
EATON SQUARE

A VISIONARY LANDSCAPE



A NEW CHAPTER IN

Ellington's design philosophy enters a bold new chapter, one that redefines the commercial landscape with the same artistry and purpose that have shaped our residences.

For years, we've elevated the experience of home, creating spaces that are not only beautiful, but intentional, livable, and enduring. Now, that vision expands into the world of commercial real estate. From workspaces that foster productivity and creativity to wellness-driven environments that encourage collaboration and connection, this evolution brings Ellington's distinct design ethos into the heart of where business and culture meet.

In Mohammed Bin Rashid City, Ellington's first commercial address is emerging, a destination designed for forward-thinking businesses and future-focused brands. Set beside tranquil lagoon waters, it elevates the standard of commercial space by blending architectural precision with lifestyle-driven experiences.

Here, every element is intentional. From biophilic design principles and sustainable materials to open, light-filled interiors and flexible layouts, the environment is shaped to promote productivity, inspire creativity, and support human well-being.

ELLINGTON STORY

EATON SQUARE

BRIDGING

Dubai is growing fast. But while the city advances, the demand for thoughtfully designed workspaces continues to outpace supply. Businesses today aren't just looking for offices, they're seeking environments that reflect ambition, support focus, and prioritize well-being.

At Ellington Properties, we have always responded to real needs. In 2014, we saw a gap in the residential market and introduced a new kind of lifestyle experience, where architecture, quality, and community came together. Now, we are extending our legacy into the commercial world.

Introducing Eaton Square, our first commercial development. Born from the same commitment to detail and design, Eaton Square represents the next step in our evolution: elevating the future of work through intentional, human-centred spaces.

THE GAP



ELLINGTON - ESQUE EVOLUTION



HEALTHIER SPACES

FOR SMARTER WORK

We believe that great work begins in great spaces. At Eaton Square, we have gone beyond aesthetics to embed well-being into the very structure of the building, guided by the seven key dimensions of a healthy workplace: air, water, nourishment, light, fitness, comfort, and mind.

From the moment you arrive, every element has been thoughtfully curated to create an environment that inspires focus, encourages movement, and promotes balance. It's where architecture supports ambition, and wellness becomes part of the workday.

BREATHABLE BY DESIGN

At Eaton Square, air becomes more than just a necessity it's a conscious design element. From the site's peaceful setting near Ras Al Khor to the flow between indoor and outdoor environments, everything is shaped to promote clarity, freshness, and ease.

We have created a space where you can breathe better, think clearly, and feel recharged because wellness begins with atmosphere, and design should always support the human experience.




ELLINGTON
PROPERTIES



Every element is designed to purify, refresh, and uplift the workday experience.

CRAFTED FOR CLARITY

BUILT TO BREATHE

» Eaton Square is positioned within a low-traffic, low-emission zone with naturally ventilated open-air spaces, adjacent to the Ras Al Khor Wildlife Sanctuary.

» A shaded, air-conditioned arcade at the ground level offers seamless indoor-outdoor transitions.

» Interiors feature low-VOC materials, antibacterial flooring, and moisture-resistant finishes, supporting cleaner, healthier air quality.

» Integrated vertical greenery and potted softscapes purify the atmosphere and soften acoustics throughout all amenities.

» Ellington's signature scent enhances the arrival experience.

» The development's site orientation, aligned with prevailing breezes, ensures gentle, natural airflow across key public areas.

» EV charging bays contribute to reduced on-site vehicle emissions.



FLOW THAT FUELS WELL-BEING

Water at Eaton Square is a design language. It shapes atmosphere, movement, and mindset connecting people to place in a way that feels fluid and intentional.

Framed by tranquil lagoon views, the experience of water here goes beyond utility it evokes calm, clarity, and connection. From wellness rituals to passive touchpoints, the presence of water is felt throughout the building, grounding the everyday in stillness and flow.


ELLINGTON
PROPERTIES

DESIGNED TO FLOW

BUILT TO RESTORE

» The development offers direct physical and visual connections to the community lagoon, creating a tranquil waterside experience that nourishes the senses.

» Washrooms, saunas, and changing rooms are equipped with touchless, water-efficient fixtures combining hygiene with sustainability.

» Refreshment stations in the fitness and yoga studio, co-working lounge, and outdoor garden areas encourage daily water intake in thoughtfully curated settings.



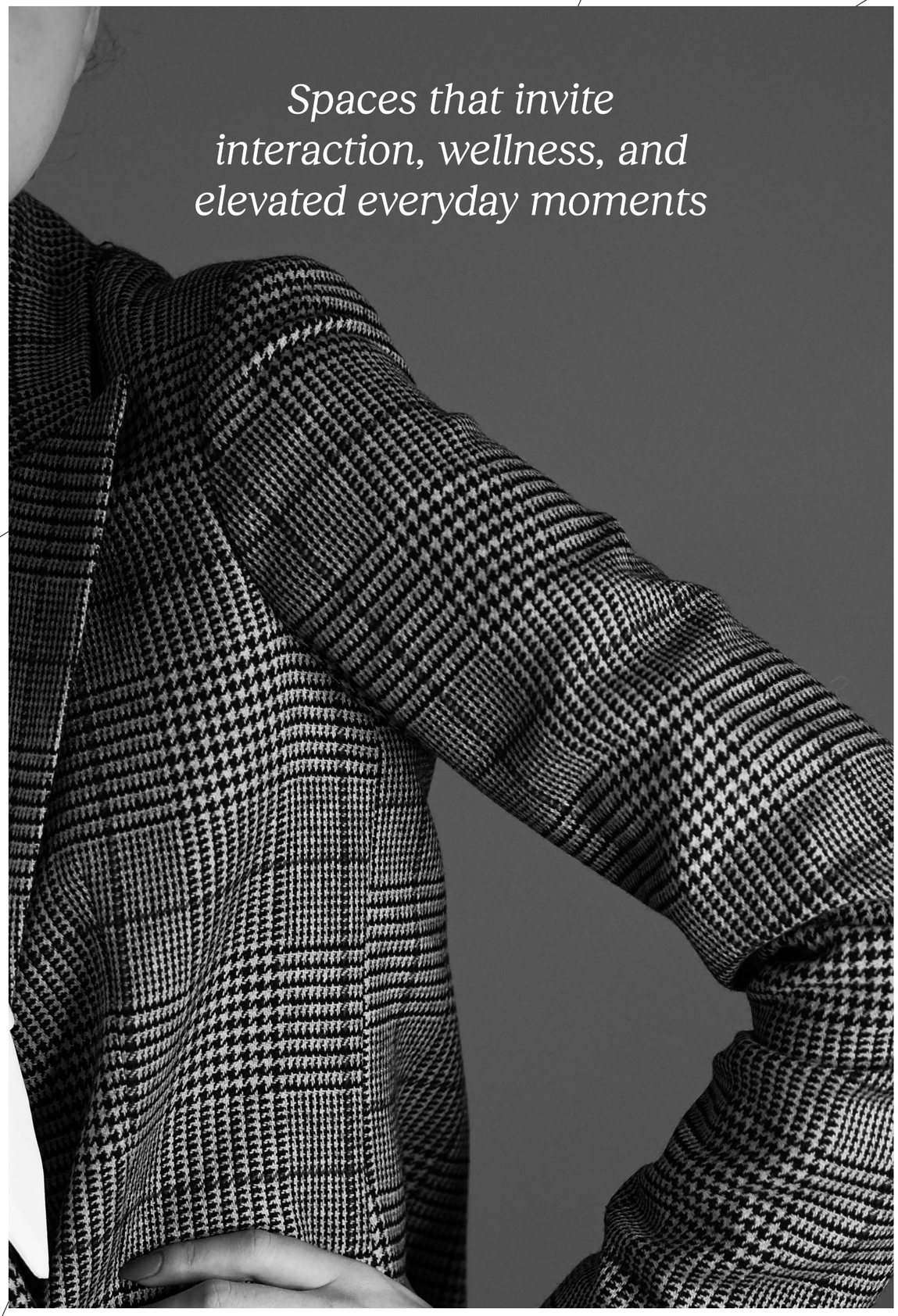
CULTIVATING CONNECTION

Here, nourishment is part of the workday rhythm, supporting not only what we consume but also how we gather and unwind. Here, eating well and living well go hand in hand.

The development encourages connection through moments of pause, whether in curated communal settings or exclusive lifestyle experiences. Whether it's a quiet recharge, an informal catch-up, or a personalized break in your own space, Eaton Square allows every individual to refuel their way consciously, comfortably, and without leaving the environment they thrive in.







DESIGNED TO REFUEL

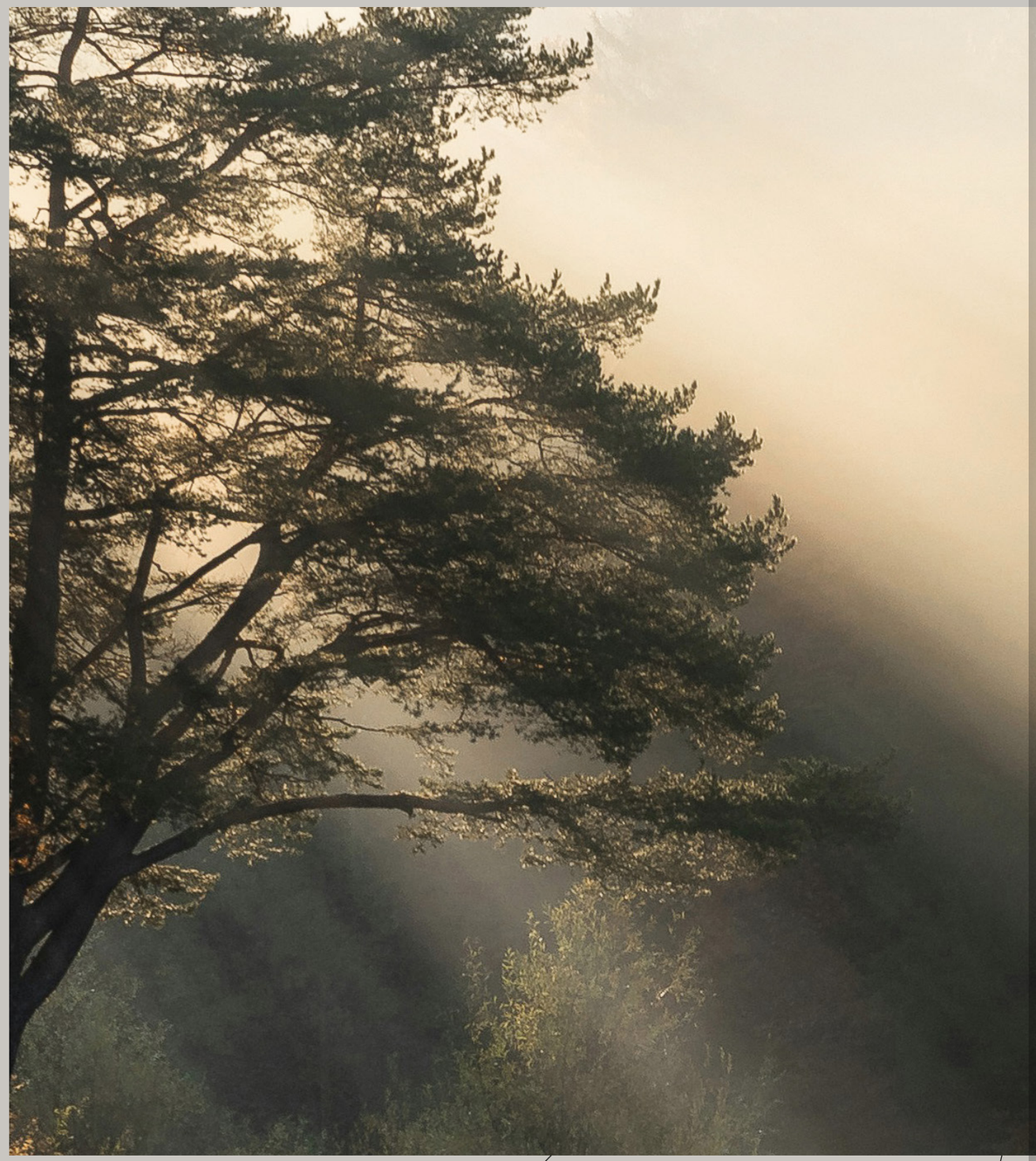
BUILT FOR BALANCE

» Ground-level retail spaces open directly onto the community promenade and are designed to house wellness-focused cafés and boutique eateries.

» Every office floor includes provisions for a private pantry, encouraging mindful in-office dining and community engagement.

» Provision for breakout lounge adjacency enhances lifestyle exclusivity.

» The landscaped amenity deck features shaded al fresco dining zones, inviting users to recharge in nature with panoramic lagoon views.



BRIGHTER SPACES SHARPER MINDS

At Eaton Square, light is treated as a living element something that doesn't just illuminate, but uplifts. The building's relationship with daylight is purposeful, supporting well-being, focus, and comfort throughout the day.

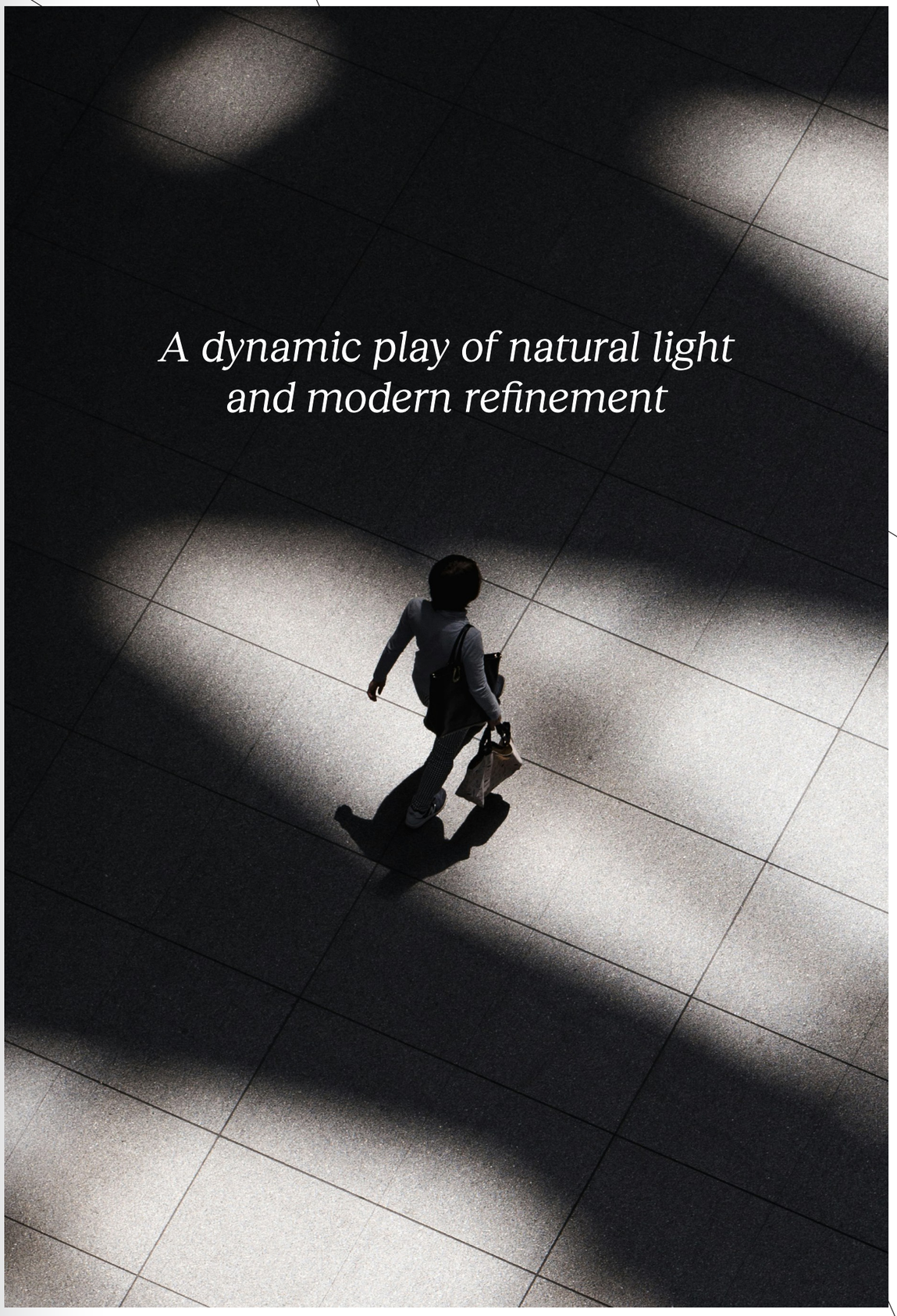
Rather than flooding spaces indiscriminately, light is guided framed through architectural precision and enhanced through layering. It creates a natural rhythm that supports energy levels, productivity, and mood. By designing with light, Eaton Square ensures that every workspace feels balanced, warm, and visually connected to its surroundings.



DESIGNED TO ILLUMINATE

CURATED TO INSPIRE

- The building's orientation is optimized using sun-path analysis, allowing natural daylight to reach deep into each workspace.
- Expansive, double-height glazing enhances visibility and supports natural circadian rhythms.
- Shaded pergolas and reflective surfaces create a harmonious play of light and shadow, offering warmth without glare.
- Subtle feature lighting and ambient fixtures provide a serene transition from day to night.



WHERE ENERGY FINDS ITS RHYTHM

Movement isn't just encouraged at Eaton Square it's embedded into the architecture. Here, fitness is fluid, seamlessly blending into the rhythm of the workday. With dedicated zones that support high performance and quiet recovery alike, the spaces empower professionals to reset, recharge, and show up as their best selves.

It's an environment that adapts to your pace, your goals, your rhythm designed to make well-being a natural extension of your working life.




TECHNOGYM



WELLNESS
IN MOTION

- State-of-the-art fitness studio featuring cardio, strength, a track-style HIIT lane, and eco-conscious equipment.
- A dedicated landscaped fitness deck with yoga pavilions, open-air gym zones, and areas for personal training and group classes.
- Cycling lanes and secure bicycle storage promote active and sustainable commuting.
- Spa-quality saunas and changing rooms support recovery and rejuvenation.
- A direct link to jogging trails around the community lagoon makes daily movement effortless.
- Games zones, including outdoor chess, table tennis, and soccer pool, encourage casual energy and team interaction.

CONSIDERED FROM EVERY ANGLE

At Eaton Square, comfort is engineered, not just felt. From intuitive circulation to seamless transitions between work and rest, every element has been designed to reduce friction and enhance focus. It's about enabling people to work smarter, feel secure, and stay connected without interruption.

With a location that places you at the centre of Dubai's most dynamic districts, Eaton Square anticipates the rhythms of modern business. Inside, elevated amenities support both deep concentration and everyday convenience, delivering not only physical ease but also emotional clarity.


ELLINGTON
PROPERTIES

EASE, ENGINEERED

INTO EVERY EXPERIENCE

» Positioned with immediate access to Downtown Dubai, DIFC, and Business Bay, and within walking distance of the future Dubai Metro Green Line extension.

» Four podium and two basement levels provide parking for vehicles, with smart circulation systems and EV-ready bays.

» Soundproof phone booths, acoustic pods, an executive lounge, and a co-working hub with integrated power, data, and Wi-Fi support seamless productivity.

» Destination-controlled smart lifts reduce wait times and energy load.

» Advanced front-of-house security includes facial recognition, QR and NFC readers, and AI-enabled video analytics for motion, object, and behavioral tracking.

» Each office floor offers private pantry and breakout lounge provisions, creating refined moments of privacy and convenience.



SPACES THAT NURTURE THE MIND

At Eaton Square, mental well-being is not an afterthought it's foundational. From the moment of arrival to quiet corners of reflection, the environment is designed to inspire clarity, creativity, and connection. The building encourages mindful pauses throughout the day, with immersive sensory details, biophilic design, and curated cultural experiences that engage both heart and mind.

This is where focus feels effortless, where inspiration is sparked by your surroundings, and where space becomes a silent partner in your growth.





WELL-BEING

THAT STARTS WITHIN

- Located beside one of Dubai's most tranquil ecological zones, with uninterrupted views of Ras Al Khor Wildlife Sanctuary and the lagoon.
- The outdoor garden features aromatic planting, wind chimes, hammocks, and meditation corners to foster clarity and calm.
- The Ellington Art Foundation curates original artworks throughout the building, enriching the environment with narrative and culture.
- A thoughtfully designed children's garden supports working parents, featuring interactive music, art, and learning stations.
- Collaborative lounges and game areas nurture community spirit and playful interaction.

OFFICES



WHERE VISION

The offices at Eaton Square are designed to empower businesses to operate at their highest potential, with space that reflects their identity, ambition, and values.

Each floor is dedicated to a single owner, offering the exclusivity and privacy rarely found in commercial towers. This one-floor-one-office model ensures full control, enhanced security, and the freedom to personalise layouts, finishes, and functional zones.

Combined with direct access to wellness-driven amenities, panoramic views, and a future-ready infrastructure, Eaton Square offers more than just office space, it offers a strategic foundation for growth.

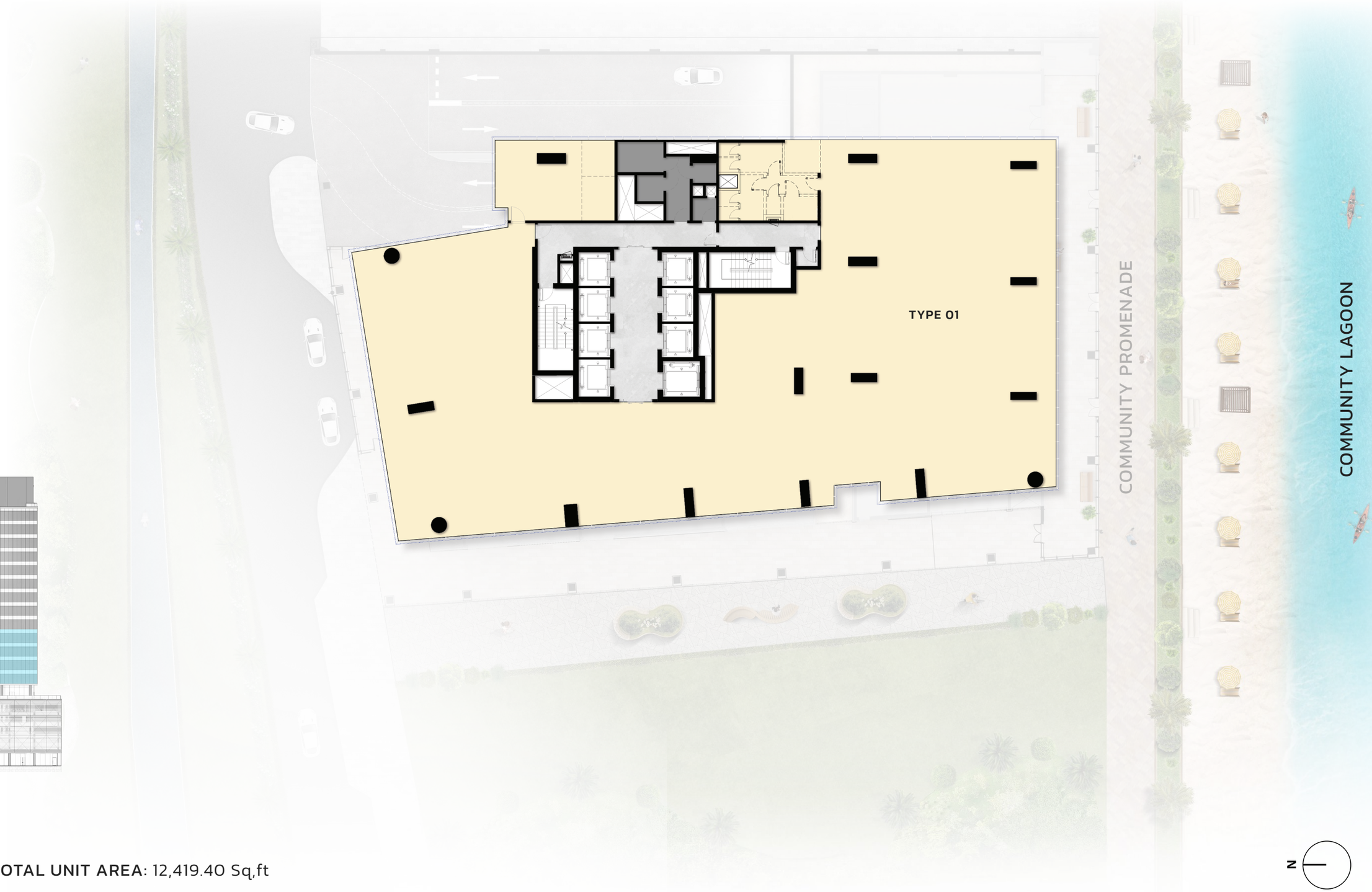
This is where business feels elevated. And where ownership means more

WORKS



6TH – 9TH FLOOR PLAN





TOTAL UNIT AREA: 12,419.40 Sq,ft

SPECIAL UNIT 01: 10TH FLOOR PLAN

LOWER LEVEL





COMMUNITY PROMENADE

COMMUNITY LAGOON

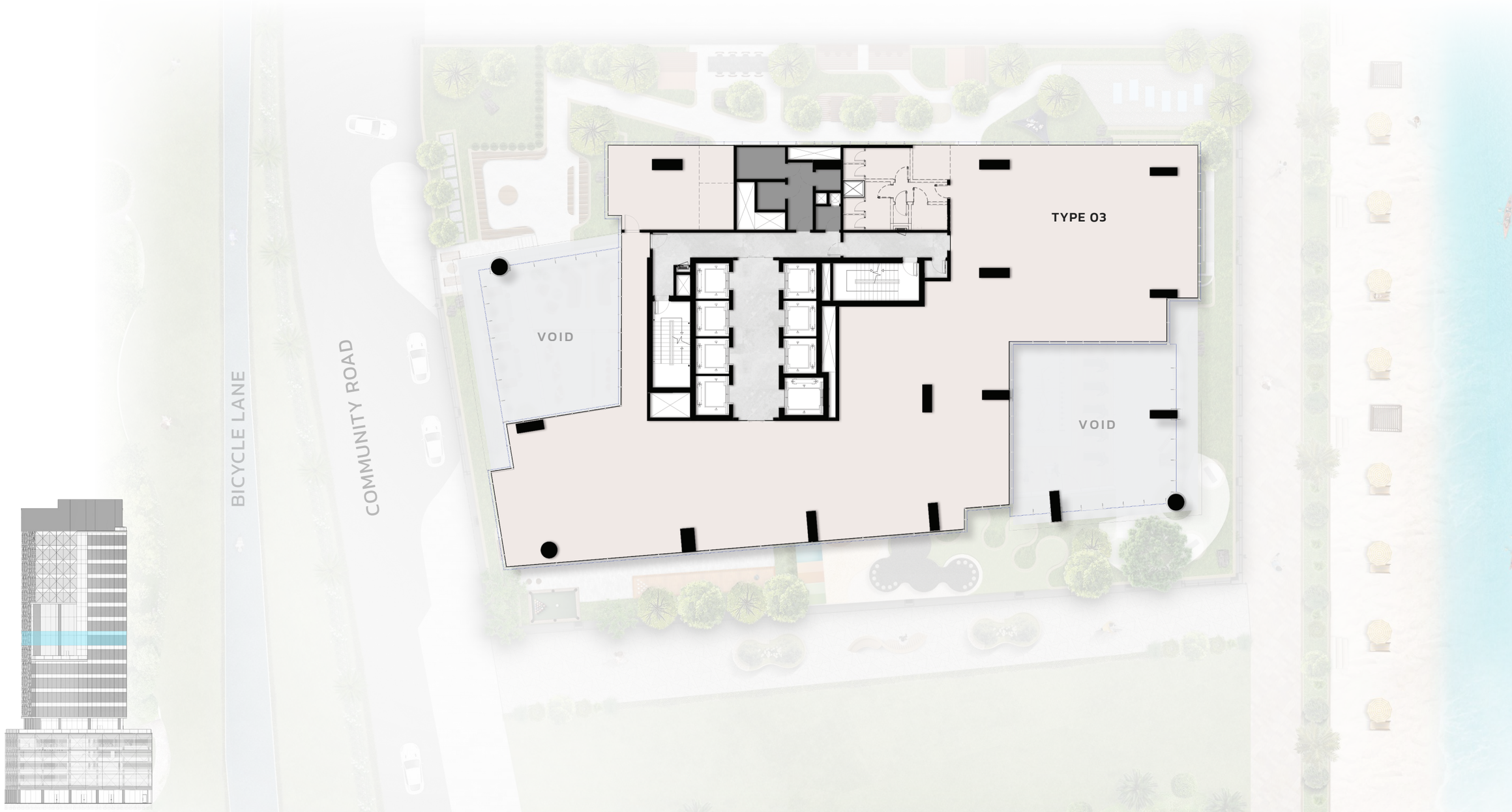
SUITE AREA: 11,617.27 Sq,ft

BALCONY AREA: 783.51 Sq,ft

TOTAL UNIT AREA: 12,400.78 Sq,ft

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SPECIAL UNIT 01: 11TH FLOOR PLAN
UPPER LEVEL



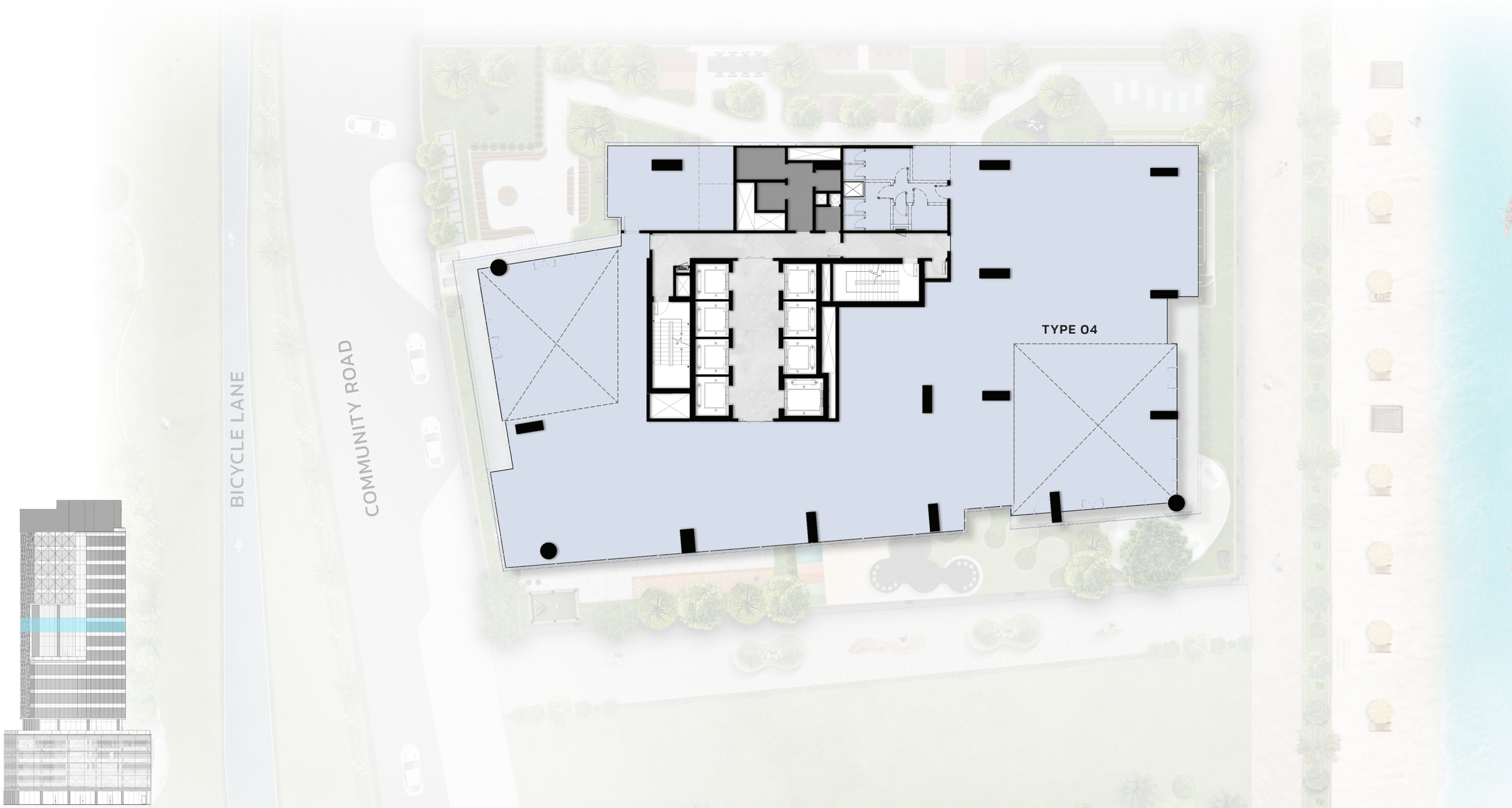
TOTAL UNIT AREA: 8,995.29 Sq,ft

TOTAL SPECIAL UNIT AREA (LEVEL 10 & 11): 21,396.07 Sq,ft

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SPECIAL UNIT 02: 12TH FLOOR PLAN

LOWER LEVEL



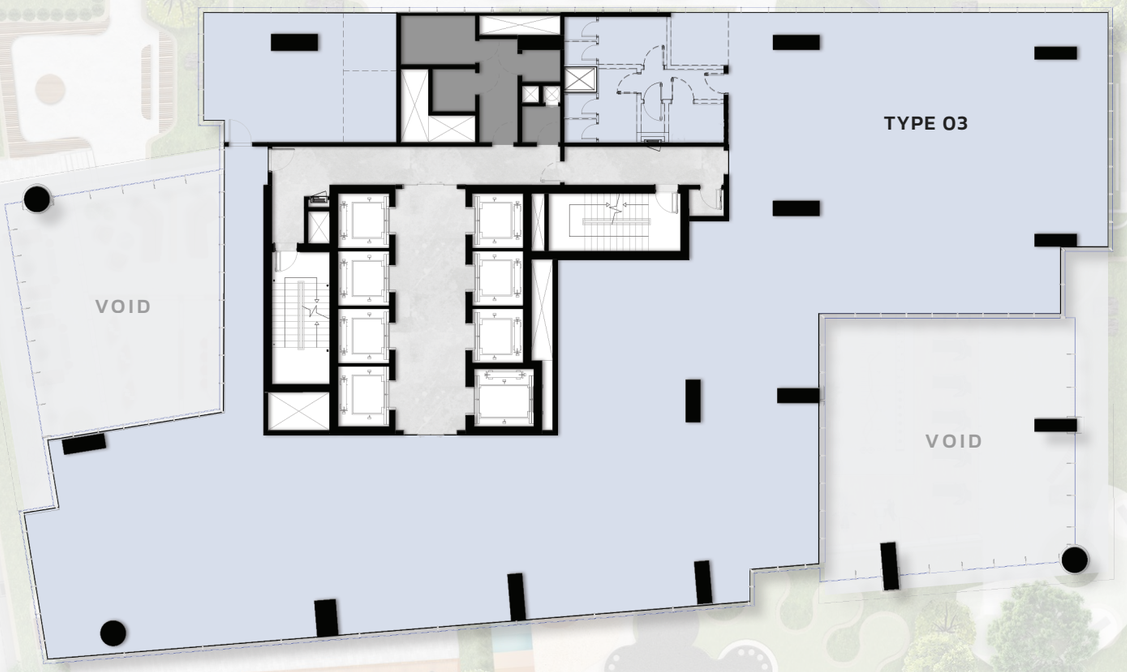
TOTAL UNIT AREA: 11,617.27 Sq,ft

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SPECIAL UNIT 02: 13TH FLOOR PLAN

UPPER LEVEL





COMMUNITY PROMENADE

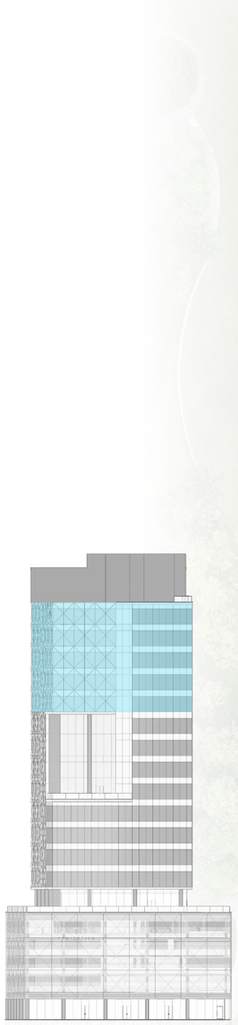
COMMUNITY LAGOON

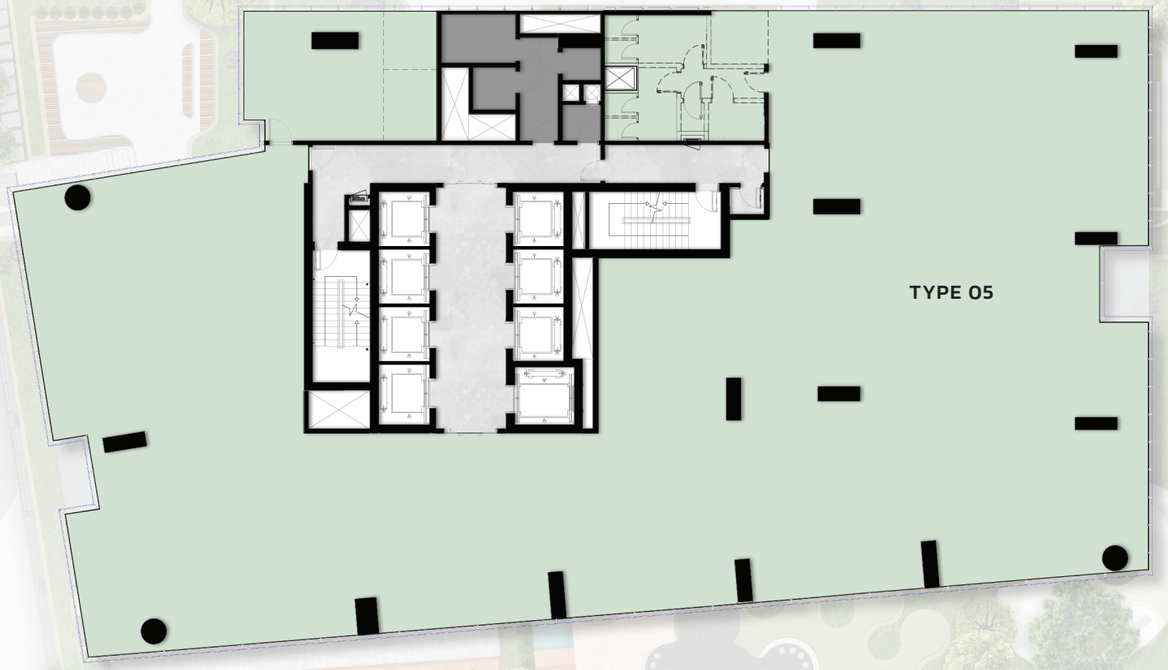
TOTAL UNIT AREA: 8,995.29 Sq,ft

TOTAL SPECIAL UNIT AREA (LEVEL 12 & 13): 20,612.57 Sq,ft

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14TH – 18TH FLOOR PLAN





COMMUNITY PROMENADE

COMMUNITY LAGOON

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TOTAL UNIT AREA: 12,339.42 Sq,ft

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PROPERTIES

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