



## Prime Location | Close to Metro | High ROI



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 2,379,421.87

### Location

Country: United Arab Emirates  
 State/Region/Province: Dubai  
 City: Dubai  
 Posted: Oct 28, 2025

### Description:

Located in Dubai.

Discover a premium office space at Iris Bay, Business Bay. This 4206.32 sq. ft. fitted office offers a modern and professional setting, perfect for businesses looking to establish a presence in one of Dubai's most sought-after commercial locations. With its sleek design and high-quality finishes, the office provides an ideal environment for productivity and success. - BUA: 4206.32 square feet - Fitted. - One parking space - Pantry and washroom - Rented: 665,000 AED until January 2026. Amenities: -Close proximity to Sheikh Zayed Road -Walking distance to Business Bay Metro Station -High-speed elevators -Basement Parking -Visitors Parking -Security Services -Shops and restaurants nearby The space is ready for immediate occupancy, featuring large windows that allow natural light to flood the area, enhancing the open and spacious feel. Its strategic location in Business Bay places you at the heart of Dubai's dynamic business hub, with easy access to major roads, the Dubai Metro, and world-class amenities. Whether you're a growing business or an established corporation, this office offers the flexibility and functionality you need to thrive in today's competitive market. Don't miss the opportunity to secure your ideal office space at Iris Bay—where business meets opportunity.

### Common

Bathrooms: 3  
 Finished sq. ft.: 390.78 sq m

### Building details

Parking: Yes



Number of Garages: 1  
Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MGPD-T15488/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T15488/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: mcdsof20783s

