

ICON

BUSINESS CENTER
HIGH-END OFFICES, PRIME LOCATION



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I C O N

B U S I N E S S C E N T E R

REDEFINING MODERN BUSINESS CENTERS



UNVEILING

ICON

BUSINESS CENTER

Beirut's *leading* destination
for modern workspaces.

Our Modern Business Hub includes a ground floor with a grand entrance hall, conference room, and two versatile commercial spaces to be used as showrooms or restaurants complete with indoor and outdoor terraces. Across ten of the thirteen floors, you'll find a range of contemporary office spaces designed to meet diverse business needs.

Take your business to new heights at
ICON Business Center





LOCATION

ICON Business Center represents the pinnacle of modernity, featuring state-of-the-art amenities and a sleek, contemporary workspace environment.



Located in the dynamic core of Beirut, our center is a thriving hub for businesses, offering convenient access to essential amenities and a vibrant commercial community.

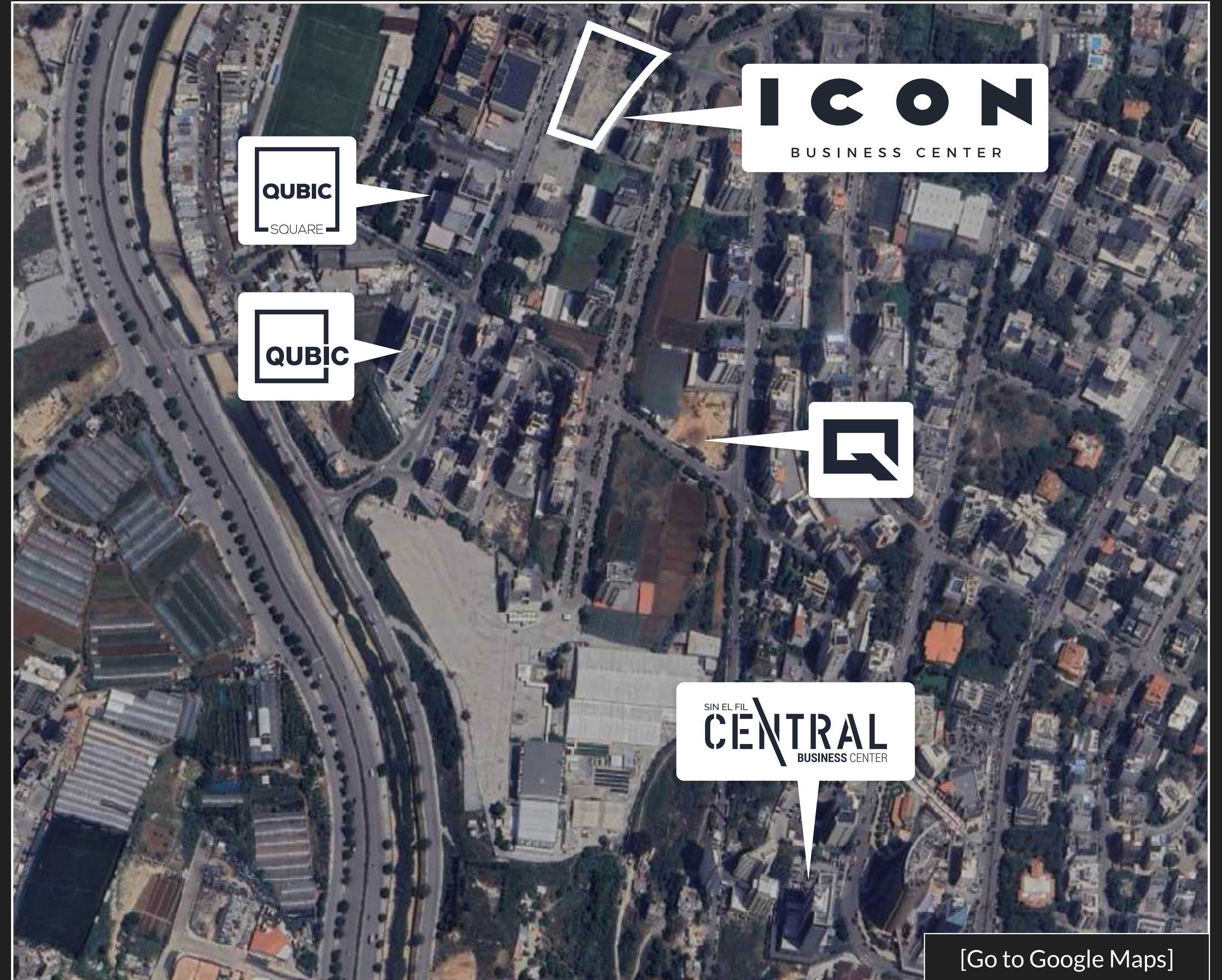




In the vibrant area of **Sin el Fil**, a collection of exceptional business centers showcases unparalleled quality and convenience. These include **QUBIC**, **QUBIC SQUARE**, **Central Business Center**, **Q Business Center**, and the new **ICON Business Center**.

Each of these premier locations is strategically situated close to one another, offering a seamless blend of modern design, high standards, and top-notch facilities. Their **proximity** ensures easy access for businesses, while their state-of-the-art amenities cater to diverse professional needs.

Together, they form a **dynamic business hub**, reflecting a commitment to excellence and a shared vision of fostering thriving commercial environments.





CONFIDENCE AND COMFORT

At **ICON Business Center**, modernity isn't just a concept—it's the benchmark we set for every element of our business center.

Our premium facilities are tailored to meet the demands of today's businesses, featuring high-speed internet and 24/7 security to ensure your peace of mind.

Our valet service and professional receptionists are dedicated to delivering the utmost in service and convenience.

With **ICON Business Center**, every detail is meticulously crafted to offer you a workspace that exemplifies modernity and functionality at its best.



SOME OF OUR TENANTS

**STRONG BUSINESS
RELATIONSHIPS ARE
THE BRIDGE BETWEEN
IDEAS AND SUCCESS.**

abbvie


CHATEAU KEFRAYA
A TERROIR. A SOUL. A GREAT WINE



DIAGEO

Difco
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LE VIN DU LIBAN

 Equadis
Empower your data

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Schneider
Electric

 SERVCORP

 TERRANET


PHILIP MORRIS
INTERNATIONAL

 Pfizer


UN
DP
Empowered lives.
Resilient nations.

 USAID



FLOOR PLANS





GROUND FLOOR

On the ground floor, experience a blend of functionality and sophistication. A grand main hall sets the stage for networking events and exhibitions, while a well-appointed conference room provides a private space for meetings.

Ground Floor

Third Floor

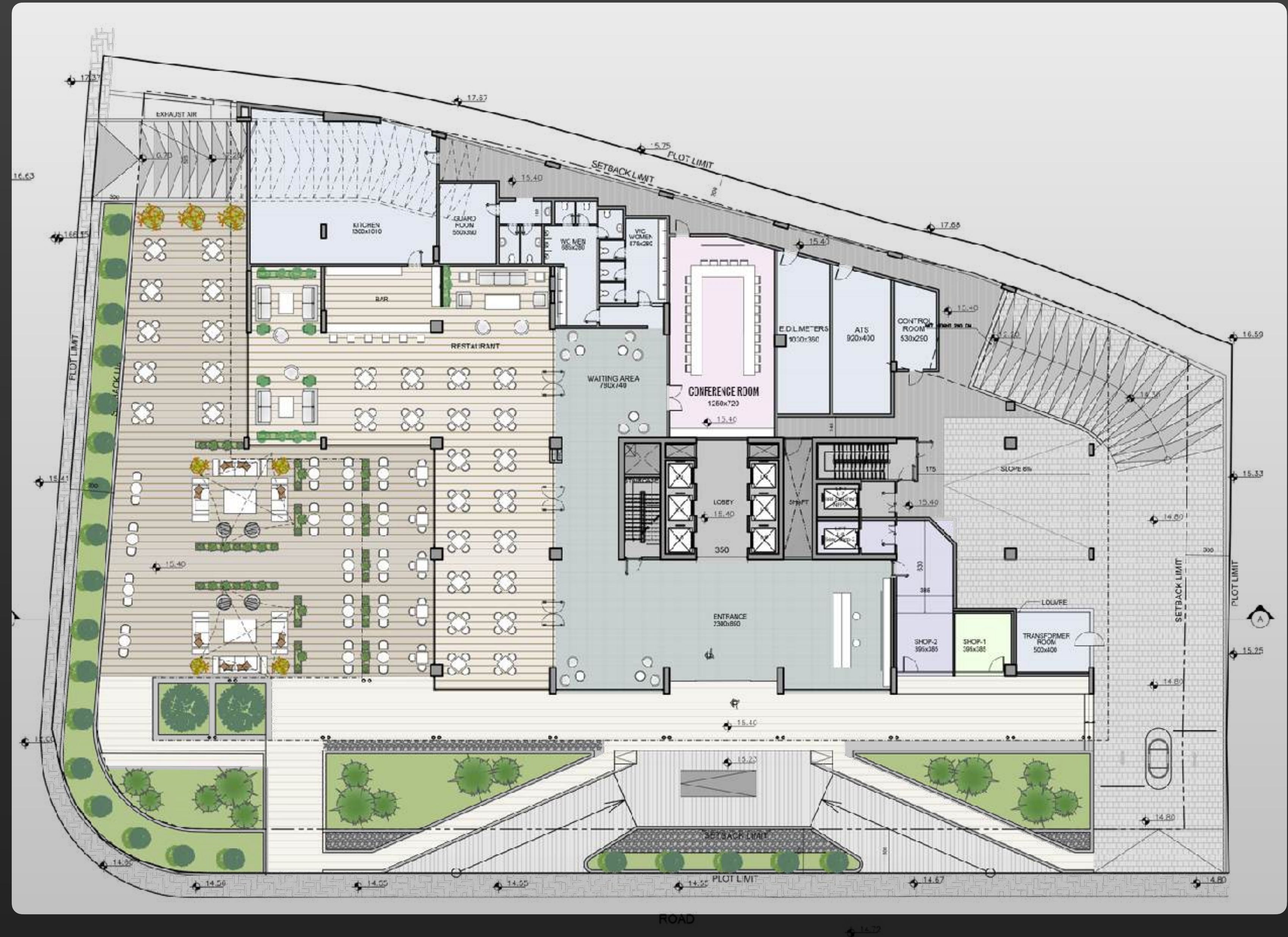
Floors 4 - 6

Floor 7

Floor 8

Floors 9 - 12

Roof





THIRD FLOOR

OFFICE	AREA FOR SALE	CARS/OFFICE
A	508m ²	10
B	147m ²	3
C	102m ²	3
D	102m ²	3
E	102m ²	3
F	242m ²	5



Ground Floor

Third Floor

Floors 4 - 6

Floor 7

Floor 8

Floors 9 - 12

Roof



FLOORS 4 - 6

OFFICE	AREA FOR SALE	CARS/OFFICE
A	105m ²	2
B	102m ²	2
C	147m ²	3
D	150m ²	3
E	147m ²	3
F	102m ²	2
G	102m ²	2
H	102m ²	2
I	242m ²	5



Ground Floor ▶

Third Floor ▶

Floors 4 - 6 ▶

Floor 7 ▶

Floor 8 ▶

Floors 9 - 12 ▶

Roof ▶



FLOOR 7

OFFICE	AREA FOR SALE	CARS/OFFICE
A	96m ²	2
B	93m ²	2
C	123m ²	2
D	141m ²	3
E	123m ²	2
F	93m ²	2
G	93m ²	2
H	93m ²	2
I	209m ²	4

- Ground Floor ▶
- Third Floor ▶
- Floors 4 - 6 ▶
- Floor 7 ▶
- Floor 8 ▶
- Floors 9 - 12 ▶
- Roof ▶





FLOOR 8

OFFICE	AREA FOR SALE	CARS/OFFICE
A	95m ²	2
B	234m ²	4
C	158m ²	3
D	122m ²	2
E	93m ²	2
F	93m ²	2
G	93m ²	2
H	208m ²	4

Ground Floor

Third Floor

Floors 4 - 6

Floor 7

Floor 8

Floors 9 - 12

Roof





FLOORS 9 - 12

OFFICE	AREA FOR SALE	CARS/OFFICE
A	95m ²	2
B	234m ²	4
C	158m ²	3
D	122m ²	2
E	93m ²	2
F	93m ²	2
G	93m ²	2
H	208m ²	4

Ground Floor

Third Floor

Floors 4 - 6

Floor 7

Floor 8

Floors 9 - 12

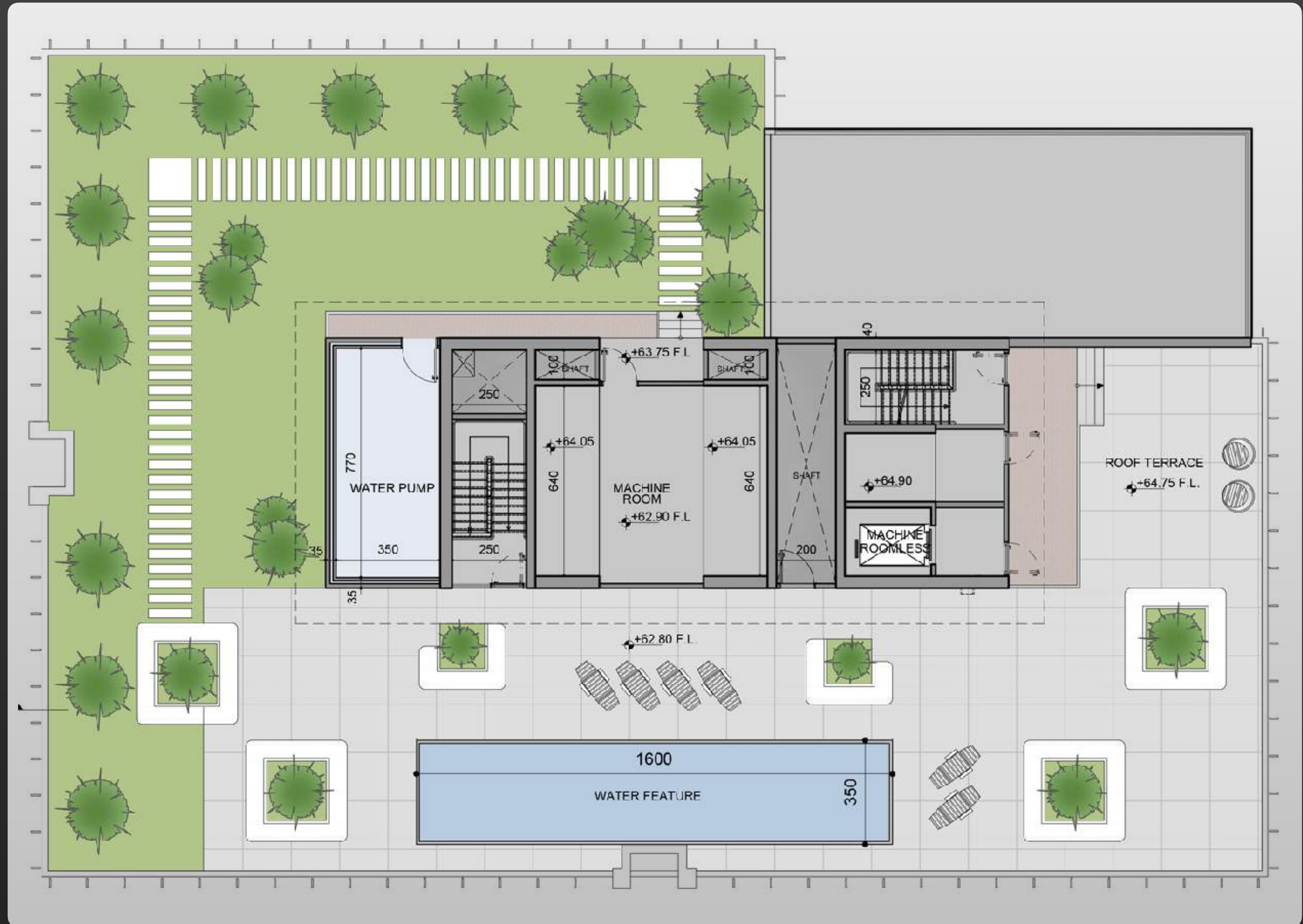
Roof





ROOF

- Ground Floor ▶
- Third Floor ▶
- Floors 4 - 6 ▶
- Floor 7 ▶
- Floor 8 ▶
- Floors 9 - 12 ▶
- Roof ▶





TECHNICAL SPECS



- ✓ Design following **NFPA Standards**.
- ✓ **Technical control: Socotec.**

- ✓ **Seismic Structure** design.
- ✓ Firefighting and Sprinkler System.

- ✓ **Automatic Back up** Power Supply.

- ✓ **Elevations:** Structural glazed, curtain wall. Technal MXSG System or similar.

- ✓ **Glass:** Glass Saint Gobain
- ✓ Double glazed tempered glass 8-16-6.

- ✓ **Water Well insuring 24/7 Water Supply**
- ✓ **Water Treatment and Filtration Systems**

- ✓ **Tiling:** Italian ceramic 60 x 60cm
- ✓ **Bathrooms equipment:** Grohe or equivalent.
- ✓ **Mixer:** European, Grohe or equivalent.

- ✓ **Remote and Secure Parking Access Control**
- ✓ **81 Extra Parking Space for Visitors**
- ✓ **Valet Service.**
- ✓ **Parking Service.**

- ✓ **Security:** 24/7 Hours/days.
- ✓ **CCTV Camera** in common areas and Parkings

- ✓ **Cladding:** White marble and Basalt stone mechanical fixation for facade elements.

- ✓ **Solid Frame Tubular Core Office Doors**
- ✓ Fire Rated Steel Doors for Common Area Doors and Basements

- ✓ **AC:** Independent VRV system by office.

- ✓ **Elevators:** 6 Main High Speed Elevators

- ✓ Building Management Software
- ✓ One service high speed elevator.





SCHEDULE YOUR VISIT

To schedule a visit at **ICON Business Center**, contact **Joseph Chalhoub Real Estate Development** today. Our team will be delighted to show you around and discuss how our contemporary office spaces can elevate your business.

GET IN TOUCH to book your visit and *experience the future of workspace.*



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Joseph Chalhoub Real Estate Development

13th Floor

Central Business Center

Dimitri El Hayek Street

Horch Tabet, Lebanon



OWNERS

CHALHOUB, CHAOUL, AND NASR

CONCEPT & DESIGN



ARCHITECTS
TONY HADDAD + PARTNERS

THP ARCHITECTS TONY HADDAD + PARTNERS

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