



FULL FLOOR | PREMIUM | NEAR METRO | SHELL



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: Rent
Price: USD 101,074.8

Location

Country: United Arab Emirates
State/Region/Province: Dubai
City: Dubai
Posted: Feb 19, 2026
Description:
Located in Dubai.

Full Floor | Prime Location | Unmatched Connectivity Introducing Osha , an exceptional serene office space located in the vibrant Corniche Deira Enrichment Project community, which is now rebranded as Dubai Gold District. This expansive 1,577 sq. ft. office boasts a prime high-floor position with stunning views, tailored for businesses seeking a professional environment with unparalleled amenities. Key Highlights: - Grade A Tower with spacious shell and core layout accommodating various office needs - Built-up area: 16174 sq. ft. - AED 275 per Sqft - AED 25 Service Charge - 10.5% Security Deposit - 10% Agency Fee - Ejari : AED 210 - Chiller & DEWA as per consumption - 5% VAT Applicable - Potential for flexible leasing options (Multiple Units / Half Floor / Full Floor) - 9 Units available with sizes ranging from 1577 Sqft to 2455 Sqft - Secure underground parking available - 50 Mtrs to Metro and Bus Station - 1 : 750 Sqft Parking Ratio - 22 Parking Osha is an Arabic name meaning “shining”, because with Osha Plaza’s unrivalled waterfront location, you’ll see the sun shining off the water at sunset. Situated just 50 meters from the Metro station and at the heart of Deira Dubai, the district includes never before seen Grade A retail stores, offices, and luxury apartments. Osha 3 offers an ideal mix of comfort and functionality, featuring premium finishes, a state-of-the-art fitness center, and access to lush landscaped gardens. Enjoy a lifestyle of convenience and luxury with nearby retail services, recreational spaces, and public transport options. Nearby Facilities: - Nearest school: International School – 1 km - Nearest restaurant: Gourmet Bistro – 500 m - Nearest airport: Dubai International Airport – 5 km Explore endless possibilities for your business at Osha 1. Contact Chestertons MENA today for further details or to schedule a viewing. Don’t miss this opportunity to elevate your workspace!



Common

Finished sq. ft.: 1502.61 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MGPD-T16880/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: mcdsof21694l

