

EXAMPLE · Illustrative asking price. Not an active listing.

01 / OFFICE OVERVIEW

TAMANI ARTS OFFICES

Office lease · Within the observed range

Weighted median

about 62K

AED / year

Your asking price

60,000

AED / year

Observed range

about 55K - 72K

AED / year

Office & evidence

Area · sq ft

393 sq ft

Fit-out condition

Not confirmed

Selected records

80

Lookback · months

6

Latest selected record

13 Oct 2026

Area tolerance

±15%

Lease scenario

New lease

Weighted middle 50% of selected rates per sq ft, scaled to your area. This is a sample range, not a confidence interval. A lower price alone does not make a better office.

DLD registry via Data Dubai

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Costs & scenarios

Some costs are not confirmed. The full budget cannot be calculated until the missing assumptions are supplied.

Your cost assumptions

Annual service charges · AED	Not confirmed
Annual utilities · AED	Not confirmed
One-time fit-out · AED	Not confirmed
Moving costs · AED	Not confirmed
One-time lease fees · AED	Not confirmed
Refundable deposit · AED	Not confirmed

User assumptions only, before taxes. A refundable deposit is cash tied up, not an expense. Rent escalation, incentives and financing are excluded.

Before you commit

- 1 Confirm registered and usable floor areas.
- 2 Verify fit-out, parking allocation and service charges.
- 3 Confirm permitted business use and required approvals.
- 4 Check lease terms, incentives, handover and vacancy with the relevant documents.

How to read this report

Office records only. Exact registered building or project, comparable area and separate new / renewal leases. At least five records; the search expands from 6 to 12 or 24 months when needed. No area-wide estimate is substituted.

Fit-out, floor, view, incentives and permitted business activity are not verified by these records. The observed range is not a formal valuation or a guarantee.

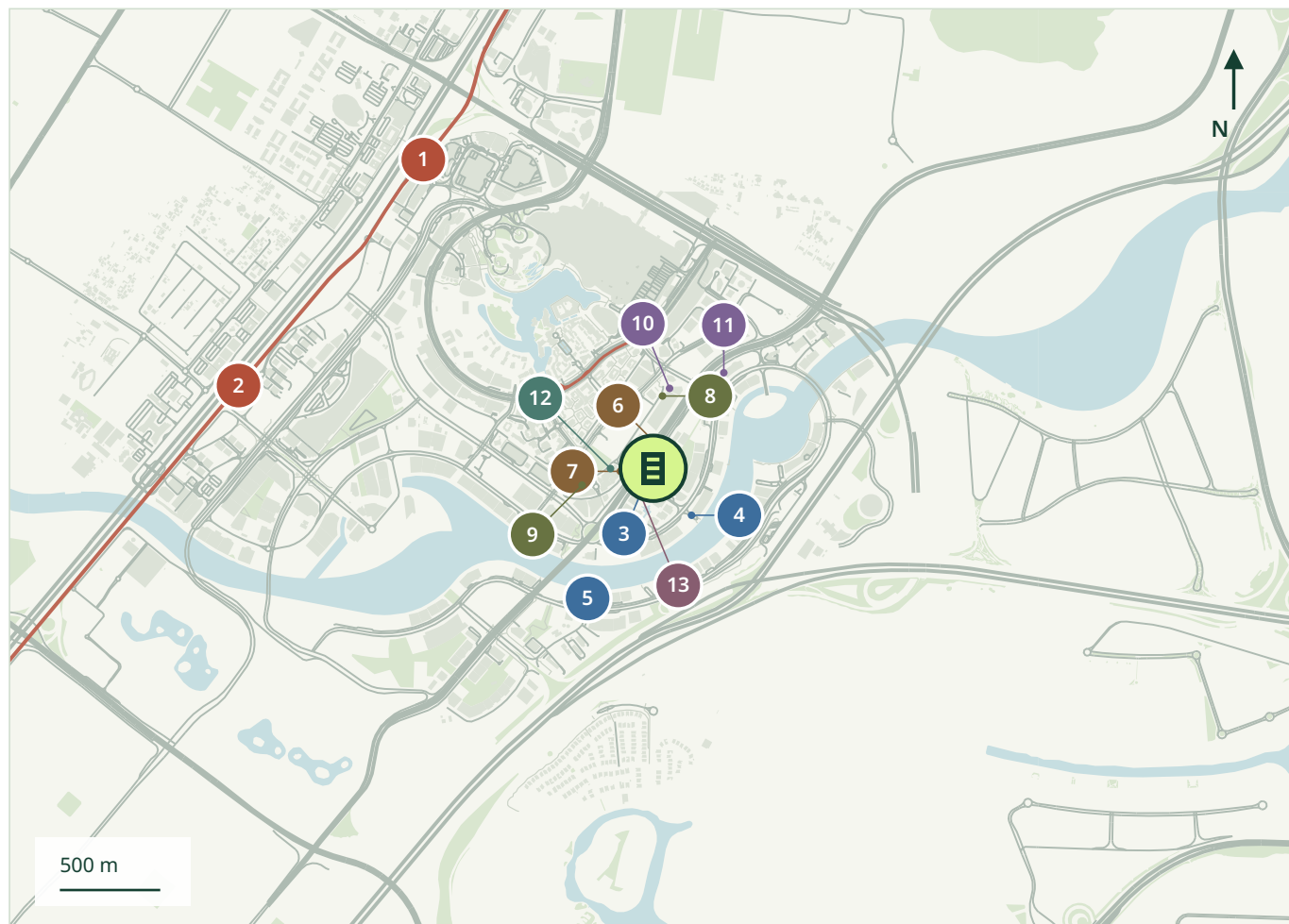
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Around your office

Mapped transport, parking and everyday services near the selected building.

TAMANI ARTS OFFICES

Map data as of: 13 Oct 2026 · OpenStreetMap / Geofabrik



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1 · Metro

1.92 km

Burj Khalifa / Dubai Mall

3 · Parking

120 m

Unnamed on the source map

6 · Cafés and restaurants

100 m

Cavo Dubai

Numbered markers match the places below. The lime marker shows your office building. Nearest mapped places · straight-line distances

[Open full map](#) · [OpenStreetMap](#)

EXAMPLE · Illustrative asking price. Not an active listing.

Nearby places, by category

Nearest mapped places · straight-line distances

Map data as of: 13 Oct 2026

Metro

Mapped within 3 km: 3

1. Burj Khalifa / Dubai Mall**1.92** km**2. Business Bay****2.11** km

Parking

Mapped within 1.5 km: 13

3. Unnamed on the source map**120** m

Charges not recorded · Customer access · Underground parking

4. Damac Maison Business Bay RTA Parking**300** m

Charges not recorded · Access not recorded

5. RTA Paid Parking near Mayfair Residency Business Bay**730** m

Paid, according to the map · Access not recorded · Surface parking

Cafés and restaurants

Mapped within 1.5 km: 148

6. Cavo Dubai**100** m**7. Zoga****160** m

Shops and supermarkets

Mapped within 1.5 km: 16

8. Carrefour Express**360** m**9. Spinneys****360** m

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Nearby places, by category

Map data as of: 13 Oct 2026

Pharmacies and clinics

Mapped within 1.5 km: 6

10. Supercare Pharmacy

410 m

11. Medx

590 m

Banks and ATMs

Mapped within 1.5 km: 22

12. Union National Bank

210 m

Hotels

Mapped within 1.5 km: 33

13. DoubleTree by Hilton Dubai - Business Bay

140 m

Sources and what to check

Distances are approximate, measured from the mapped building point. They are not walking routes or travel times; roads, entrances and crossings may make the journey longer.

Parking markers do not confirm vacant spaces or parking included with your office. Verify access, charges and availability.

OpenStreetMap is community maintained and coverage varies. A missing place is not proof that none exists. Check access and current opening hours before visiting.

Some background features are omitted at this scale.

Check metro information with RTA

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Other office buildings to consider

Up to three buildings in the same DLD area, selected from registered office records with areas within $\pm 25\%$ of yours.

Historical records, not available listings. Confirm asking prices, fit-out and availability.

DLD / Data Dubai · Report date: 13 Oct 2026

PARK LANE TOWER

A comparable budget in another building

Price reference for your office size · 393 sq ft

about 68K AED / year

Middle 50% of rates,
applied to your area

**about 59K - 78K AED /
year**

Compared with your
asking price

+12.9%

Areas in the selected
records

300.3 - 490.6 sq ft

Eligible records

37

Latest record

9 Oct 2026

Recent records supporting this option

9 Oct 2026 · CRT2137559796
75,000 AED / year · 453.1 sq ft

8 Oct 2026 · CNT2137546114
80,000 AED / year · 444.7 sq ft

5 Oct 2026 · CRT2137481216
66,000 AED / year · 424.3 sq ft

B2B TOWER

A comparable budget in another building

Price reference for your office size · 393 sq ft

about 75K AED / year

Middle 50% of rates,
applied to your area

**about 69K - 82K AED /
year**

Compared with your
asking price

+24.5%

Areas in the selected
records

364.6 - 484.7 sq ft

Eligible records

24

Latest record

1 Oct 2026

Recent records supporting this option

1 Oct 2026 · CNT2137408636
66,000 AED / year · 385.3 sq ft

1 Sept 2026 · CRT2136899416
65,000 AED / year · 388.1 sq ft

22 Aug 2026 · CRT2136861926
100,000 AED / year · 482.2 sq ft

How these buildings were selected

Historical evidence, not available listings. Rates are scaled to your entered area; confirm actual asking prices, fit-out, parking and availability. Each building has at least five records in the last 12 months and one within 180 days. Candidates fall within 60-125% of your entered price and are ranked by budget proximity, then record count.

DLD / Data Dubai · Report date: 13 Oct 2026

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The area around your office

Business Bay · Registered market activity in the same DLD area. The figures describe the area, not a walking-distance neighbourhood.

Market period: 1 Oct 2025 - 30 Sept 2026 · Compared with the preceding 12 months

DLD / Data Dubai · Report date: 13 Oct 2026

Office purchase market

Median registered rate	2,023.2 AED / sq ft
Change in median rate	+20.4%
Eligible records	820
Latest record	30 Sept 2026

Office lease market

New leases

Median registered rate	161.3 AED / sq ft / year
Change in median rate	+1.5%
Eligible records	2,507
Latest record	30 Sept 2026

Residential apartment sales

Median registered rate	1,814.7 AED / sq ft
Change in median rate	+4.2%
Eligible records	2,171
Latest record	30 Sept 2026

Residential apartment rents

New leases

Median registered rate	119.1 AED / sq ft / year
Change in median rate	-3%
Eligible records	7,898
Latest record	30 Sept 2026

Office and residential records are kept separate. Sales cover ready properties. Office leases use your selected scenario; residential rents use new contracts. Area figures include different sizes. Changes in the mix can affect medians; they are not a forecast or the appreciation of an individual office.

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How the area is developing

Projects recorded as incomplete, and residential buildings with recent sales in the same registered area.

Incomplete projects in the registry: 53 · Examples shown: 4

DLD / Data Dubai · Report date: 13 Oct 2026

برج باسیفک

Recorded completion	98.8%
Project data loaded	15 Jun 2026
Planned completion in the registry	31 Jan 2023
Registered units	145

Project data is more than 90 days old. Confirm current progress with the developer.

روپال ریجینسی

Recorded completion	97.3%
Project data loaded	15 Jun 2026
Planned completion in the registry	28 Feb 2026
Registered units	165

Project data is more than 90 days old. Confirm current progress with the developer.

بینینسولا تو

Recorded completion	95.5%
Project data loaded	15 Jun 2026
Planned completion in the registry	1 Sept 2024
Registered units	462

Project data is more than 90 days old. Confirm current progress with the developer.

بینینسولا ثری

Recorded completion	93.1%
Project data loaded	15 Jun 2026
Planned completion in the registry	1 Jun 2025
Registered units	853

Project data is more than 90 days old. Confirm current progress with the developer.

Project data can lag actual construction. These projects cover all property types; registered unit counts are not a forecast of additional office supply.

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Residential buildings in the area

Selected by recent eligible sale activity, not distance. These are ready apartments; the rates do not establish office demand or resident incomes.

DLD / Data Dubai · Report date: 13 Oct 2026

Peninsula Three

Median registered rate	2,683 AED / sq ft
Eligible records	135
Latest record	8 Oct 2026

Peninsula One

Median registered rate	2,739.7 AED / sq ft
Eligible records	74
Latest record	8 Oct 2026

AYKON CITY (2) -TOWER C

Median registered rate	1,791.5 AED / sq ft
Eligible records	64
Latest record	5 Oct 2026

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Selected registry records

The selected transactions below support the price comparison. Each record retains its registry ID and weight.

TAMANI ARTS OFFICES

DLD registry via Data Dubai · Office lease

Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
13 Oct 2026 CRT2137528806	439.2	80,000	182.2	New lease	0.7030
5 Oct 2026 CRT2137434476	439.7	72,000	163.7	New lease	0.6895
4 Oct 2026 CRT2137285636	430.2	63,000	146.4	New lease	0.7398
1 Oct 2026 CNT2137153610	439.7	65,000	147.8	New lease	0.6843
1 Oct 2026 CNT2137277986	427.4	65,000	152.1	New lease	0.7515
1 Oct 2026 CNT2137337252	439.7	55,000	125.1	New lease	0.6843
1 Oct 2026 CNT2137417787	432	90,000	208.4	New lease	0.7260
1 Oct 2026 CRT2137388756	439.7	62,000	141	New lease	0.6843
1 Oct 2026 CRT2137410176	439.6	80,000	182	New lease	0.6849
25 Sept 2026 CNT2137286295	407.5	57,000	139.9	New lease	0.8650

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DLD registry via Data Dubai · Office lease

Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
25 Sept 2026 CNT2137345640	393.1	100,000	254.4	New lease	0.9657
25 Sept 2026 CRT2137183626	430.2	70,000	162.7	New lease	0.7273
25 Sept 2026 CRT2137259676	439.7	70,000	159.2	New lease	0.6766
23 Sept 2026 CNT2137321952	439.7	54,000	122.8	New lease	0.6740
22 Sept 2026 CNT2137287451	439.6	77,000	175.2	New lease	0.6733
17 Sept 2026 CRT2137247126	439.6	40,000	91	New lease	0.6669
16 Sept 2026 CRT2137234907	432	64,640.9	149.6	New lease	0.7056
10 Sept 2026 CNT2137103465	439.2	71,013.7	161.7	New lease	0.6603
10 Sept 2026 CNT2137150426	427.5	100,000	233.9	New lease	0.7216
10 Sept 2026 CNT2137151943	432	65,000	150.5	New lease	0.6976

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Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
7 Sept 2026 CRT2137111956	439.7	72,000	163.7	New lease	0.6538
5 Sept 2026 CNT2137033029	427.5	55,000	128.6	New lease	0.7147
5 Sept 2026 CNT2137054740	432	75,000	173.6	New lease	0.6911
1 Sept 2026 CNT2136815859	439.6	100,000	227.5	New lease	0.6470
1 Sept 2026 CNT2136887645	421.5	72,000	170.8	New lease	0.7427
25 Aug 2026 CRT2136861776	439.7	72,000	163.7	New lease	0.6379
25 Aug 2026 CRT2136937576	407.5	50,000	122.7	New lease	0.8155
24 Aug 2026 CNT2136918618	427.4	100,000	234	New lease	0.6992
24 Aug 2026 CNT2136922918	439.7	75,000	170.6	New lease	0.6367
20 Aug 2026 CRT2137010306	439.6	69,000	157	New lease	0.6324

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Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
15 Aug 2026 CNT2136656259	406	58,000	142.9	New lease	0.8095
15 Aug 2026 CNT2136752158	439.7	53,000	120.5	New lease	0.6259
15 Aug 2026 CNT2136858491	367.8	50,000	135.9	New lease	0.7376
12 Aug 2026 CNT2136801882	439.2	65,000	148	New lease	0.6249
10 Aug 2026 CNT2136704163	439.2	100,000	227.7	New lease	0.6225
10 Aug 2026 CNT2136756547	393.1	60,000	152.6	New lease	0.8849
10 Aug 2026 CNT2136756782	439.7	40,000	91	New lease	0.6200
8 Aug 2026 CNT2136624979	427.5	62,000	145	New lease	0.6777
7 Aug 2026 CNT2136730282	439.7	64,000	145.6	New lease	0.6165
6 Aug 2026 CNT2136701665	439.7	100,000	227.4	New lease	0.6153

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Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
5 Aug 2026 CNT2136442033	439.7	72,000	163.7	New lease	0.6141
5 Aug 2026 CNT2136634040	439.7	62,000	141	New lease	0.6141
5 Aug 2026 CNT2136752463	393.1	60,000	152.6	New lease	0.8765
5 Aug 2026 CRT2136688676	439.7	55,000	125.1	New lease	0.6141
5 Aug 2026 CRT2136767986	407.4	70,000	171.8	New lease	0.7858
3 Aug 2026 CRT2136678636	427.4	81,000	189.5	New lease	0.6719
1 Aug 2026 CNT2136366158	439.6	80,000	182	New lease	0.6100
1 Aug 2026 CNT2136658736	439.7	95,000	216.1	New lease	0.6095
29 Jul 2026 CNT2136615180	427.5	72,000	168.4	New lease	0.6650
28 Jul 2026 CNT2136591012	427.4	81,000	189.5	New lease	0.6643

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DLD registry via Data Dubai · Office lease

Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
20 Jul 2026 CNT2136456617	427.4	100,000	234	New lease	0.6542
20 Jul 2026 CNT2136476914	439.6	90,000	204.7	New lease	0.5962
17 Jul 2026 CNT2136427420	432	80,000	185.2	New lease	0.6285
15 Jul 2026 CNT2136303472	439.6	68,000	154.7	New lease	0.5906
15 Jul 2026 CNT2136398311	407.4	48,000	117.8	New lease	0.7551
15 Jul 2026 CNT2136424882	407.4	48,000	117.8	New lease	0.7551
13 Jul 2026 CNT2136330143	439.6	65,000	147.9	New lease	0.5884
6 Jul 2026 CNT2136296278	439.7	70,000	159.2	New lease	0.5801
1 Jul 2026 CNT2136049766	439.6	60,000	136.5	New lease	0.5751
1 Jul 2026 CNT2136163072	430.2	59,000	137.1	New lease	0.6177

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Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
1 Jul 2026 CNT2136207828	439.6	84,000	191.1	New lease	0.5751
1 Jul 2026 CNT2136222090	439.7	65,000	147.8	New lease	0.5746
1 Jul 2026 CNT2136263259	440.1	100,000	227.2	New lease	0.5727
25 Jun 2026 CNT2136144645	439.7	65,000	147.8	New lease	0.5681
22 Jun 2026 CNT2136107233	439.7	65,000	147.8	New lease	0.5649
20 Jun 2026 CNT2135953271	439.7	64,819.9	147.4	New lease	0.5627
19 Jun 2026 CNT2136106607	439.7	60,000	136.5	New lease	0.5617
10 Jun 2026 CNT2135994001	439.7	60,000	136.5	New lease	0.5522
10 Jun 2026 CNT2136001371	427.4	60,000	140.4	New lease	0.6064
10 Jun 2026 CNT2136007800	427.4	59,833.8	140	New lease	0.6064

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Selected registry records

The selected transactions below support the price comparison. Each record retains its registry ID and weight.

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DLD registry via Data Dubai · Office lease

Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft / year	Registration	Weight
1 Jun 2026 CNT2135899859	439.7	88,000	200.1	New lease	0.5428
20 May 2026 CNT2135652170	439.7	60,000	136.5	New lease	0.5306
11 May 2026 CNT2135680481	439.6	67,000	152.4	New lease	0.5220
1 May 2026 CNT2135434816	407.4	70,000	171.8	New lease	0.6548
1 May 2026 CNT2135475078	439.7	70,000	159.2	New lease	0.5118
1 May 2026 CNT2135795610	439.7	75,000	170.6	New lease	0.5118
25 Apr 2026 CNT2135413579	439.7	87,000	197.9	New lease	0.5060
25 Apr 2026 CNT2135414067	439.7	87,000	197.9	New lease	0.5060
21 Apr 2026 CNT2135414736	439.7	76,875	174.8	New lease	0.5021
20 Apr 2026 CNT2135422185	430.2	85,000	197.6	New lease	0.5388