
RAK
CENTRAL
SQUARE
A NEW OFFICE
DISTRICT FOR
RAS AL KHAIMAH

OVERVIEW

RAK CENTRAL SQUARE

THE SPACES

LOCATION

TEAM

NOW IS THE TIME.
THIS IS THE PLACE.

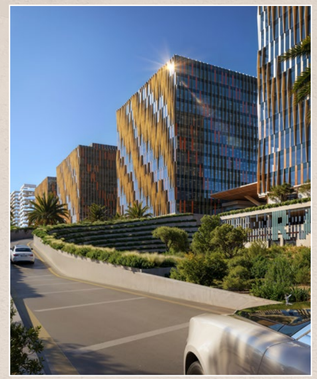
Be part of the Emirate's rapid rise as a world-class business destination.

RAK Central Square introduces the first Grade A offices to the vibrant heart of Ras Al Khaimah. From a landmark headquarters building to private offices, the district is designed for ambition at every stage and scale.

Coming 2027 | Pre-let now

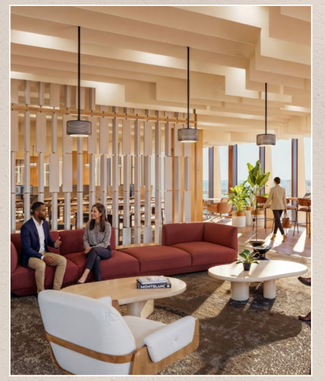


A NEW BENCHMARK FOR WORK AND LIFE



5 NEW PREMIUM OFFICE BUILDINGS

A prestigious business address, designed by world-renowned architects Gensler.



82,000 SQ M OF GRADE A OFFICE SPACE

Open, adaptable floorplates and flexible solutions for every workplace need.



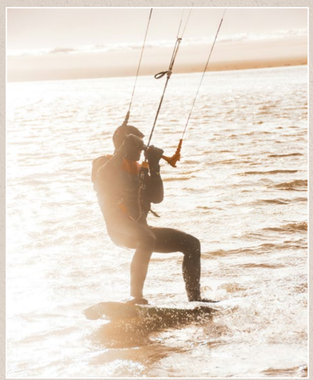
3,200+ SQ M OF WORLD-CLASS F&B & RETAIL

Restaurants, cafés, shops, gyms and more – right outside the office door.



GENEROUS PUBLIC REALM

Overlooking a dynamic town square for leisure and entertainment amenities, including a program of festivals.



AN EXCEPTIONAL QUALITY OF LIFE

Convenient access to a choice of homes and schools, close to pristine coastal and mountain destinations.

A government-backed joint venture between **Marjan** and RAKEZ.

RAS AL KHAIMAH

NAMED THE WORLD'S BEST CITY FOR EXPATS

2024 InterNations
Expat Essentials Index







RAS AL KHAIMAH: A PLACE OF OPPORTUNITY



Ras Al Khaimah has quickly emerged as one of the UAE's most attractive business destinations. Supported by a diversified economy, competitive corporate taxes and a pro-business environment, the Emirate offers companies a strategic base for both regional and international trade. This momentum is further strengthened by major developments such as the upcoming Wynn Al Marjan Island.

A BUSINESS-FRIENDLY DESTINATION

Enjoy easy access to the worldwide connections available at Dubai International Airport - perfect for globally-minded companies. This is the place to future-proof your business.

30 MIN DRIVE

to Ras Al Khaimah International Airport

35 MIN DRIVE

to Sharjah International Airport

45 MIN DRIVE

to Dubai International Airport

2H 30 MIN DRIVE

to Abu Dhabi

4 HOURS FLIGHT

to 31% of the world's population

8 HOURS FLIGHT

to 75% of the world's population



A TRANSFORMATIVE STORY



Ras Al Khaimah is home to over 38,000 businesses from over 100 countries operating across 50+ sectors. Its renowned businesses-friendly environment, fiscal prudence and sustainable vision offer significant operational advantages:

- straightforward business set-up and support with Free Zone and Mainland options

- low operational costs and low corporate tax rate

- access to an ever-expanding talent pool as part of a connected community

An Emirate on the rise

Rated

FITCH 'A+' / S&P 'A'

Reflecting a stable, low-debt, and diversified economy

Source: Fitch Ratings 2025, S&P Report 2025

$12 BILLION

Gross Domestic Product (GDP, 2023)

Source: Government of Ras Al Khaimah Investment & Development Office

Real GDP

6.7% GROWTH

in 2024, with 2025-2026 growth expected to average 6.1%

Source: Fitch Ratings 2025 estimates

Population

0.4 MILLION

in 2023, estimated to grow to 0.65 million by 2030

Source: Key facts and Figures, Ras Al Khaimah Government Media Office

GATEWAY TO THE EMIRATE: RAK CENTRAL



A landmark, mixed-use urban development spanning 288,000 sq m with RAK Central Square's five office towers at the front

RAK CENTRAL

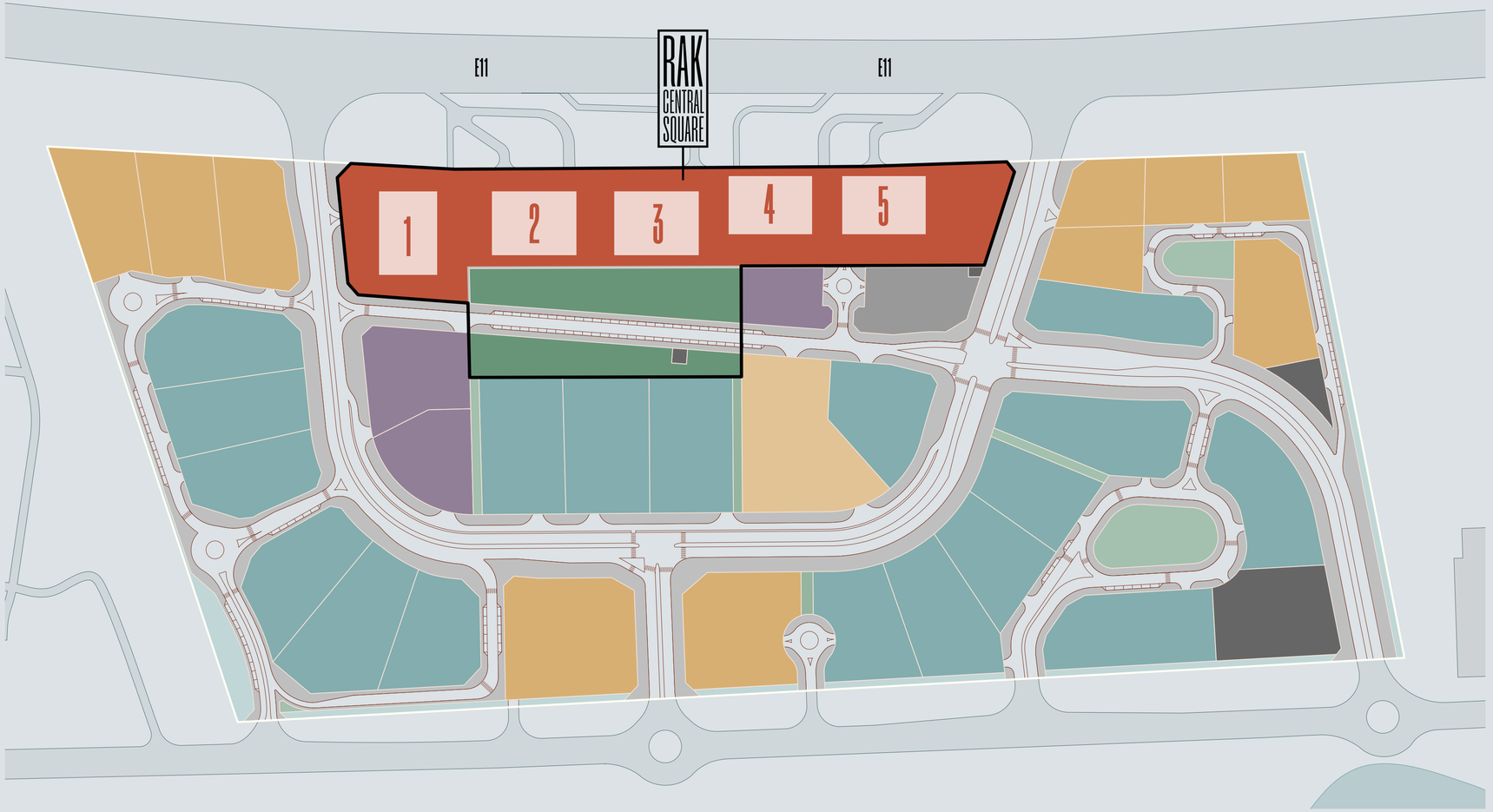
A NEW URBAN HEART

Connected. Walkable. Welcoming. An integrated city environment designed for modern life.

RAK Central brings together Grade A offices, residential neighbourhoods, retail and dining, a university campus, generous green spaces, civic buildings and a thriving cultural quarter.

Planned to be home to 6,000 professionals, 4,000 residences and over 500 hotel keys, this sustainable destination supports business and commerce while elevating quality of life for professionals, residents, students and visitors alike.

RAK CENTRAL MASTERPLAN



- RAK Central Square
- Central Business District
- Open Space
- Residential & Retail
- Residential
- Hotel
- Retail / Cinema / Hotel
- Open Space
- Utility

N

RAK CENTRAL

15,000+ RESIDENTIAL POPULATION

6,000 PROFESSIONALS

32 PLOTS ACROSS THE SITE

4,000+ PRIVATE RESIDENCES

2 HOTELS INCLUDING THE RADISSON BLU

520 HOTEL KEYS IN TOTAL

220+ RADISSON BRANDED RESIDENCES

13,000+ SQ M OF GREEN SPACE

RAK CENTRAL SQUARE

THE FUTURE-FOCUSSED BUSINESS DESTINATION

A BOLD VISION

At the heart of Marjan and RAKEZ's vision for RAK Central, a landmark cluster of five office towers rise to form RAK Central Square — the Emirate's new destination for business, enterprise and innovation.

Designed by Gensler, the architecture is inspired by the striations of the surrounding natural landscape with meticulous material choices and finishes inside and out.



RAK CENTRAL SQUARE IN NUMBERS

GRADE A
office space

82,000 SQ M
across five buildings

1,500 SQ M
floor plates

FOUR
VIP drop-off points

1,600+
parking spaces

2,200 SQ M+
of F&B space

1,000 SQ M+
of retail space

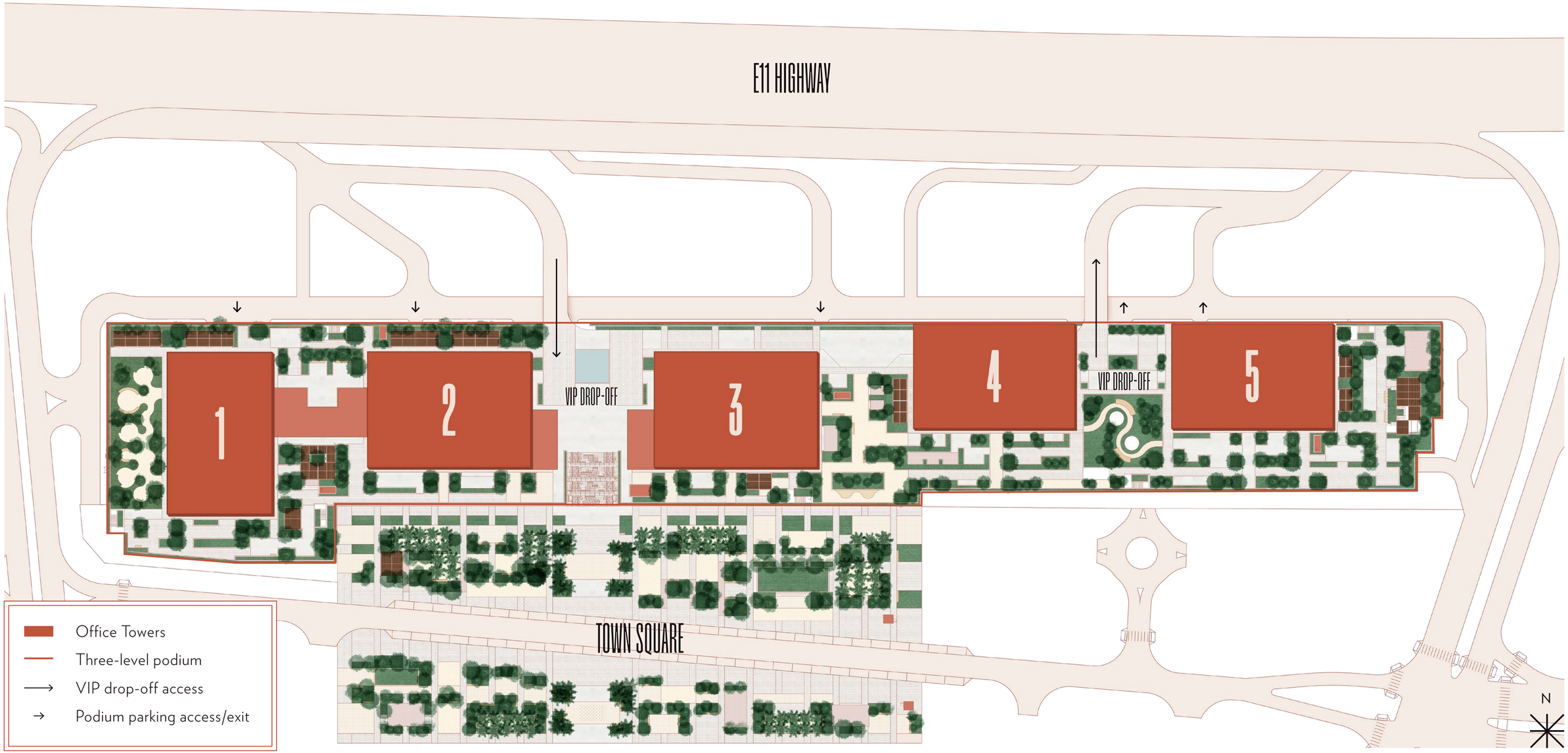
LEED GOLD
target certification

RAK CENTRAL SQUARE OFFICES



Comprising five buildings of premier Grade A office space, RAK Central Square is a visionary new business hub for Ras Al Khaimah

RAK CENTRAL SQUARE MASTERPLAN





Straight to the office: VIP drop-off access is part of an exceptional arrival experience at RAK Central Square.



RAK Central Square is lined with a carefully-curated mix of lifestyle amenities

WHERE TALENT CHOOSES TO WORK

The offices are set back on an elevated, three-level podium, opening out onto a dynamic town square. Every aspect has been planned to enhance quality of life and inspire connectivity, creativity and wellbeing.

Choose from high-end restaurants or food trucks. Flagship brands or boutique stores. The cinema or the next festival. A spa visit or a trip to the state-of-the-art gym, complete with a yoga studio.











RAK Central's design philosophy emphasises space, light and unity, with the town square's pedestrianised hub featuring water features, lush greenery and outdoor seating. A welcoming destination for community, families and life's celebrations – as well as quality business downtime.

WHERE BUSINESS AND LIFE CONVERGE

Employees can enjoy dinner with colleagues, family and friends at one of the curated restaurants before strolling through the plaza back to their city-center apartment.

World-class food and drink venues offer ample choices when entertaining clients too, with leading hotel brands moments away.





Roof terrace overlooking the Al Marjan Island and the Wynn five star luxury hotel and integrated gaming resort

THE SPACES

DESIGNED FOR EXCELLENCE

RAK Central Square offers premium flexible office space, designed for ambitious businesses of all sectors and sizes – from start-ups to scale-ups to flagship premises.

Prioritising the needs of its talent, thoughtfully-designed, cutting-edge floor plates set a new standard for the workplace in Ras Al Khaimah.



SINGLE OCCUPIER



CGI of level 11 office floor looking south-west over Al Marjan Island

MULTI-TENANT OCCUPIER



CGI of level 11 office floor looking east toward the Hajar Mountains

COLLABORATION SPACE



Adaptable office floors with views over the Arabian Gulf

PRIVATE OFFICE



Private office with floor-to-ceiling glazing offering paneramic views

CONFERENCE ROOM



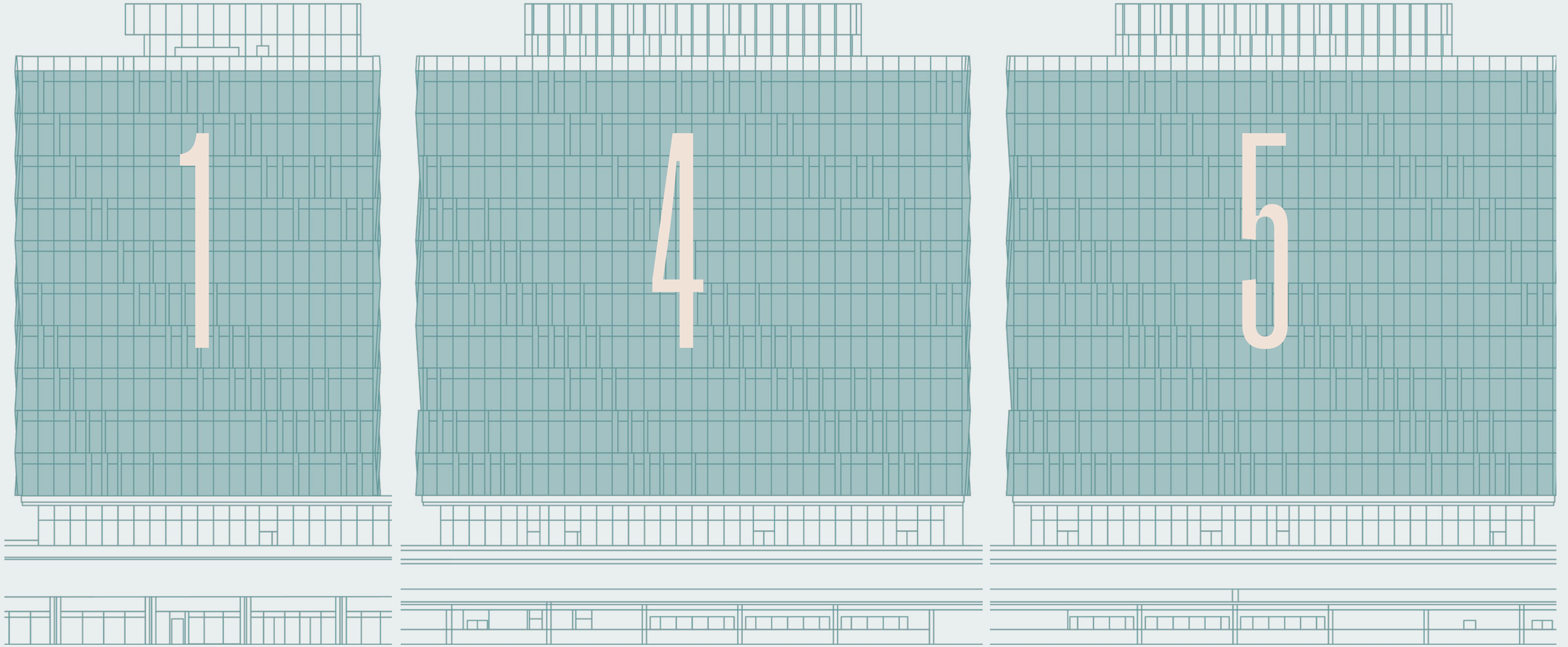
Conference space for meetings, presentations, and collaborative work

Office Space

SCHEDULE OF AREAS - TOWERS 1, 4 & 5

TOTAL OFFICE SPACE PER TOWER: 12,604 SQ M





TOWERS 1, 4 & 5

FIRST FLOOR

Total area:

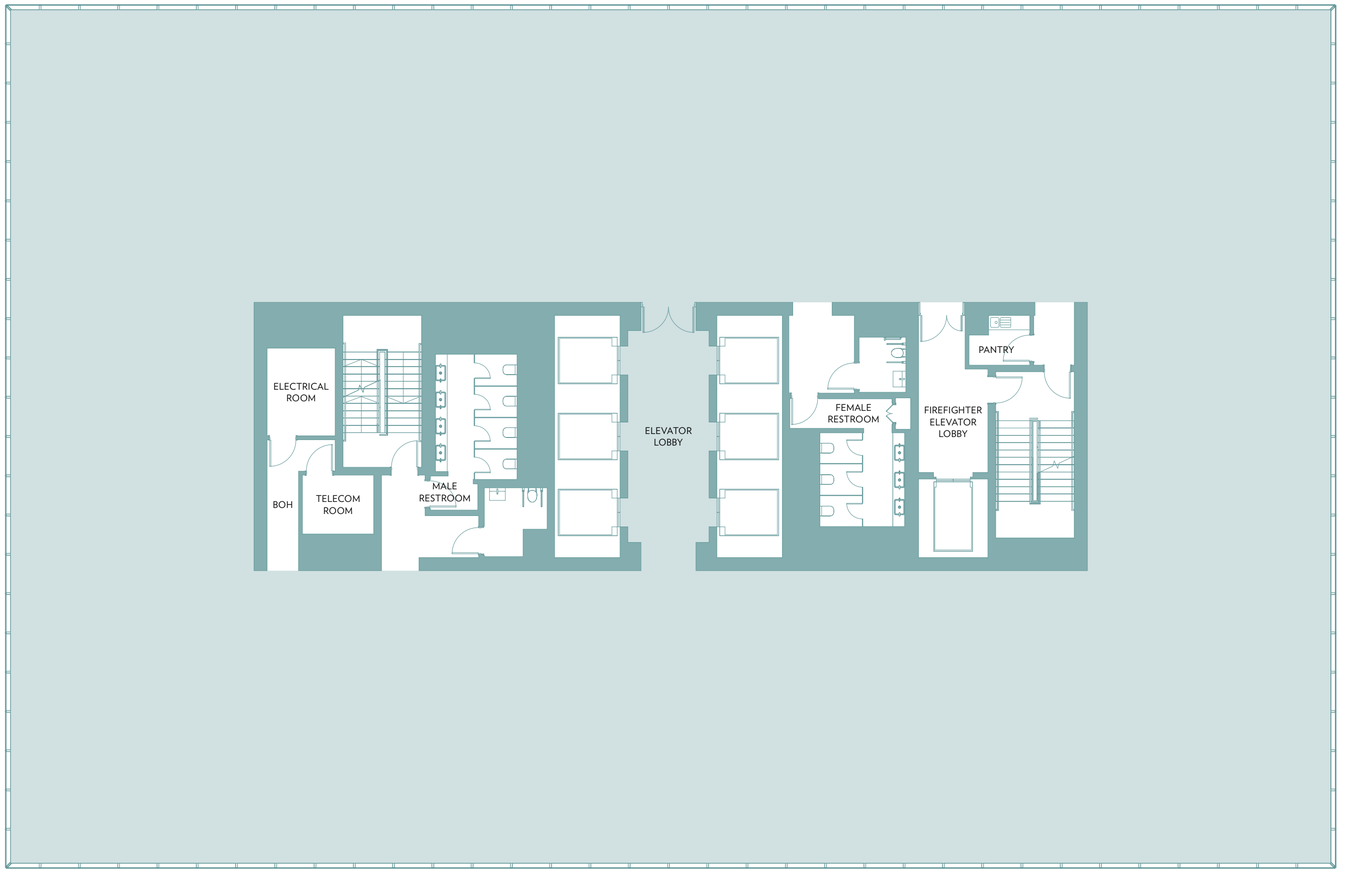
14,155 sq ft

1,315 sq m









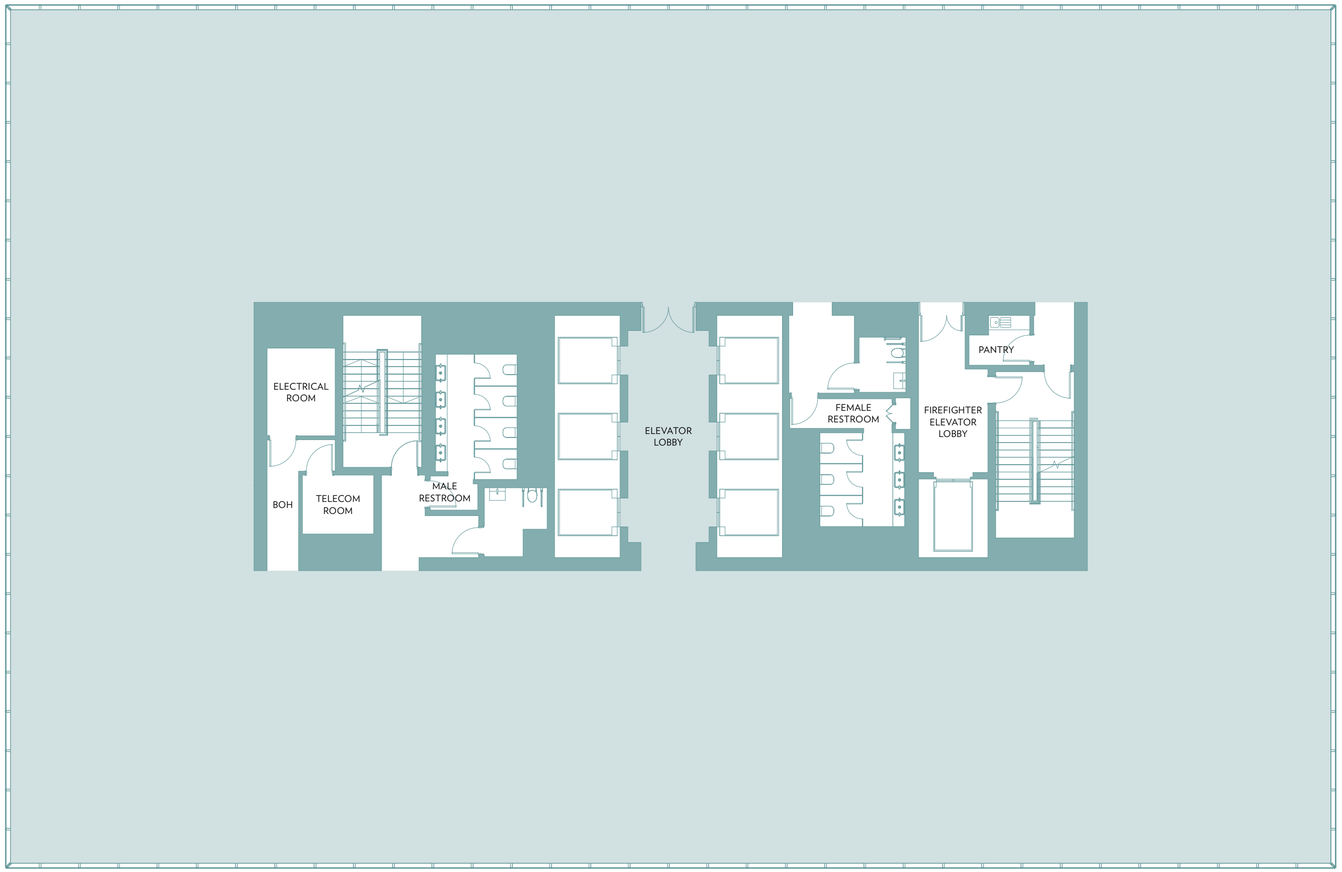
TOWERS 1, 4 & 5

TYPICAL FLOOR PLAN

Total area:

14,155 sq ft

1,315 sq m









TOWERS 1, 4 & 5 - 2 TENANT OPTION

TYPICAL FLOOR

Office 1 total area:

6,878 sq ft

639 sq m

Office 2 total area:

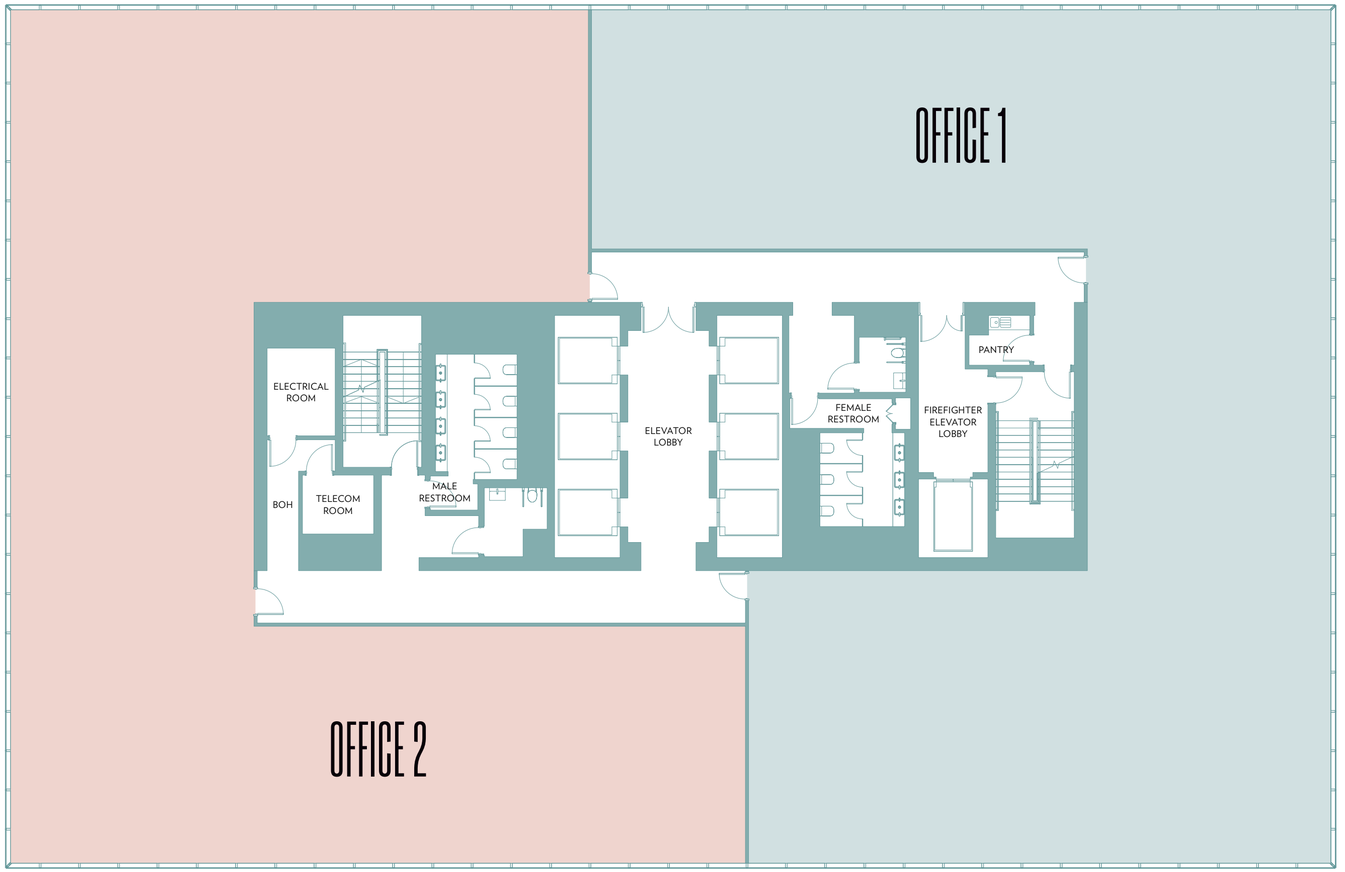
6,835 sq ft

635 sq m









TOWERS 1, 4 & 5 - 4 TENANT OPTION

TYPICAL FLOOR

Office 1 total area:

3,240 sq ft

301 sq m

Office 3 total area:

3,240 sq ft

301 sq m

Office 2 total area:

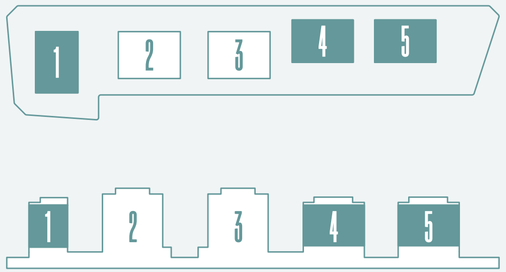
3,251 sq ft

302 sq m

Office 4 total area:

3,218 sq ft

299 sq m







TOWERS 1, 4 & 5 - 6 TENANT OPTION

TYPICAL FLOOR

Office 1 total area:
2,088 sq ft
194 sq m

Office 4 total area:
2,067 sq ft
192 sq m

Office 2 total area:
2,293 sq ft
213 sq m

Office 5 total area:
2,282 sq ft
212 sq m

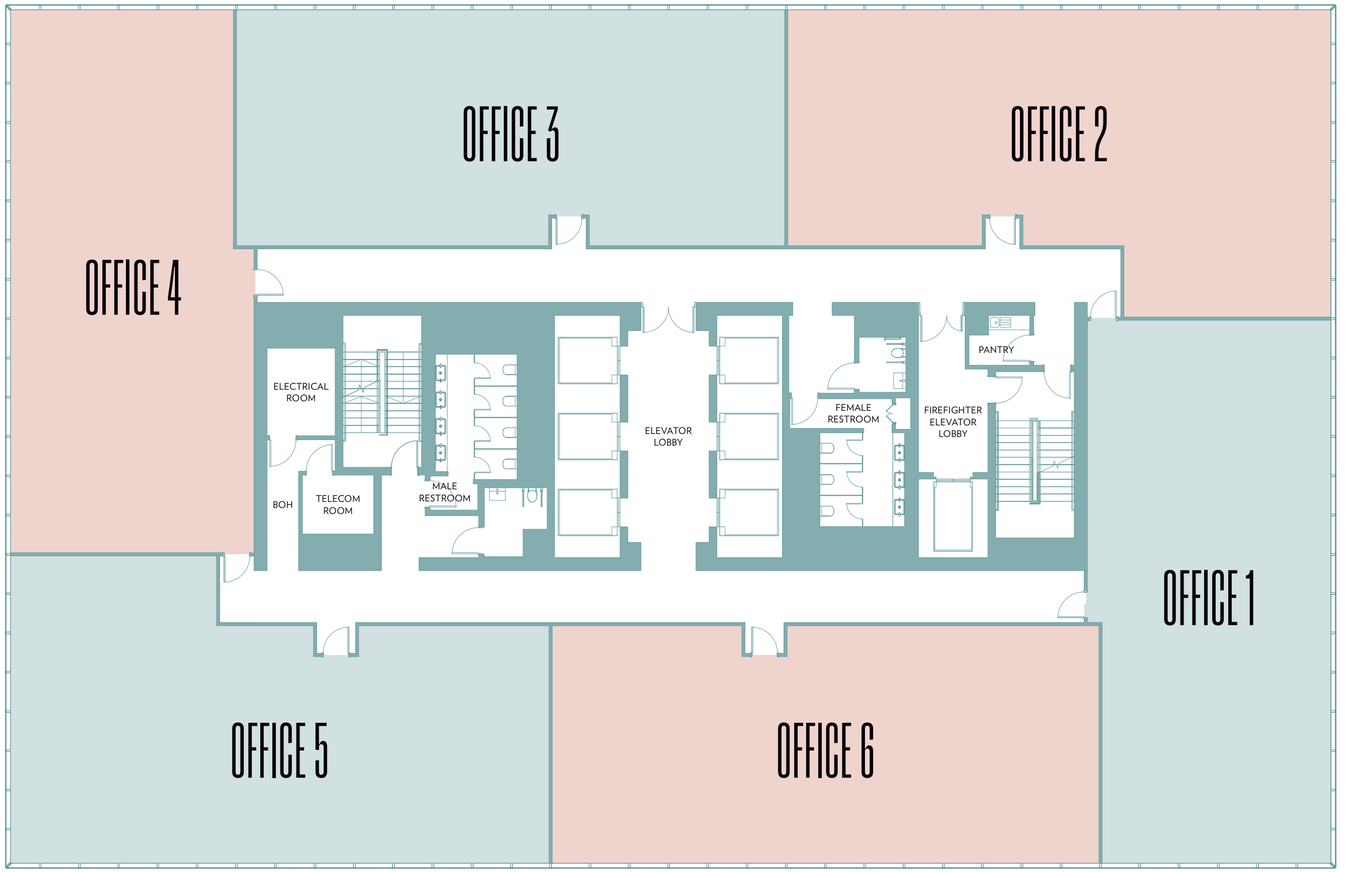
Office 3 total area:
2,067 sq ft
192 sq m

Office 6 total area:
2,067 sq ft
192 sq m



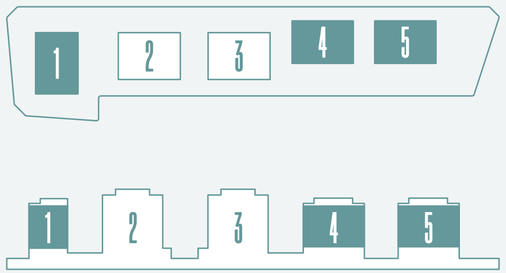




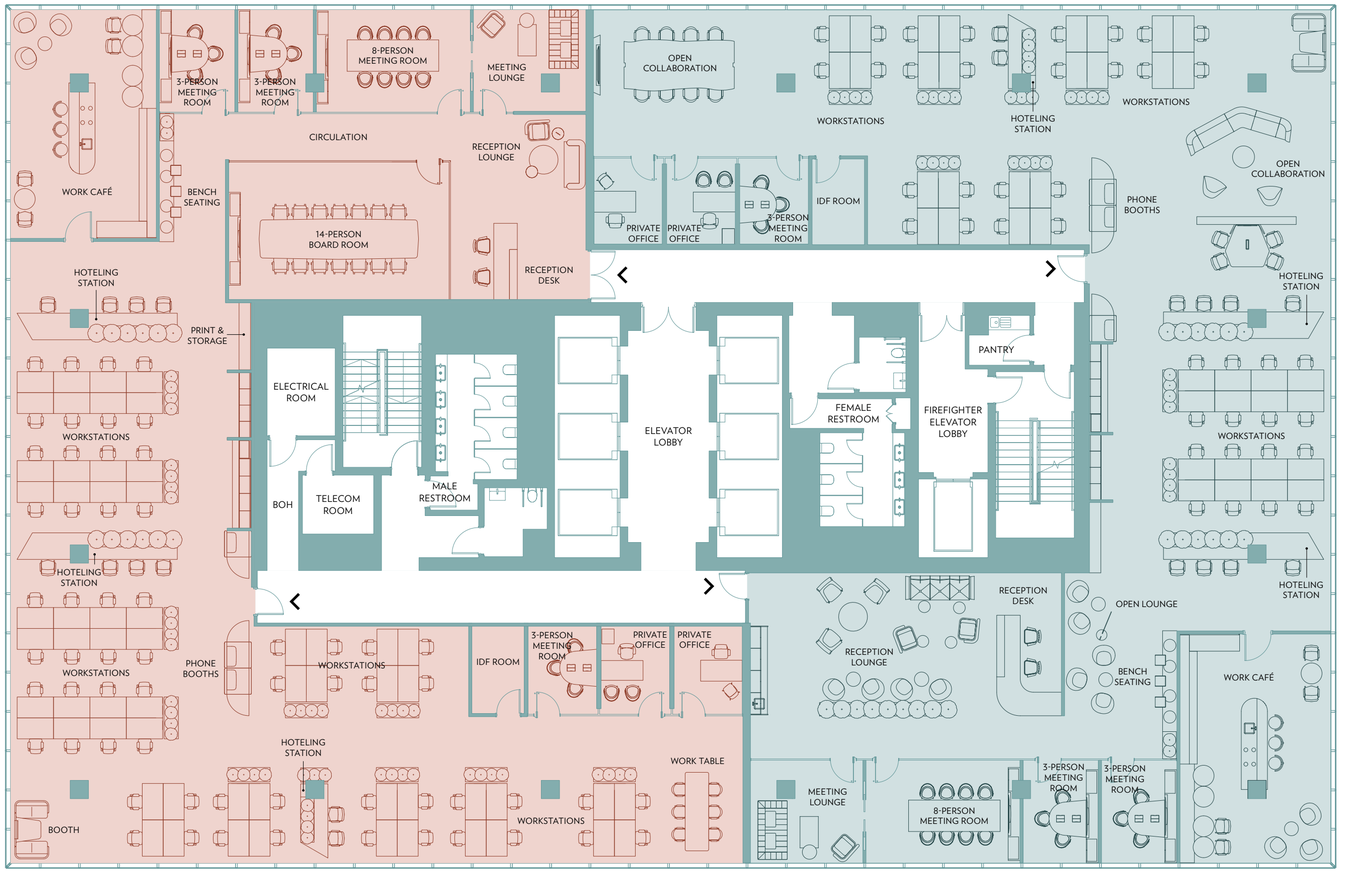


SPACE PLAN - TOWER 1, 4 & 5
2 TENANT LAYOUT

FIRST FLOOR

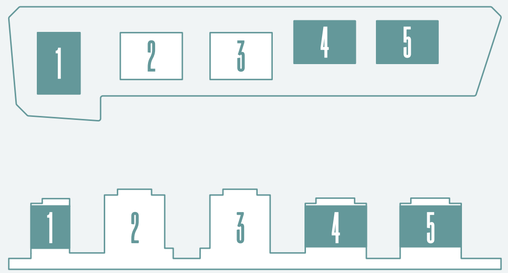




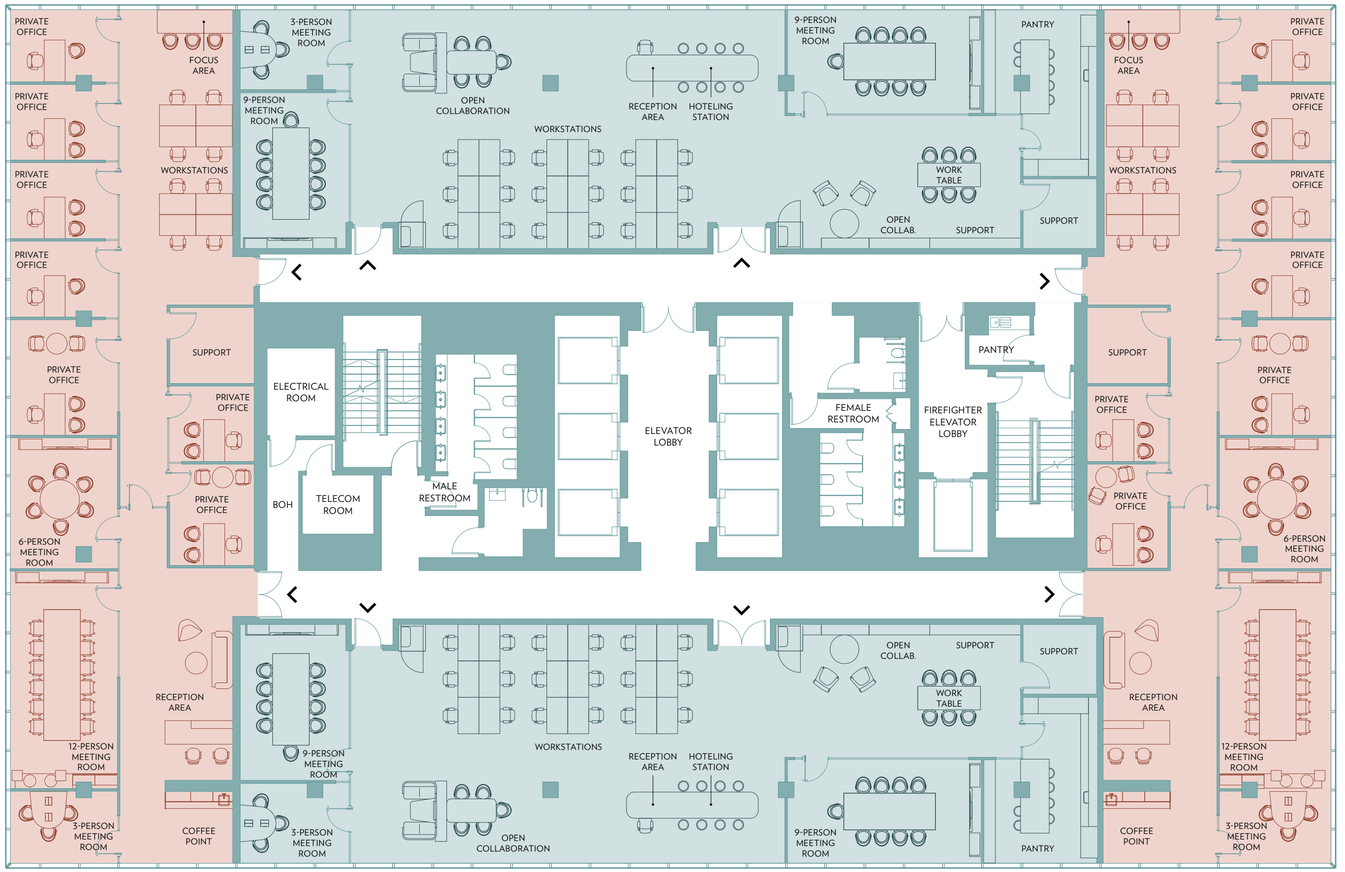


SPACE PLAN - TOWER 1, 4 & 5
4 TENANT LAYOUT

FIRST FLOOR







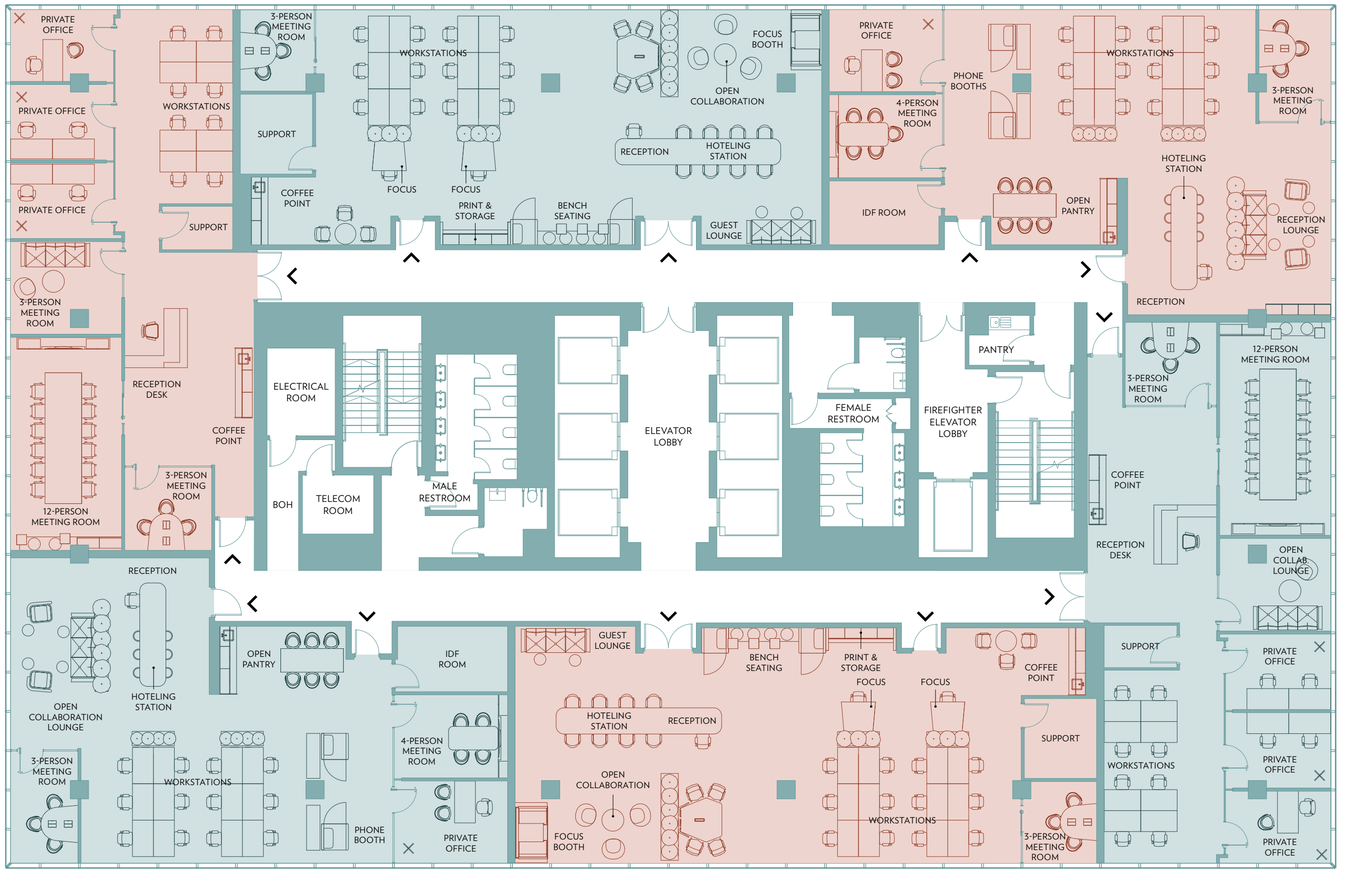
SPACE PLAN - TOWER 1, 4 & 5
6 TENANT LAYOUT

FIRST FLOOR







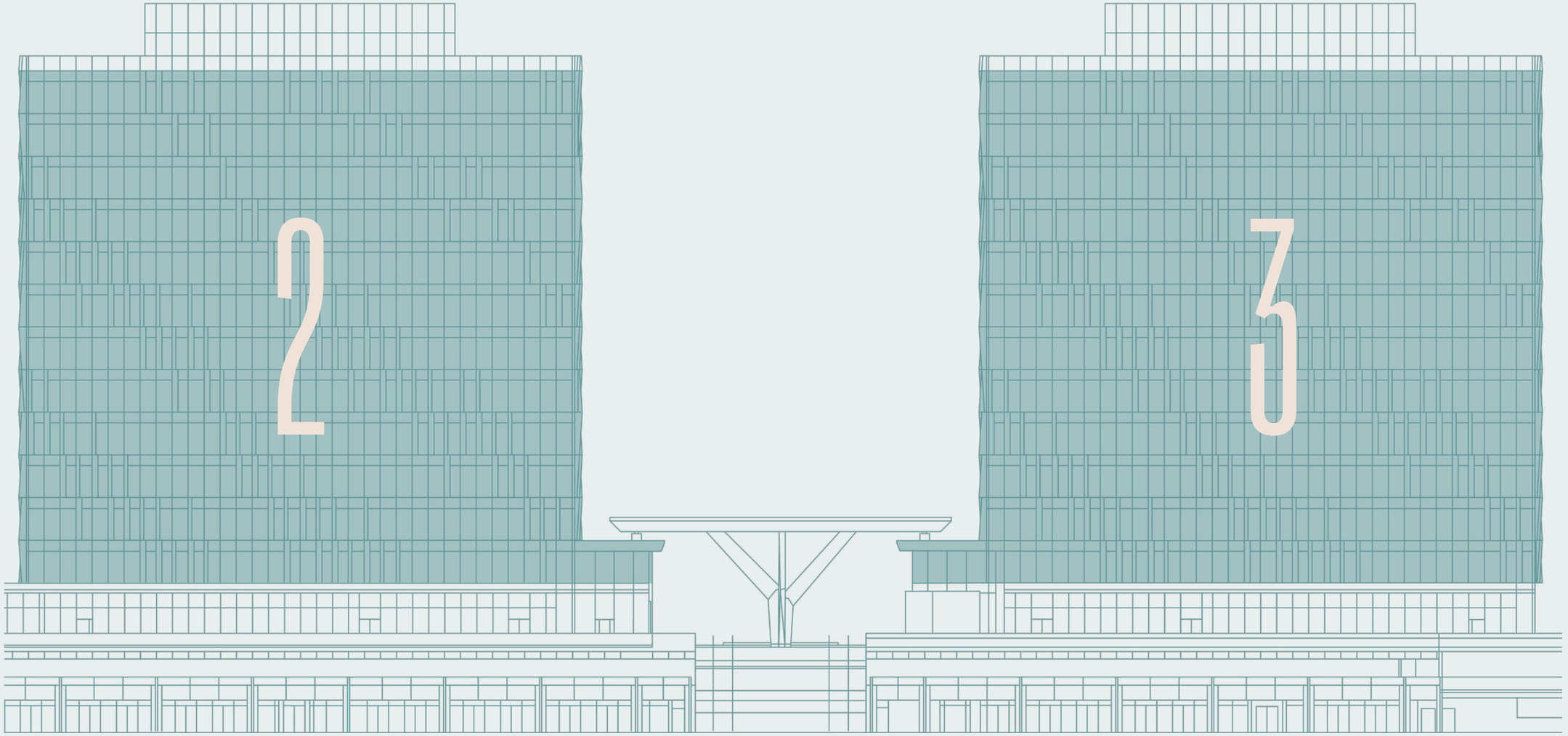


Office Space

SCHEDULE OF AREAS - TOWERS 2 & 3

TOTAL OFFICE SPACE PER TOWER: 17,321 SQ M

1 2 3 4 5



ROOF FLOOR 1
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
MEZZANINE FLOOR 2
MEZZANINE FLOOR 1
GROUND FLOOR

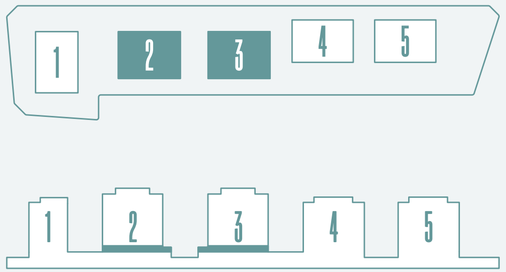
TOWER 2 & 3

FIRST FLOOR

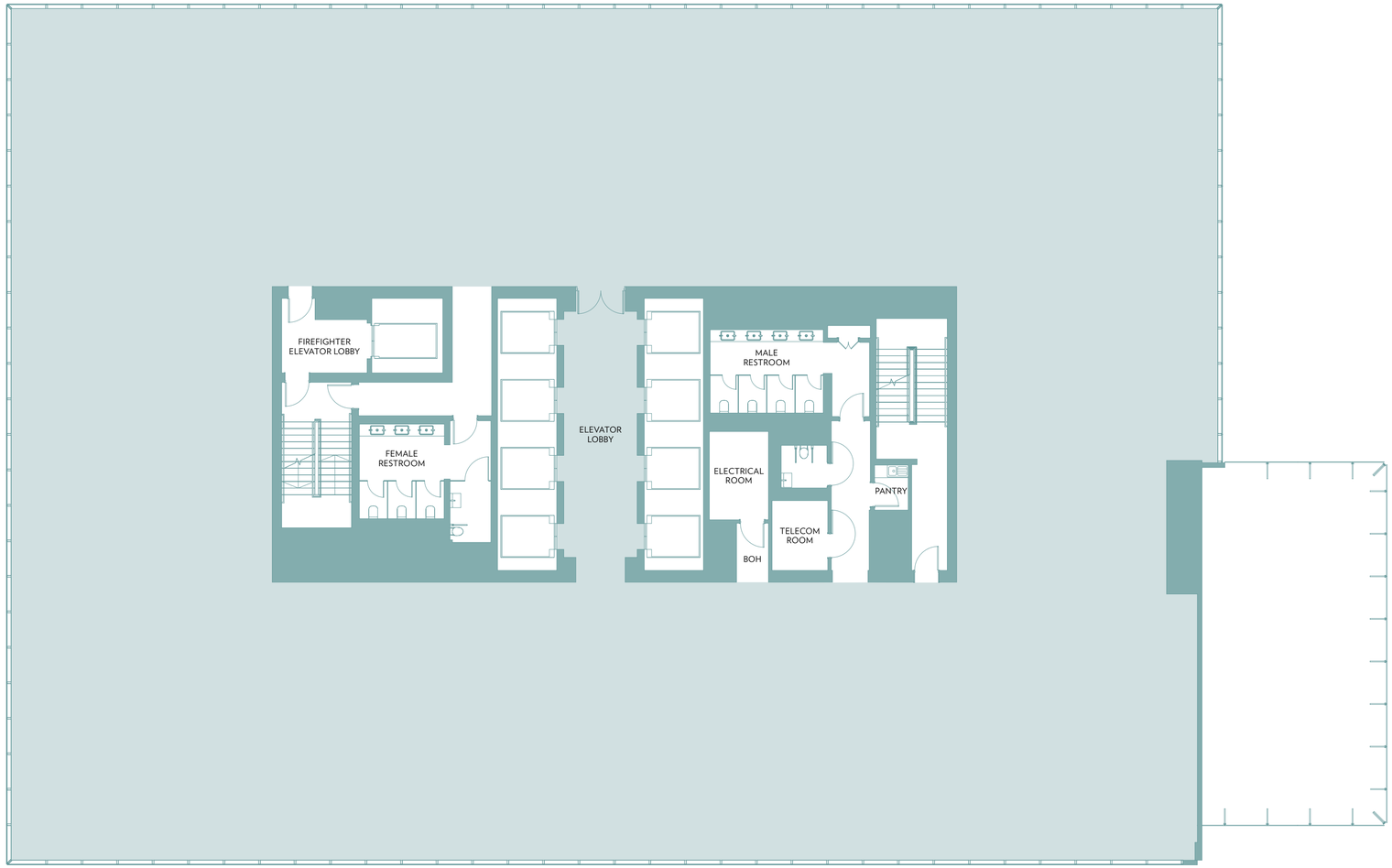
Total area:

15,511 sq ft

1,441 sq m







TOWER 2 & 3

TYPICAL FLOOR PLAN

Total area:

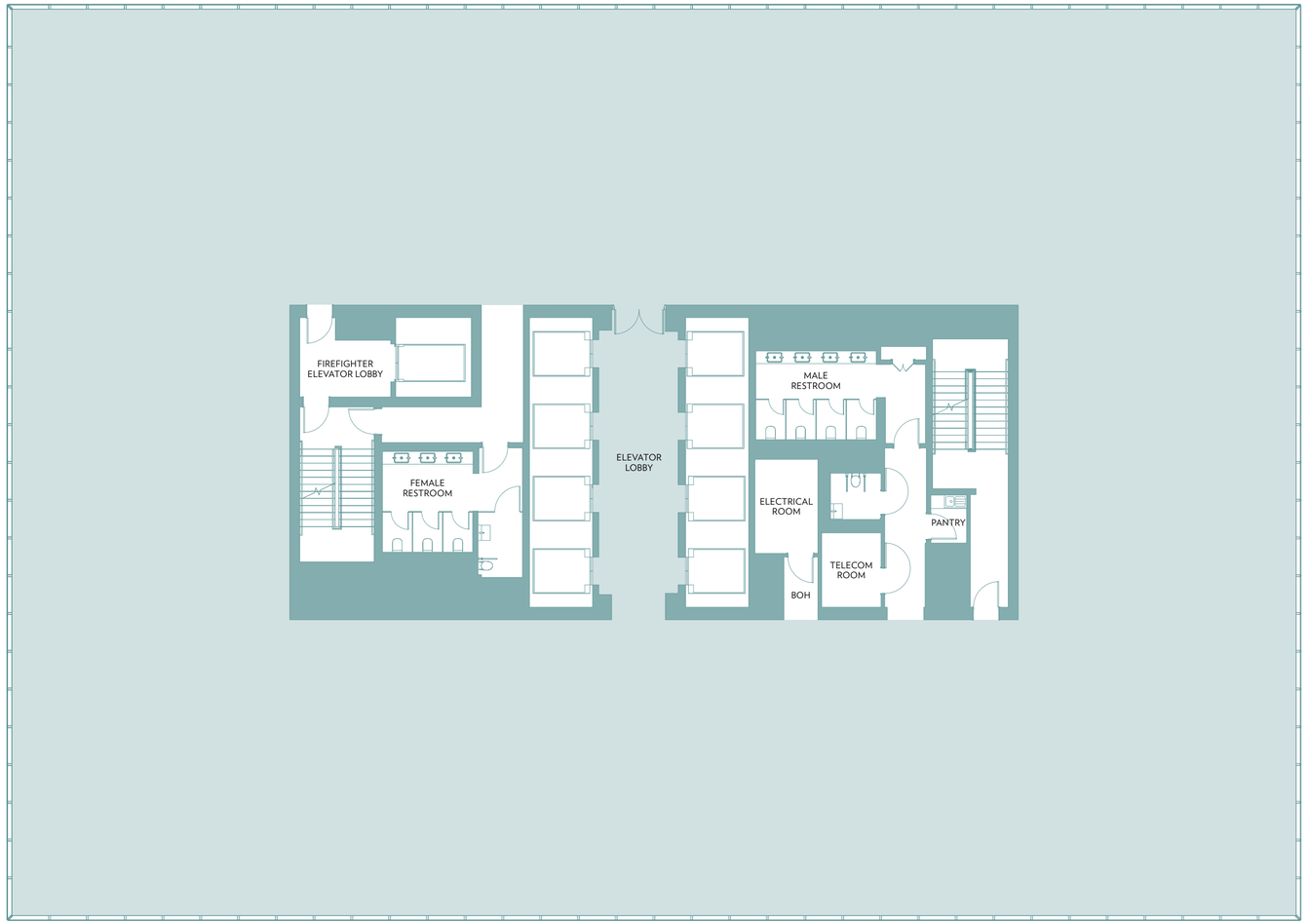
15,780 sq ft

1,466 sq m









TOWER 2 & 3 - 2 TENANT OPTION

TYPICAL FLOOR

Office 1 total area:

7,718 sq ft

717 sq m

Office 2 total area:

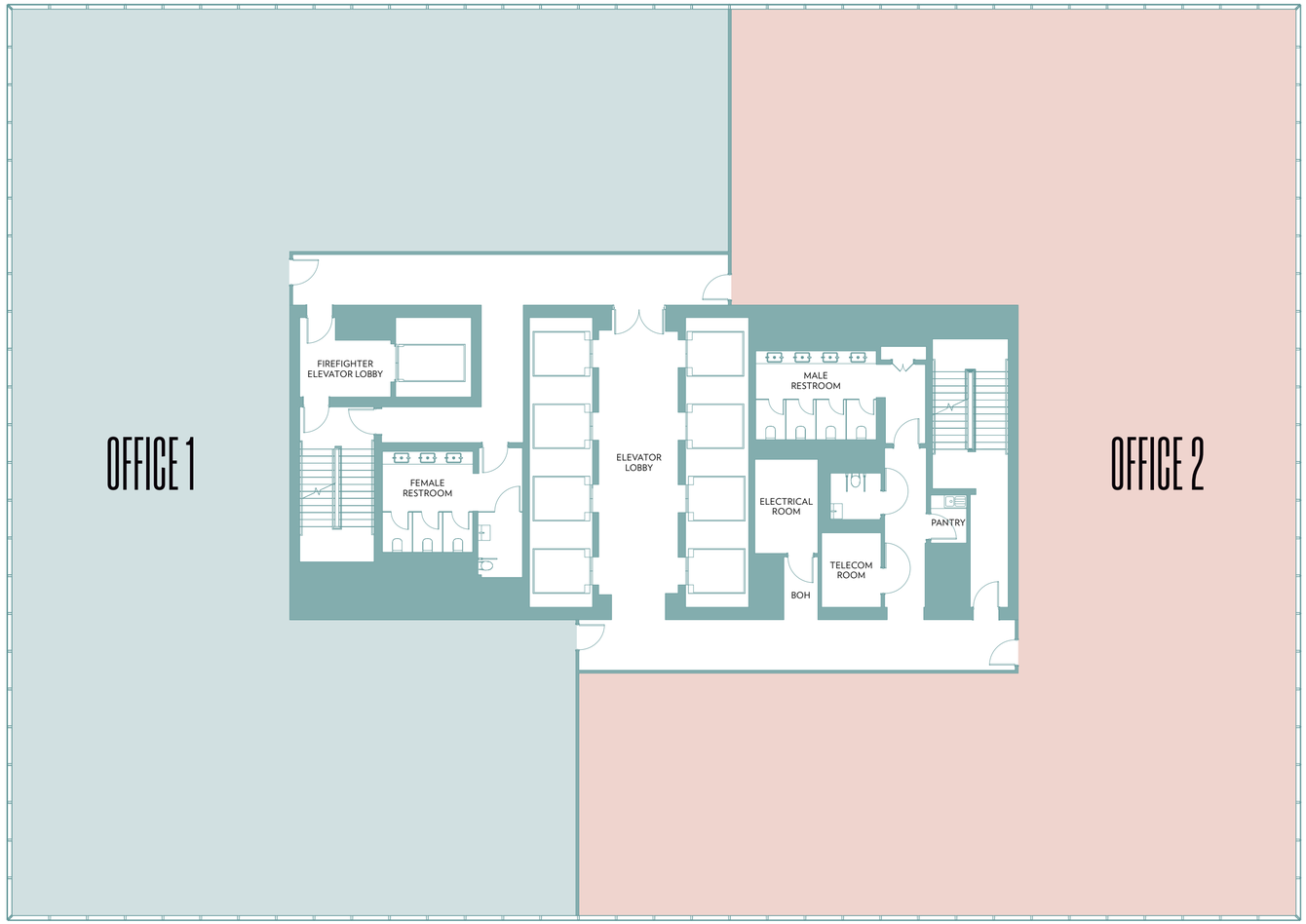
7,718 sq ft

717 sq m





N



TOWER 2 & 3 - 4 TENANT OPTION

TYPICAL FLOOR

Office 1 total area:

3,940 sq ft

366 sq m

Office 3 total area:

3,477 sq ft

323 sq m

Office 2 total area:

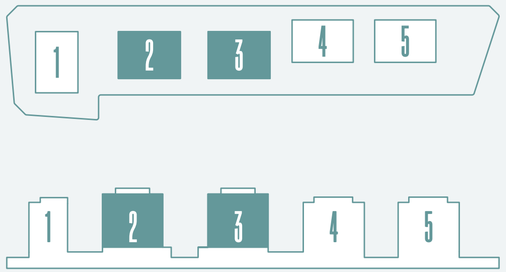
3,477 sq ft

323 sq m

Office 4 total area:

3,940 sq ft

366 sq m



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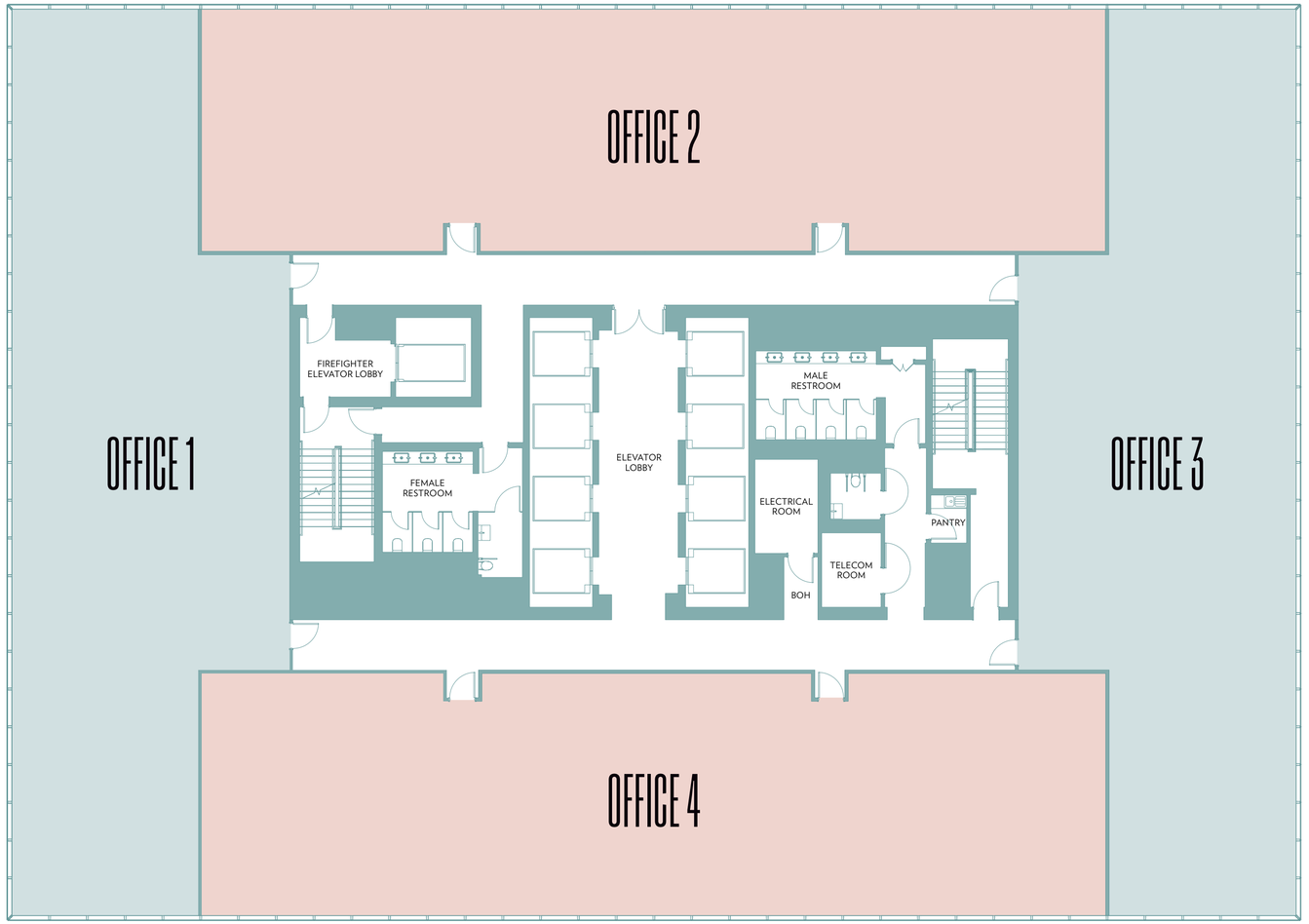


TOWER 2 & 3 - 6 TENANT OPTION

TYPICAL FLOOR

Office 1 total area:
2,691 sq ft
250 sq m

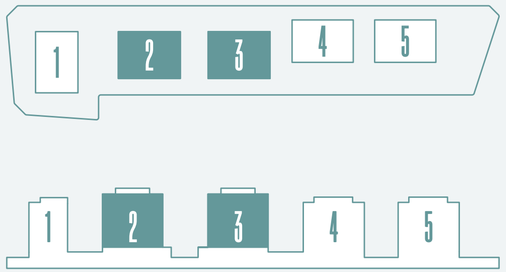
Office 2 total area:
2,314 sq ft
215 sq m

Office 3 total area:
2,379 sq ft
221 sq m

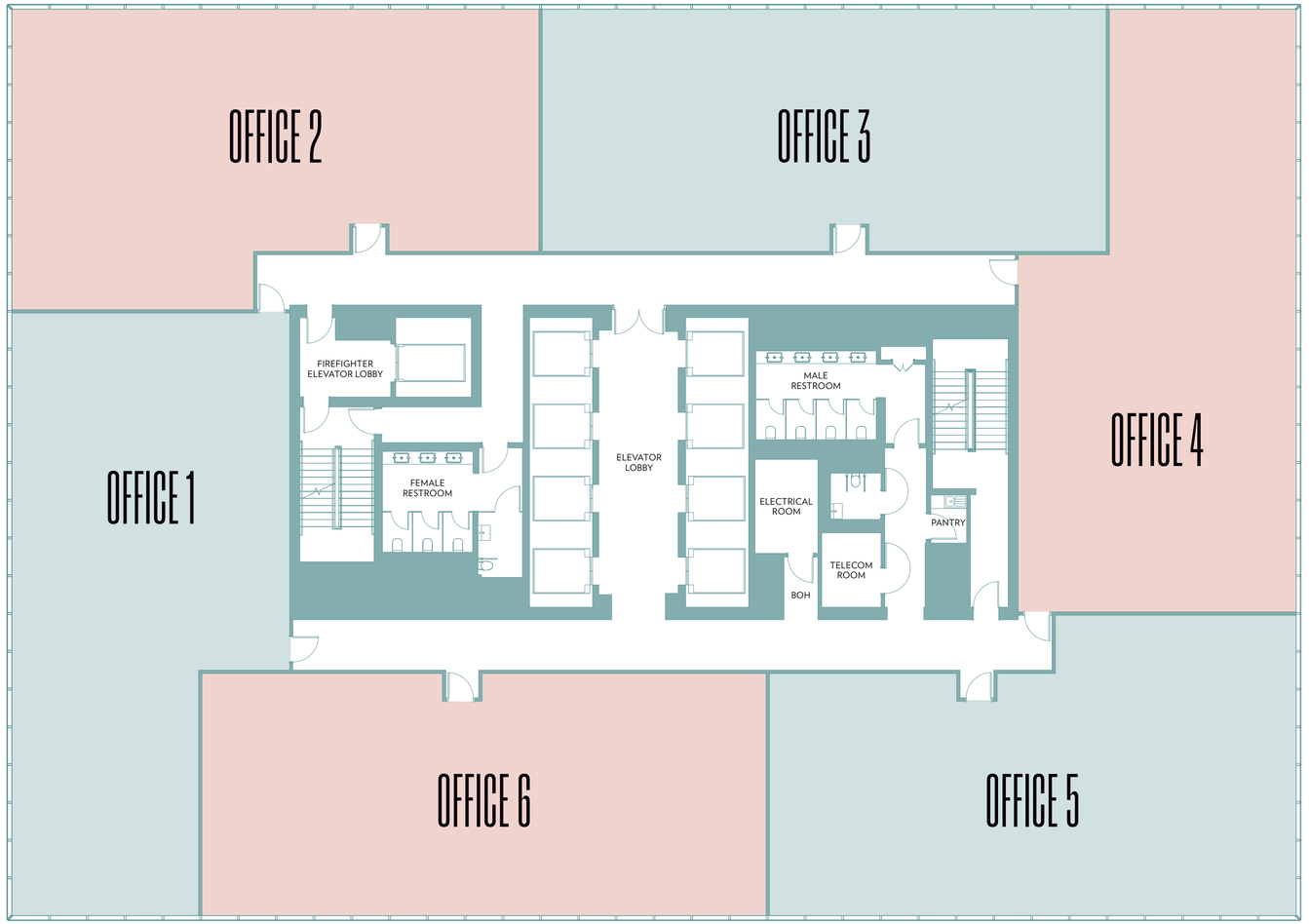
Office 4 total area:
2,691 sq ft
250 sq m

Office 5 total area:
2,314 sq ft
215 sq m

Office 6 total area:
2,379 sq ft
221 sq m

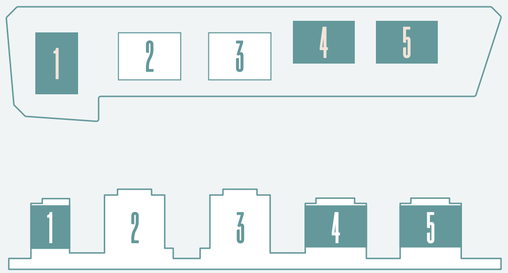




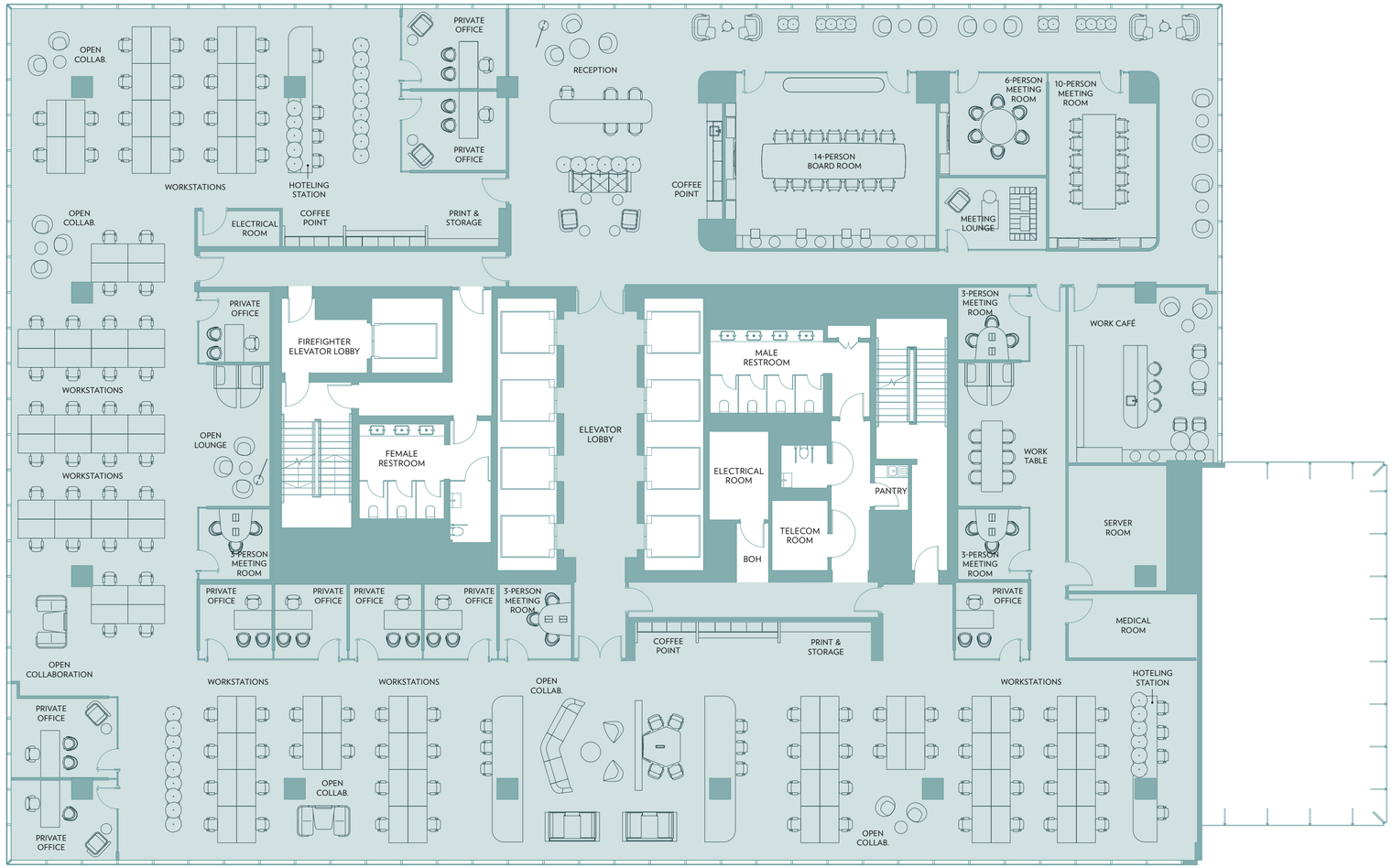


SPACE PLAN - TOWER 2 & 3
1 UNIT DENSE LAYOUT

FIRST FLOOR

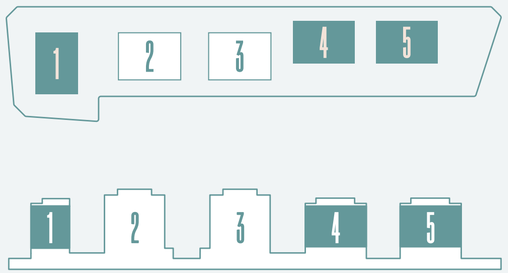




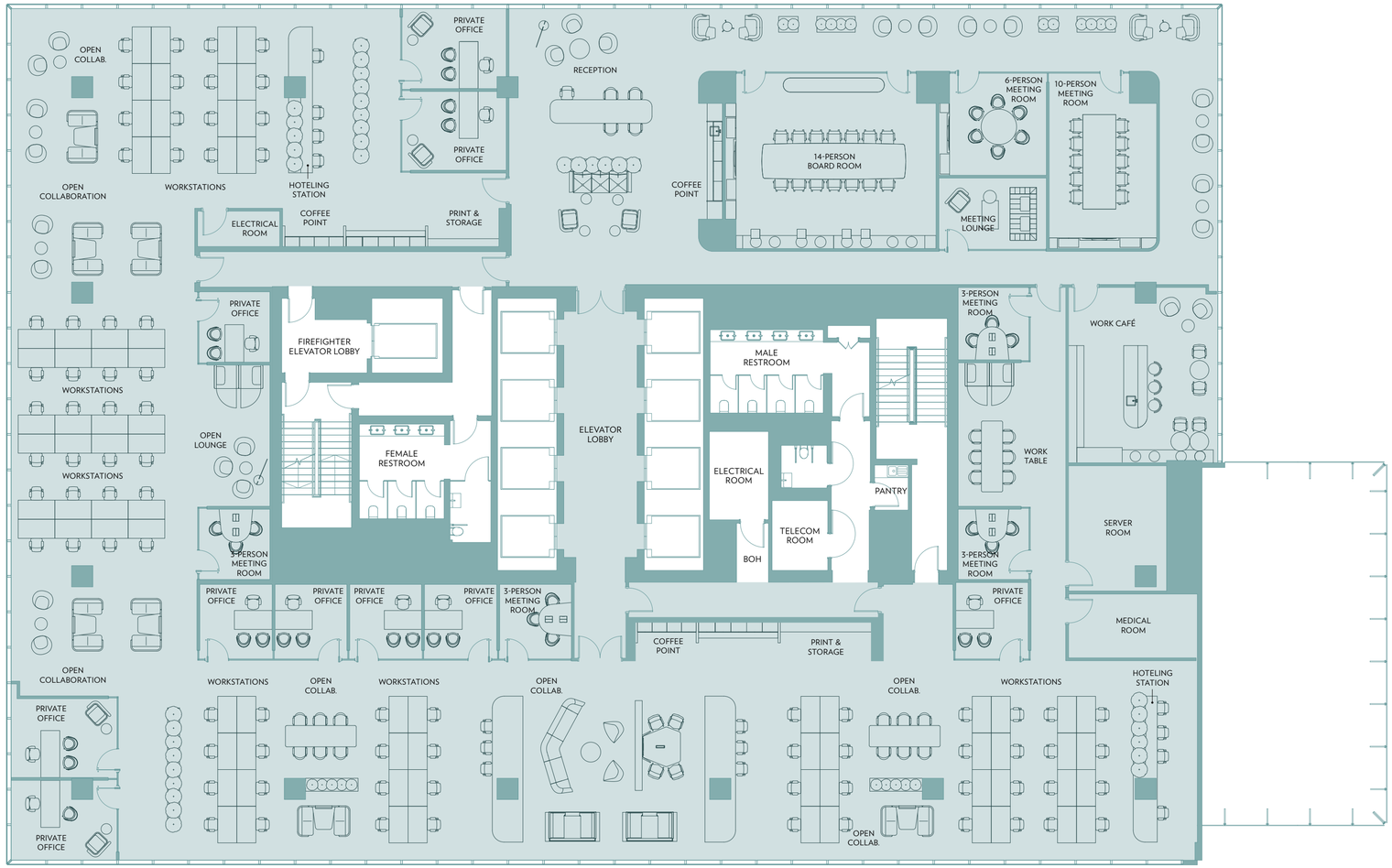


SPACE PLAN - TOWER 2 & 3
1 UNIT NON-DENSE LAYOUT

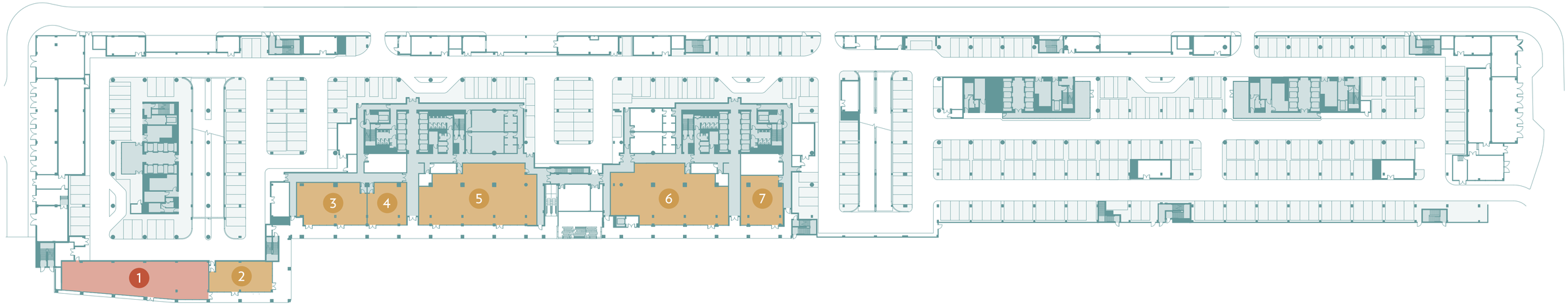
FIRST FLOOR







GROUND FLOOR PLAN



KEY

- F&B
- Retail
- Car parking
- Core

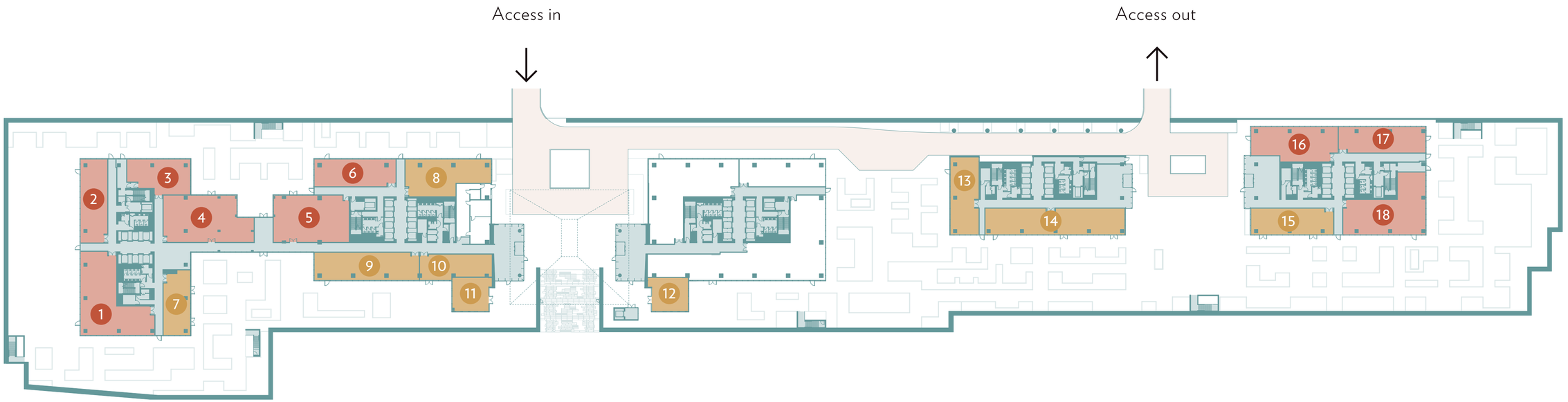
AREA SCHEDULE

1	405 sqm	5	552 sq m
2	156 sq m	6	493 sq m
3	229 sq m	7	165 sq m
4	127 sq m		





MEZZANINE TWO



KEY

- F&B
- Retail
- Car parking
- Core

AREA SCHEDULE

1 299 sqm	5 256 sq m	9 211 sq m	13 162 sq m	17 166 sq m
2 166 sq m	6 164 sq m	10 243 sq m	14 269 sq m	18 268 sq m
3 150 sq m	7 125 sq m	11 97 sq m	15 158 sq m	
4 282 sq m	8 200 sq m	12 97 sq m	16 206 sq m	





SUSTAINABILITY CREDENTIALS

RAK Central's architectural and planning principles elevate sustainable and resilient urban development, with a steadfast commitment to a greener future, alongside productivity, community and wellbeing.

BARJEEL (2021) COMPLIANT

Meets Ras Al Khaimah's Green building regulations

SOLAR HOT WATER SYSTEM

Provides 75% of domestic hot water demand

NATIVE & DROUGHT TOLERANT LANDSCAPING

Achieves 50% reduction in outdoor water use

TARGETING LEED GOLD

Certification

ROOFTOP SOLAR PV PANELS

Reducing grid electricity demand by 30%

ADVANCE ENERGY METERING

Smart monitoring integrated with the BMS

HIGH-EFFICIENCY COOLING SYSTEM

Delivery reduced energy consumption (COP 4.4)

HIGH EFFICIENCY ENVELOPE SYSTEMS

Minimises heat gain & reduces energy consumption

75% OF SPACES WITH OUTDOOR VIEWS

Enhanced wellbeing and natural light

LOW ENERGY LIGHTING

Interior lighting energy cut by 50% and exterior by 30%

LOW WATER CONSUMPTION FIXTURES

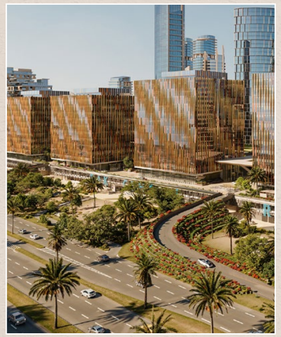
50% indoor water use savings

REDUCED CONSTRUCTION WASTE

75% of construction waste diverted from landfill

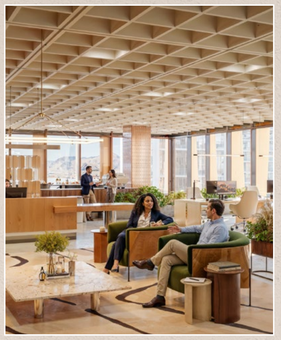
SUMMARY SPECIFICATION

A refined workplace environment, combining contemporary design with high-performance infrastructure.



PROMINENT LOCATION

Prominent location with strong visibility from the E11 Highway



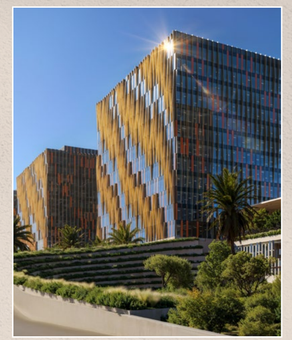
FLEXIBLE FLOORPLATES

Highly efficient and flexible floorplates – designed to accommodate single and multiple occupiers



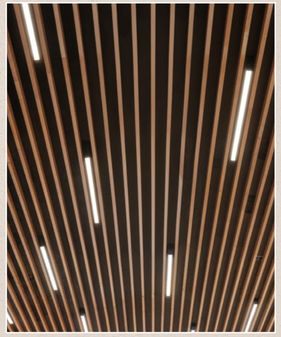
MAXIMISED DAYLIGHT

Floor-to-ceiling glazing – maximising natural light and views across Al Hamra Golf Course and the surrounding landscape



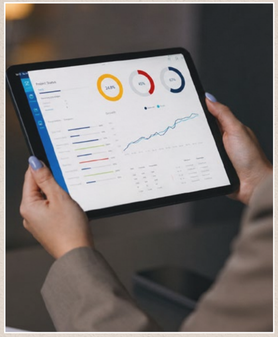
REDUCED HEAT GAIN

High-performance façade – reducing heat gain while enhancing internal comfort



INTELLIGENT LIGHTING

Intelligent lighting systems – allowing adaptable settings across office and shared spaces



OPTIMISED PERFORMANCE

Integrated building management system – optimising performance and efficiency



VIP ARRIVAL

A premium arrival experience, with VIP drop-off points and direct office access via podium entrances



A VIBRANT DESTINATION

Retail and dining at podium level – a vibrant and convenient workplace destination

LOCATION

BE CLOSE TO IT ALL

3 MIN DRIVE

to Waldorf Astoria
Ras Al Khaimah

4 MIN DRIVE

to Al Jazeera
Equestrian Club

5 MIN DRIVE

to Royal Yacht Club
of Ras Al Khaimah

5 MIN DRIVE

to The Ritz-Carlton
Al Hamra Beach

5 MIN DRIVE

to Al Hamra
Golf Course

10 MIN DRIVE

to Wynn
Al Marjan Island









Over 1,000 archaeological sites, forts and castles



OPTIMISE YOUR STANDARD OF LIVING



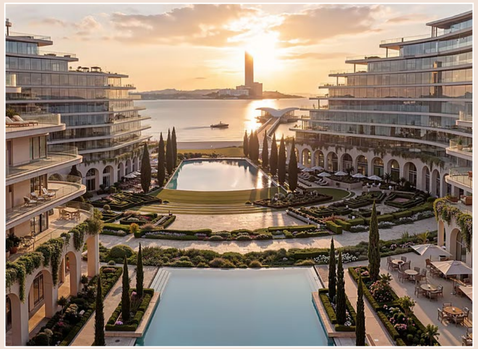
From congestion-free roads and a diverse choice of homes to stunning natural landscapes, Ras Al Khaimah offers its workforce an exceptionally well-rounded lifestyle — complemented by a cooler climate and a more attractive cost of living than the rest of the Emirates.

COMING SOON TO RAS AL KHAIMAH



Wynn AL MARJAN ISLAND

A 2.7 million sq m waterfront destination, extending 4.5km into the Arabian Gulf. This flagship, integrated resort, opening from 2027, will combine a luxury hotel and residential villas, fine dining and exceptional entertainment venues, further boosting tourism and the Emirate's global standing.



BEYOND EVERMORE

A 0.65 million sq ft beachfront district on Marjan Beach, bringing together homes, hospitality and retail in a walkable setting. Framed by open sea views and landscaped public spaces, this French-inspired project adds a new cultural and lifestyle destination to Ras Al Khaimah.



one central AT RAK CENTRAL

A 0.29 million sq m lifestyle destination at the heart of RAK Central, centred around elegant, spacious residences and set within beautifully landscaped gardens. Residents will enjoy world-class amenities and panoramic views, with offices, retail and dining just moments away.



AL HAMRA GREENS

A premium residential community within Al Hamra Village, offering contemporary apartments amidst landscaped green spaces. Overlooking the golf course, coastline and mountains – – minutes from RAK Central – the development will provide nature-inspired living in a well-established neighbourhood.

CITY BETWEEN THE SEA & MOUNTAINS

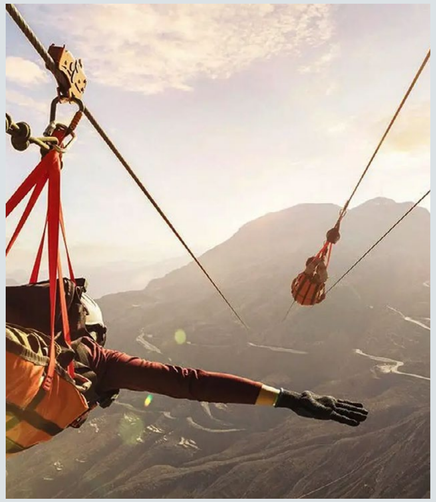


Ras Al Khaimah is characterised by its rich history and striking natural landscapes. As one of the fastest-growing tourism destinations in the region, the Emirate has become synonymous with an outdoor lifestyle.



Over 64km of tranquil beaches





Home to the worlds longest zipline



With crystal clear waters, coral reefs, and diverse marine life, Ras Al Khaimah is a leading destination for snorkeling and scuba diving in the UAE



At 1,900m, Jebel Jais is the UAE's tallest peak

TEAM

THE DEVELOPMENT TEAM

Two of Ras Al Khaimah's most prestigious government-backed entities





مرجان
Marjan

As the Emirate's leading destination developer, Marjan has built communities that place quality of life front and center – from the mixed-use Marjan Beach and visionary Wynn Al Marjan Island to the people-first neighborhood of RAK Central.

An anchor tenant, Marjan will establish its headquarters at RAK Central Square, occupying half of Tower 2.

rakez

Ras Al Khaimah Economic Zone (RAKEZ) is a powerhouse business and industry hub in the vibrant heart of the city, offering first-of-its-kind opportunities to local, regional and global companies alike.

The government-backed entity, RAKEZ, will be based in Tower 1 of RAK Central Square – establishing this office district from day one as a dynamic, business-led ecosystem.

THE CREATIVE TEAM

World-renowned architecture and design practice



Gensler

Founded in 1965, Gensler is a talented practice of 6,000 professionals who partner with clients in over 100 countries each year on projects that act as catalysts for growth.

Gensler unites creativity, research and innovation to reimagine cities, places and human experiences. Everything the firm does is guided by its mission: to create a better world through the power of design.

STREAMLINED BUSINESS SETUP

Introducing dual licence and support services

Ras Al Khaimah Economic Zone (RAKEZ) is a powerhouse business and industrial hub, offering wide-ranging customizable solutions to Free Zone and Mainland businesses operating in the Emirate.

How this helps:

Partnership with RAKEZ simplifies business setup and regulatory compliance

Dual licensing enables flexibility across diverse business activities

Centralized tenant support covers starting, operating and expanding a business



NOW HAPPENS HERE

Move your business into RAK Central Square in Q3 2027.

Construction of the five Grade A office buildings is well under way, with several construction milestones already met.

Q3 2025
Project commencement

Q4 2025
Construction mobilisation and foundation works started

Q1 2026
Superstructure construction under way

Q3 2026
Structural topping out of each of the five office towers

Q1 – Q2 2027
Fit-out of offices, testing and commissioning

Q3 2027
Project completion

SEPTEMBER 2027
Offices ready for tenant occupation

GET IN TOUCH

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JLL

RAKCENTRALSQUARE.COM

A government-backed JV:

rakez

مرجان
Marjan

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