



المنطقة الحرة
لمطارات أبوظبي
Abu Dhabi Airports
Free Zone



مطارات أبوظبي
ABU DHABI AIRPORTS

Business Park 4



Project Overview

Business Park 4 is being developed in direct response to the exceptional success of Business Park 1, 2 and 3 which achieved 100% occupancy and continues to add to its waitlist. This world-class A-grade development is a strategic expansion of ADAFZ' portfolio. It will offer premium office spaces at the heart of Abu Dhabi's aviation hub, designed to attract regional headquarters and growing businesses across key industry sectors.



Office sizes starting from 54.19m²



Total Office leasable area of 6,361.92m²



Full-floor offices of approximately 1,600m²



Total Retail leasable area of 903.88m²



Benefits of setting up at ADAFZ

- 100% corporate and income tax exemption
- 100% repatriation of capital and profits
- Proximity to the airport to facilitate imports & exports
- 24/7 security and access to facilities
- Independent regulations
- 100% foreign ownership
- No customs duties
- Quick, simple registration and licensing within our 'One-Stop-Shop'
- In-house IT and telecommunications services.
- Seamless access to regional markets



Connected To What Matters

Strategic Location



Airport Connectivity

- Zayed International Airport – 3 KM
- Abu Dhabi Cargo Terminal – 3 KM
- Airport City – 2 KM



Road Connectivity

- E11 – Sheikh Maktoum Bin Rashid Road – 2 KM
- E20 – Abu Dhabi–Al Ain Road – 2 KM
- E311 – Sheikh Mohammed Bin Zayed Road – 8 KM



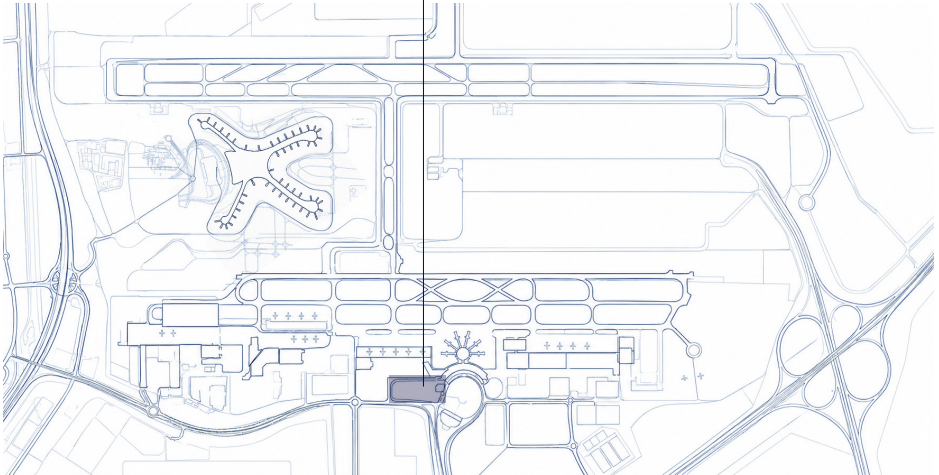
Business & Logistics

- ADAFZ HQ – 100 M
- Khalifa Port – 32 KM
- ADAFZ Logistics Park – 1 KM
- Al Falah District – 8 KM



Lifestyle & Business Amenities

- Premier Inn – 100 M
- Al Raha Beach – 4 KM
- Yas Island – 8.5 KM
- Abu Dhabi City Centre – 30 KM



Pre-leasing opportunity

Developments



Fitted Offices



Shell & Core Offices



Retail Units

Pre-leasing opportunity

Offices



Business Park 4 Leasable Area Overview

Flexible, future-ready office accommodation across five office floors in each building, designed to support businesses at every stage of growth.

Office Inventory Overview

Office floors

Floors 1-5

Office unit sizes

~ 54.19m²-674m²

GLA per floor

~ 1,600m²

on upper floors





OFFICE CONFIGURATION OPTIONS

- Small and medium modular offices
- Adjacent units that can be combined to accommodate future expansion
- Entire floor leasing options
- Large contiguous office plates (4th and 5th floors)
- Built-to-suit solutions for anchor tenants



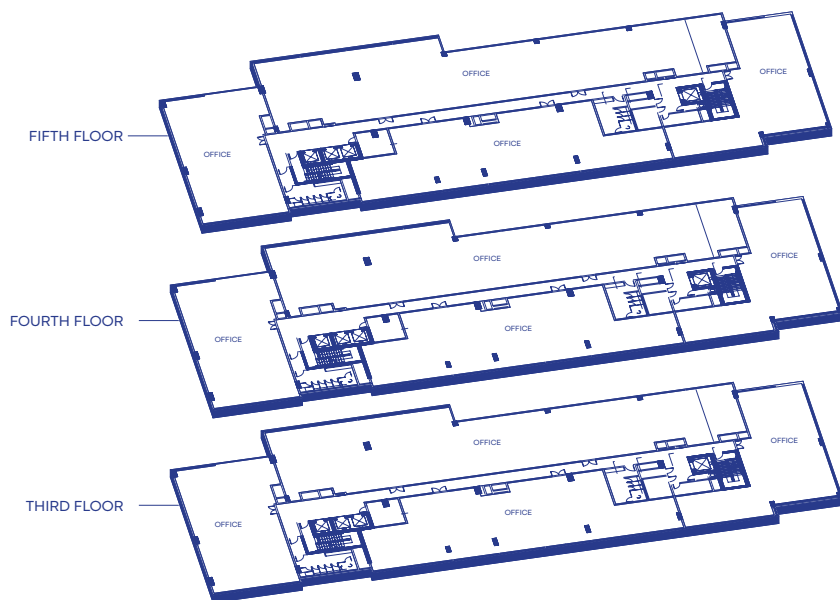
PRE-LEASING BENEFITS FOR OFFICE TENANTS

- Priority selection of unit size, floor, and views
- Early involvement in space planning and fit-out
- Ability to combine units prior to final partitioning
- Preferential commercial terms for early commitment
- Greater cost certainty ahead of project completion (Q1 2027)

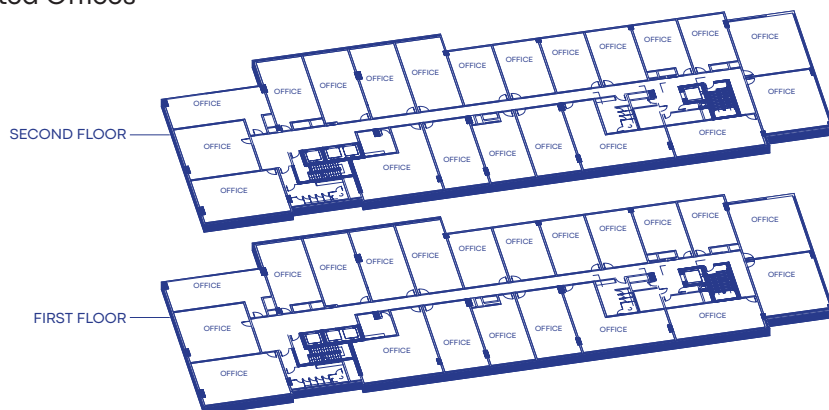


Floor Plan

Full Floor (Shell & Core) Layout



Fitted Offices



Pre-leasing opportunity

Retail



Ground Floor Retail

Business Park 4 features a curated collection of ground-floor retail units designed to support the daily needs of office tenants while enhancing the overall Business Park experience.

- Location: Ground floor
- Number of Retail Units: 11
- Total Retail GLA: ~904m²
- Retail unit sizes: 48-331m²
- Strategically positioned in high-footfall areas to maximise visibility and convenience for tenants and visitors alike



Floor Plan

GROUND FLOOR



Ideal Uses



Café and coffee
concepts



Convenience
retail



Pharmacy or
wellness services



Food & beverage
(light F&B)



Banking,
insurance, or
business services



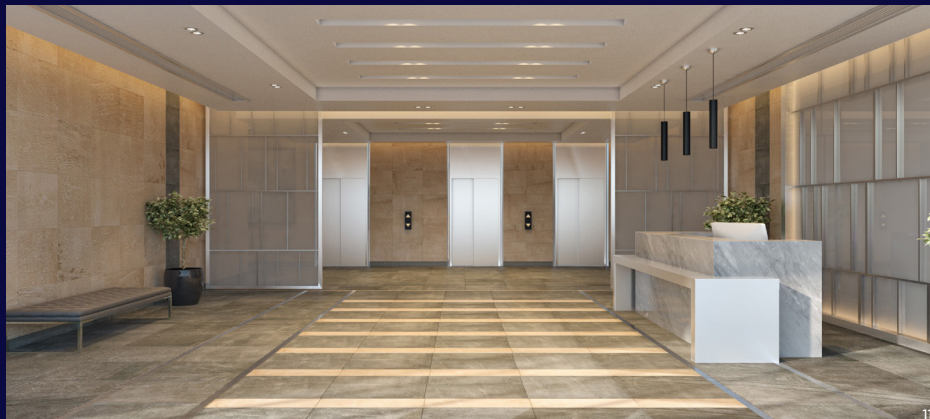
Daily-use services
supporting office
occupiers





Look & Feel

Business Park 4 brings together contemporary architecture, refined interiors and flexible workspaces to create a professional environment designed for modern business.





From its welcoming reception and thoughtfully finished common areas to adaptable office floors and convenient ground-floor retail, every detail supports comfort, efficiency and a strong corporate presence.



Home to World Leading Companies





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Business Park 4

Pre-Leasing Now Open

Target Completion Q1 2027

www.adafz.ae