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## ■ CONCEPT & DESIGN

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# PUSHING THE BOUNDARIES OF INNOVATIVE BUSINESS CENTER DESIGN

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## ■ DESIGN

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Qubic Square is a lifestyle business center pushing the boundaries of innovative design along with adjacent complementary center, Qubic. More than just an office space, Qubic Square is a destination for business minds. Its sleek, intelligent design maximizes efficiency by bringing business and lifestyle together at every detail.



# BUSINESS LIFESTYLE

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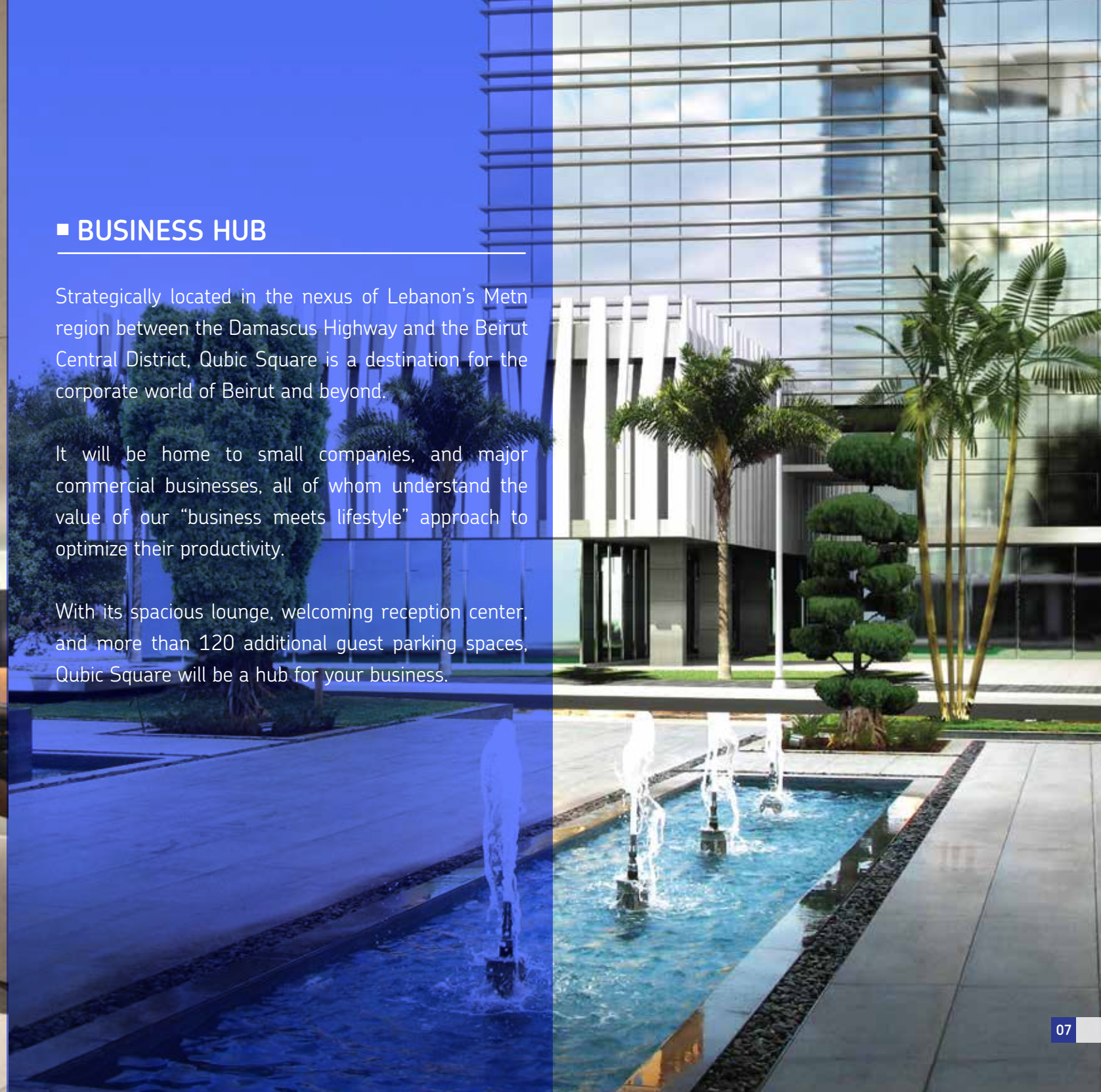
## ■ BUSINESS HUB

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Strategically located in the nexus of Lebanon's Metn region between the Damascus Highway and the Beirut Central District, Qubic Square is a destination for the corporate world of Beirut and beyond.

It will be home to small companies, and major commercial businesses, all of whom understand the value of our "business meets lifestyle" approach to optimize their productivity.

With its spacious lounge, welcoming reception center, and more than 120 additional guest parking spaces, Qubic Square will be a hub for your business.



## ■ BUSINESS MEETS PLEASURE

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Qubic Square fuses functionality and leisure in every amenity. Guests enter into a modern reception area where they will be invited to their desired floor or offered a seat in the spacious lounge. Open common spaces invite gatherings for business or leisure. Through each door, clients will enjoy innovative facilities with a contemporary artistic design.

## ■ LOUNGE

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We believe that leisure is essential to our clients' business needs. The lounge on the ground floor is a space for socializing in an impressive but relaxed setting. Hold meetings here, or sit back and unwind.



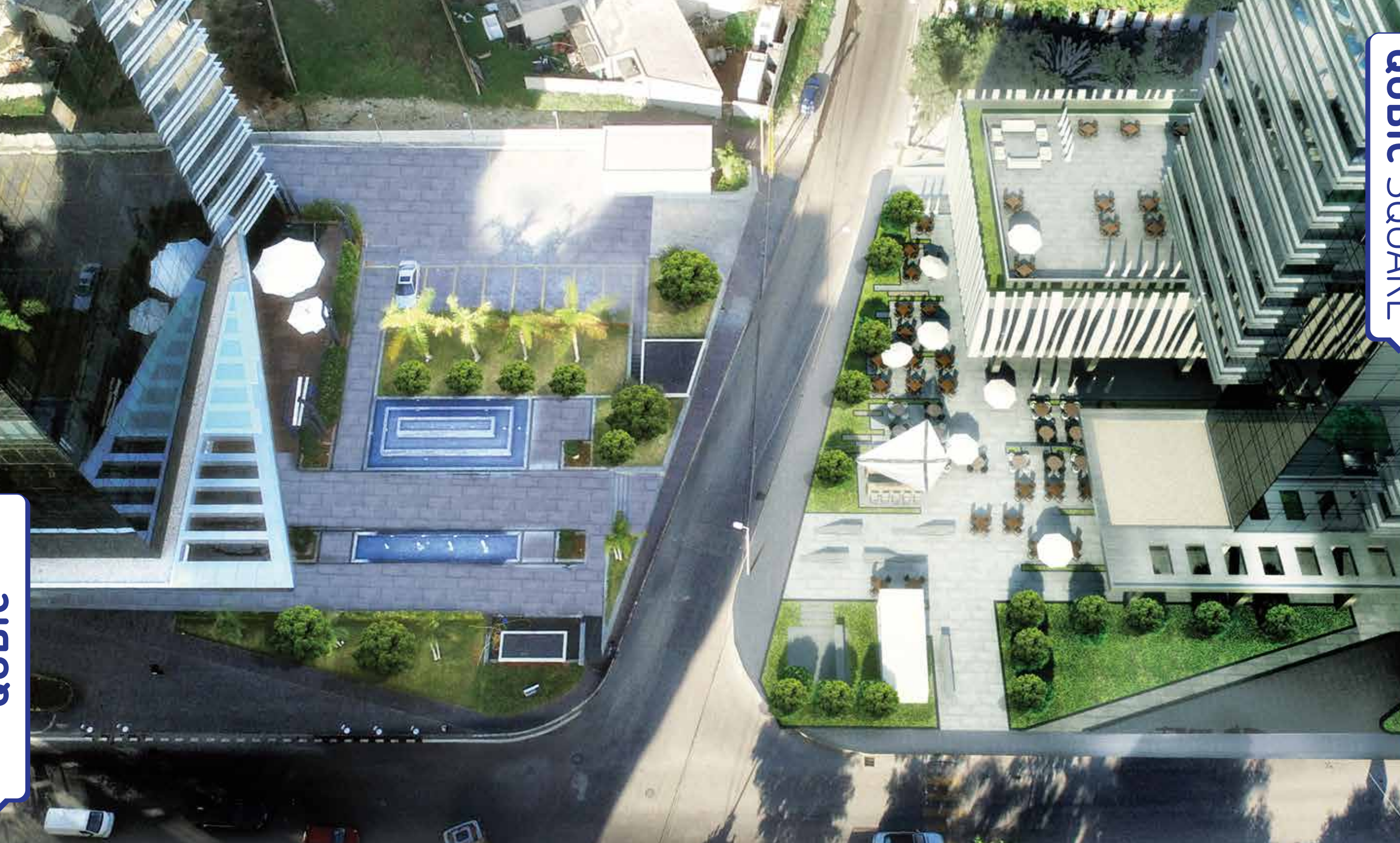


## ■ RESTAURANT

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Our restaurant is a chance for clients and friends to share a delicious meal in our contemporary dining space. We offer an international menu with dishes from around the globe, and another opportunity to join business and leisure.

**QUBIC SQUARE**



**QUBIC**

# CONFERENCE BUSINESS CENTER

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Our state of the art conference room allows your team to gather in a modern, comfortable space with the world's leading technology to optimize your communication.

We can accommodate small meetings or large gatherings.



# TECHNICAL SPECIFICATIONS

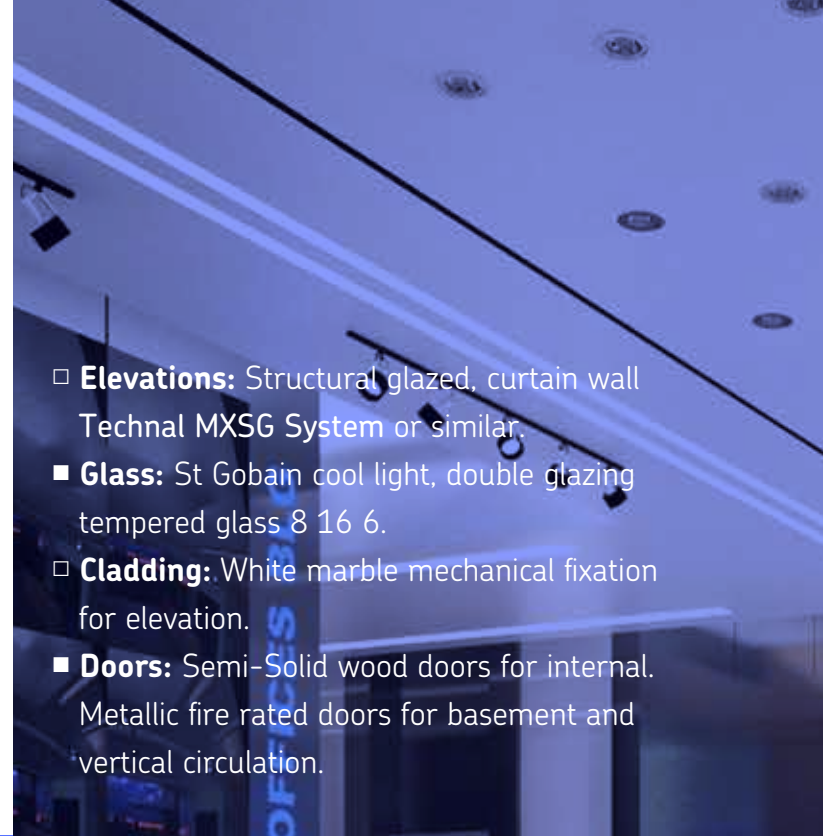
## General specifications of the building:

- Design following NFPA Standards.
- Technical control: Socotec.
  
- Seismic structure design.
- Sprinkler system.

- **Elevators:** Six main elevators high speed. Mitsubishi, Group Control, Full collective smart system
- Two service elevators high speed.
  
- Water well digging, Treatment and filtration systems.
  
- Automatic Back up power supply.
- CCTV camera in all common areas and Parkings

- **Elevations:** Structural glazed, curtain wall Technal MXSG System or similar.
- **Glass:** St Gobain cool light, double glazing tempered glass 8 16 6.
- **Cladding:** White marble mechanical fixation for elevation.
- **Doors:** Semi-Solid wood doors for internal. Metallic fire rated doors for basement and vertical circulation.

- **AC:** Independent VRV system by office.
- **Parking Gate:** Remote access control. 121 Extra parking spaces for Visitor / Valet Parking Service.
- **Security:** 24/7 Hours/days.
  
- **Tiling:** Italian ceramic 60 x 60 cm<sup>2</sup>
- **Bathrooms equipment:** Laufen or equivalent.
- **Mixer:** European, Grohe or equivalent.



# FLOOR PLANS

Our floor plans are optimal for small businesses to large corporations, with spaces ranging from 90 to 1800 square meters. We are here to tailor our spaces to your needs.



■ GROUND FLOOR PLAN

## ■ TYPICAL FLOOR PLAN

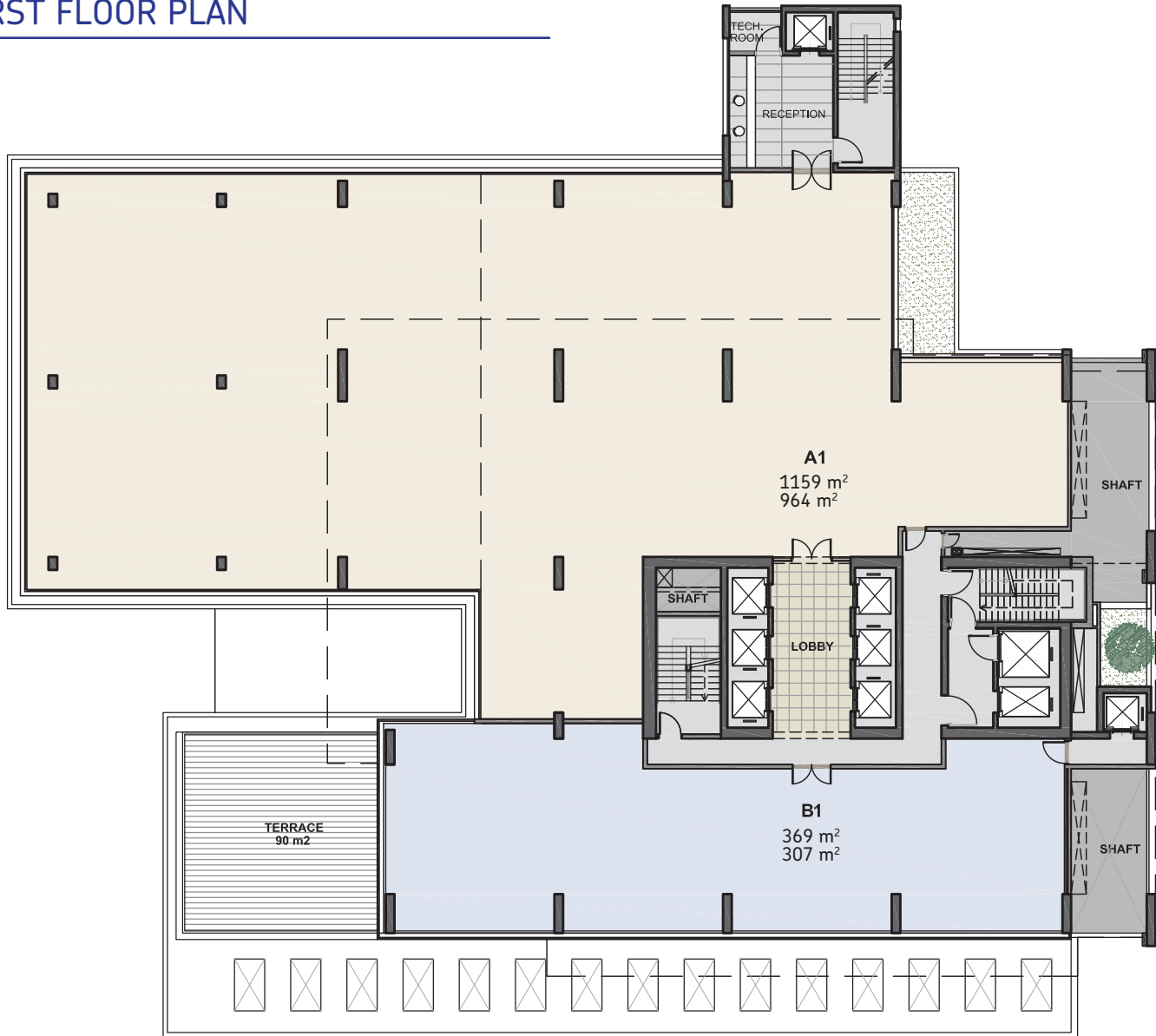


Flower bed only at the 10th floor

OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A	196 m <sup>2</sup>	280 m <sup>2</sup>	5
B	70 m <sup>2</sup>	100 m <sup>2</sup>	2
C	62 m <sup>2</sup>	89 m <sup>2</sup>	2
D	73 m <sup>2</sup>	104 m <sup>2</sup>	2

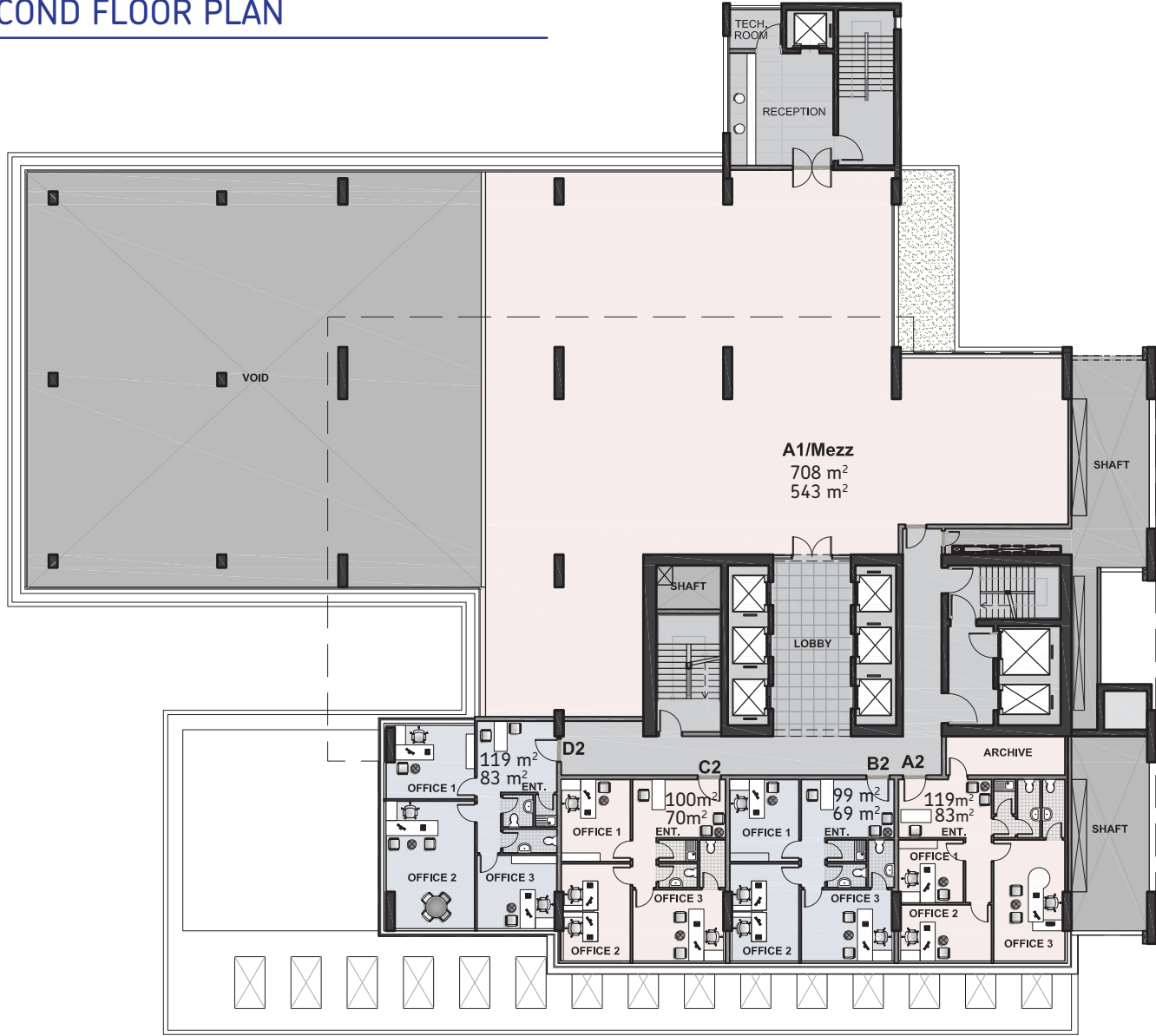
OFFICE	OFFICE AREA	SELLABLE AREA	CARS
E	69 m <sup>2</sup>	99 m <sup>2</sup>	2
F	70 m <sup>2</sup>	100 m <sup>2</sup>	2
G	78 m <sup>2</sup>	111 m <sup>2</sup>	2
H	122 m <sup>2</sup>	174 m <sup>2</sup>	2

■ FIRST FLOOR PLAN



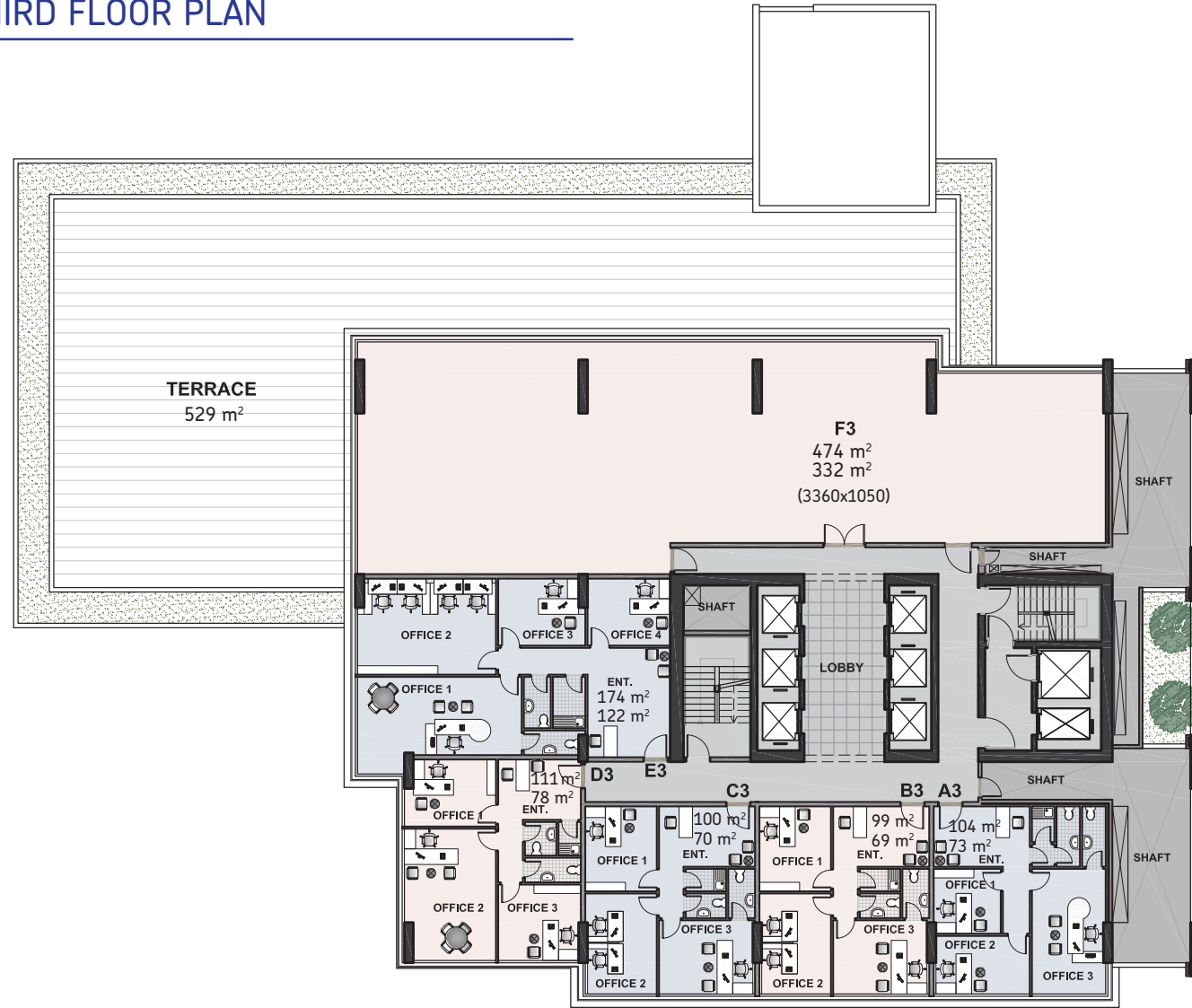
OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A1	964 m <sup>2</sup>	1159 m <sup>2</sup>	31
B1	307 m <sup>2</sup>	369 m <sup>2</sup>	6

■ SECOND FLOOR PLAN



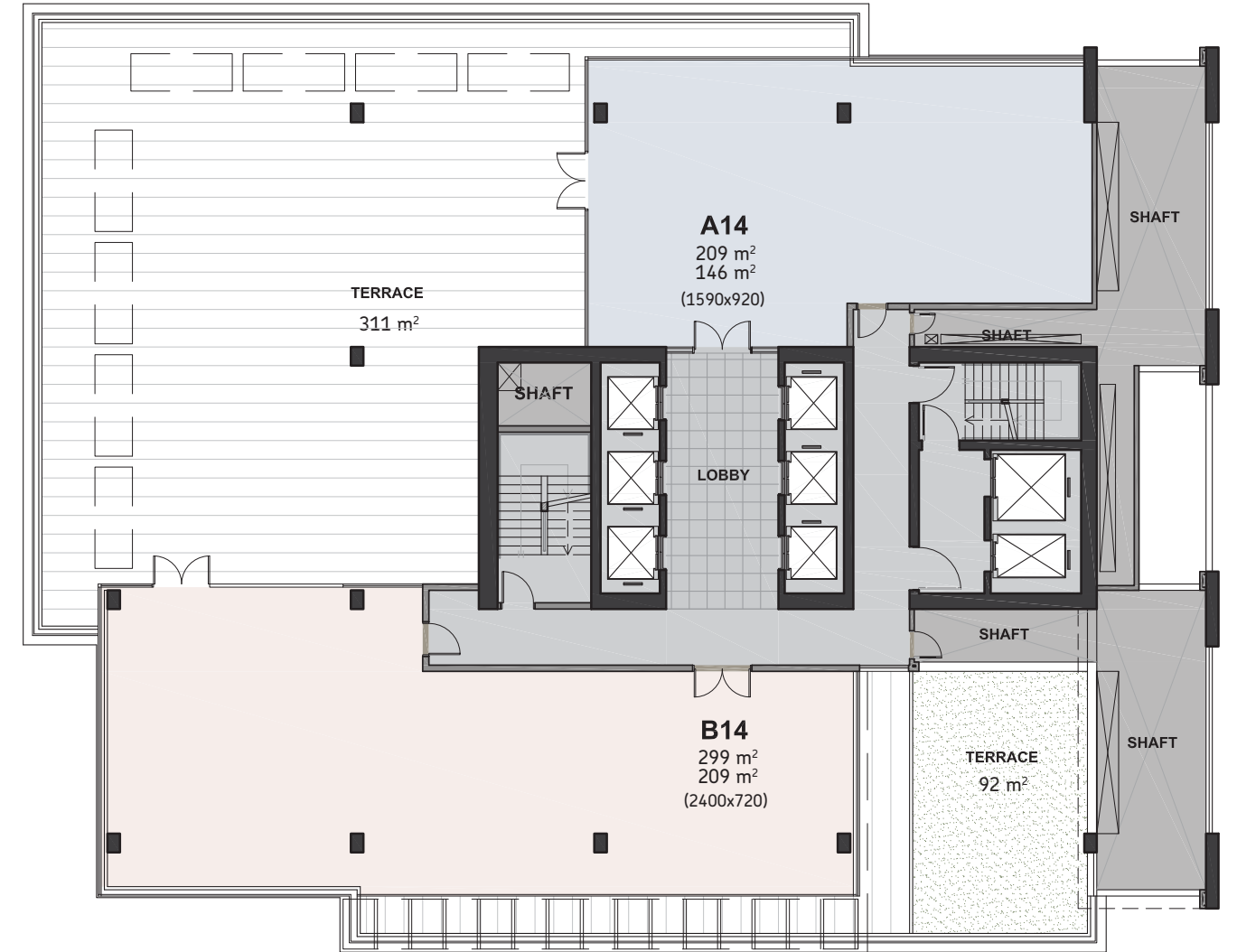
OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A1/Mezz	543 m <sup>2</sup>	708 m <sup>2</sup>	
A2	83 m <sup>2</sup>	119 m <sup>2</sup>	2
B2	69 m <sup>2</sup>	99 m <sup>2</sup>	2
C2	70 m <sup>2</sup>	100 m <sup>2</sup>	2
D2	83 m <sup>2</sup>	119 m <sup>2</sup>	2

## THIRD FLOOR PLAN



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A3	73 m <sup>2</sup>	104 m <sup>2</sup>	2
B3	69 m <sup>2</sup>	99 m <sup>2</sup>	2
C3	70 m <sup>2</sup>	100 m <sup>2</sup>	2
D3	78 m <sup>2</sup>	111 m <sup>2</sup>	2
E3	122 m <sup>2</sup>	174 m <sup>2</sup>	2
F3	332 m <sup>2</sup>	474 m <sup>2</sup>	8

## FOURTEENTH FLOOR PLAN



OFFICE	OFFICE AREA	SELLABLE AREA	CARS
A1	146 m <sup>2</sup>	209 m <sup>2</sup>	4
B1	209 m <sup>2</sup>	299 m <sup>2</sup>	5