

CONTACT

■ CONCEPT & DESIGN



ARCHITECTS
TONY HADDAD + PARTNERS

Tel +961 1 424506

Fax +961 1 424507

info@thparchitects.com

www.thparchitects.com

■ ENGINEERING

□ Civil Engineer: Roger Rami Engineering Office

□ Mechanical Engineer: Andre Kinaan

□ Electrical Engineer: Elie Saleh

□ Technical Control: Socotec



■ DEVELOPER



Chalhoub & Chaoul Contractors

Tel +961 1 494260/1

info@cccontractors.com

www.cccontractors.com

■ SALES OFFICE

Mr. Kozhaya Chaoul

Mob. +961 3 309310

info@kozhayachaoul.com

www.kozhayachaoul.com

The content of this brochure does not constitute an undertaking of any kind on the part of the seller/promoter and may be amended in whole or in part without prior notice. Accordingly, no one can rely on this brochure and only contracts of sale shall be binding. The brochure shall not be considered an element of the contracts nor be used by anyone to clarify or complete any provisions of, or omissions from, any contracts of sale.





TABLE OF CONTENTS

04

DESIGN

06

BUSINESS LIFESTYLE

08

BUSINESS MEETS
PLEASURE / LOUNGE



11

RESTAURANT

14

CONFERENCE
BUSINESS CENTER

16

TECHNICAL
SPECIFICATIONS

18

FLOOR PLANS

24

CONTACT

PUSHING THE BOUNDARIES OF INNOVATIVE BUSINESS CENTER DESIGN

■ DESIGN

Qubic Square is a lifestyle business center pushing the boundaries of innovative design along with adjacent complementary center, Qubic. More than just an office space, Qubic Square is a destination for business minds. Its sleek, intelligent design maximizes efficiency by bringing business and lifestyle together at every detail.



BUSINESS LIFESTYLE

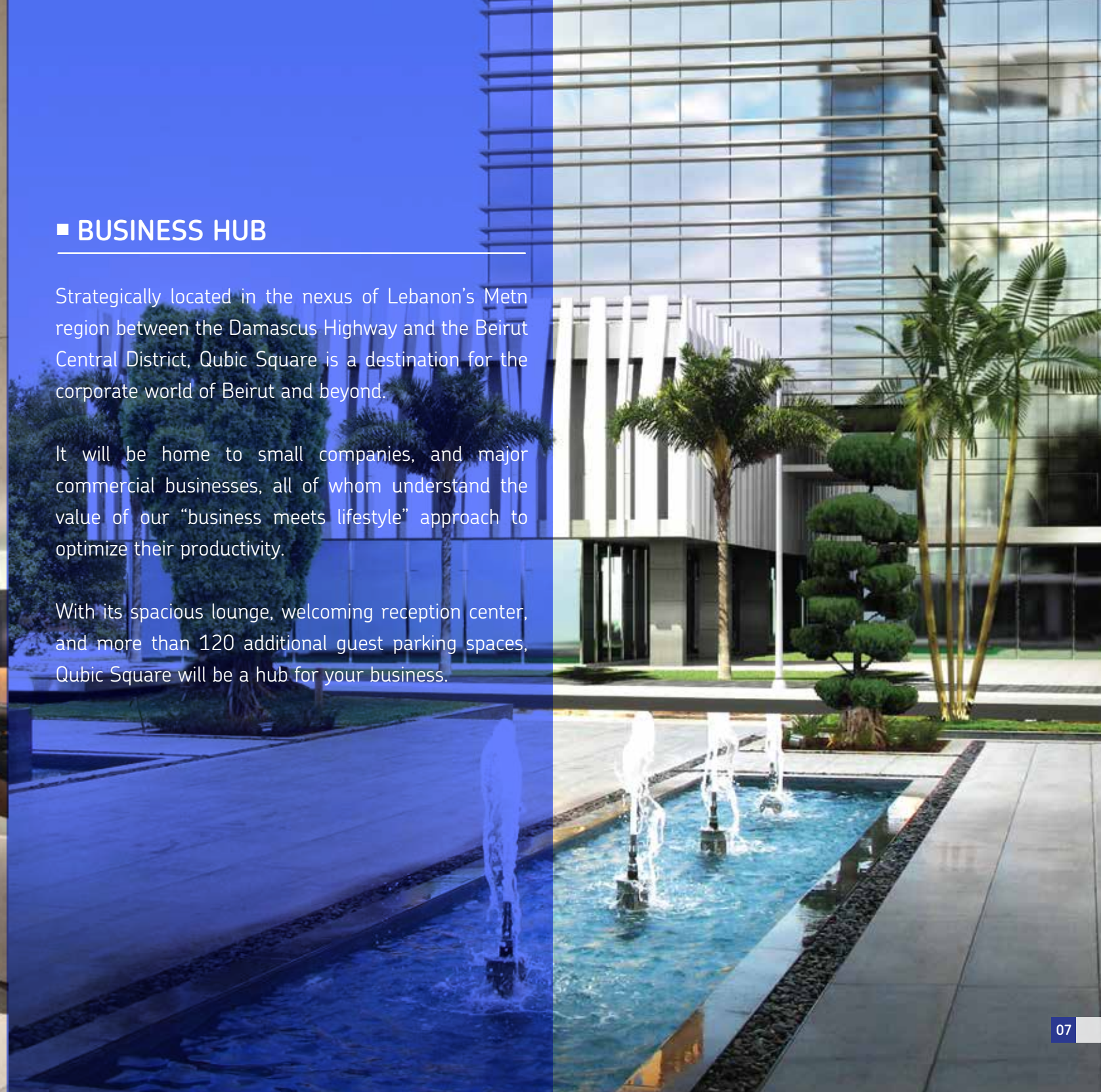


■ BUSINESS HUB

Strategically located in the nexus of Lebanon's Metn region between the Damascus Highway and the Beirut Central District, Qubic Square is a destination for the corporate world of Beirut and beyond.

It will be home to small companies, and major commercial businesses, all of whom understand the value of our "business meets lifestyle" approach to optimize their productivity.

With its spacious lounge, welcoming reception center, and more than 120 additional guest parking spaces, Qubic Square will be a hub for your business.



■ BUSINESS MEETS PLEASURE

Qubic Square fuses functionality and leisure in every amenity. Guests enter into a modern reception area where they will be invited to their desired floor or offered a seat in the spacious lounge. Open common spaces invite gatherings for business or leisure. Through each door, clients will enjoy innovative facilities with a contemporary artistic design.

■ LOUNGE

We believe that leisure is essential to our clients' business needs. The lounge on the ground floor is a space for socializing in an impressive but relaxed setting. Hold meetings here, or sit back and unwind.

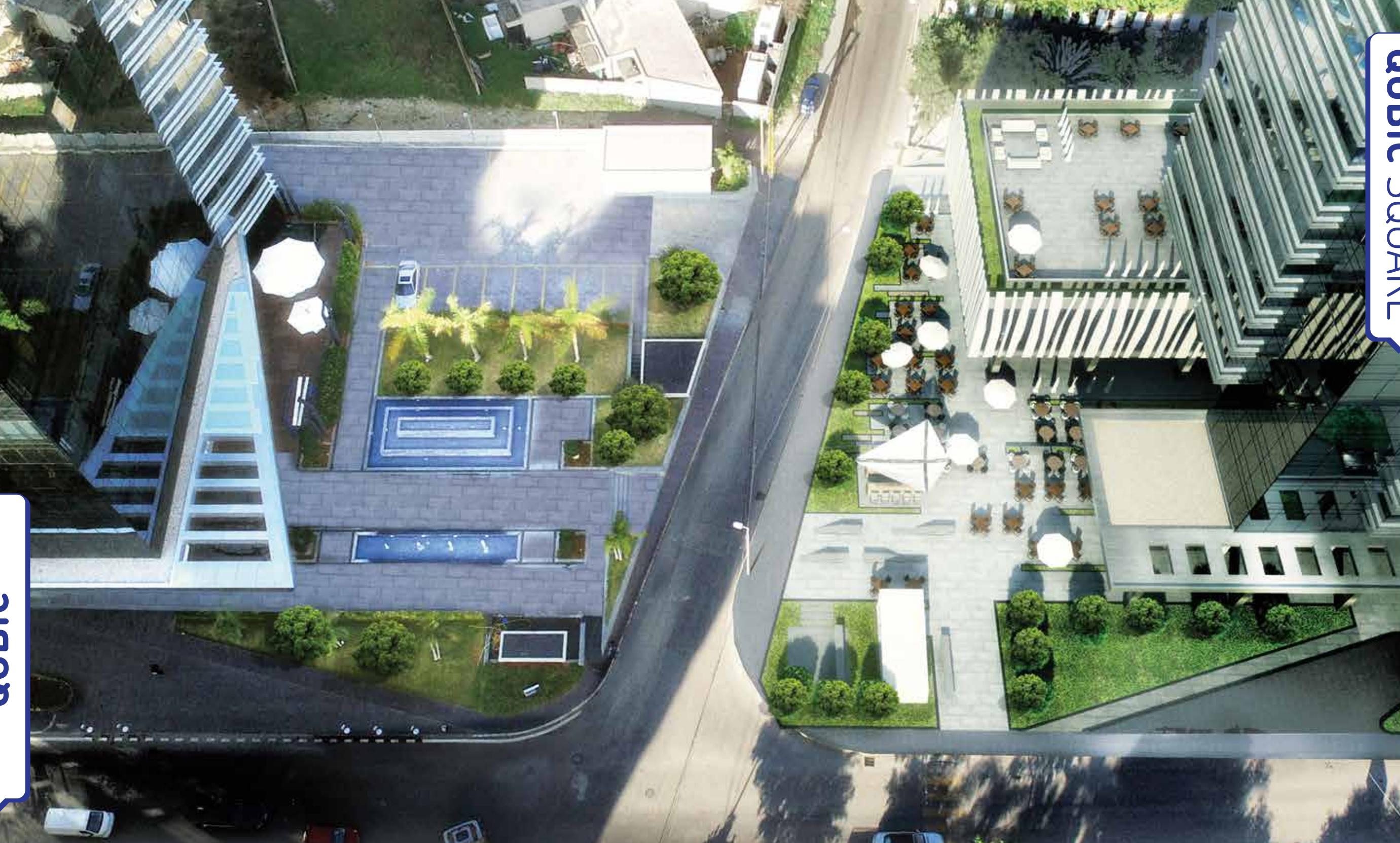




■ RESTAURANT

Our restaurant is a chance for clients and friends to share a delicious meal in our contemporary dining space. We offer an international menu with dishes from around the globe, and another opportunity to join business and leisure.

QUBIC SQUARE



QUBIC

CONFERENCE BUSINESS CENTER

Our state of the art conference room allows your team to gather in a modern, comfortable space with the world's leading technology to optimize your communication.

We can accommodate small meetings or large gatherings.



TECHNICAL SPECIFICATIONS

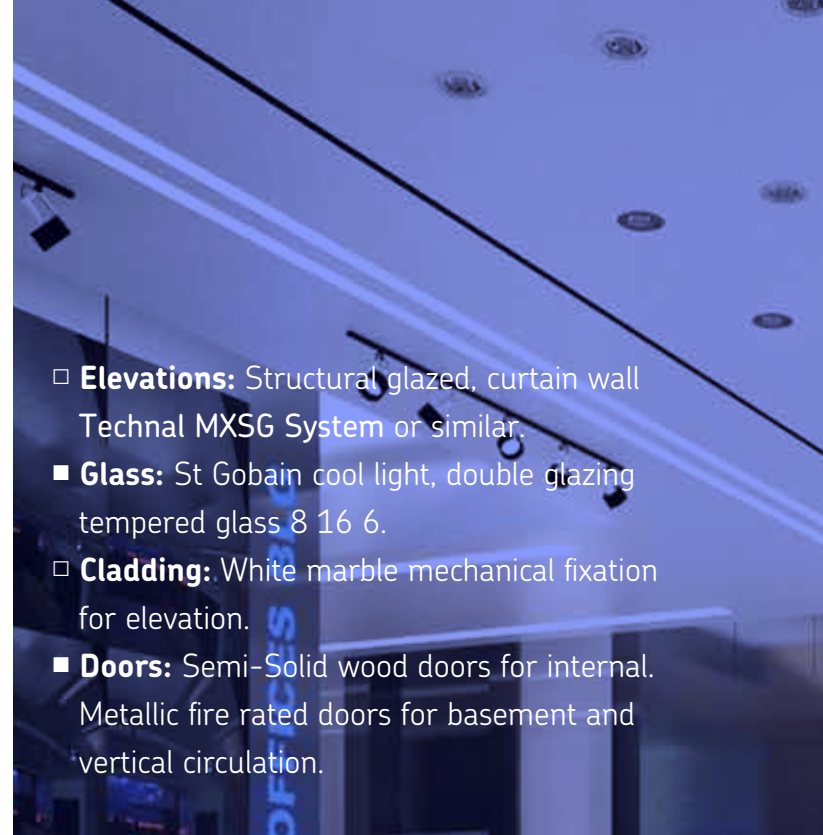
General specifications of the building:

- Design following NFPA Standards.
- Technical control: Socotec.
- Seismic structure design.
- Sprinkler system.

- **Elevators:** Six main elevators high speed.
Mitsubishi, Group Control, Full collective smart system
- Two service elevators high speed.
- Water well digging,
Treatment and filtration systems.
- 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 cool light, double glazing
tempered glass 8 16 6.
- **Cladding:** White marble mechanical fixation
for elevation.
- **Doors:** Semi-Solid wood doors for internal.
Metallic fire rated doors for basement and
vertical circulation.

- **AC:** Independent VRV system by office.
- **Parking Gate:** Remote access control.
121 Extra parking spaces for Visitor / Valet
Parking Service.
- **Security:** 24/7 Hours/days.
- **Tiling:** Italian ceramic 60 x 60 cm²
- **Bathrooms equipment:** Laufen or equivalent.
- **Mixer:** European, Grohe or equivalent.



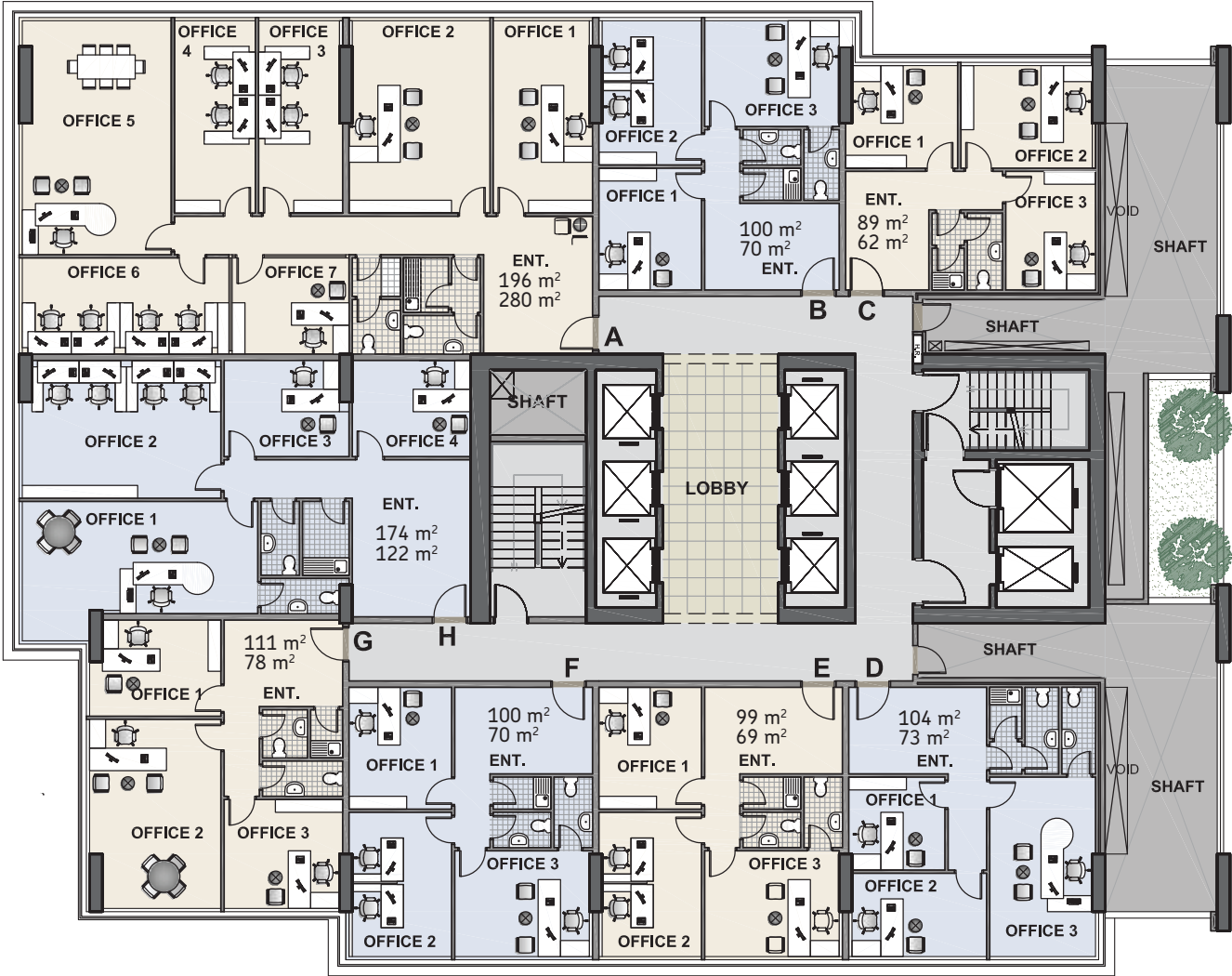
FLOOR PLANS

Our floor plans are optimal for small businesses to large corporations, with spaces ranging from 90 to 1800 square meters. We are here to tailor our spaces to your needs.



■ GROUND FLOOR PLAN

■ TYPICAL FLOOR PLAN



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A	196 m ²	280 m ²	5
B	70 m ²	100 m ²	2
C	62 m ²	89 m ²	2
D	73 m ²	104 m ²	2

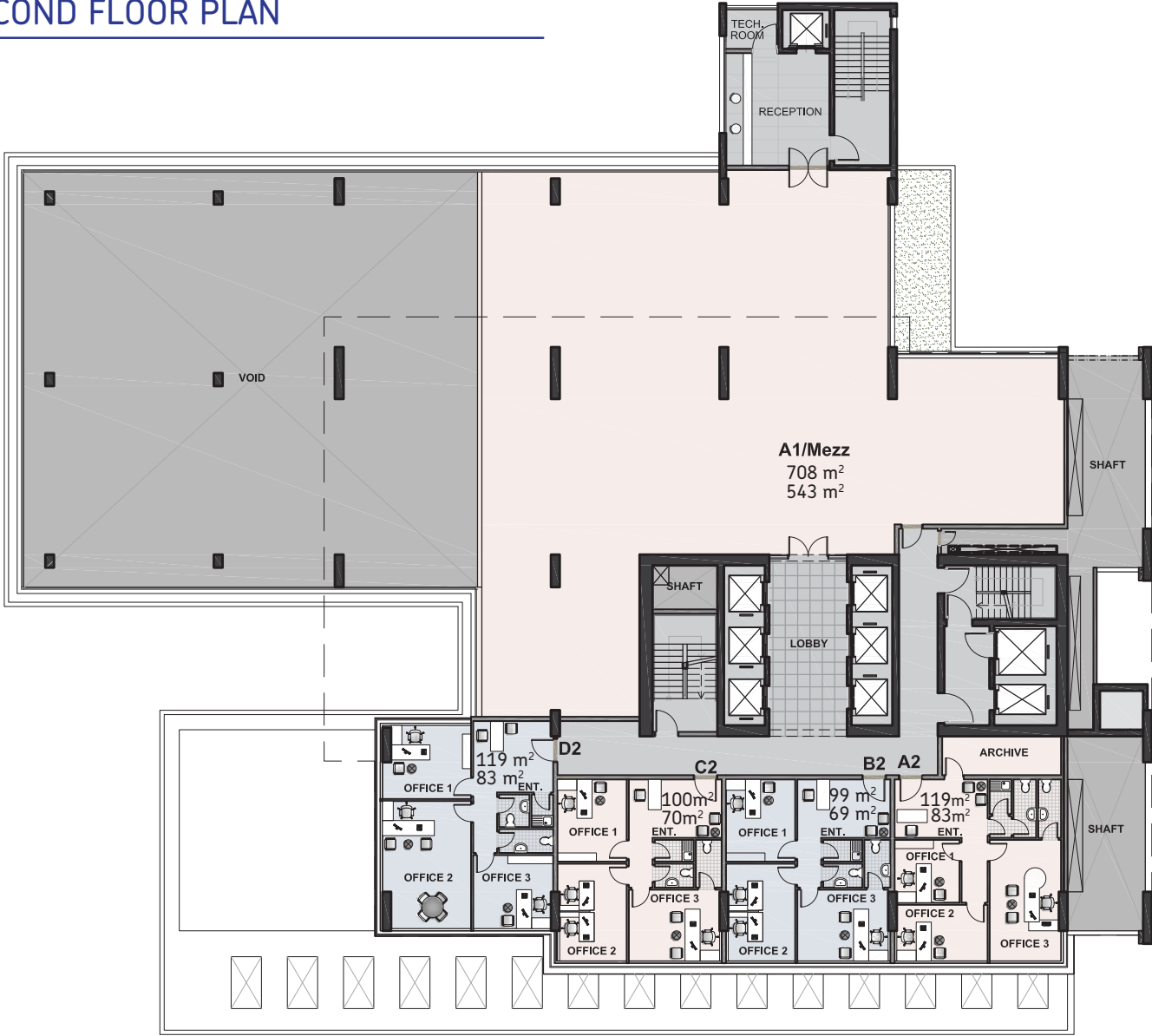
OFFICE	OFFICE AREA	SELLABLE AREA	CARS
E	69 m ²	99 m ²	2
F	70 m ²	100 m ²	2
G	78 m ²	111 m ²	2
H	122 m ²	174 m ²	2

FIRST FLOOR PLAN



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A1	964 m ²	1159 m ²	31
B1	307 m ²	369 m ²	6

SECOND FLOOR PLAN



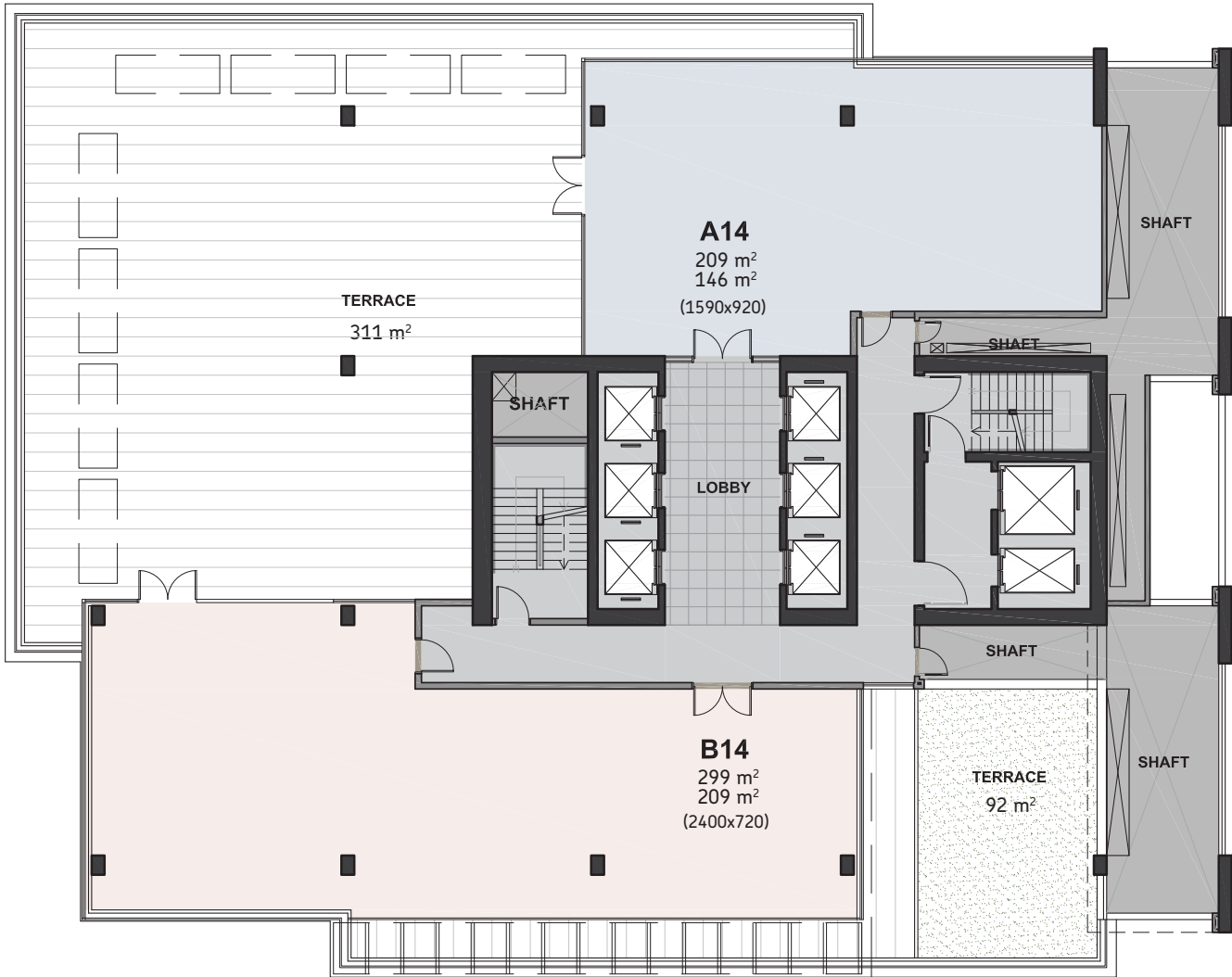
OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A1/Mezz	543 m ²	708 m ²	
A2	83 m ²	119 m ²	2
B2	69 m ²	99 m ²	2
C2	70 m ²	100 m ²	2
D2	83 m ²	119 m ²	2

THIRD FLOOR PLAN



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A3	73 m²	104 m²	2
B3	69 m²	99 m²	2
C3	70 m²	100 m²	2
D3	78 m²	111 m²	2
E3	122 m²	174 m²	2
F3	332 m²	474 m²	8

FOURTEENTH FLOOR PLAN



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A1	146 m²	209 m²	4
B1	209 m²	299 m²	5