CHRISTIAN A. ROCKEFELLER

BUSINESS TOWER

SHEIKH ZAYED ROAD
DUBAI

LMD


A NEW YORK LEGACY
ARRIVES IN DUBAI



LEGACY ISN'T INHERITED. IT'S BUILT.

For over a century, one name has stood behind the buildings that shaped how great cities do business. Iconic towers, financial headquarters and civic icons that defined skylines and set the standard for what a commercial address could be.



SIX GENERATIONS. ONE LEGACY.

Christian A. Rockefeller is the sixth generation of a family that helped build modern New York.

He was deliberate about where his name would first appear on a building. He chose Dubai: a city past experimentation and into maturity, where investors understand long-term value.

Every decision on this tower answers to that name.





FROM NEW YORK TO SHEIKH ZAYED ROAD

New York thinking. Dubai scale.

The discipline that shaped Manhattan now shapes a landmark on Sheikh Zayed Road: long-term thinking, quality that lasts and an address that holds its value.

Different skyline. Same standard.



AN ADDRESS OF AUTHORITY


LMD

ENTERPRISE SURROUNDS YOU

Sheikh Zayed Road is where Dubai does business. The tower stands on its most prominent stretch, between Business Bay and Dubai Mall metro stations, minutes from DIFC, Downtown and Business Bay.

CONNECTIVITY

• Al Mustaqbal Street	1 min
• Sheikh Zayed Road	1 min
• Dubai Mall Metro Station	2 mins
• Business Bay Metro Station	2 mins
• DXB International Airport	20 mins

SIGHTS & ATTRACTIONS

• Burj Khalifa	5 mins
• Dubai Fountain	5 mins
• Dubai Opera	8 mins
• Museum of the Future	10 mins
• Dubai Canal	12 mins

DINING & SHOPPING

• Dubai Mall	5 mins
• Souk Al Bahar	5 mins
• Time Out Market	5 mins
• City Walk	8 mins
• DIFC	8 mins
• Dubai Design District	15 mins





ARCHITECTURE OF ASCENT

Stone anchors the base. A curved, ribbed glass façade with bronze-toned fins rises 400 metres to a pointed crown.

Planted terraces wrap the tower, bringing greenery and outdoor space to height.

Every line is drawn to perform, for the businesses inside and the investors behind them.

BUILT TO PERFORM

87
FLOORS

332
OFFICES

1312FT./400M
HEIGHT

1100+
PARKING SPACES

16
LEVELS OF PARKING

5 LEVELS
OF DEDICATED AMENITIES

23 ELEVATORS | 39 CABINS

8 Double-Decker High-Speed Elevators Dedicated for Low Zones
8 Double-Decker High-Speed Elevators Dedicated for High Zones
3 Shuttle Elevators from Parking to Ground Floor
3 Elevators Dedicated to the Wellness Floors
1 Service / Firefighter Elevator



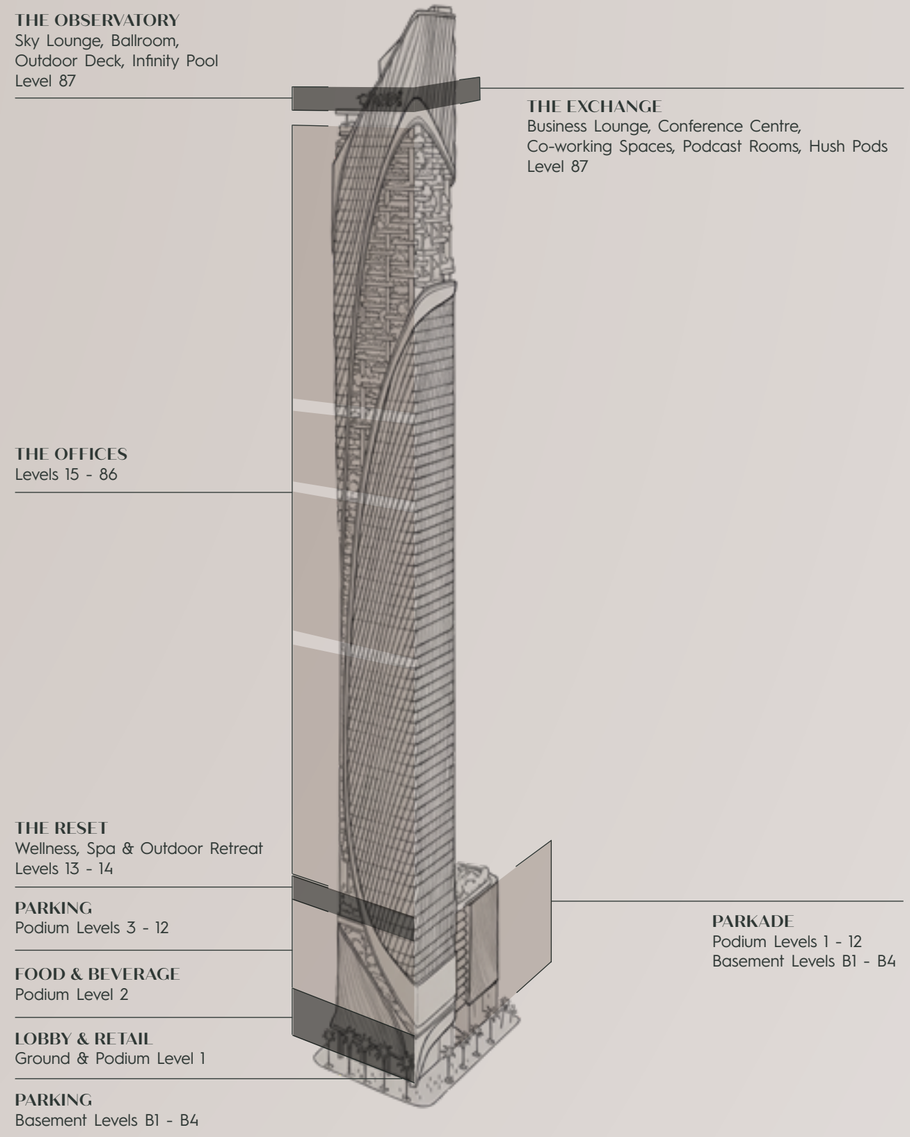
PURPOSE AT EVERY LEVEL

Every level has a job.

Arrival and retail at the base.

Wellness at the heart of the tower. Offices above. Business and hospitality at the top.

The higher you go, the quieter it gets.



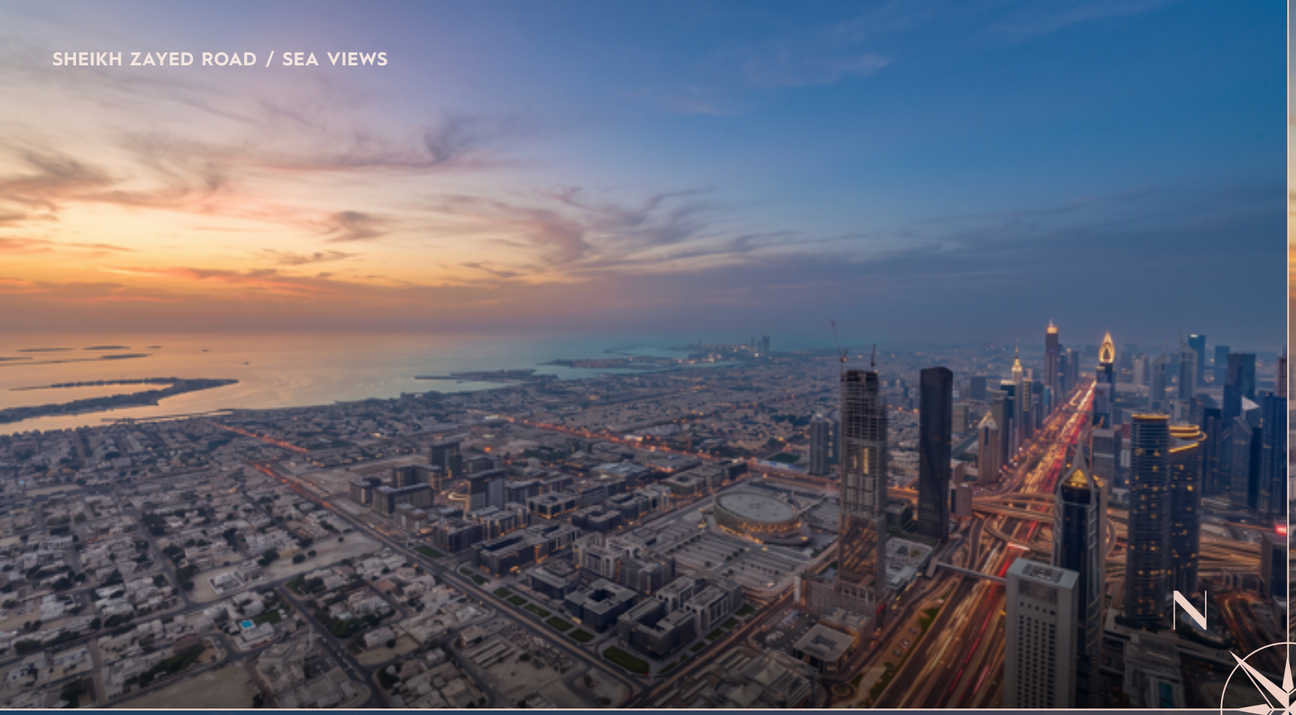
THE CITY AT YOUR FEET

Perspective is Power.

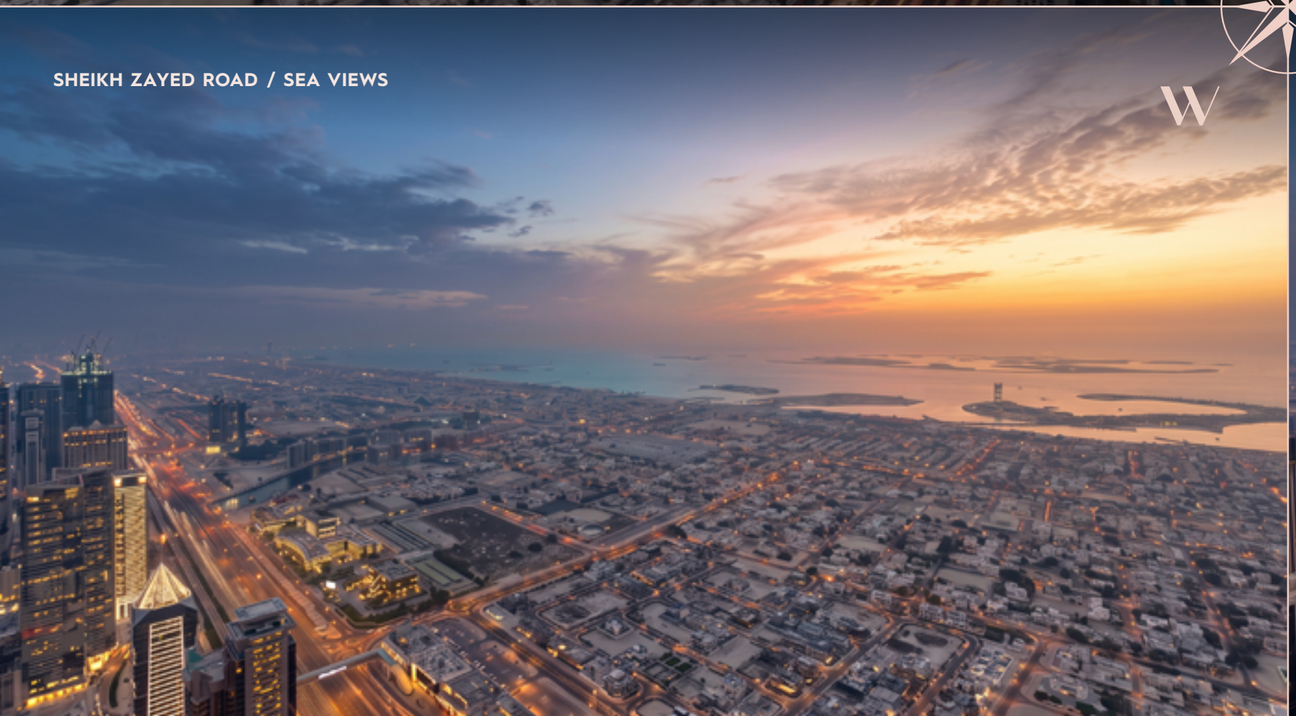
View vary by floor and orientation, towards the Burj Khalifa and Downtown, across Business Bay or along Sheikh Zayed Road to the Arabian Gulf.

From the upper floors, the whole city comes into view.




SHEIKH ZAYED ROAD / SEA VIEWS


BURJ KHALIFA / DOWNTOWN VIEWS


SHEIKH ZAYED ROAD / SEA VIEWS


BUSINESS BAY VIEWS


N
E
W
S



THE HOTELIFICATION OF OFFICE SPACE



FIVE LEVELS OF DEDICATED AMENITIES

The Traditional office tower offers a lobby and a car park. This one offers what a great hotel offers:

Five full floors are given over to amenities, so work, lifestyle and wellness meet under one roof.

Train before the first meeting. Meet over lunch. Recover between calls. Host clients at the top of the tower when the day is done.

The building doesn't empty at six. It changes pace.



ARRIVAL EXPERIENCE



ELEVATOR LOBBY

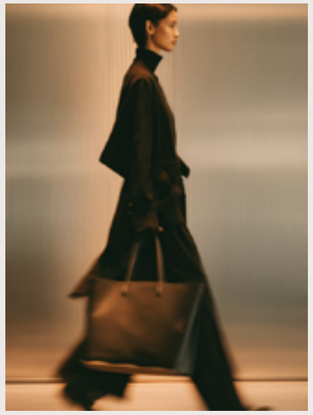
AN ARRIVAL WORTHY OF THE NAME

A landscaped forecourt leads into a triple-height lobby of stone and bronze, centred on an artwork and water feature.

Interiors by International Design Associates (IDA) draw on Art Deco, the character of Manhattan's industrial lofts and the energy of contemporary New York.

Security is built in and reception is discreet. Clients and teams move through quickly, and every visitor knows where they are, and where they're going.







TRIPLE HEIGHT LOBBY



THE SOCIAL CORE

Podium Levels 1 & 2

The podium is where the building meets.

Retail on the first podium level. Cafes and Restaurants on Podium Level 2.

Coffee before the fist call, lunch between meetings and a quiet table for conversations that closes the deal.









THE RESET

WELLNESS & PERFORMANCE

Levels 13 & 14

Two full floors of wellness and fitness, one elevator ride from your desk.

Level 13 is for recovery, a spa and outdoor retreat.

Level 14 is for performance, a fully equipped fitness hub.

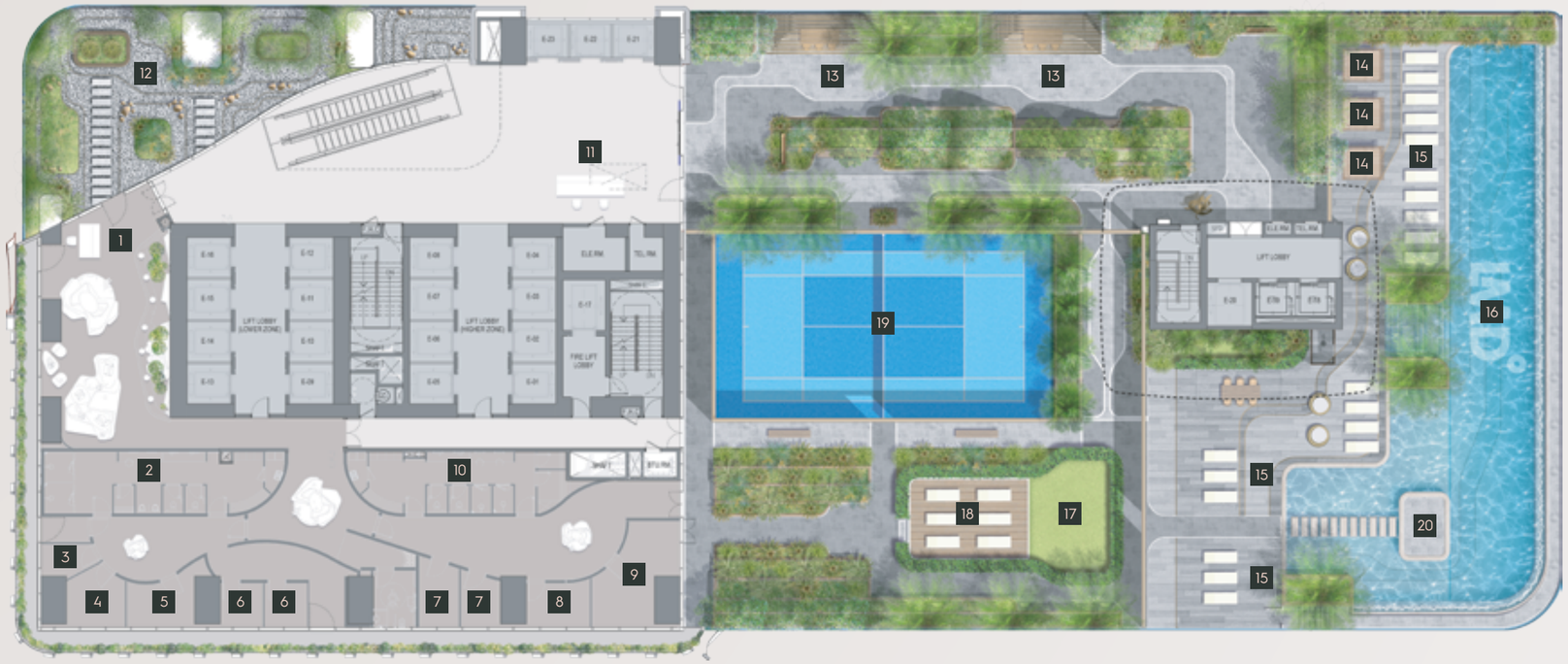
Recovery, built into the working day.





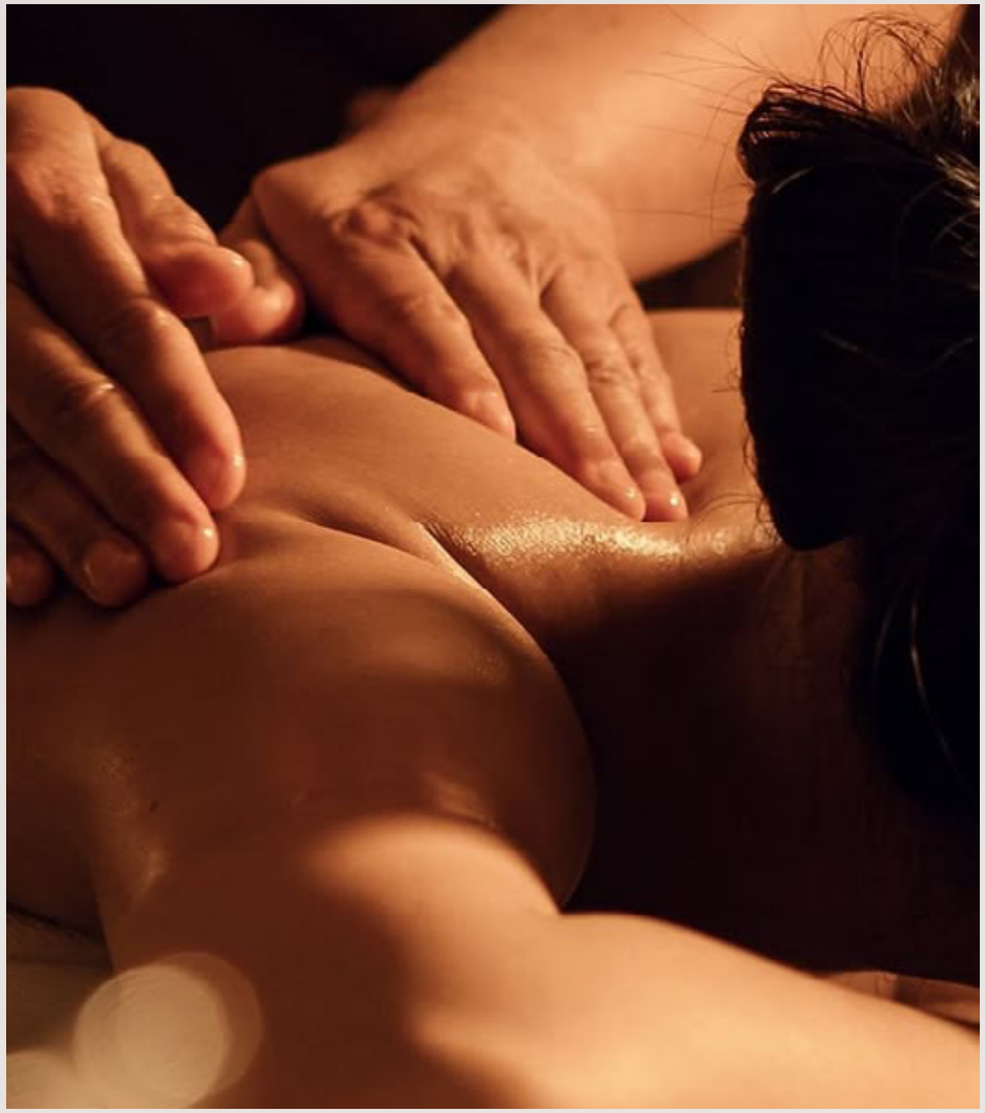
THE RESET
Level 13





1. Spa Reception
2. Male Bath/Changing Room
3. Male Ice Room
4. Male Steam Room
5. Male Sauna Room
6. Male Massage Room
7. Female Massage Room
8. Female Ice Room
9. Female Steam Room
10. Female Bath/Changing Room
11. Reception
12. Feature Paving/Sensory Walk
13. Canopy Seating
14. Pool Cabanas
15. Sun Bed Terrace
16. Infinity Pool
17. Lawn
18. Meditation Area
19. Padel Court
20. Sunken Seating

Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE

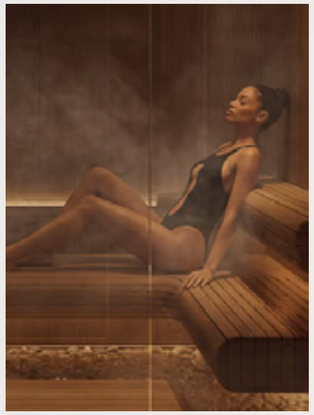


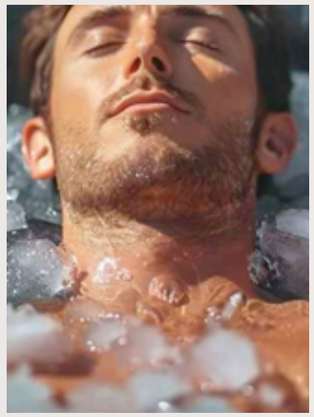
THE SPA
REST & RECOVERY

Private Treatment Rooms, sauna, steam and ice rooms and a relaxation lounge.

Outside, an infinity pool with cabanas and sun loungers, a padel court, a sensory walk and a meditation area.

An hour here and the afternoon looks different.







WELLNESS SPA



TREATMENT ROOM



PADEL COURT



THE RESET POOL



THE RESET

STRENGTH & MOVEMENT

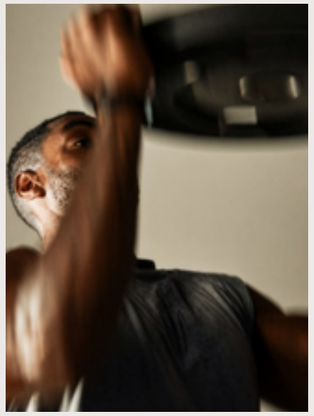
Level 14

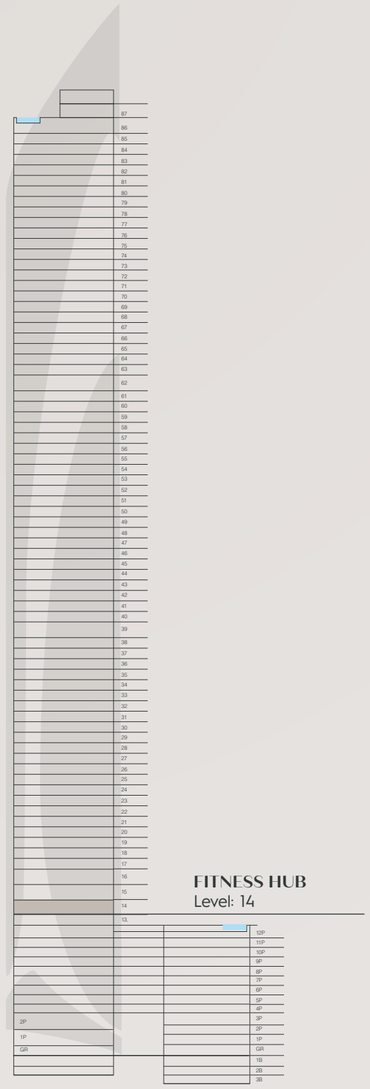
Cardio, Strength and functional training zones, free weights and a multipurpose studio for Pilates, yoga, spin or martial arts.

There is a juice bar, lounge and outdoor terrace to recharge.

Fitter teams. Sharper days.







THE RESET
Level 14

1. Juice Bar & Lounge
2. Gym Reception
3. Cardio Zone 1
4. Strength Zone
5. Cardio Zone 2
6. Cardio Zone 3
7. Functional Training
8. Free Weights
9. Multipurpose Studio
10. Female Changing Room
11. Male Changing Room
12. Entrance Reception
13. Multipurpose Terrace



Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



STATE-OF-THE-ART GYM



MULTIPURPOSE STUDIO



THE OBSERVATORY & THE EXCHANGE

BUSINESS LOUNGE

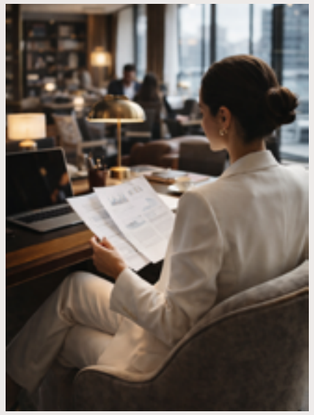
Level 87

A private busines lounge at the top of the tower, 87 levels above Sheikh Zayed Road.

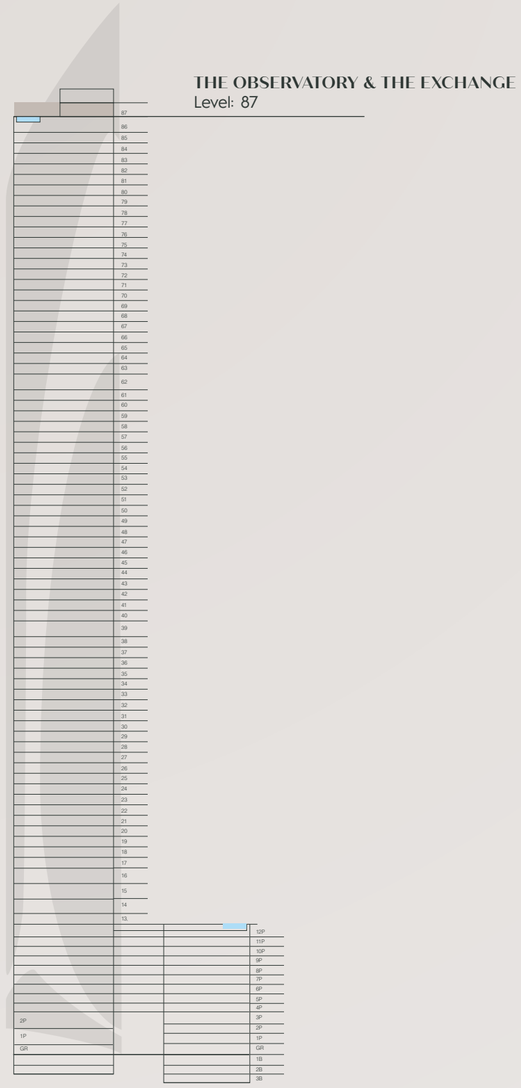
By day, the exchange gives businesses room beyond their own offices; co-working space, meeting rooms, podcast rooms and quiet pods for private calls.

By evening, it's ballroom and pre-function space host client dinners and corporate events, opening onto The Observatory, a shaded terrace, an outdoor bar, and infinity pool with spectacular views overlooking the city.

Host a gathering here and the view does half the work.



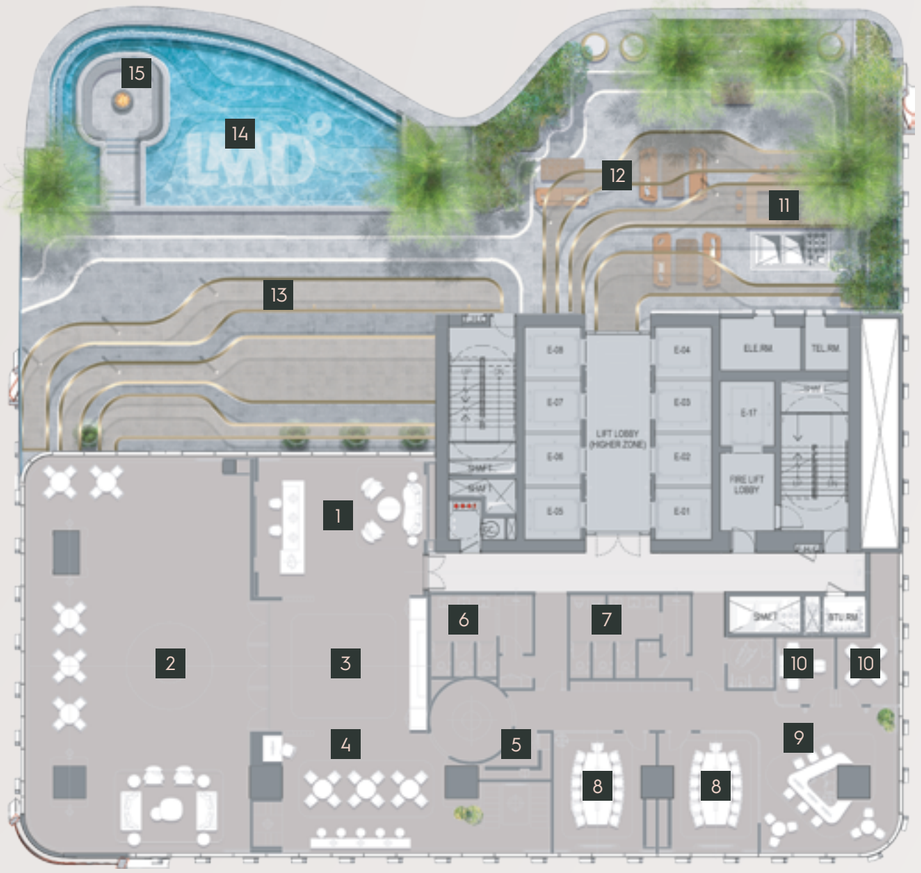




THE OBSERVATORY & THE EXCHANGE

Level: 87

1. Reception
2. Ballroom
3. Pre-Function
4. Co-Working
5. Pantry
6. Female Toilet
7. Male Toilet
8. Meeting Room
9. Meeting Hub
10. Podcast Room
11. Outdoor Bar
12. Social Seating
13. Canopy Seating
14. Infinity Pool
15. Sunken Seating



Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



THE OBSERVATORY TERRACE AND POOL



THE OBSERVATORY POOL



THE EXCHANGE BALLROOM



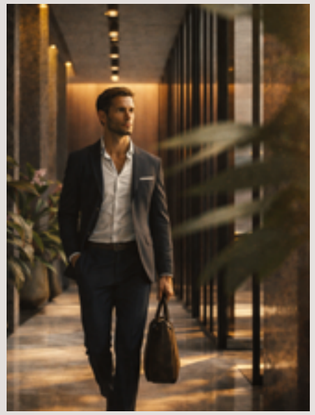
THE OFFICE COLLECTION

ROOM TO GROW, FLOOR BY FLOOR

332 offices across 72 floors, in four types sized to how a business works.

Prime and Elite suit growing teams. Executive offices take half a floor. Presidential offices take a full floor each on Levels 71 to 80, with private terraces that extend the workspace outdoors.

From a single office to a full floor, for owner-occupiers and investors alike.






LMD



1 OFFICE PER FLOOR
Levels 71-80
(10 floors)

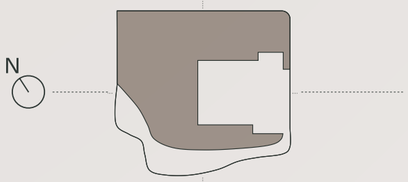
PRESIDENTIAL

Unit: 01
Level: 71-80

STARTING SIZES 11,541 Sq. Ft.

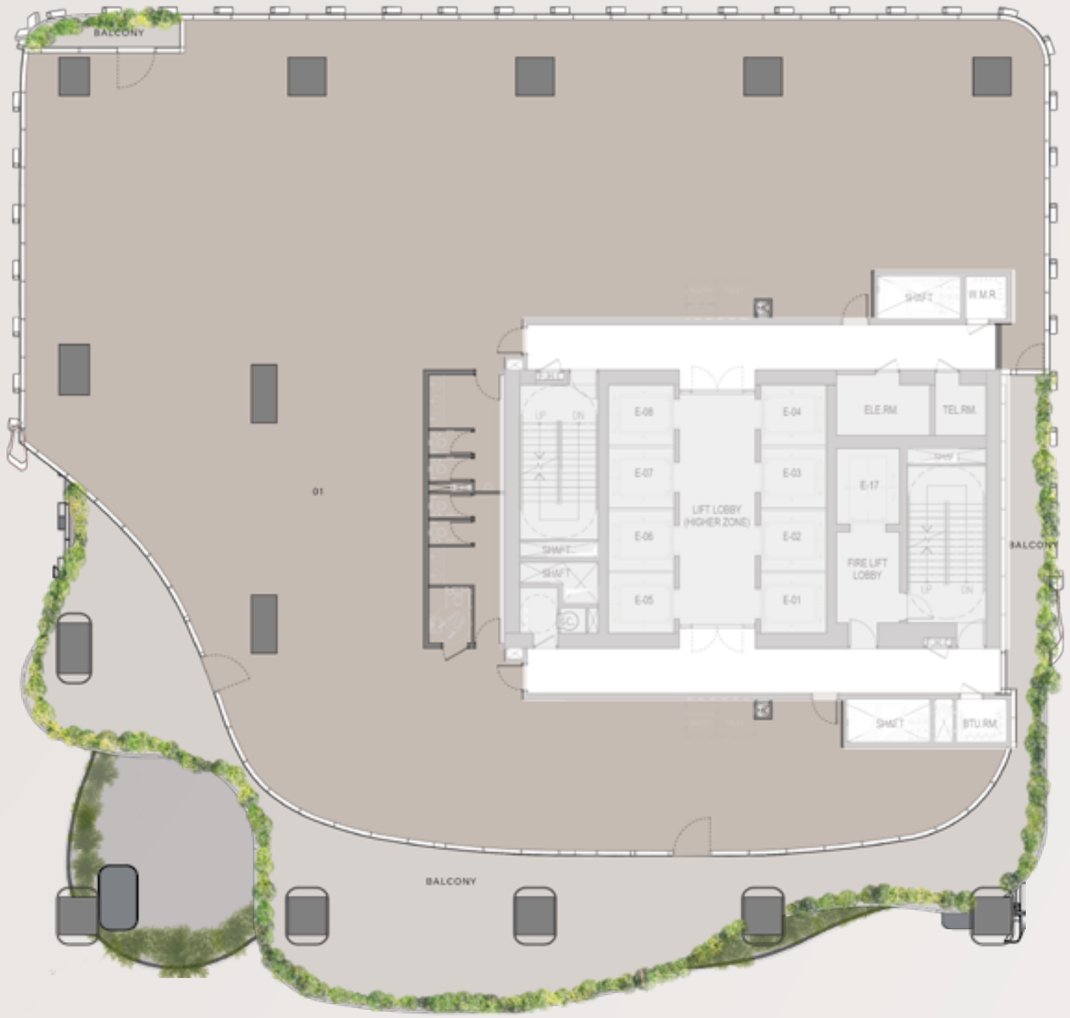
Sheikh Zayed Road & Sea Views

Burj Khalifa & Downtown Views



Sheikh Zayed Road & Sea Views

Business Bay Views



Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



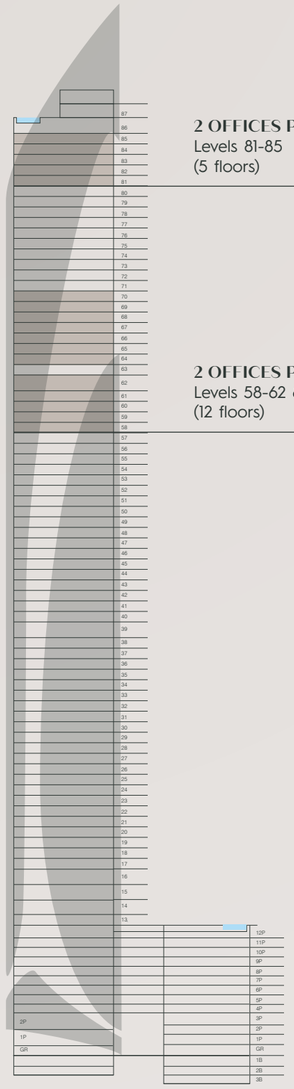
OFFICE INTERIOR FITOUT CONCEPTS



OFFICE INTERIOR FITOUT CONCEPTS



OFFICE INTERIOR FITOUT CONCEPTS



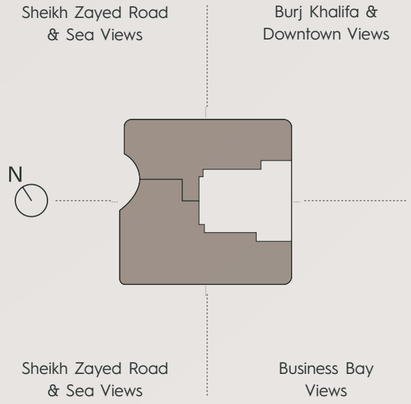
EXECUTIVE

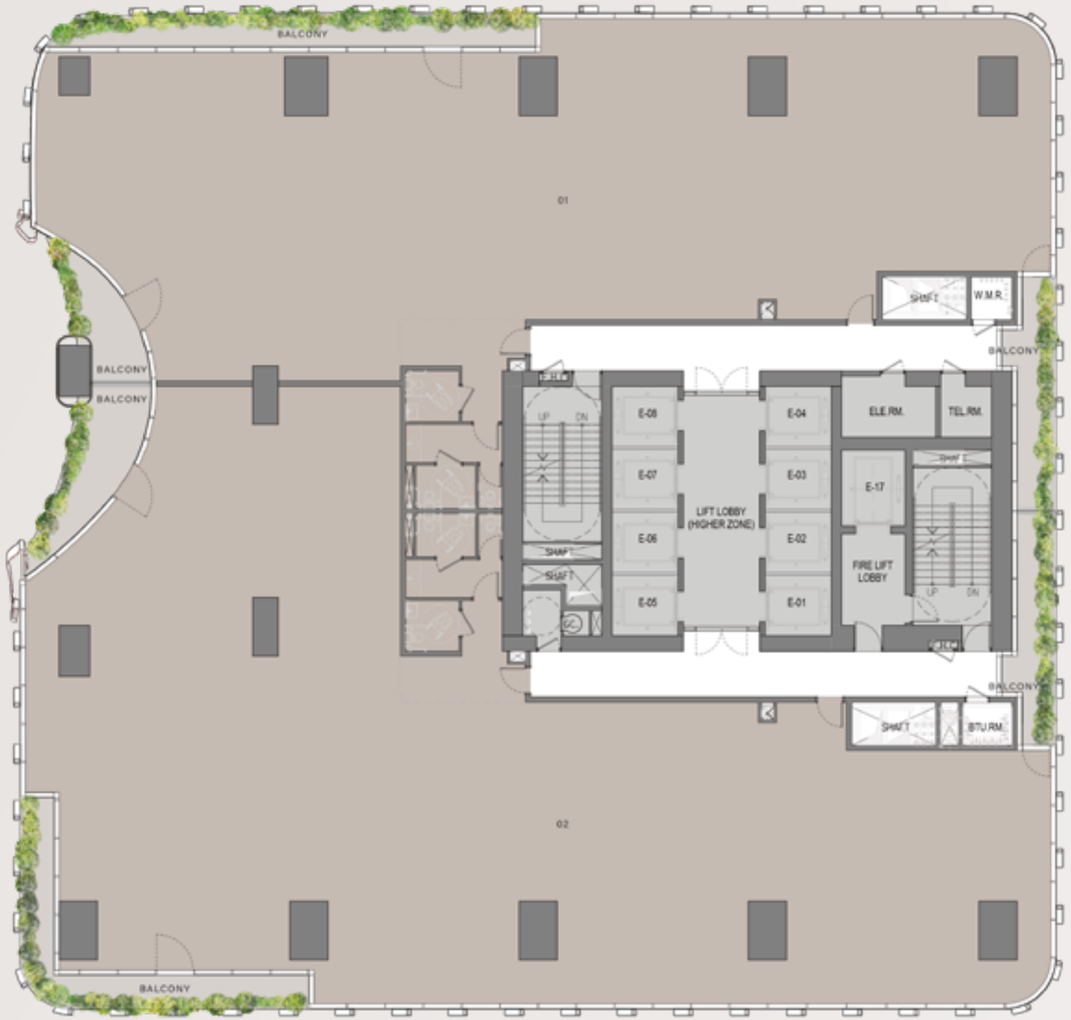
Type: 1 & 2

Unit: 01 & 02

Level: 58-62, 64-70 & 81-85

STARTING SIZES 5,887 Sq. Ft.



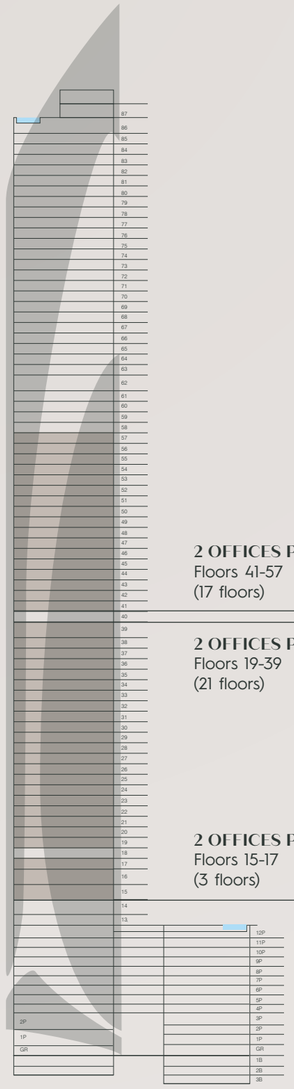


Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



OFFICE INTERIOR FITOUT CONCEPTS


OFFICE INTERIOR FITOUT CONCEPTS



2 OFFICES PER FLOOR
Floors 41-57
(17 floors)

2 OFFICES PER FLOOR
Floors 19-39
(21 floors)

2 OFFICES PER FLOOR
Floors 15-17
(3 floors)

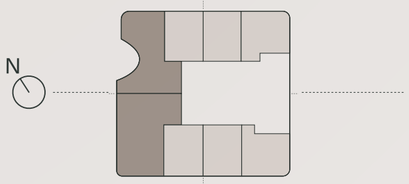
ELITE

Type: C1A, C1B & C2
Unit: 02, 03, 04 & 05
Level: 15-17, 19-39 & 41-57

STARTING SIZES 2,295 Sq. Ft.

Sheikh Zayed Road & Sea Views

Burj Khalifa & Downtown Views



Sheikh Zayed Road & Sea Views

Business Bay Views

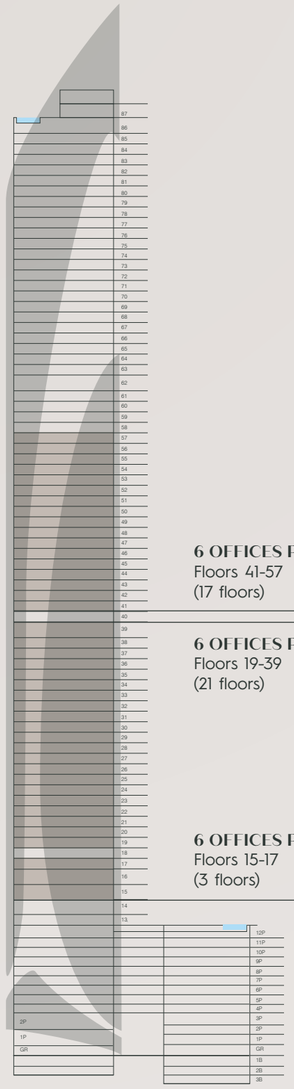


Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



OFFICE INTERIOR FITOUT CONCEPTS


OFFICE INTERIOR FITOUT CONCEPTS



6 OFFICES PER FLOOR
Floors 41-57
(17 floors)

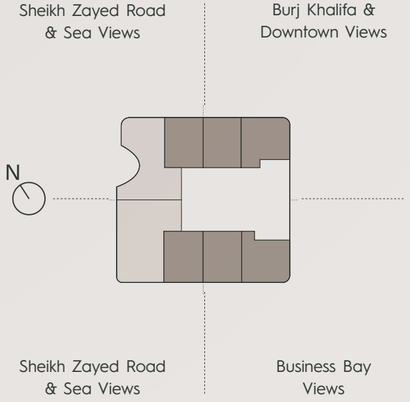
6 OFFICES PER FLOOR
Floors 19-39
(21 floors)

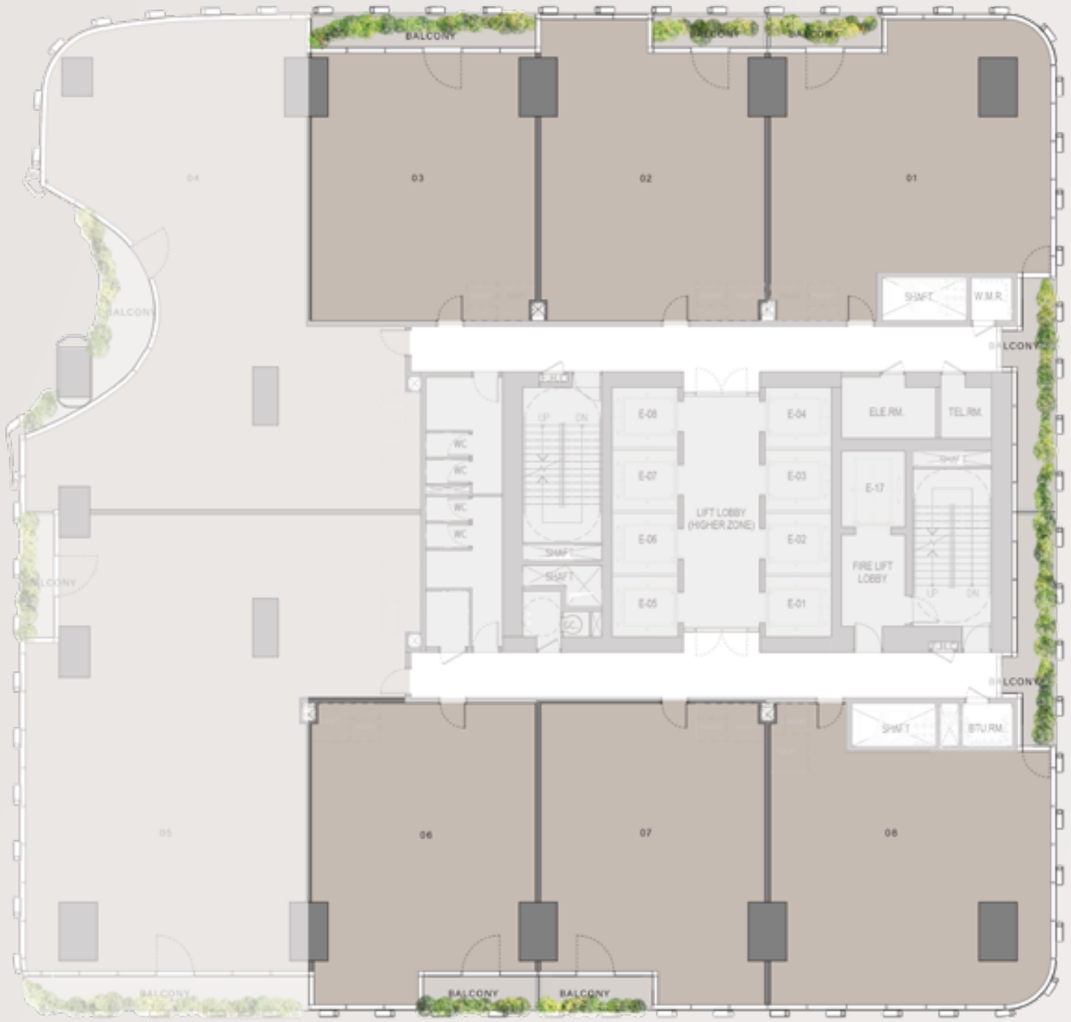
6 OFFICES PER FLOOR
Floors 15-17
(3 floors)

PRIME

Type: A1, A2, B1, D1, D2, D3
Unit: 01, 02, 03, 06, 07, 08
Level: 15-17, 19-39,41-54 & 55-57

STARTING SIZES 1,077 Sq. Ft.





Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



OFFICE INTERIOR FITOUT CONCEPTS



“

DUBAI COMMERCIAL REAL ESTATE NEEDED A RESET.

NOT ANOTHER TOWER, BUT A NEW STANDARD.

Hamad Al Abbar,
Managing Partner
LMD


LMD

ABOUT THE DEVELOPER

Since its inception in 2007, LMD has been dedicated to crafting transformative experiences through thriving communities and integrated destinations that prioritize people and innovation.

With projects spanning first and second homes, as well as iconic mixed-use developments, LMD has established a strong presence in the UAE, Egypt, Spain and Greece.

LMD's global expansion has resulted in a portfolio that includes notable projects like Continental Tower, The Pier Residences, Marina Living and Boutique XII in Dubai, 91 Muntaner in Barcelona, and upcoming developments in Greece, all while maintaining a focus on exceeding expectations and shaping the future of development.



THE PIER RESIDENCE, Residential - Dubai Maritime City


ONE NINETY, Mixed-use development - New Cairo


ZOYA, Coastal Living - Ghazala Bay, North Coast, Egypt


CAIRO DESIGN DISTRICT,
Commercial & Hospitality - Mostakbal City, New Cairo


THE LEMON TREE & CO, Hospitality - Athens


W RESIDENCES CAIRO, Branded Residences, New Cairo

ONE DEVELOPER. FOUR COUNTRIES.

DUBAI, UAE

- Christian A. Rockefeller Tower - Sheikh Zayed Road
- Taiyo Residences, Residential - Wasl Gate
- The Pier Residence, Residential - Dubai Maritime City
- La Boutique, Residential - Al Jaddaf
- Boutique 23, Residential - Al Jaddaf
- Boutique XII, Residential - Al Jaddaf
- Marina Living, Residential - Al Jaddaf
- Rukan, Residential - Dubailand
- Continental Tower, Residential - Dubai Marina

SPAIN

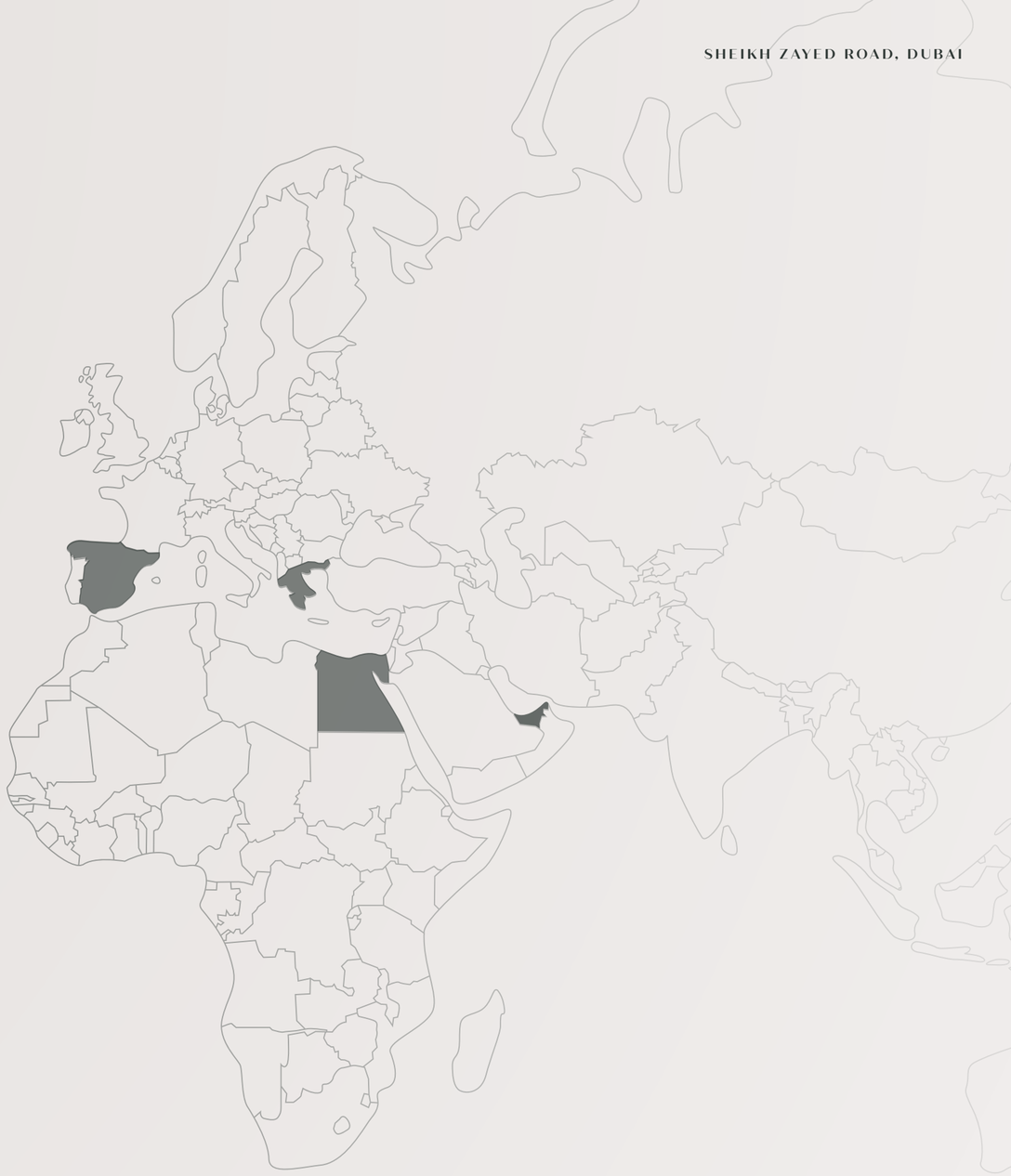
- Muntaner 9, Residential - Barcelona

GREECE

- Karaiskaki 15, Residential - Voula
- Archimidous 5, Residential - Glyfada
- The Lemon Tree & Co, Hospitality - Athens

EGYPT

- STEI8HT, Mixed-use & Residential - New Cairo
- There, Mixed-use - New Cairo
- Eastside, Office Spaces, New Cairo
- Eastmed, Medical, New Cairo
- More, Serviced Residences, New Cairo
- Office Villas, Offices, New Cairo
- One Ninety, Mixed-use - New Cairo
- W Residences Cairo, Branded Residences, New Cairo
- Cairo Design District, Commercial & Hospitality, New Cairo
- 3'Sixty, Commercial (Retail, Offices, Clinics) - New Cairo
- Being, Residential & Commercial - New Zayed
- Zoya, Coastal Living - Ghazala Bay, North Coast
- Layan Residence, Residential - Golden Square, New Cairo
- Aria, Residential - Mostakbal City, New Cairo





THE PARTNERS

CHRISTIAN A. ROCKEFELLER

BRAND PARTNER

Christian A. Rockefeller brings six generations of New York building heritage to the project.

He has guided the tower from concept to delivery with one aim: an asset that stays well run and valuable for generations.

DEVMARK

STRATEGIC ADVISORY, SALES & MARKETING

Devmark is the UAE's leading development marketing and sales consultancy.

It connects landmark projects with the businesses and investors looking for a commercial address of lasting value.

Freedm

CREATIVE AGENCY

Freedm is an award-winning creative and strategic agency.

Its international team helps developers turn brand and creative strategy into commercial returns.

ida.

INTERIOR DESIGN PARTNER

IDA Global is an international award-winning interior design firm, recognized for crafting timeless designs. The firm brings a global perspective and a commitment to delivering distinctive interiors that embody design excellence, innovation, and enduring quality.

ILG Iconique Living Group

BRANDING ADVISOR

Iconique Living Group turns iconic global brands into landmark branded real estate, working with the world's leading developers. For developers, this means access to world-renowned names; for brand owners, a trusted path into luxury living.

LACASA

ARCHITECTURE & ENGINEERING PARTNER

LACASA is a quality-driven architectural and engineering consultancy with offices in Dubai and Qatar. One of the region's most respected multidisciplinary firms, it has delivered 600+ projects in 20 years across residential, commercial, hospitality, mixed-use, and masterplanning.

CHRISTIAN A. ROCKEFELLER

DEVELOPED BY

LMD

EXCLUSIVE SALES & MARKETING BY

DEVMARK

CONTACT

800-DEVMARK

DISCLAIMER

This document is provided for general marketing and information purposes only and does not constitute an offer, contract, representation or warranty of any kind. All images and renderings are artistic impressions for illustrative purposes only and may differ from the completed building. The Developer reserves the right to make changes or substitutions of equal or better quality to any design, feature, material, amenity, or specification without notice. All information herein, including but not limited to; any data, specifications, unit sizes, amenities, distances, payment plans, pricing, service charge estimates, and handover dates, is indicative only, based on information available at the time of preparation, and subject to change without notice and without liability. All information, data, figures and statements herein are based on third-party sources and have not been independently verified. No representation, warranty or guarantee is made as to their accuracy, completeness or reliability, and they are not forecasts or guarantees of any kind. Only the final Sales and Purchase Agreement entered into between the Seller and the Buyer shall have any legal effect. To the fullest extent permitted by law, no liability is accepted for any errors, omissions, or inaccuracies herein, nor for any loss arising from the use of or reliance on this document. E&OE.