



---

# BUSINESS CENTER

---

MODERN OFFICES, PRIME LOCATION



[WWW.CCCONTRACTORS.COM](http://WWW.CCCONTRACTORS.COM)





A BEACON OF MODERNITY  
IN THE HEART OF BEIRUT



# DISCOVER



BUSINESS  
CENTER

Beirut's *premier* workspace destination.

Our modern facility boasts a ground floor with a main hall, conference room, a spacious showroom with both indoor and outdoor terraces. Numerous offices across eleven of the twelve floors, provide a variety of contemporary workspace options.

Elevate your business at **Q Business Center**.

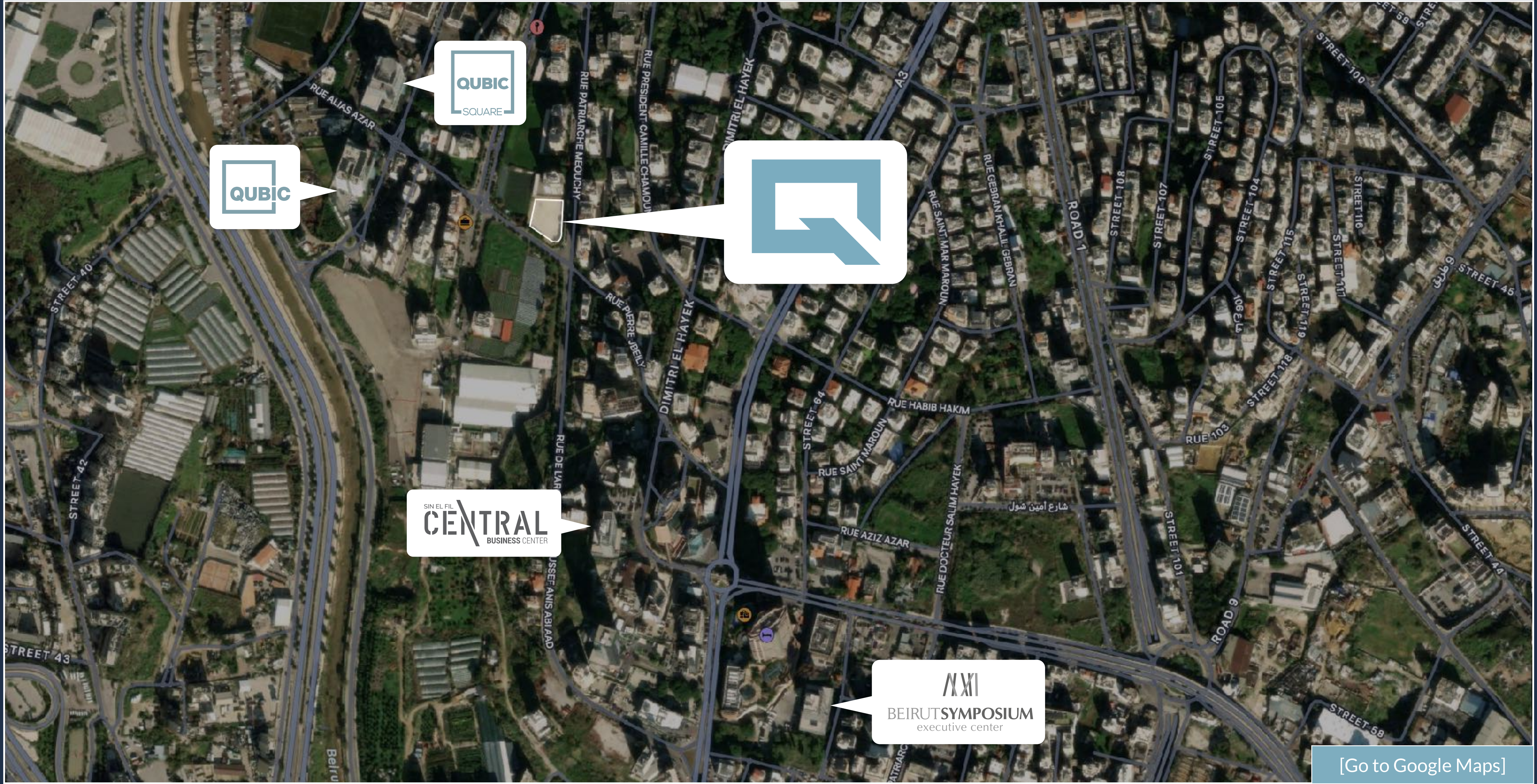


## LOCATION

Q Business Center embodies *modernity* at its finest, offering cutting-edge facilities and a contemporary workspace environment.



Situated in the *vibrant* heart of Beirut, our location serves as a *bustling* hub for businesses, providing *easy* access to key amenities and a thriving commercial community.



[Go to Google Maps]

## PEACE OF MIND

At **Q Business Center**, modernity is not just a concept—it's a standard we uphold in every aspect of our business center.

Our *high-standard* facilities are designed to meet the *needs* of today's businesses, offering high-speed internet and *24/7 security* to ensure your **peace of mind**.

Our *valet service* and dedicated *receptionists* are here to provide you with the highest level of service and convenience. With **Q Business Center**, you can trust that every *detail* has been considered to provide you with a workspace that *meets* the highest standards of **modernity** and **functionality**.





# 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.

A fully equipped kitchen and bathrooms ensure convenience and comfort for all occupants.

- Ground Floor ▶

---

- First Floor ▶

---

- Second Floor ▶

---

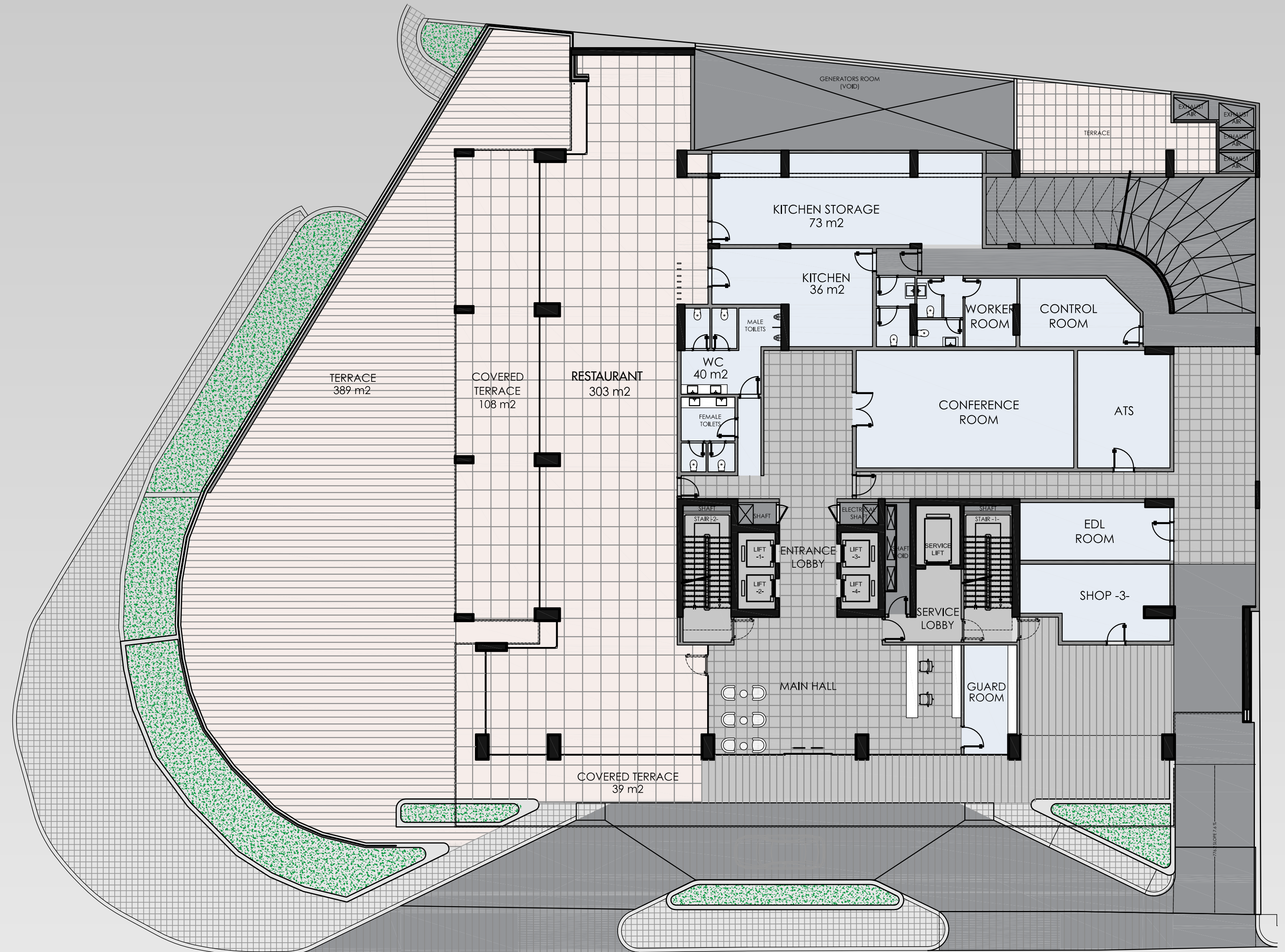
- Floors 3 - 8 ▶

---

- Floors 9 - 11 ▶

---

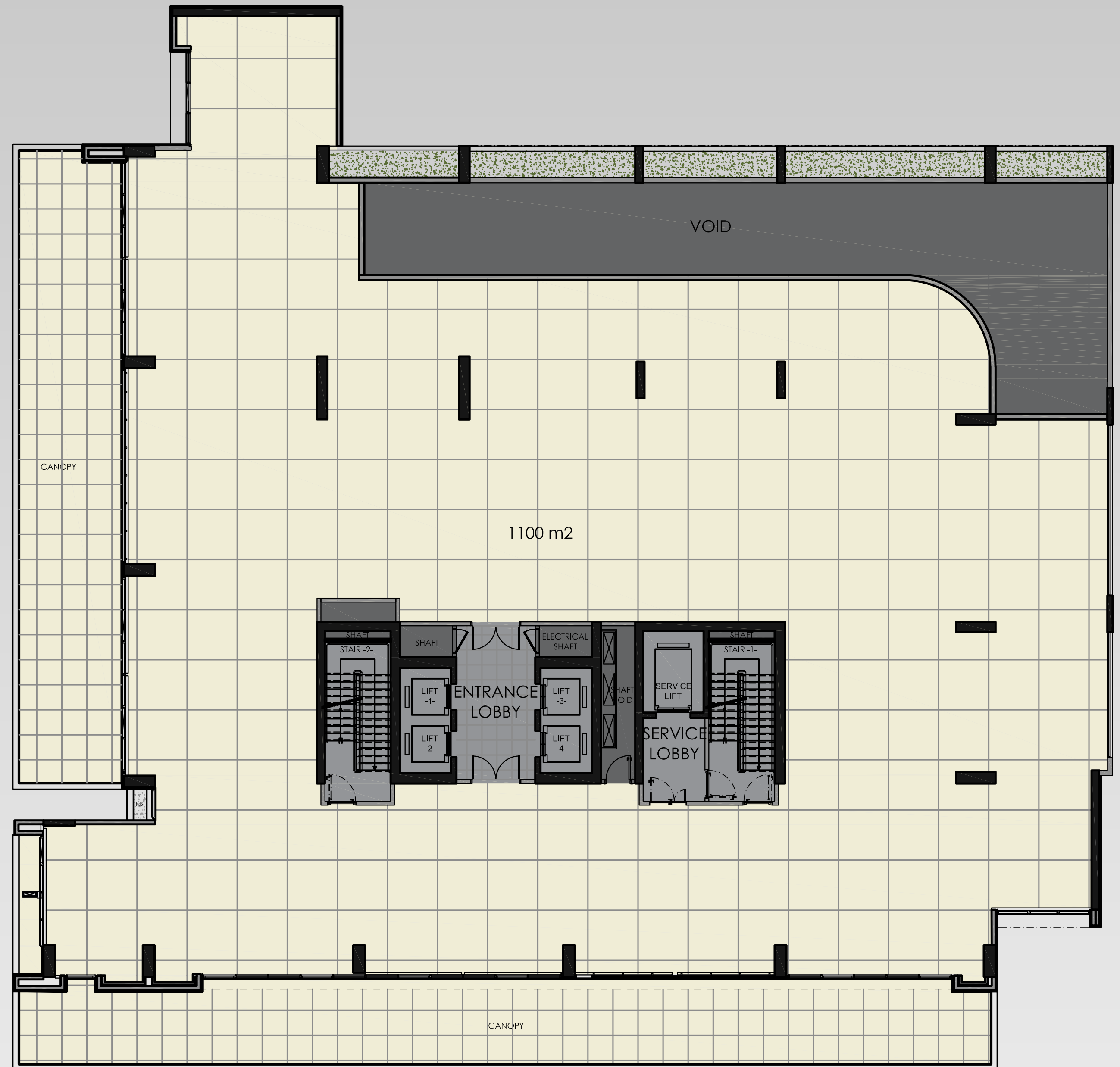
- Floor 12 ▶





# FIRST FLOOR

- Ground Floor ▶
- First Floor ▶
- Second Floor ▶
- Floors 3 - 8 ▶
- Floors 9 - 11 ▶
- Floor 12 ▶



# SECOND FLOOR

OFFICE A 777 SQM  
TERRACE 463 SQM

TOTAL SELLABLE 777 SQM  
TOTAL AREA 793 SQM

- Ground Floor ▶
- First Floor ▶
- Second Floor ▶
- Floors 3 - 6 ▶
- Floors 9 - 11 ▶
- Floor 12 ▶



# FLOORS 3 - 8

- OFFICE A 121 SQM
- OFFICE B 100 SQM
- OFFICE C 101 SQM
- OFFICE D 101 SQM
- OFFICE E 96 SQM
- OFFICE F 97 SQM
- OFFICE G 111 SQM

TOTAL SELLABLE 727 SQM

TOTAL AREA 793 SQM

- Ground Floor ▶
- First Floor ▶
- Second Floor ▶
- Floors 3 - 8 ▶
- Floors 9 - 11 ▶
- Floor 12 ▶

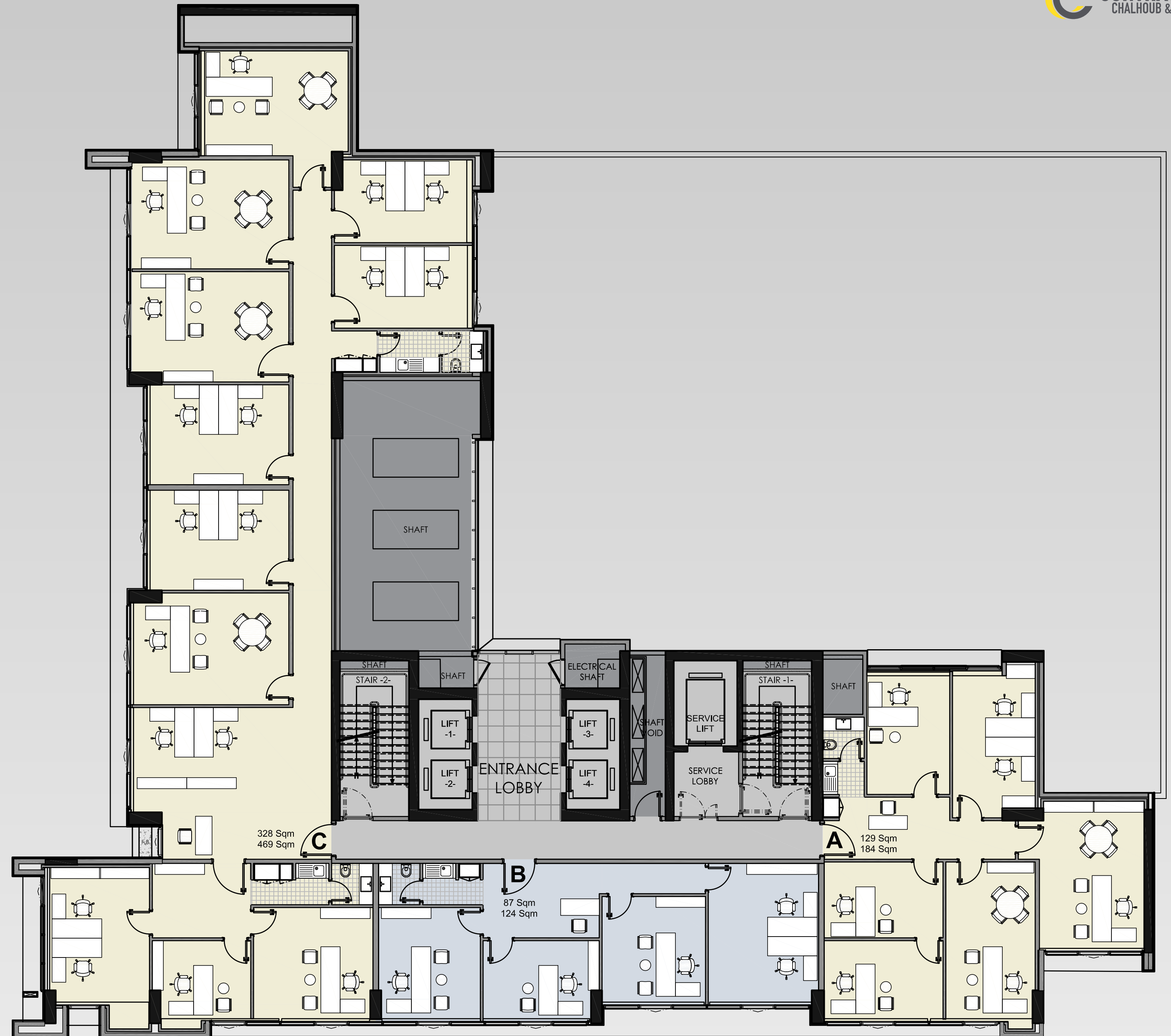


# FLOORS 9 - 11

OFFICE A 184 SQM  
OFFICE B 124 SQM  
OFFICE C 469 SQM

TOTAL SELLABLE 777 SQM  
TOTAL AREA 793 SQM

- Ground Floor ▶
- First Floor ▶
- Second Floor ▶
- Floors 3 - 8 ▶
- Floors 9 - 11 ▶
- Floor 12 ▶

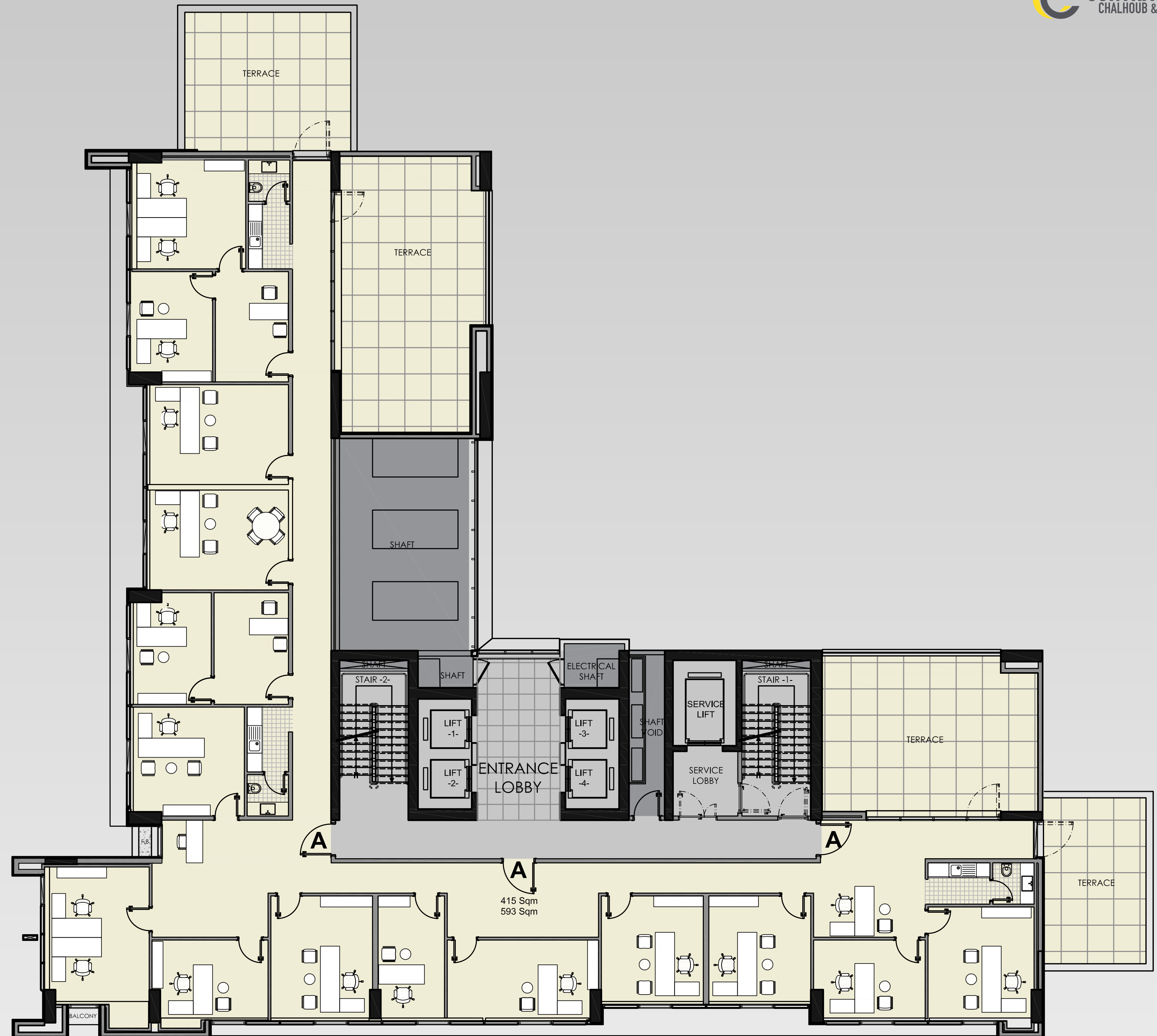


# FLOOR 12

OFFICE A 593 SQM  
TERRACES 164 SQM

TOTAL SELLABLE 593 SQM  
TOTAL AREA 630 SQM

- Ground Floor ▶
- First Floor ▶
- Second Floor ▶
- Floors 3 - 8 ▶
- Floors 9 - 11 ▶
- Floor 12 ▶







# TECHNICAL SPECS



# TECHNICAL SPECS

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

- ✓ **Seismic Structure** design.
- ✓ Sprinkler system.

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

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

- ✓ **Glass:** St Gobain cool light  
Double glazed tempered glass 8-16-6.

- ✓ **Water well digging,**  
Treatment and filtration systems.

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

- ✓ **Elevators:** Four main high speed elevators. Mitsubishi, Group Contro. Full collective smart system
  - One service high speed elevator.

- ✓ **Cladding:** White marble and Basalt stone 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.
- ✓ **46 Extra parking spaces for Visitors**
- ✓ **Valet Service.**
- ✓ **Parking Service.**

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





## SCHEDULE YOUR VISIT

To schedule a visit at **Q Business Center**, contact **CC Contractors** 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.*



+ (961) 1 494 260  
+ (961) 1 494 261



info@cccontractors.com



CCContractors.com



+ (961) 3 309 310  
+ (961) 3 611 418  
+ (961) 3 270 799



Qubic Center,  
First Floor - Daoud Amoun St.  
Sin El Fil, Beirut Lebanon

CONCEPT & DESIGN



ARCHITECTS  
TONY HADDAD + PARTNERS

THP ARCHITECTS TONY HADDAD + PARTNERS

Tel +961 1 496506 • Mob. +9613307473

[info@thparchitects.com](mailto:info@thparchitects.com) • [www.thparchitects.com](http://www.thparchitects.com)



MANAGEMENT  
CCCONTRACTORS

CONSULTANCY AND PERMITTING  
ROGER RAMI ENGINEERING OFFICE

CIVIL ENGINEER  
BERM - BUREAU D'ETUDES RODOLPHE MATTAR

MECHANICAL ENGINEER  
ANDRE KENAAN

ELECTRICAL ENGINEER  
ELIE SALEH

TECHNICAL CONTROL  
SOCOTEC