OFF PLAN

Christian A. Rockefeller Tower

Location: Business Bay, Dubai

Starting From: AED 0

Permit No: 2

Christian A. Rockefeller Tower

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Continental Investments	**Offices**	**—**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Christian A. Rockefeller Tower is a landmark commercial development in **Business Bay**, conceived as a high-rise destination for companies, entrepreneurs and investors seeking premium office property in the heart of Dubai. Developed by **LMD Ventures**, the project introduces an extensive collection of office spaces alongside a limited retail component in one of the city's most established business districts.

The tower's defining characteristic is its scale. Current regulatory records identify Christian A. Rockefeller Tower as a major high-rise commercial project, creating a distinctive opportunity for businesses seeking a prestigious address within the Business Bay skyline. Rather than a residential-led mixed-use concept, the registered inventory is overwhelmingly dedicated to offices, reinforcing the building's positioning as a purpose-driven commercial destination.

The office collection is expected to accommodate a broad spectrum of occupiers, from professional services firms and private companies to entrepreneurs, regional headquarters and investors targeting Dubai's commercial leasing market. Currently visible DLD-registered inventory includes office spaces beginning at approximately 1,077 sq. ft., with numerous configurations appearing throughout the tower.

Christian A. Rockefeller Tower's location in **Business Bay** is central to its proposition. The district has evolved into one of Dubai's principal commercial centres, combining office towers, hotels, residences, restaurants and retail with the waterfront environment of the Dubai Water Canal. It also sits directly alongside Downtown Dubai, giving companies access to one of the city's most recognizable business and lifestyle destinations.

Businesses based in Business Bay benefit from convenient access to **Downtown Dubai, DIFC and Sheikh Zayed Road**, placing major corporate, financial and hospitality destinations within easy reach. Dubai International Airport is also readily accessible through the city's main road network, an important advantage for companies working with international clients, executives and business partners.

The location is equally compelling from an employee perspective. Business Bay combines commercial infrastructure with restaurants, cafés, hotels, fitness facilities and residential developments, while Dubai Metro and the area's wider transport network provide alternatives to private-car commuting. The proximity of Downtown Dubai further expands the range of dining, hospitality and entertainment options available nearby.

For owner-occupiers, Christian A. Rockefeller Tower offers an opportunity to establish a corporate presence within a purpose-built commercial high-rise in central Dubai. Businesses can consider office selection according to floor level, usable area, orientation and operational requirements, with higher floors potentially offering particularly impressive views across the Business Bay and Downtown skyline.

For investors searching for **offices for sale in Business Bay**, the project provides exposure to one of Dubai's largest and most established commercial property markets. Its predominantly office-focused inventory, central location and substantial vertical scale distinguish it from developments where commercial units form only a small component of a primarily residential project.

The project is at an early stage of its development cycle, with the DLD registry currently scheduling completion for June 2030. This creates a longer investment horizon for buyers considering **off-plan commercial property in Dubai**, while the Business Bay address provides an established location rather than an emerging business district.

Overall, Christian A. Rockefeller Tower combines an ambitious high-rise commercial concept with a central Business Bay location, positioning it as a notable upcoming option for companies and investors seeking premium office ownership in Dubai.

Why Buy Christian A. Rockefeller Tower Through A1 Properties?
Selecting commercial property in a large office tower requires careful comparison of individual units. A1 Properties can help buyers assess opportunities according to office layout, size, floor, orientation, views, price per square foot and payment structure, as verified inventory and developer pricing become available.

With {YEARS_IN_MARKET} years in the market, A1 Properties supports both commercial investors and owner-occupiers navigating Dubai's real estate market. Investors can evaluate acquisition pricing, unit positioning, potential leasing considerations and future resale opportunities, while businesses can focus on factors such as usable office space, accessibility, corporate positioning and long-term operational requirements.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing where applicable and ownership transfer. A1 Properties can also assist investors after completion with commercial leasing and future resale, providing continuity throughout the property's investment lifecycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	50%	40%
Down Payment	During Construction	On Handover