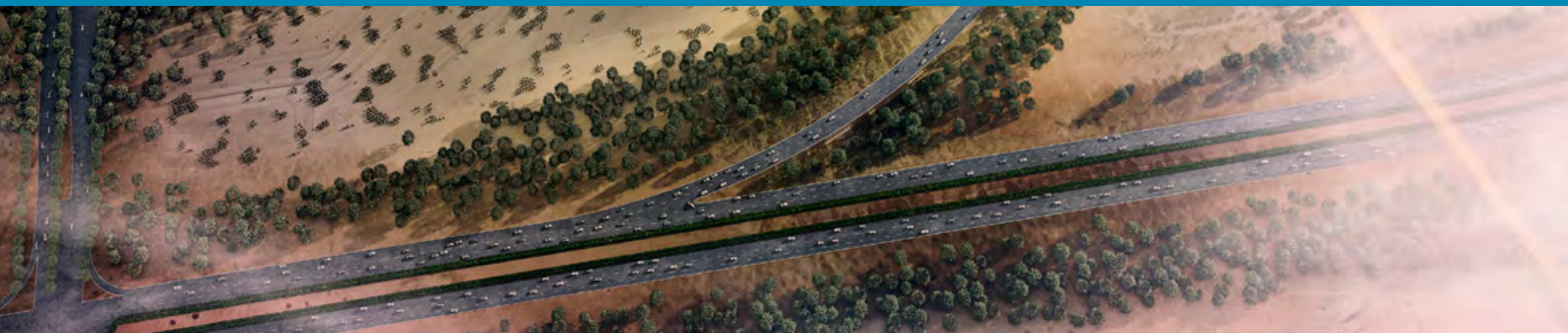




# MASDAR CITY COMMERCIAL OFFICE PORTFOLIO

Information Pack



“ Masdar City offers a template for sustainable urban development by applying technology and best practices to reduce energy, water consumption and waste, and to lower carbon emissions. ”

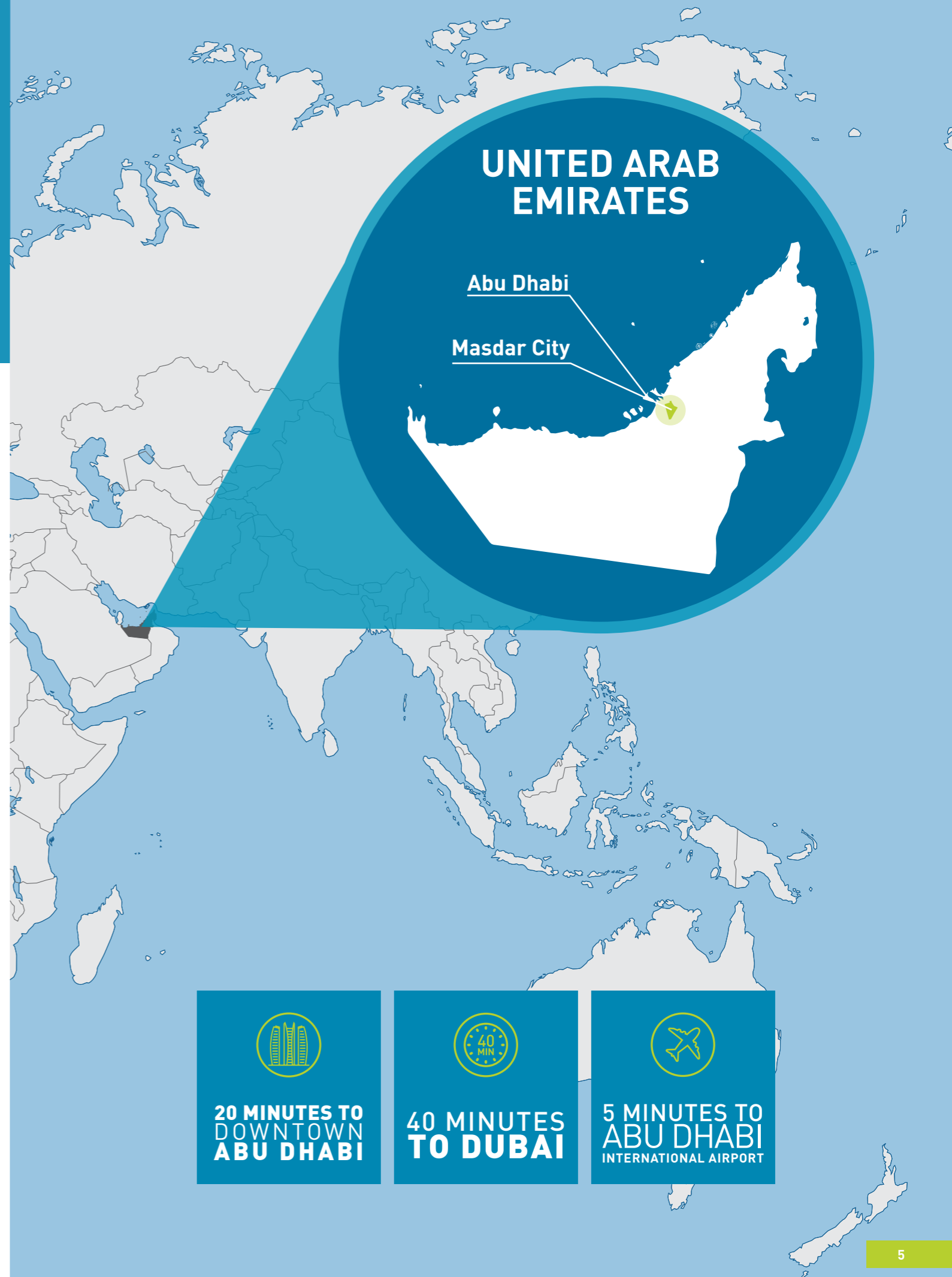


# YOUR GATEWAY TO EMERGING MARKETS

Masdar City is at the crossroads of the emerging markets of the Middle East and Asia, and connects seamlessly to a strong logistics and transport network.

Located within a major growth area of Abu Dhabi, Masdar City is a prime destination for international business, where proximity to Abu Dhabi International Airport is key.

Masdar City offers direct access to all areas of Abu Dhabi, the UAE and beyond. This accessibility will be further improved with the introduction of future public transport and metro networks.



**20 MINUTES TO  
DOWNTOWN  
ABU DHABI**

**40 MINUTES  
TO DUBAI**

**5 MINUTES TO  
ABU DHABI  
INTERNATIONAL AIRPORT**

# BUSINESS SUPPORT, EVERY STEP OF THE WAY

As an economic free zone, Masdar City offers a hassle-free environment in which companies can operate. The competitive pricing, comprehensive support system, and synergy that springs from the City's unique innovation ecosystem combine to offer an immense value-add to all partners.

Masdar City's free zone status gives tenants a range of advantages, including:

- 100% foreign ownership
- 100% exemption from corporate and personal income taxes
- 0% import tariffs
- Quick and easy set-up with a One-Stop Shop for registration, government relations and visa processing
- Freedom to repatriate capital and profits
- Launching point into local, regional and international markets
- Critical mass of sector knowledge and talent
- R&D hub partnering with Khalifa University
- Highly cost effective licensing and office space

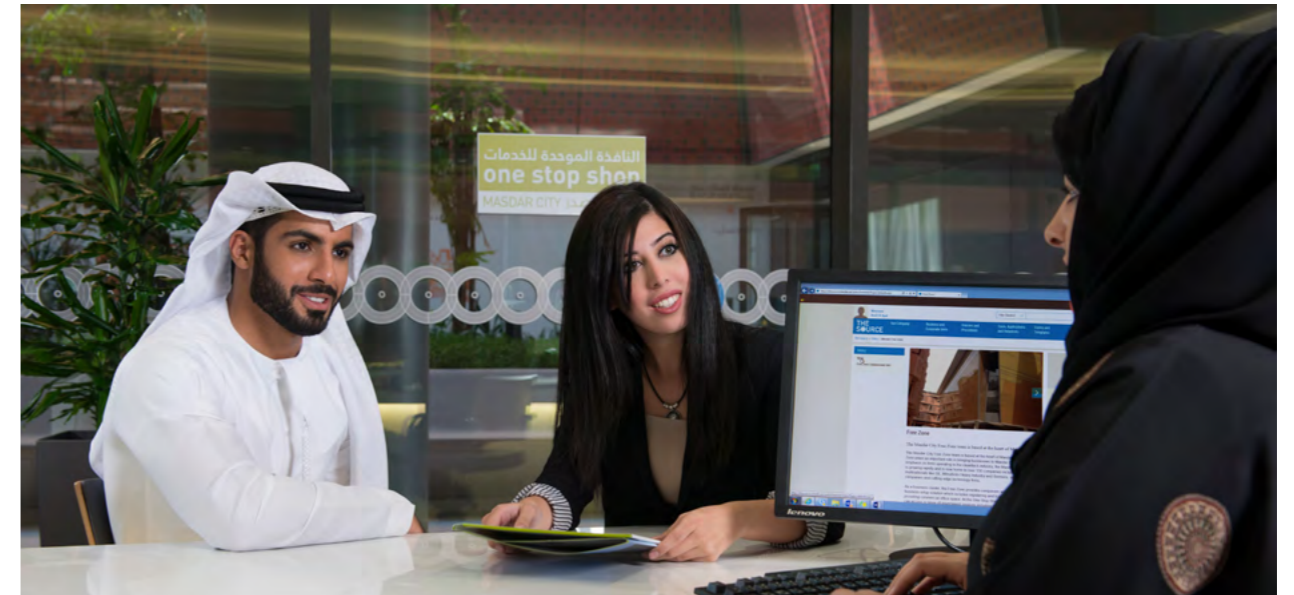
Tenants benefit from a wide spectrum of support services provided by Masdar Free Zone's One-Stop Shop team:

- Registration, licensing and leasing
- Visa services, including medical checks
- Dependents sponsorship
- Abu Dhabi Chamber of Commerce membership
- Emirates ID card processing
- Document authentication
- P.O. Box set-up
- Facilities and property management
- Meeting room and conference facilities



## A DYNAMIC COMMUNITY BUILT ON COLLABORATION

Being part of Masdar City's Free Zone offers tenants access to a unique business community that inspires innovation and future thinking through regular networking events, introductions, and referrals to other free zone companies. Masdar City is a home to start-ups, SMEs and multinationals from a wide range of industries with a dynamic mix of private and government companies. The City's innovation ecosystem connects knowledge with research and business with investment opportunities.



At the heart of this ecosystem is the Khalifa University. The institute is an independent, research-driven graduate university that focuses on the creation and development of cutting-edge renewable energy and sustainability solutions. Businesses, tenants and partners are encouraged to work alongside the institute to help accelerate breakthrough technologies to market and also take advantage of access to the institute's rich pool of current talent and over 500 post graduate students.

Some of our signature tenants include:

- Emirates Nuclear Energy Corporation (ENEC)
- Lockheed Martin
- International Renewable Energy Agency (IRENA) Headquarters
- Saint-Gobain
- Schneider Electric
- Siemens Middle East Headquarters

مؤسسة الإمارات للطاقة النووية  
Emirates Nuclear Energy Corporation



SAINT-GOBAIN

IRENA  
International Renewable Energy Agency

LOCKHEED MARTIN

Schneider  
Electric

SHAMS  
شركة  
للتقنية

SIEMENS

# MASDAR CITY MASTER PLAN

## MASDAR OWNED BUILDINGS



**Siemens Middle East HQ**  
LEED Platinum and 3 Pearl Estidama certifications. MEED Quality Award for Projects 2013.



**Etihad Eco Residence**  
LEED Gold and 3 Pearl Estidama rated. Offers 500 units, comprising 1-bed and 2-bed apartments.



**Masdar Institute of Science and Technology**  
Leading research in the fields of advanced energy applications and sustainable technologies. Awarded British Expertise International Awards 2013.



**Incubator Building**  
Home to many entrepreneurial businesses and the convenient One-Stop Shop which offers several vital business services.



**International Renewable Energy Agency (IRENA) HQ**  
Awarded the 4 Pearl Estidama certification in 2014 and The Big Project Middle East Award.



**Accelerator Building**  
Strategically located and easily accessible, the Accelerator Building is situated at the heart of Masdar City's R&D Cluster. It comprises of three (3) levels with leasable space of 5,000 sqm GFA and available office space options ranging from small (20 sqm) to large (500 sqm).

### EXISTING AND UPCOMING PROJECTS:

- 1 Masdar Visitor Centre\*
- 2 Masdar Institute Of Science and Technology (Phase 1)
- 3 Masdar Institute Of Science and Technology (Phase 2)\*
- 4 Gems Education\*
- 5 Ryan International School
- 6 Emirates College Of Technology\*
- 7 Chic Residence\*
- 8 Sun Trust Apartment\*
- 9 Al Waha Residence\*
- 10 Etihad Eco Residence
- 11 Leonardo Residences\*
- 12 Tristar Residential Building\*
- 13 Second Phase Of Etihad Eco Residence\*
- 14 Masdar HQ\*
- 15 Siemens Middle East HQ
- 16 International Renewable Energy Agency (IRENA) HQ
- 17 My City Centre Masdar\*
- 18 Incubator Building
- 19 Tristar Office Building\*
- 20 Accelerator Building
- 21 Honeywell HQ
- 22 Tristar Light Industrial Complex\*
- 23 Khazna Data Centers
- 24 Masdar 10MW Solar Photovoltaic Plant
- 25 District Cooling Plant

### RESEARCH, DEVELOPMENT AND PILOT FACILITIES:

- 26 Masdar Solar Hub: Photovoltaic Test Centre
- 27 Masdar Solar Hub: CPV Testing Facility
- 28 Masdar Solar Hub: Masdar Institute Solar Platform
- 29 Seawater Energy and Agriculture System (SEAS)
- 30 Electric Energy Storage Solutions Hub
- 31 Masdar City Eco-Villa Prototype
- 32 Smart Home Energy Management System (SHEMS) for Masdar City Eco-Villa
- 33 Personal Rapid Transit (PRT) System
- 34 Masdar City Construction Waste Management
- 35 Masdar Institute for Science and Technology Field Station
- 36 Feasibility of District Cooling powered by Geothermal Energy for Masdar City
- 37 Krypto Labs
- 38 Multi Comfort Villa

\*Upcoming Projects



# RECENTLY COMPLETED & UPCOMING PROJECTS

MASDAR CITY IS ENTERING AN EXCITING PERIOD OF GROWTH. A WIDE RANGE OF UPCOMING DEVELOPMENTS WILL ENRICH THE EXPERIENCE OF ALL WHO LIVE, WORK, LEARN AND PLAY IN MASDAR CITY. SOME OF THESE PROJECTS INCLUDE THE FOLLOWING:



### Chic Residence

33,000 sq m of GFA, comprising serviced apartments with retail and other amenities including a swimming pool, spa, fitness centre, bank and children's play area.



### My City Centre Masdar

A 25,000 sq m of GFA city mall in the heart of Masdar City, which will provide a quality retail offering, cafés and restaurants. Anchoring it all will be a large Hypermarket.



### GEMS Education

Over 4 hectares of land, offering a premium British curriculum encompassing education from primary to year 13. Approximately 2,500 students will become the community focus for Phase 2 of Masdar City.



### Tristar Residential Building

26,900 sq m of GFA dedicated to residential and 800 sq m allocated for retail outlets, restaurants & cafés. It offers glorious park views and accessibility to passive and active recreation space. Easy access to shops and a variety of schools and other community facilities.



### Leonardo Residences

Comprising 170 residential units with internal amenities and basement car-parking. This development is located on one of the many linear parks at Masdar City and a short walk from the entertainment centre.



### Masdar Visitor Centre (MVC)

The Masdar Visitor Center (MVC) will offer guests a unique insight into Masdar City's vision of tomorrow's cities, and MVC will operate as Masdar's key business development venue to promote Masdar's vision and achievements in sustainability and renewable energy.



### Oasis Residential Complex

Comprising 612 residential units, strategically located next to Masdar City Community Mall, this residential complex will feature apartments and skyhomes overlooking Masdar's linear park.



### Sun Trust Apartment

Serviced Apartment development in the heart of Masdar City, featuring retail outlets, restaurants and cafes. Ideally located at one of Masdar's principal boulevards, the development will feature an iconic facade and will have easy access.



### Tristar Light Industrial Complex

With approx. 29,000sqm of GFA this Light Industrial development will host enough space to accommodate logistic space for tenants from various industries and will be designed to achieve Pearl 3 sustainability standards.



### Second Phase of Etihad Eco Residence

A 100,000 sq m of GFA mixed-use development comprising a 10,000 sq m office building for Masdar City, 400 units of student accommodation for Masdar Institute of Science and Technology along with 500 units of corporate accommodation. At the heart of the development will be an open plaza flanked by retail shops, restaurants and cafés.



### Tristar Office Building

16,634 sq m of GFA, located at the first development phase that included Siemens HQ, the Incubator, and Masdar Institute of Science and Technology. The Metropolitan Rail Transport is within very close proximity to connect passengers to Abu Dhabi city.



### Krypto Labs

4,200 sq m GFA facility located in the first development phase of Masdar City. Krypto Labs is an all-in-one business incubator, accelerator and co-working space for start-ups and individuals from anywhere in the world who want to innovate and develop revolutionary products and services across any industry.

# MASDAR CITY

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# BUILDINGS

Buildings within Masdar City are designed to reduce energy and water consumption by at least 40% in accordance with LEED and the Estidama Pearl Building Rating System baselines (audited as per Masdar's GRI-based sustainability report), achieving a minimum '3 Pearl' rating under the Estidama guidelines.



## THE INTERNATIONAL RENEWABLE AGENCY (IRENA) BUILDING

IRENA HQ is an exceptional large-scale mixed-use building with 32,000sqm of commercial office space. Through its innovative design, IRENA HQ is an efficient, flexible and environmentally sustainable building. Rooftop PV panels generate more than 340,000 kWh per year. As a strategic and prestigious business address, IRENA HQ, will be home to several anchor tenants.

The iconic structure comprises three individual blocks that are encompassed by an iconic, high-performance façade that maximises the use of natural light, whilst reducing solar heat gain and glare.



## BUILDING DATA AND PERFORMANCE

Criteria	IRENA HQ Performance
<b>Year of Completion</b>	
2014	
<b>Number of Floors</b>	
G+6	
<b>Area</b>	
Site Area	10,421 m <sup>2</sup>
Gross Floor Area (GFA)	32,064 m <sup>2</sup>
Net Internal Area (NIA)	25,000 m <sup>2</sup>
Efficiency (NIA/GFA)	78%
<b>Building Rating</b>	
Estidama Pearl Building Rating System	4 Pearls
<b>Energy</b>	
Annual Energy Consumption/m <sup>2</sup> GFA	121 kWh/m <sup>2</sup> /yr
Energy Demand Reduction (ASHRAE Standard 90.1-2007)	42%
Energy Demand Reduction (Energy and Water Baseline and Resource Conservation Measures', March 2010, Arup Gulf Ltd.)	64%
Solar Hot Water Generation on Site	75% of Hot Water
<b>Water</b>	
Interior Water Demand Reduction (Estidama Pearl Building Water Calculator)	48%
<b>Material</b>	
Embodied Carbon	410 kgCO <sub>2</sub> /m <sup>2</sup>
Concrete	GGBS replacement of cement
Recycled Structural Steel	Yes
Recycled Aluminium	Yes
Construction Waste % Diversion From Landfill	Over 90%
<b>Building Envelope</b>	
U-value of Roof	0.2 W/m <sup>2</sup> /K
U-value of Walls Above Ground	0.2 W/m <sup>2</sup> /K
U-value of Vertical Fenestration	1.4 W/m <sup>2</sup> /K
U-value of Skylight	2.0 W/m <sup>2</sup> /K
SHGC of Vertical Fenestration	0.25
<b>Mechanical Systems</b>	
Sensible and Latent Heat Recovery in FAHUs	75%
Energy Saving through Variable Speed Drive FAHU's feeding Variable Speed Drive FCU's in each zone	Provided
<b>Other Features</b>	
Ventilation: 15% Fresh Air Increase over ASHRAE	
Interior Lighting Power Density: Reduction of 20% against ASHRAE Standard 90.1-2010	
Specific Fan Power of AHUs: Reduction of 20% against ASHRAE Standard 90.1-2010	
Daylight Controls: 15% Reduction in lighting schedule in areas that receive over 250 lux	
Lighting Controls: Provision of occupancy sensors	
<b>Awards</b>	
<ul style="list-style-type: none"> <li>2014 Sustainable Construction Project of the Year Awards</li> <li>Green Project of the Year Big Project Awards 2014</li> <li>Green Building of the Year Commercial EGBC Awards 2015</li> </ul>	



## SIEMENS BUILDING

The Siemens Building sets the standard in sustainable engineering, providing a 20,000sq.m Grade A office space, and is the first LEED Platinum certified building in Abu Dhabi. Efficient and flexible 4,500m<sup>2</sup> office floor plates allow occupiers the ability to configure their space to suit their needs. 9 atriums provide natural light to all work spaces within the building. A covered courtyard with a restaurant, coffee shop and convenience store provides the most comfortable outdoor space possible for employees.

Through its parametric façade design, the building maximises efficiency by building more with less. The façade structure - effectively a box within a box - reduces solar glare and heat gain, at the same time allowing natural light to penetrate the office and communal space.



## BUILDING DATA AND PERFORMANCE

Criteria	Siemens MEHQ Performance
<b>Year of Completion</b>	
2013	
<b>Number of Floors</b>	
4	
<b>Area</b>	
Site Area	6,426 m <sup>2</sup>
Gross Floor Area (GFA)	22,800 m <sup>2</sup>
Net Internal Area (NIA)	18,863 m <sup>2</sup>
Efficiency (NIA/GFA)	83%
<b>Building Rating</b>	
Estidama Pearl Building Rating System	3 Pearls
LEED Certification	Platinum
<b>Energy</b>	
Annual Energy Consumption/m <sup>2</sup> GFA	109.5 kWh/m <sup>2</sup> /yr
Energy Demand Reduction (ASHRAE Standard 90.1-2007)	46%
Energy Demand Reduction (Energy and Water Baseline and Resource Conservation Measures', March 2010, Arup Gulf Ltd.)	67%
Solar Hot Water Generation on Site	75% of Hot Water
<b>Water</b>	
Interior Water Demand Reduction (Estidama Pearl Building Water Calculator)	37%
<b>Material</b>	
Embodied Carbon	390 kgCO <sub>2</sub> /m <sup>2</sup>
Concrete	GGBS replacement of cement
Recycled Structural Steel	Yes
Recycled Aluminium	Yes
Construction Waste % Diversion From Landfill	Over 90%
<b>Building Envelope</b>	
U-value of Roof	0.16 W/m <sup>2</sup> /K
U-value of Walls Above Ground	0.28 W/m <sup>2</sup> /K
U-value of Vertical Fenestration	1.95 W/m <sup>2</sup> /K
SHGC of Vertical Fenestration	0.28
<b>Mechanical Systems</b>	
Sensible and Latent Heat Recovery in FAHUs	75%
Energy Saving through Variable Speed Drive FAHU's feeding Variable Speed Drive FCU's in each zone	Provided
<b>Other Features</b>	
Passive desiccant wheel on FAHUs	
Air Infiltration Test (EN Standard 13829): 3.72 m <sup>3</sup> /hr/m <sup>2</sup> @ 50 Pa (excluding retail areas)	
Specific Fan Power of AHUs: Reduction of 20% against ASHRAE Standard 90.1-2010	
<b>Awards</b>	
<ul style="list-style-type: none"> <li>• MIPIM Architectural Future Office Award</li> <li>• Middle East Architect 2012 Commercial Project of the Year Award</li> <li>• Middle East Architect 2012 Sustainability Project of the Year Award</li> </ul>	<ul style="list-style-type: none"> <li>• International Property Awards Best Office Architecture 2012 Award</li> <li>• MEED 2012 (UAE) Sustainable Project of the Year Award</li> <li>• MEED 2012 (GCC) Sustainable Project of the Year Award</li> </ul>

## INCUBATOR BUILDING

The Incubator Building lies at the heart of the Masdar City development and is strategically located adjacent to the Khalifa University (Masdar Institute). Due to its close proximity to the Institute, the Incubator serves as a wellspring for entrepreneurs and innovators, looking to leverage partnerships with the Institute. The flexible floor plates provide start-up and SMEs the flexibility to configure their space to suit their needs.

Built around a cool public courtyard area, with access provided via shaded walkways, the Incubator Building uses innovative design, high performance facades and smart shading strategies that reduce solar radiation by nearly 40%, providing for lower operating costs to business.



## BUILDING DATA AND PERFORMANCE

Criteria	Incubator Building Performance
<b>Year of Completion</b>	
2012	
<b>Number of Floors</b>	
G+3	
<b>Area</b>	
Site Area	3,383 m <sup>2</sup>
Gross Floor Area (GFA)	9,709 m <sup>2</sup>
Net Internal Area	7,896 m <sup>2</sup>
Efficiency (NIA/GFA)	81%
<b>Energy</b>	
Annual Energy Consumption/m <sup>2</sup> GFA	125 kWh
Energy Demand Reduction (ASHRAE Standard 90.1-2004)	45%
Energy Demand Reduction (Energy and Water Baseline and Resource Conservation Measures', March 2010, Arup Gulf Ltd.)	62%
Solar Hot Water Generation on Site	75% of Hot Water
<b>Water</b>	
Interior Water Demand Reduction (Estimada Pearl Building Water Calculator)	17%
<b>Material</b>	
Embodied Carbon	550 kgCO <sub>2</sub> /m <sup>2</sup>
Concrete	GGBS replacement of cement
Recycled Structural Steel	Yes
Recycled Aluminium	Yes
Construction Waste % Diversion From Landfill	Over 90%
<b>Building Envelope</b>	
U-value of Roof	0.14 W/m <sup>2</sup> /K
U-value of Walls Above Ground	1.5 W/m <sup>2</sup> /K (Overall)
SHGC of Vertical Fenestration	0.27
<b>Mechanical Systems</b>	
Sensible and Latent Heat Recovery in FAHUs	Provided
Energy Saving through Variable Speed Drive FAHU's feeding Variable Speed Drive FCU's in each zone	Provided
<b>Other Features</b>	
<p>Facades are angled to provide shading to streets below.</p> <p>Facades are angled to reduce solar gain on the facade by an average of over 30%.</p> <p>Ceramic fritting on the glass further reduces solar gain.</p> <p>Colours of the fritting varies across the facade depending on the intensity of solar radiation.</p>	

## ACCELERATOR BUILDING

The Accelerator Building is a new commercial opportunity at Masdar City. Strategically located and easily accessible, the Accelerator Building is situated at the heart of Masdar City's R&D Cluster. With 24-hour access, the offices in the Accelerator Building are ready for occupation and can be easily customized to meet the needs of your business.

42% potable water reduction – Masdar City has developed a comprehensive water strategy to minimize the building potable water consumption.



## BUILDING DATA AND PERFORMANCE

Criteria	Accelerator Building Performance
<b>Year of Completion</b>	
2018	
<b>Number of Floors</b>	
G+2	
<b>Area</b>	
Site Area	12,439 sqm
Gross Floor Area (GFA)	4,978 sqm
Net Internal Area	4156 sqm
Efficiency (NIA/GFA)	83%
<b>Energy</b>	
Annual Energy Consumption/m2 GFA	148 kW/h
Energy Demand Reduction (ASHRAE Standard 90.1-2004)	41%
Energy Demand Reduction (Energy and Water Baseline and Resource Conservation Measures', March 2010, Arup Gulf Ltd.)	53%
Solar Hot Water Generation on Site	75%
<b>Water</b>	
Interior Water Demand Reduction (Estimada Pearl Building Water Calculator)	42%
<b>Material</b>	
Embodied Carbon	550 kg CO2 x m2
Concrete	High GBBS Recycled Content
Recycled Structural Steel	Provided
Recycled Aluminium	Provided
Construction Waste % Diversion From Landfill	Provided
<b>Building Envelope</b>	
U-value of Roof	17w/m2K
U-value of Walls Above Ground	24 w/m2K
SHGC of Vertical Fenestration	25
<b>Mechanical Systems</b>	
Sensible and Latent Heat Recovery in FAHUs	Provided
Energy Saving through Variable Speed Drive FAHU's feeding Variable Speed Drive FCU's in each zone	Provided
<b>Other Features</b>	
75% construction waste diversion from landfills	
60% organic waste diversion from landfills during operations	

**MASDAR CITY**

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