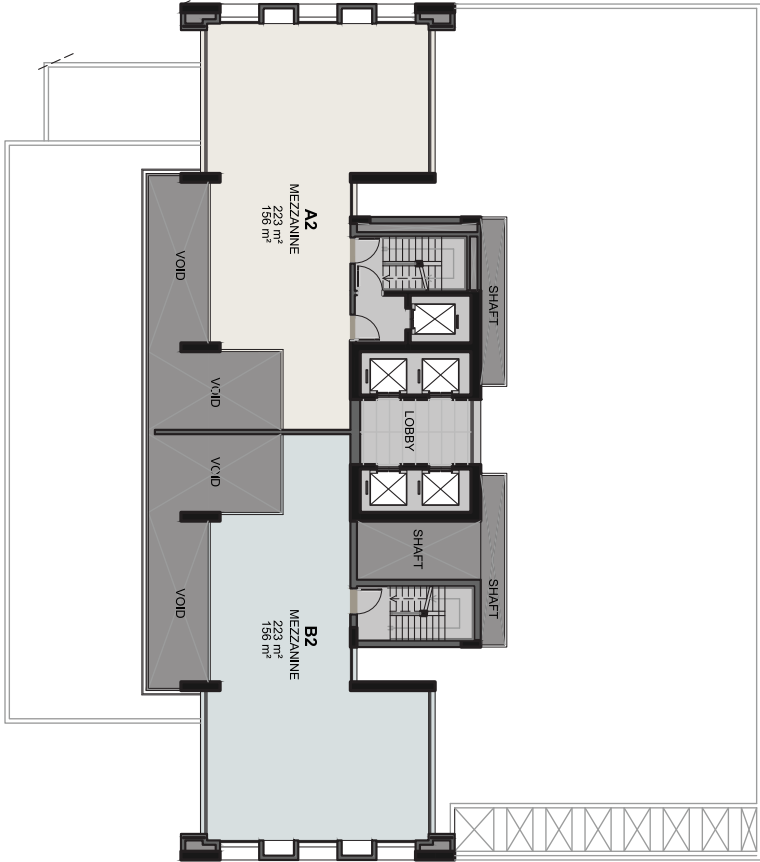
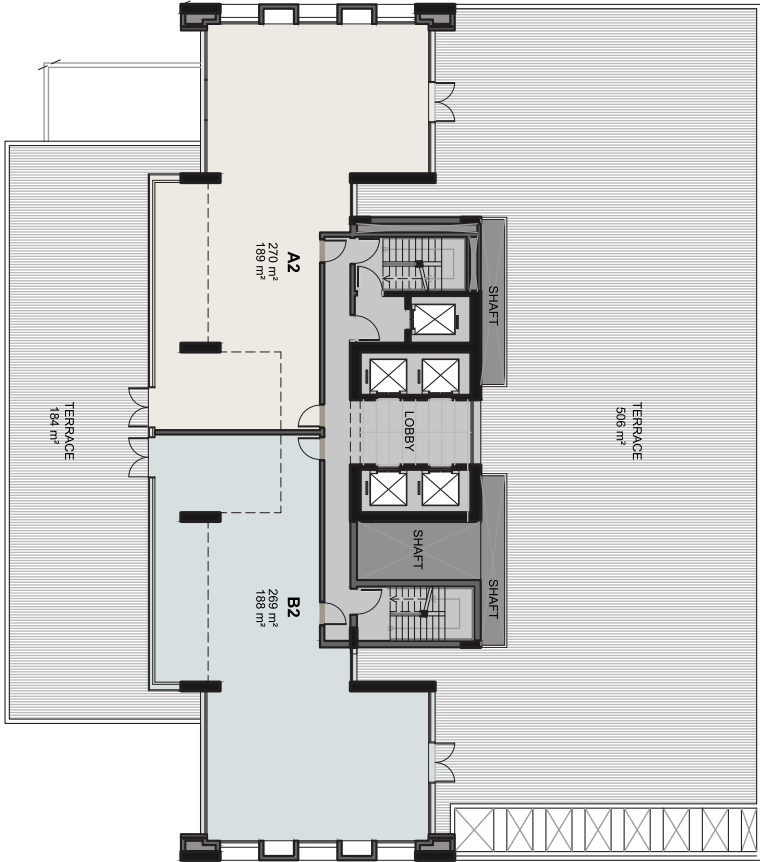
FLOOR | PLANS

Our floor plans are optimal for small businesses to large corporations, with spaces ranging from 90 to 525sqm. We are here to tailor our spaces to your needs.



Ground Floor Plan

Second Floor Plan

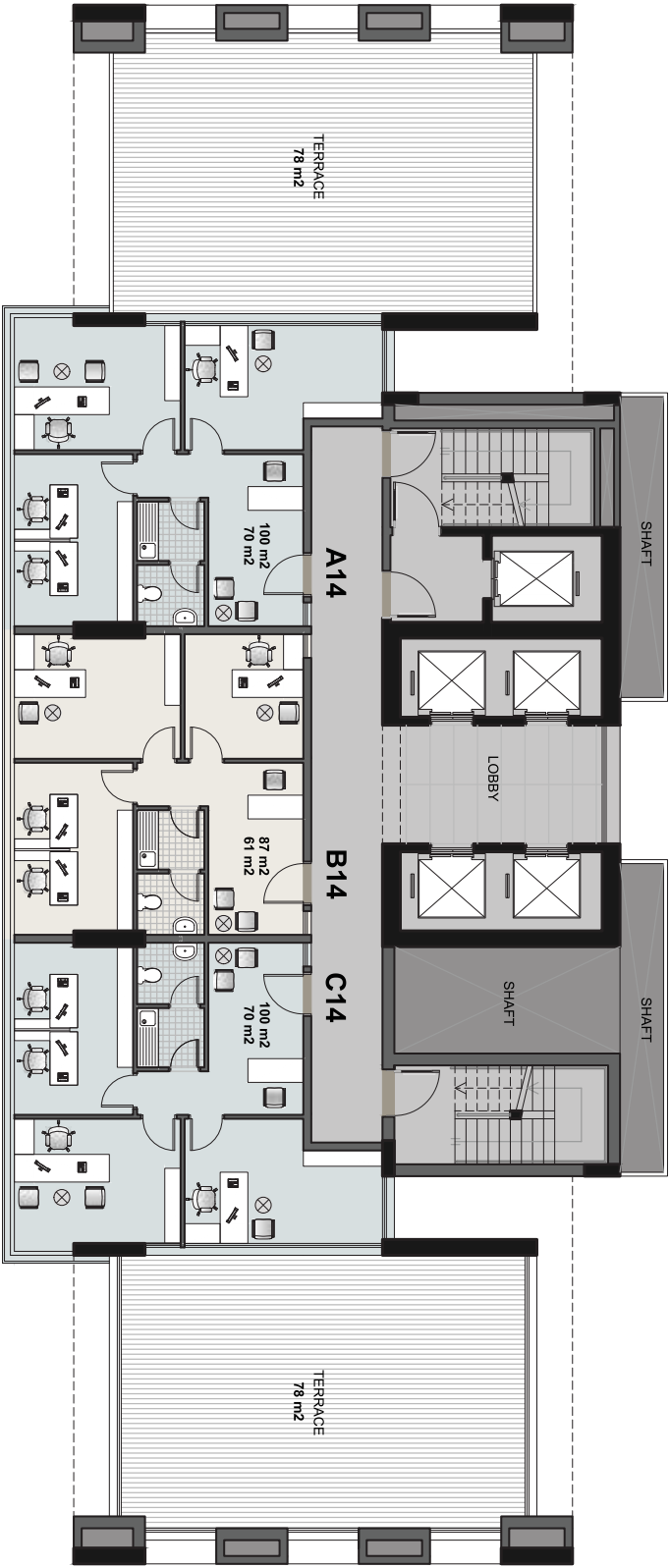


Second Floor Mezzanine Plan



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A	90 m ²	129 m ²	2
B	62 m ²	89 m ²	2
C	61 m ²	87 m ²	2
D	62 m ²	89 m ²	2
E	90 m ²	129 m ²	2

Fourteenth Floor Plan



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A	70 m ²	100 m ²	2
B	61 m ²	87 m ²	2
C	70 m ²	100 m ²	2

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