

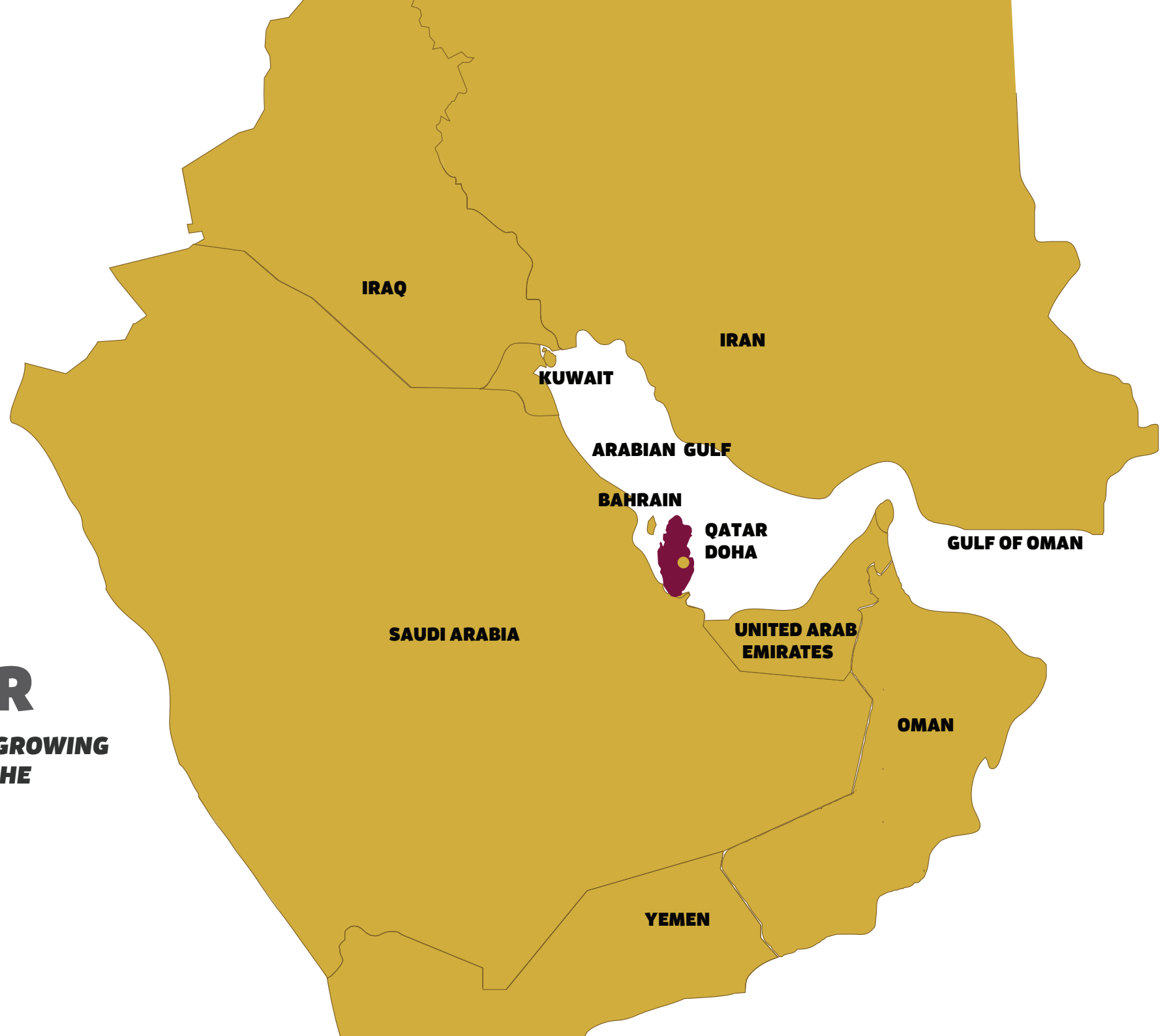
مشيرب
MŠHĪREB
قلب الدوحة
DOWNTOWN DOHA

COMMERCIAL
OFFERING

WORK
downtown

QATAR

**THE FASTEST GROWING
COUNTRY IN THE
MIDDLE EAST**





**Highest recorded
nominal GDP per
capita in the world
(140,649 USD)**

**Country's overall
growth rate of 4%,
the fastest in the
Middle East**

**14th Country in the
World
Economic Forum
Ranking**

**4th country in the
world for
population growth,
annual rate of 5%**

**Tourist arrivals
into Qatar are set
to increase
five-fold over the
next decade**

**200 billion
USD invested in
developments and
infrastructures to
project the city into
the future**



DOHA IS THE PLACE TO BE

The FIFA World Cup 2022 generated record revenues for the country: around USD 5.4 billion, with more than 2000 hospitality packages and almost 3 million tickets for the event.

Doha was transformed with a plethora of events, including vibrant fan zones, concerts featuring international artists, exhibitions, art shows, new beach clubs, diverse pop-up stores, and street food kiosks offering cuisine from around the world.

An unimaginable wave of visibility brought Doha to the forefront of social media around the world, introducing the city to a wide international audience and boosting interest and travel bookings for the coming months.



MSHEIREB DOWNTOWN DOHA

Represents the highest expression of the future of smart cities and of modern urban regeneration.

Its prime location in the heart of the capital makes it the perfect place for retail, commercial, residential and civic services on an international level.

Msheireb Downtown Doha is fully sustainable, with all Gold or Platinum LEED-certified buildings adhering to the highest standards in green building services. Blending the best of Qatar's architectural heritage with modern design, it has been a smart city since its inception. It adopts the latest advanced technology features in its infrastructure and services to cope with the next generations' needs.



STRATEGICALLY LOCATED

Msheireb Downtown Doha is the place where it all started, where the country's first social agglomeration originally settled. Today it is still the heart of the city: a natural crossroad to some of the city's major cultural and business points of interest, all within close proximity.

**MSHEIREB
METRO
STATION**
ENCLOSED

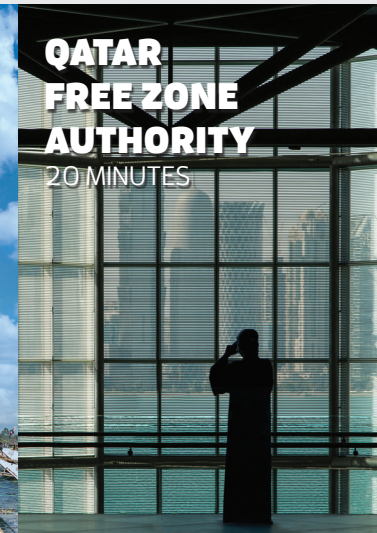
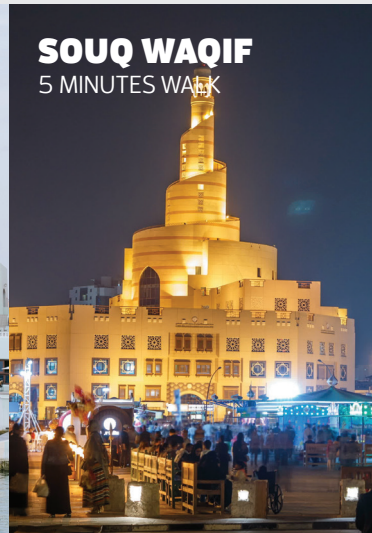
**HAMAD
INTERNATIONAL
AIRPORT**
15 MINUTES

DOHA PORT
10 MINUTES

SOUQ WAQIF
5 MINUTES WALK

WEST BAY
13 MINUTES

**QATAR
FREE ZONE
AUTHORITY**
20 MINUTES



MSHEIREB DOWNTOWN DOHA

Msheireb Downtown Doha is a Smart City that blends Qatari heritage and aesthetics with modern technology. It focuses on sustainability and harmony with the environment.

The aim of the project is to bring people back to their roots and rediscover a sense of community and togetherness.

It represents the vision to create built environments that reflect the culture and aspirations of the people of Qatar.

This mixed-use development is a combination of commercial, residential, retail, culture and entertainment.



INVESTMENT
5 Billion USD



AREA
310,000 SQM



CONSTRUCTION
COMPLETED IN
2022



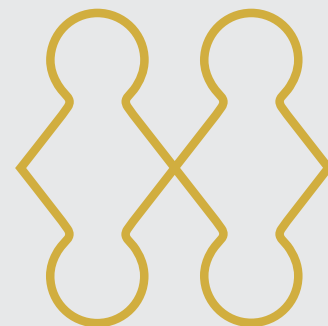
MSHEIREB

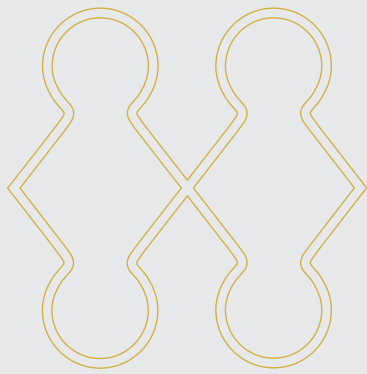
The Arabic name given to
"a place to drink water"



The old Msheireb area was the heart of the city, connected directly to the waterfront. It allowed vehicular access bordering Souq Waqif, with the route of the old wadi running between them to the sea. It is from this old wadi of cooling fresh water that the name 'msheireb', Arabic for 'a place to drink water', was born.

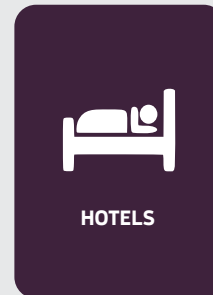
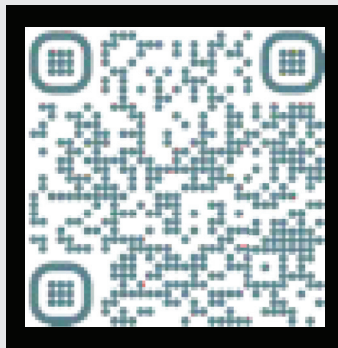
After an incredible and fast transformation, Msheireb Downtown Doha plays today the same role as it had in the past, being Qatar's most vibrant commercial district.





***Not just a neighbourhood
but a true multifaceted
and vibrant ecosystem***

CLICK OR SCAN THE QR CODE BELOW
TO WATCH AN OVERVIEW VIDEO OF
MSHEIREB DOWNTOWN DOHA





750+ units
156.000 sqm
RESIDENTIAL
UNITS

21 buildings
240.000 sqm
OFFICE
BUILDINGS

300+ units
91.000 sqm
RETAIL
UNITS



197,000
RESIDENTIAL
SQUARE METRES

193,000
COMMERCIAL
OFFICE SQUARE
METRES

105,000
RETAIL
SQUARE METRES

50,000 PEOPLE EVERY DAY

250,000 ACTIVE FOLLOWERS
ON SOCIAL MEDIA

A COMPLETE HOSPITALITY OFFER

Msheireb Downtown Doha, includes 3 luxury hotels- with a full range of amenities, including spas, swimming pools and more than 10 in-house restaurants- which can conveniently accommodate business partners traveling from abroad, and the Msheireb Downtown Doha community of residents and employees.

All hotels can host corporate or social events with spectacular multi-purpose ballrooms & meeting room spaces designed for optimum versatility to accommodate up to 450 guests with a multitude of different setups.





RESIDENTS



**DOHA AFFLUENTS
CITYWIDE**

**ONE DOWNTOWN,
MULTIPLE TARGETS**



**HOTEL GUESTS
AND TOURISTS**



EMPLOYEES

EASY LIVING & STYLISH DINING

Msheireb Downtown Doha is a lively neighbourhood with over 300 shops and boutiques and a wide choice of trendy cafés and restaurants for every taste.

It also has a convenient shopping centre, Msheireb Galleria, which includes shops of all kinds, cafés, a children's play area, the Cyclone Fitness club, gyms and spas in the 3 luxury hotels, the state-of-the-art Novo Cinemas and the Smart Msheireb Monoprix supermarket.

The downtown brings together the best the city has to offer for a proper work-life balance for employees.

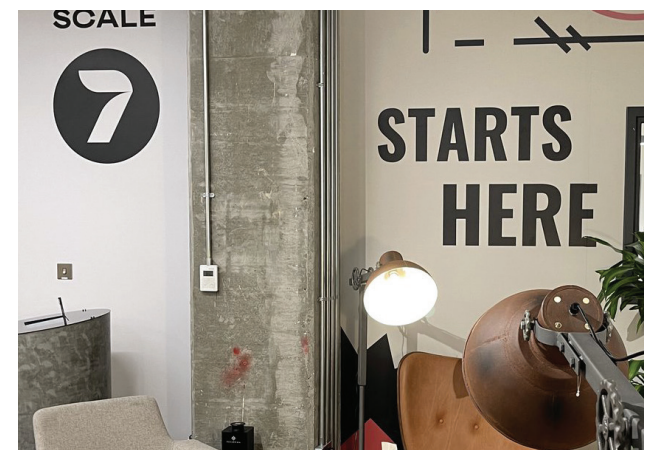
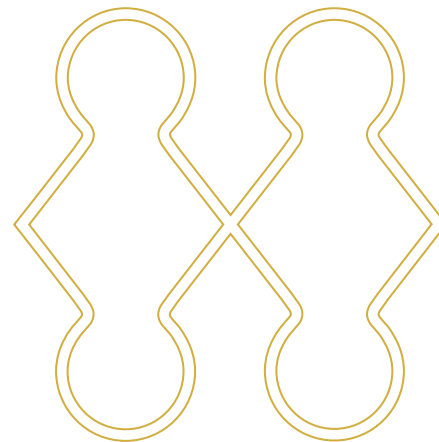


PROJECTED INTO INNOVATION AND CREATIVITY

Msheireb Downtown Doha is the flagship project of Msheireb Properties, which is a subsidiary of Qatar Foundation for Education, Science and Community Development, a private non-profit organization that strives to serve Qatar by providing and supporting specialized programs and promoting the goals of Qatar's 2030 Vision.

Also for this reason Msheireb Downtown Doha represents a breeding ground for the most innovative companies, a place to create networks and partnerships between large companies, corporations, talents and start-ups.

To this end, Msheireb Downtown Doha also includes in its ecosystem the Doha Design District – a concentration of showrooms of the best high-end furniture brands and a meeting place for all architecture and design enthusiasts – and M7 – a creative hub has also been created to incubate the brightest young minds, both local and international, who are welcomed and supported here to develop their future activities.



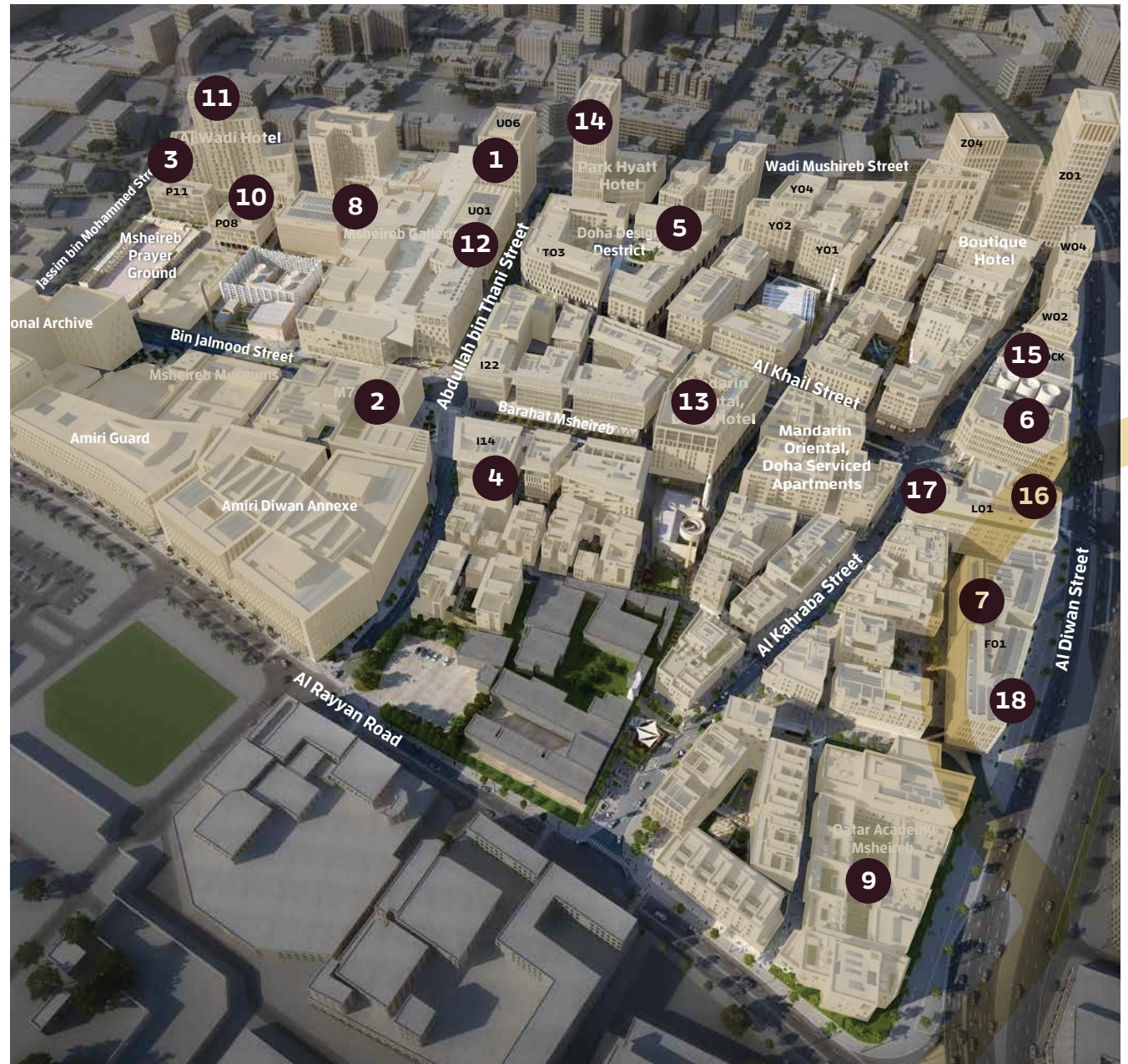
A TOP LEVEL COMMUNITY

Being in Msheireb Downtown Doha means being part of a vibrant B2B environment in which networking and business relations are facilitated and encouraged.

Top level companies have already chosen us for their headquarters as Google, Microsoft, HEC Paris, HSBC, QNB, Volkswagen, Vodafone, and many others...

Join them, invest in the future and be part of a very unique community!

- | | | | | | | | |
|---|--------|----|------------------------------|---|-----------------|----|------------------------------|
| 1 | Google | 10 | HEC PARIS HEC PARIS | 6 | CC Coca-Cola | 15 | INMA |
| 2 | M7 | 11 | ALWADI | 7 | ASL | 16 | Together we can vodafone |
| 3 | QNB | 12 | elev8 | 8 | HSBC | 17 | M MIZKA |
| 4 | VW | 13 | QATAR ACADEMY MSHEIREB | 9 | Q | 18 | قطر الأكاديمية المشيرة |
| 5 | SOHAR | 14 | PARK HYATT DOHA | | | | |



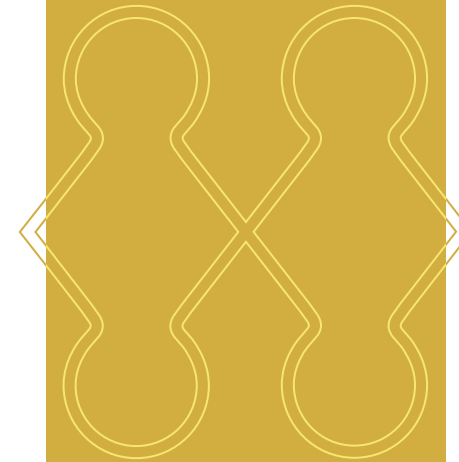
THE BEST CONNECTIVITY IN A WALKABLE NEIGHBOURHOOD

Qatar's main metro station is located within Msheireb Downtown Doha with the interconnection of all the 3 metro lines.

A free electric tram runs throughout Msheireb Downtown Doha across 9 stations, allowing the visitors to move all day long from one place to another seamlessly.

Six levels of underground parking with over 10,000 parking spaces, including dedicated parking slots for commercial tenants.

All service deliveries are done underground to ensure pedestrian friendly streets.



MSHEIREB DOWNTOWN DOHA

A SMART AND
SUSTAINABLE CITY



THE SMART CITY

SMART INNOVATION



Artificial Intelligence



Cyber Security



Energy Self-sufficiency



Smart Retail



Smart Lighting



Internet of Things



Smart Mobility

SMART SERVICES



Customer Service



Free Wi-Fi



Lifestyle & Community Portal



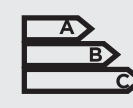
Digital Signage



Smart Home



Wayfinding app



Energy Monitoring



Satellite TV



Indoor Geolocation



Energy Management



3D GIS



Data Analytics



People Counting



Public Lighting



Irrigation



ACS



Intercom

SMART APPLICATIONS



Network



Connected Devices



Data Centers



Fire Alarm



District Cooling



CCTV



Car Park



Gas Bulk



BMS

SMART SYSTEMS

THE SUSTAINABLE CITY

Being in Msheireb Downtown Doha means to be part of a unique project born with the clear intention of being an international excellence in sustainability based on ESG principles

ESG

1400
SOLAR THERMAL
PANELS

30%
WATER REDUCTION
with high efficiency plumbing
fixtures

**100% AUTOMATED
WASTE SEGREGATION
AND COLLECTION SYSTEM**
with recycling and composting

6400
PV PANELS
producing renewable energy
equivalent to **4% of building
energy use**

30%
EFFICIENT
COOLING
thanks to automated central
chillers

**BIODIVERSITY
PROMOTION**
through many native species
adapted to the climate



Msheireb Downtown Doha is the largest LEED Gold and Platinum Certified buildings assemblage of the world.

**SmartScore
GOLD**

Two main commercial buildings are SMARTSCORE GOLD CERTIFIED

MSHEIREB PROPERTIES

Msheireb Properties is a real estate development company and a subsidiary of Qatar Foundation. The company was established as a commercial venture to support the Foundation's aims, as well as the goals of Qatar's 2030 Vision.

Msheireb Properties' mission is to change the way people think about urban living and improve their overall quality of life, through innovations that encourage social interaction, respect for culture and greater care for the environment.

Msheireb Properties received ISO certification from the British Standards Institution for Quality (ISO 9001:2015), Environmental Performance (ISO 14001:2015), Occupational Health and Safety (BS OHSAS 18001:2007), and Risk Management Standard (ISO 31000:2009).



MSHEIREB PROPERTIES



Zulal
Wellbeing Resort
by Chesa Sun

MSHEIREB
DOWNTOWN DOHA



MSHEIREB
GALLERIA



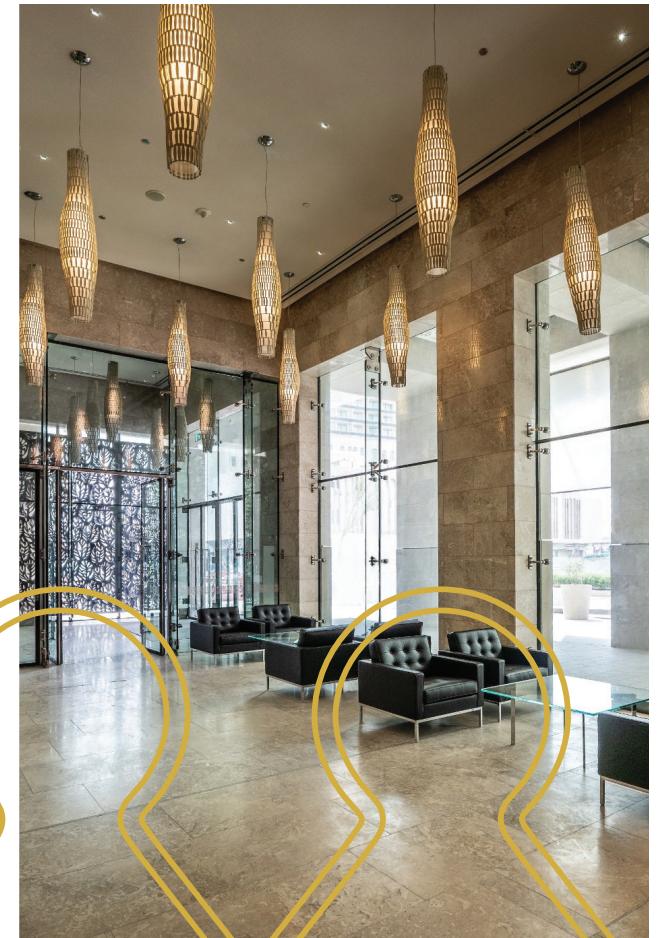
doha
design
district

COMPREHENSIVE, FLEXIBLE, SMART

Msheireb Downtown Doha is the ideal setting for the headquarters of a large company, as well as for new businesses: lively, sustainable, functional, and inspiring for the leaders of tomorrow.

A neighbourhood that naturally promotes a healthy work-life balance, with pleasant buildings all lit by natural light, including terraces or gardens and enjoying beautiful views. We offer all kinds of solutions, very flexible to best meet the needs of any client. A true ecosystem with all the buildings LEEDS certified.

We offer all kinds of solutions, and we are very flexible to best meet our customers' needs: from shell-and-core spaces to fully furnished and serviced offices.



FOUR DISTRICTS, INFINITE SOLUTIONS

Created to help businesses thrive through social exchange and interaction, Msheireb Downtown Doha's commercial offerings are primarily located in four commercial districts: Al Kahraba, Al Nakheel, Sikkat Wadi and Barahat Msheireb.



AL KAHRABA DISTRICT



Al Kahraba Street is rich in history and memories as it is the oldest and first street to get electricity. It was the hub where people came together to trade and socialize, today this area represents the commercial heart of the district and the technology zone of our commercial offer.



Facilities

- Underground dedicated parking
- Underground public parking
- Free electric tram stops
- Metro Station
- Extensive pedestrian areas with flourishing gardens
- A choice of diverse local retailers, cafes, restaurants
- A few steps away from Qatar Academy

F01

LEVEL 1-4

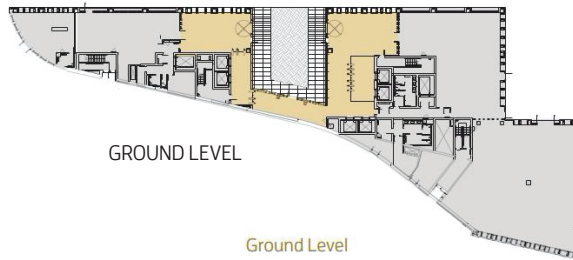
Floor plans range from 1,141 m² to 2,198 m².



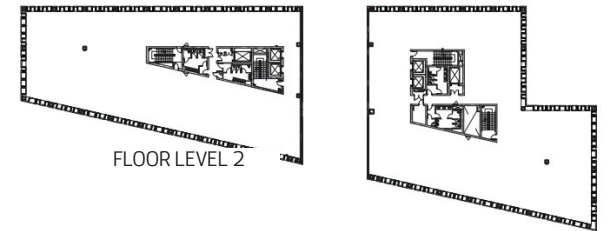
مشيرب العقارية
MSHEIREB PROPERTIES



N



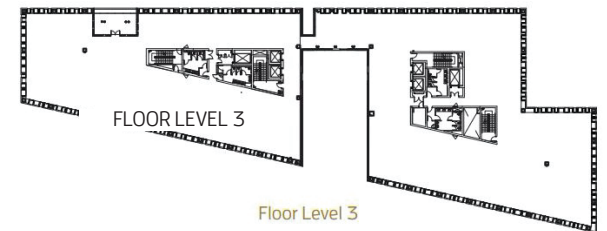
Ground Level



Floor Level 2



Floor Level 1



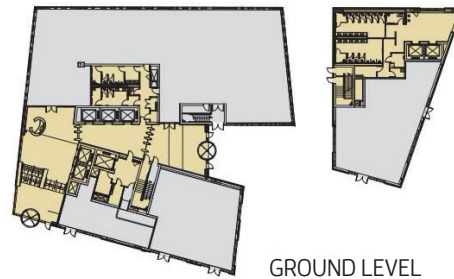
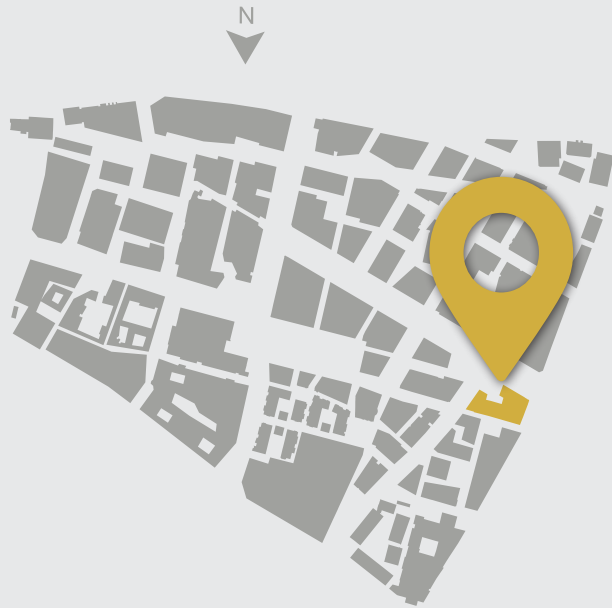
Floor Level 3

| OFFICE LEVEL | FIRST | SECOND | THIRD | TOTAL |
|-------------------|----------------------|----------------------|----------------------|----------------------|
| FLOOR USABLE AREA | 2,198 m ² | 1,141 m ² | 1,147 m ² | 4,486 m ² |

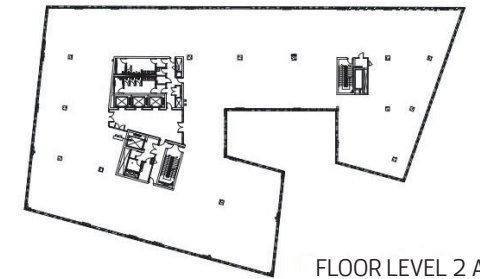
L BLOCK

LEVEL 1-5

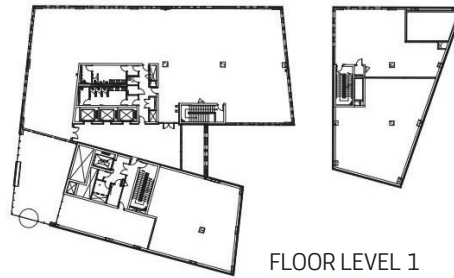
Floor plans range from 700 m² to 2,201 m².



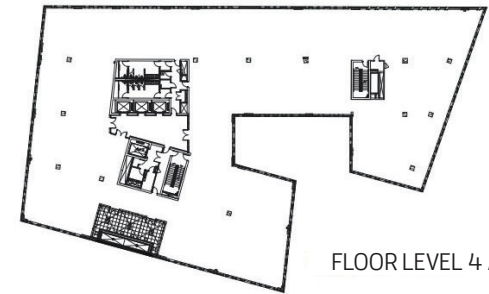
GROUND LEVEL



FLOOR LEVEL 2 AND 3



FLOOR LEVEL 1



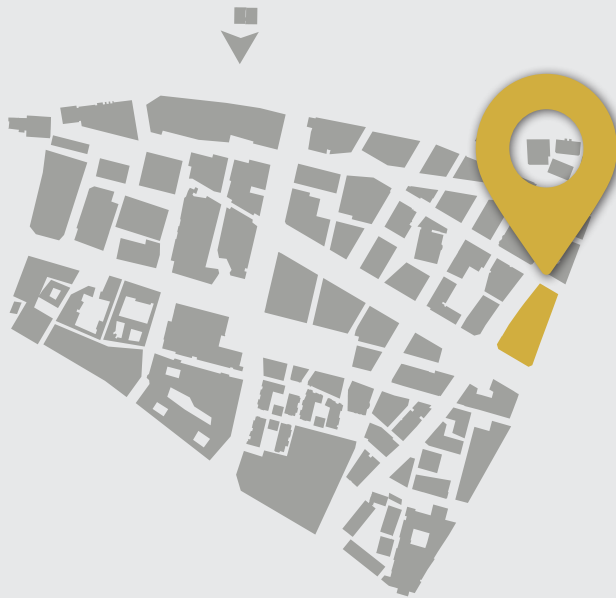
FLOOR LEVEL 4 AND 5

| OFFICE LEVEL | FIRST | SECOND | THIRD | FOURTH | FIFTH | TOTAL |
|-------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| FLOOR USABLE AREA | 700 m ² | 2,201 m ² | 2,131 m ² | 2,131 m ² | 2,201 m ² | 9,385 m ² |

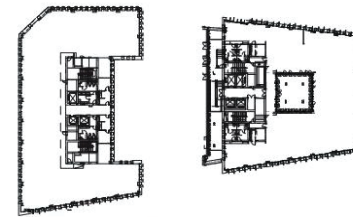
Q BLOCK

LEVEL MZ-4

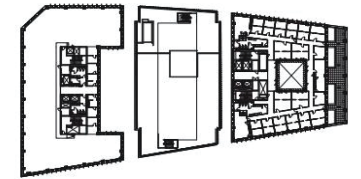
Floor plans range from 1,173 m² to 3,041 m².



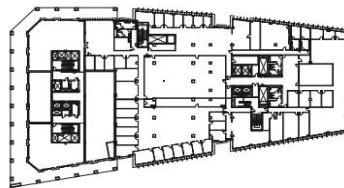
GROUND LEVEL



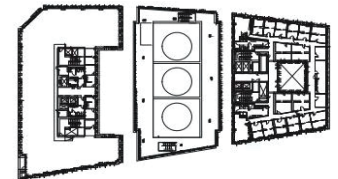
FLOOR LEVEL 1



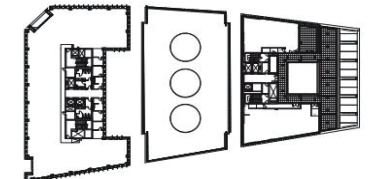
FLOOR LEVEL 2



MEZZANINE



FLOOR LEVEL 3



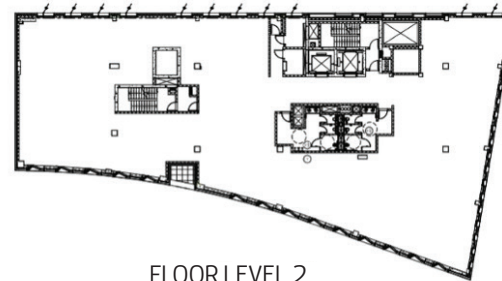
FLOOR LEVEL 4

| OFFICE LEVEL | GROUND | MEZZANINE | FIRST | SECOND | THIRD | FOURTH | TOTAL |
|--------------------------|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|
| FLOOR USABLE AREA | 97 m ² | 3,041 m ² | 2,178 m ² | 1,954 m ² | 1,942 m ² | 1,173 m ² | 10,417 m ² |

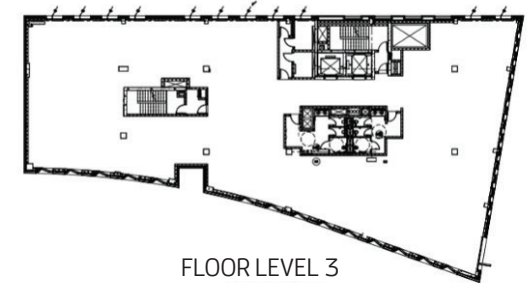
W02

LEVEL 1-4

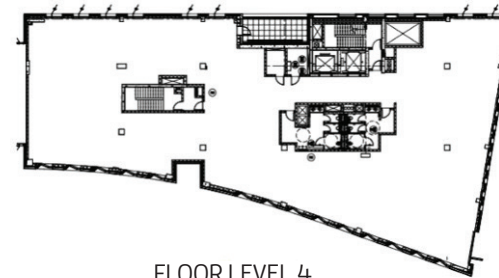
Floor plans range from 869 m² to 935 m².



FLOOR LEVEL 2



FLOOR LEVEL 3



FLOOR LEVEL 4

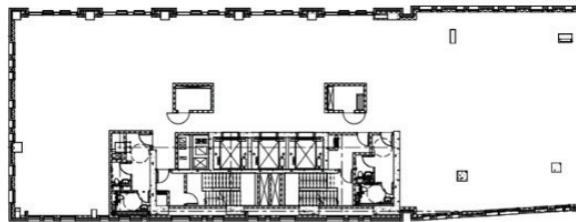
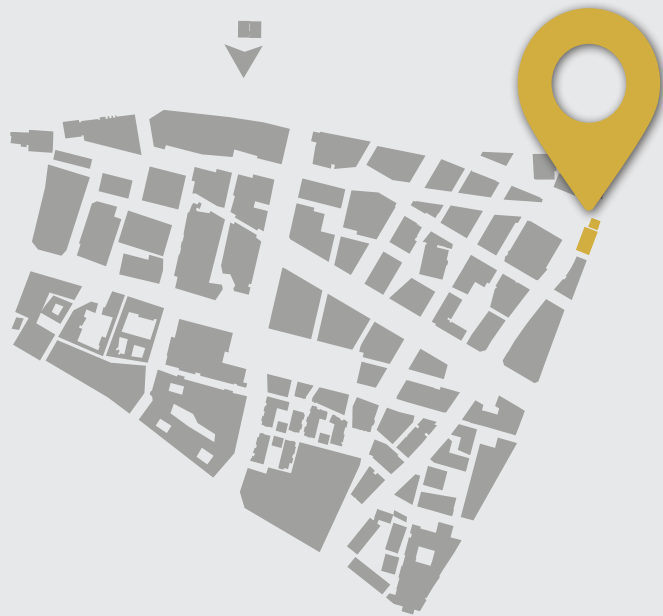
| OFFICE LEVEL | FIRST | SECOND | THIRD | FOURTH | TOTAL |
|-------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| FLOOR USABLE AREA | 869 m ² | 917 m ² | 935 m ² | 912 m ² | 3,633 m ² |



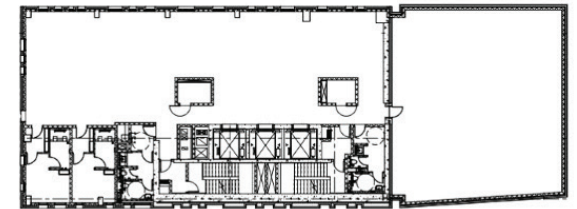
W04

LEVEL 1-9

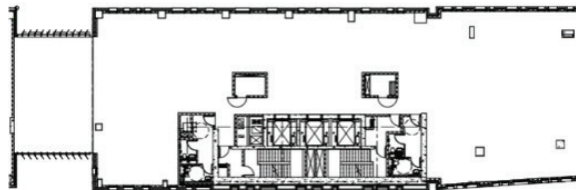
Floor plans range from 215 m² to 617 m².



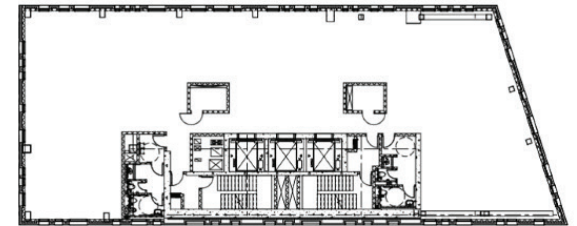
FLOOR LEVEL 1 TO 3



FLOOR LEVEL 5



FLOOR LEVEL 4



FLOOR LEVEL 6 TO 9

| OFFICE LEVEL | FIRST - FOURTH | FIFTH | SIXTH | SEVENTH - NINETH | TOTAL |
|-------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| FLOOR USABLE AREA | 424 m ² | 218 m ² | 617 m ² | 523 m ² | 4,104 m ² |

AL NAKHEEL DISTRICT



Al Nakheel represents the most important commercial area of the Downtown overlooking a very lively square situated on the pedestrian-friendly street; Sikkat Wadi Msheireb. It includes direct access to the metro with an impressive indoor atrium, as well as the highest building of the Downtown and



Facilities

- Underground dedicated parking
- Underground public parking
- Free electric tram stop
- Metro Station
- Close to the main city access Salwa Road
- A choice of diverse local retailers, cafes, restaurants
- Amazing views of the city.

Z01/Z04

LEVEL 1-20

Floor plans range from 487 m² to 2,170 m².



| OFFICE LEVEL | FLOOR USABLE AREA (Z01) | FLOOR USABLE AREA (Z04) |
|--------------|-------------------------|-------------------------|
| FIRST | 487 m ² | 989 m ² |
| SECOND | 608 m ² | 1,860 m ² |
| THIRD | 911 m ² | 2,167 m ² |
| FOURTH | 911 m ² | 2,167 m ² |
| FIFTH | 911 m ² | 2,167 m ² |
| SIXTH | 915 m ² | 2,172 m ² |
| SEVENTH | 1,507 m ² | 771 m ² |
| EIGHTH | 1,537 m ² | 756 m ² |
| NINTH | 1,532 m ² | 756 m ² |
| TENTH | 1,533 m ² | 756 m ² |
| ELEVENTH | 973 m ² | 778 m ² |
| TWELFTH | 938 m ² | 774 m ² |
| THIRTEENTH | 925 m ² | 767 m ² |
| FOURTEENTH | 925 m ² | 766 m ² |
| FIFTEENTH | 981 m ² | 537 m ² |
| SIXTEENTH | 982 m ² | |
| SEVENTEENTH | 968 m ² | |
| EIGHTEENTH | 968 m ² | |
| NINETEENTH | 955 m ² | |
| TWENTIETH | 955 m ² | |
| TOTAL | 38,605 | xxxxxx |



SmartScore
GOLD



SIKKAT WADI DISTRICT



Sikkat Wadi is a vibrant lifestyle area, close to the Souq Waqif and the Corniche. It includes the Doha Design District, shops of all kinds and the heart of the city's entertainment activities. Some of the strongest tech & digital companies in the country are housed here, and the district is set to become the hub of innovation and technology.



Facilities

- Underground dedicated parking
- Underground public parking
- Free electric tram stops
- Metro Station
- Proximity with: Many retail and dining offerings
- Doha Design District
- Novo Cinemas
- Smart Msheireb Monoprix supermarket
- Souq Waqif underpass
- HEC Paris School of Business
- The longest pedestrian street

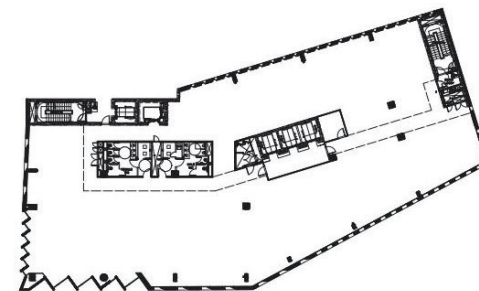
T05

LEVEL 2-5

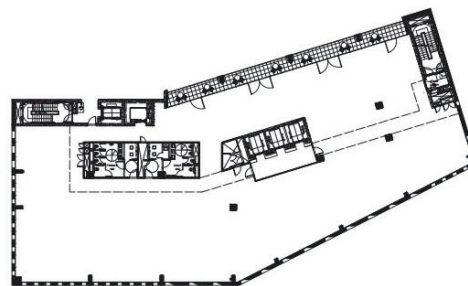
Floor plans range from 1,040 m² to 1,135 m².



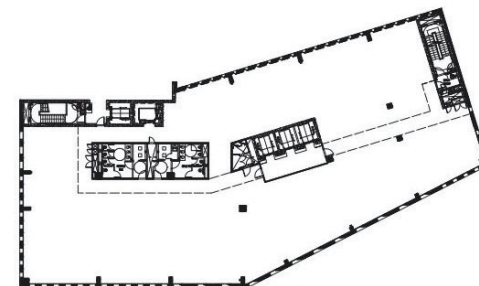
GROUND LEVEL



FLOOR LEVEL 3 AND 4



FLOOR LEVEL 2



FLOOR LEVEL 5

| OFFICE LEVEL | SECOND | THIRD | FOURTH | FIFTH | TOTAL |
|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| FLOOR USABLE AREA | 1,040 m ² | 1,124 m ² | 1,135 m ² | 1,104 m ² | 4,405 m ² |

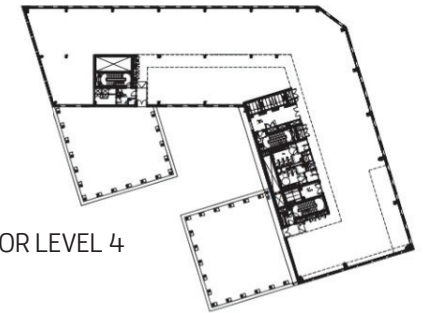
T03

LEVEL 2-6

Floor plans range from 1,434 m² to 2,252 m².



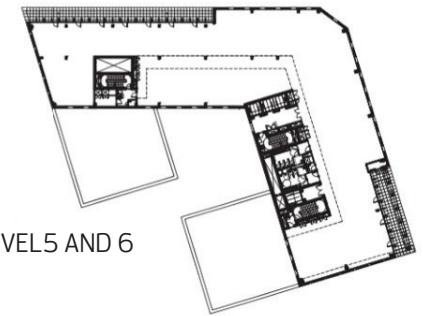
GROUND LEVEL



FLOOR LEVEL 4



FLOOR LEVEL 2 AND 3



FLOOR LEVEL 5 AND 6

| OFFICE LEVEL | SECOND | THIRD | FOURTH | FIFTH | SIXTH | TOTAL |
|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| FLOOR USABLE AREA | 2,251 m ² | 2,252 m ² | 1,592 m ² | 1,434 m ² | 1,434 m ² | 9,047 m ² |

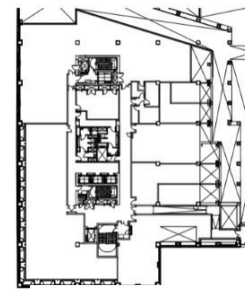
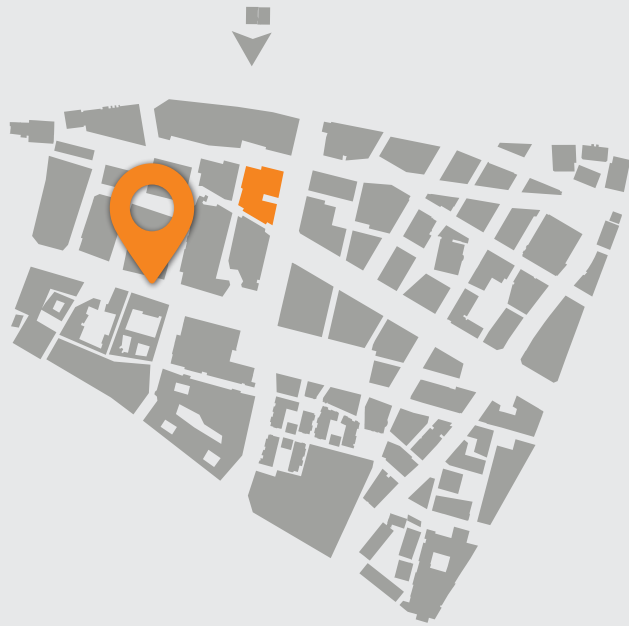
U01

LEVEL MZ-5

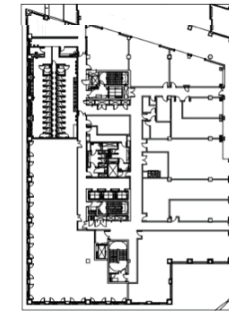
Floor plans range from 496 m² to 1,818 m².



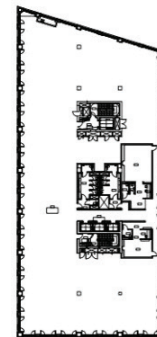
Google  elev8 



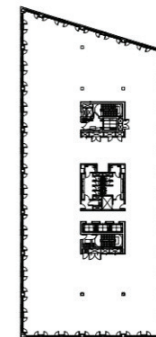
MEZZANINE



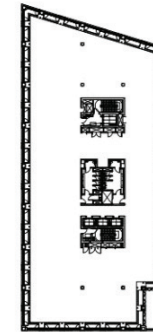
FLOOR LEVEL 1



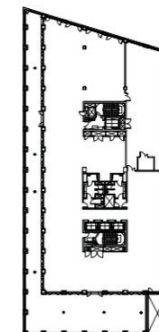
FLOOR LEVEL 2



FLOOR LEVEL 3



FLOOR LEVEL 4



FLOOR LEVEL 5

| OFFICE LEVEL | MEZZANINE | FIRST | SECOND | THIRD | FOURTH | FIFTH | TOTAL |
|--------------------------|--------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| FLOOR USABLE AREA | 496 m ² | 522 m ² | 1,811 m ² | 1,818 m ² | 1,780 m ² | 1,072 m ² | 7,540 m ² |

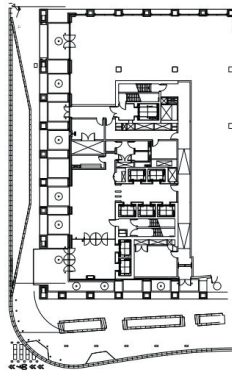
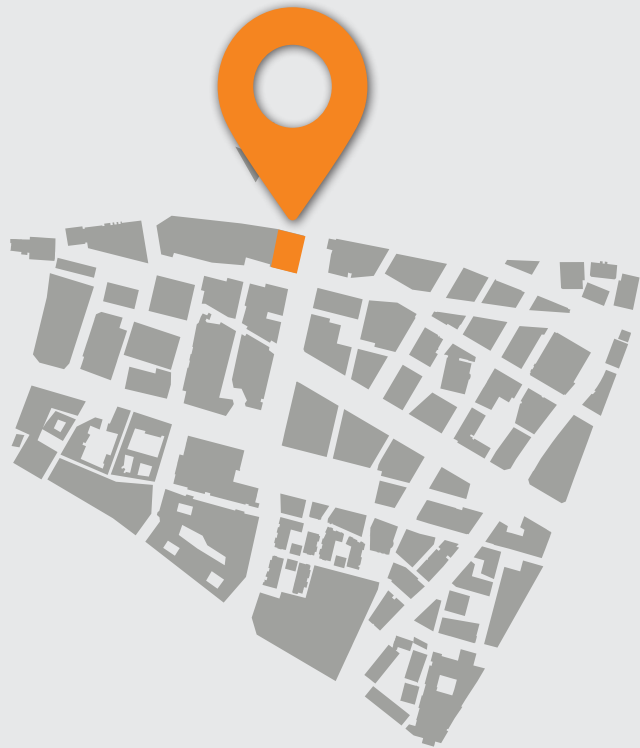


SmartScore
GOLD

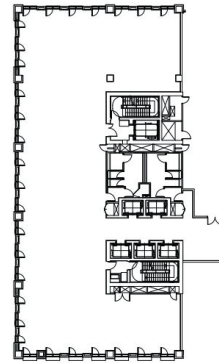
U06

LEVEL 1-11

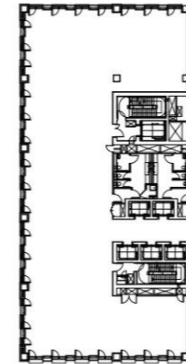
Floor plans range from 699 m² to 1,115 m².



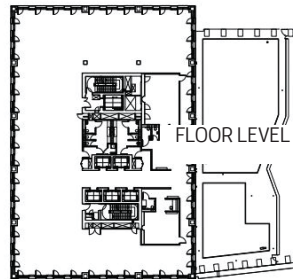
GROUND LEVEL



FLOOR LEVEL 1

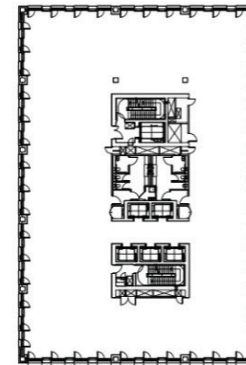


FLOOR LEVEL 2



FLOOR LEVEL 3

FLOOR LEVEL 4 TO 15



| OFFICE LEVEL | FLOOR USABLE AREA |
|--------------|----------------------|
| FIRST | 699 m ² |
| SECOND | 737 m ² |
| THIRD | 1,115 m ² |
| FOURTH | 1,115 m ² |
| FIFTH | 1,115 m ² |
| SIXTH | 1,105 m ² |
| SEVENTH | 1,105 m ² |
| EIGHTH | 1,105 m ² |
| NINTH | 1,105 m ² |
| TENTH | 1,105 m ² |
| ELEVENTH | 1,115 m ² |
| TOTAL | 11,449 |

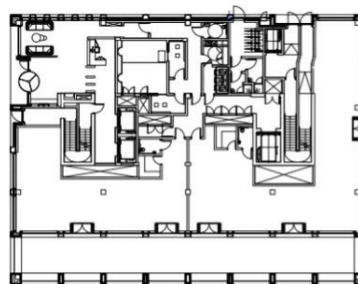
P08

LEVEL 1-3

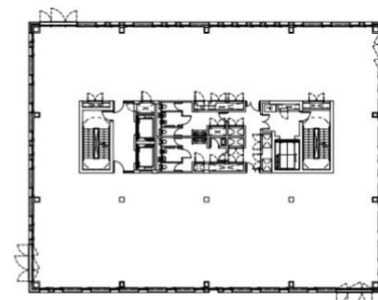
Floor plans range from 850 m².



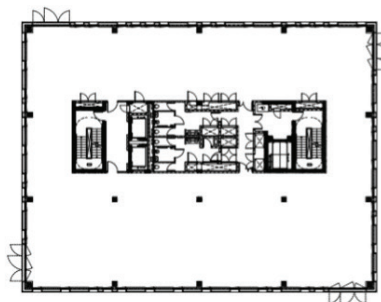
HEC
PARIS



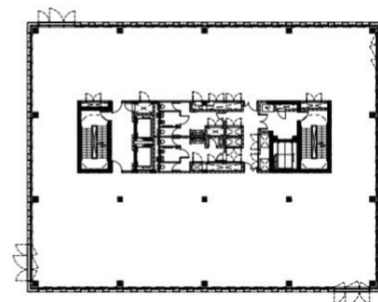
GROUND LEVEL



FLOOR LEVEL 2



FLOOR LEVEL 1



FLOOR LEVEL 3

| OFFICE LEVEL | FIRST | SECOND | THIRD | TOTAL |
|-------------------|--------------------|--------------------|--------------------|----------------------|
| FLOOR USABLE AREA | 851 m ² | 850 m ² | 854 m ² | 2,663 m ² |

BARAHAT MSHEIREB DISTRICT



Barahat Msheireb is recognized as one of the most spectacular places of Doha. An elegant square surrounded by all kind of restaurants and cafes, fancy boutiques, the Mandarin Oriental spa and fitness club, it also represents the heart of the Downtown cultural life with the Msheireb Museums and the M7 innovation hub.



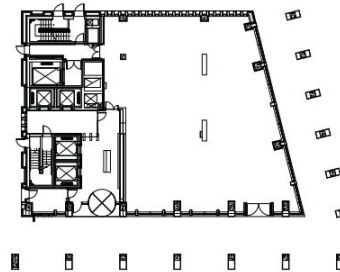
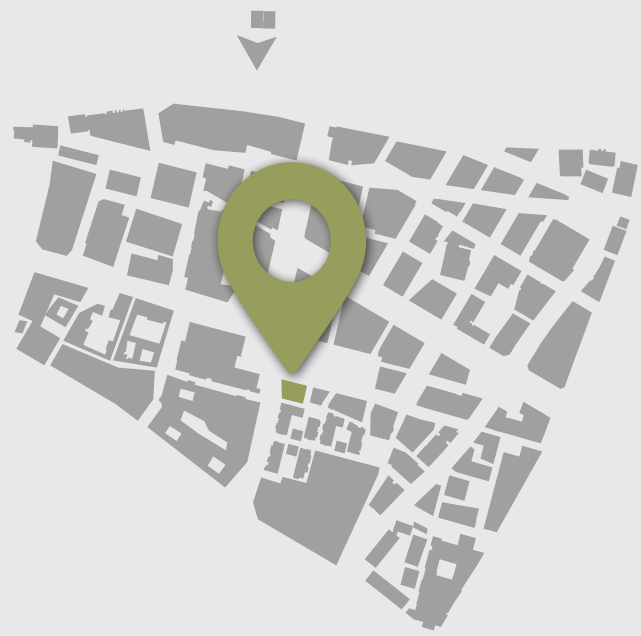
Facilities

- Underground dedicated parking
- Underground public parking
- Free electric tram stops
- Metro Station
- Proximity with: 4 Msheireb Museums
- The largest covered square of the Middle East
- Msheireb Galleria Mall
- Doha Design District
- M7 Innovation Hub
- Mandarin Oriental 5 stars hotel
- The finest restaurants and cafes of the city

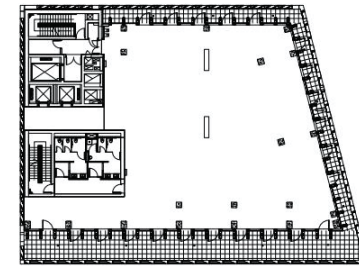
I14

LEVEL 1-5

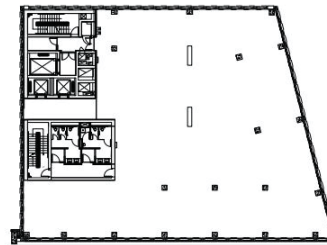
Floor plans range from 530 m² to 721 m².



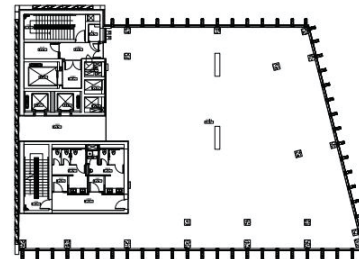
GROUND LEVEL



FLOOR LEVEL 4



FLOOR LEVEL 1 TO 3



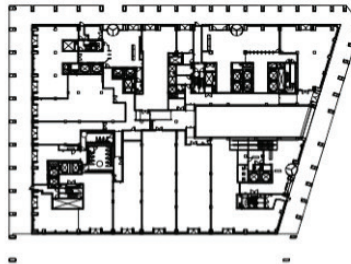
FLOOR LEVEL 5

| OFFICE LEVEL | FIRST - THIRD | FOURTH | FIFTH | TOTAL |
|-------------------|--------------------|--------------------|--------------------|----------------------|
| FLOOR USABLE AREA | 721 m ² | 530 m ² | 534 m ² | 3,243 m ² |

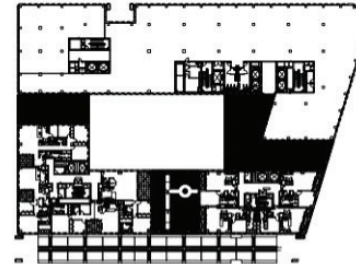
122

LEVEL 1-5

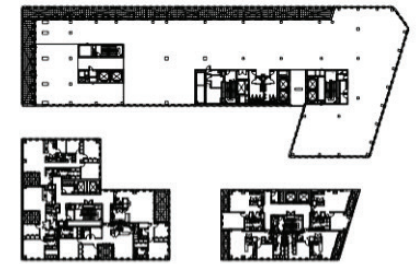
Floor plans range from 625 m² to 1,827 m².



MEZZANINE



FLOOR LEVEL 1



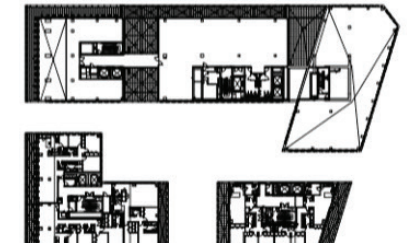
FLOOR LEVEL 4



FLOOR LEVEL 2

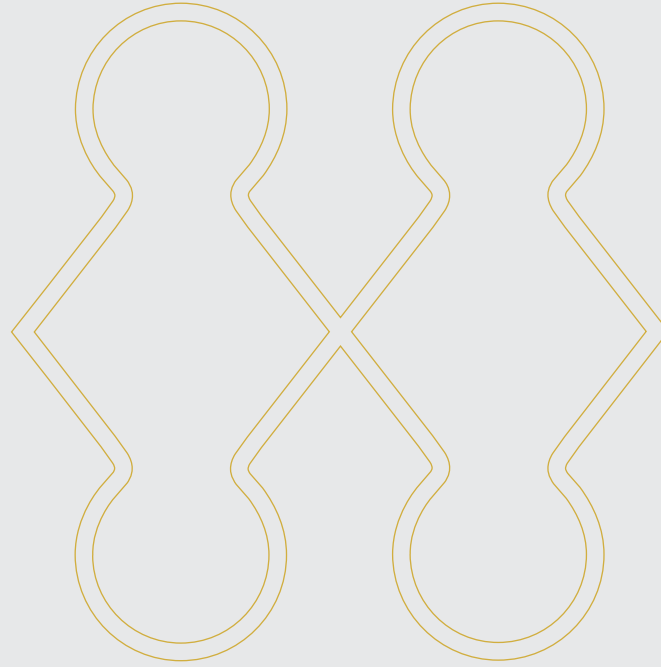


FLOOR LEVEL 3



FLOOR LEVEL 5

| OFFICE LEVEL | MEZZANINE | FIRST | SECOND | THIRD | FOURTH | FIFTH | TOTAL |
|-------------------|--------------------|----------------------|----------------------|----------------------|----------------------|--------------------|----------------------|
| FLOOR USABLE AREA | 824 m ² | 1,791 m ² | 1,790 m ² | 1,827 m ² | 1,571 m ² | 625 m ² | 8,437 m ² |



طوّرتّه بفخر
Proudly Developed by



مشيرب العقارية
MSHEIREB PROPERTIES

+974 400 84 999
commercial@msheireb.com
www.msheirebproperties.com