





# A NEW CHAPTER IN

Ellington's design philosophy enters a bold new chapter, one that redefines the commercial landscape with the same artistry and purpose that have shaped our residences.

For years, we've elevated the experience of home, creating spaces that are not only beautiful, but intentional, livable, and enduring. Now, that vision expands into the world of commercial real estate. From workspaces that foster productivity and creativity to wellness-driven environments that encourage collaboration and connection, this evolution brings Ellington's distinct design ethos into the heart of where business and culture meet.

In Mohammed Bin Rashid City, Ellington's first commercial address is emerging, a destination designed for forward-thinking businesses and future-focused brands. Set beside tranquil lagoon waters, it elevates the standard of commercial space by blending architectural precision with lifestyle-driven experiences.

Here, every element is intentional. From biophilic design principles and sustainable materials to open, light-filled interiors and flexible layouts, the environment is shaped to promote productivity, inspire creativity, and support human well-being.

# ELLINGTON STORY



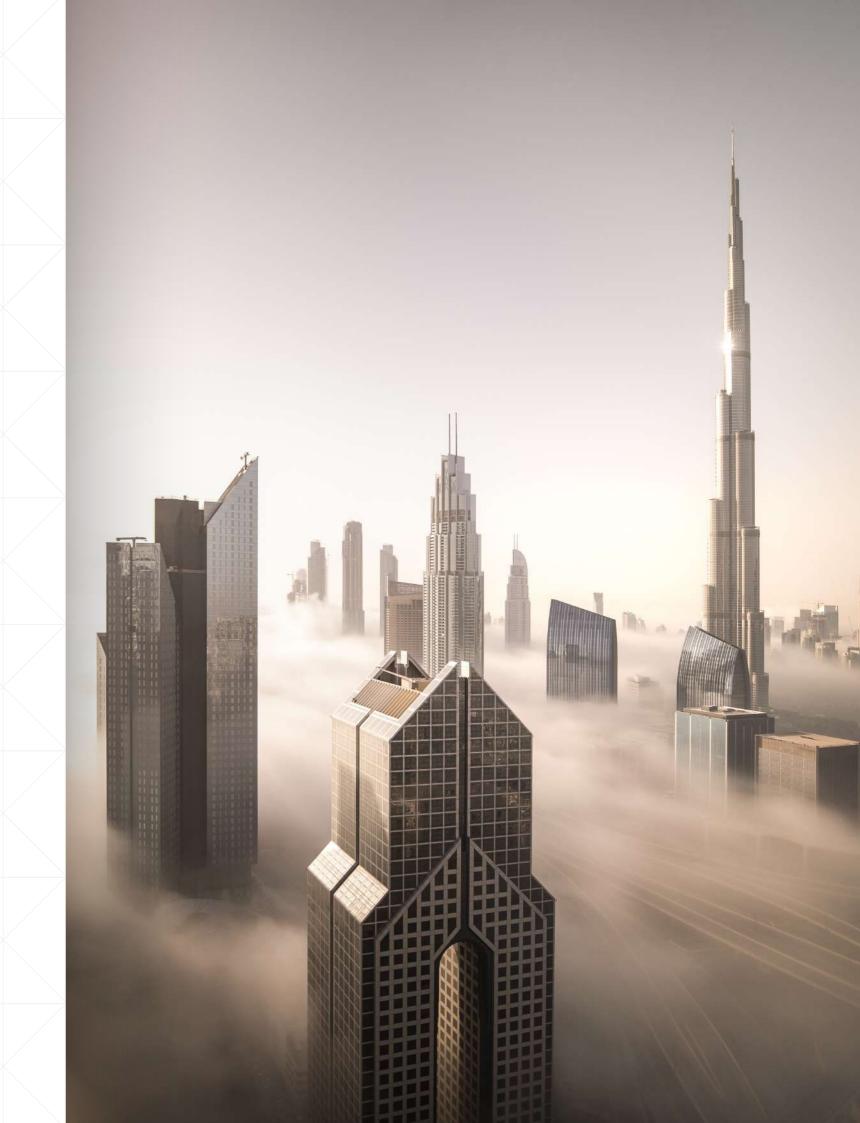
## BRIDGING

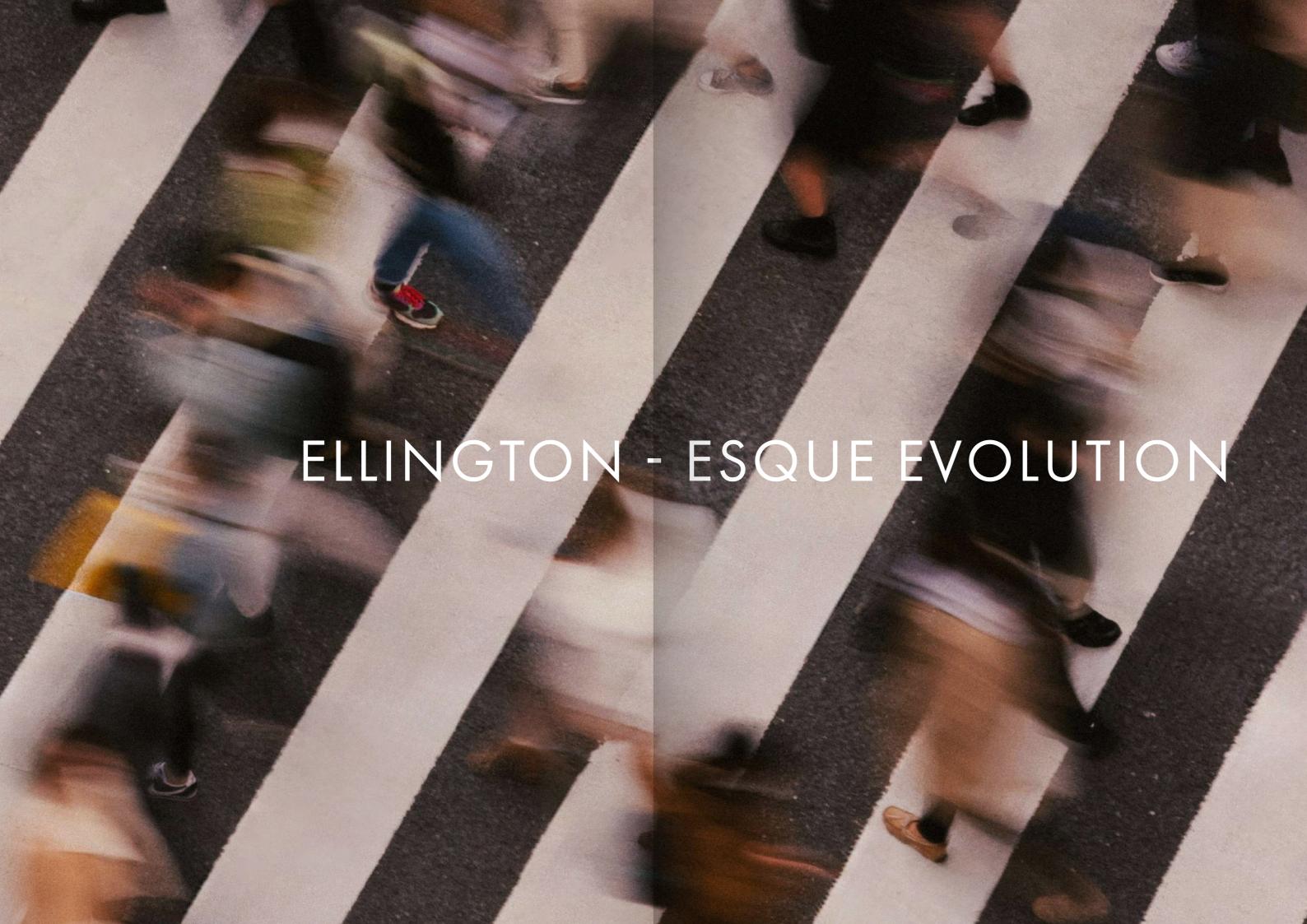
Dubai is growing fast. But while the city advances, the demand for thoughtfully designed workspaces continues to outpace supply. Businesses today aren't just looking for offices, they're seeking environments that reflect ambition, support focus, and prioritize well-being.

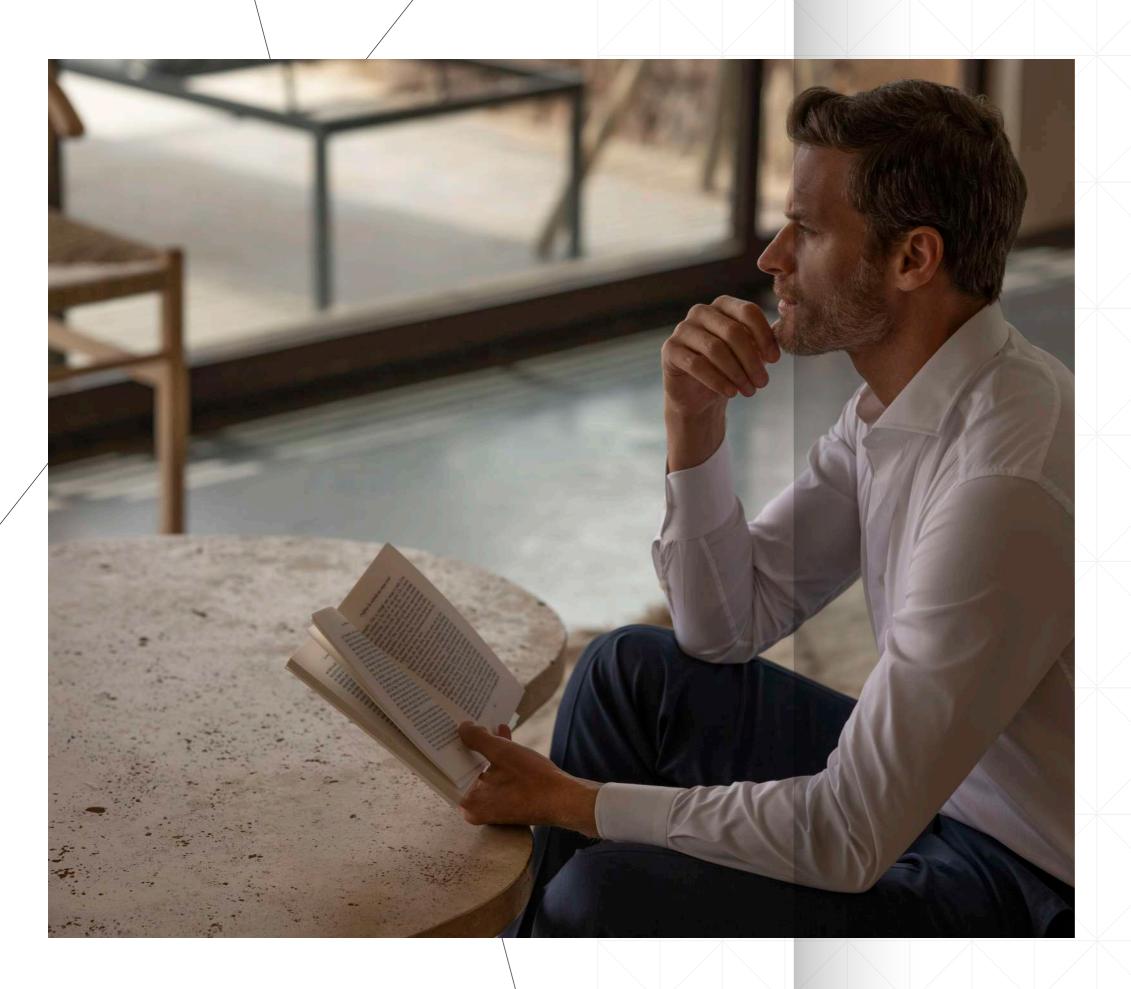
At Ellington Properties, we have always responded to real needs. In 2014, we saw a gap in the residential market and introduced a new kind of lifestyle experience, where architecture, quality, and community came together. Now, we are extending our legacy into the commercial world.

Introducing Eaton Square, our first commercial development. Born from the same commitment to detail and design, Eaton Square represents the next step in our evolution: elevating the future of work through intentional, human-centred spaces.

THE GAP







# HEALTHIER SPACES

FOR SMARTER WORK

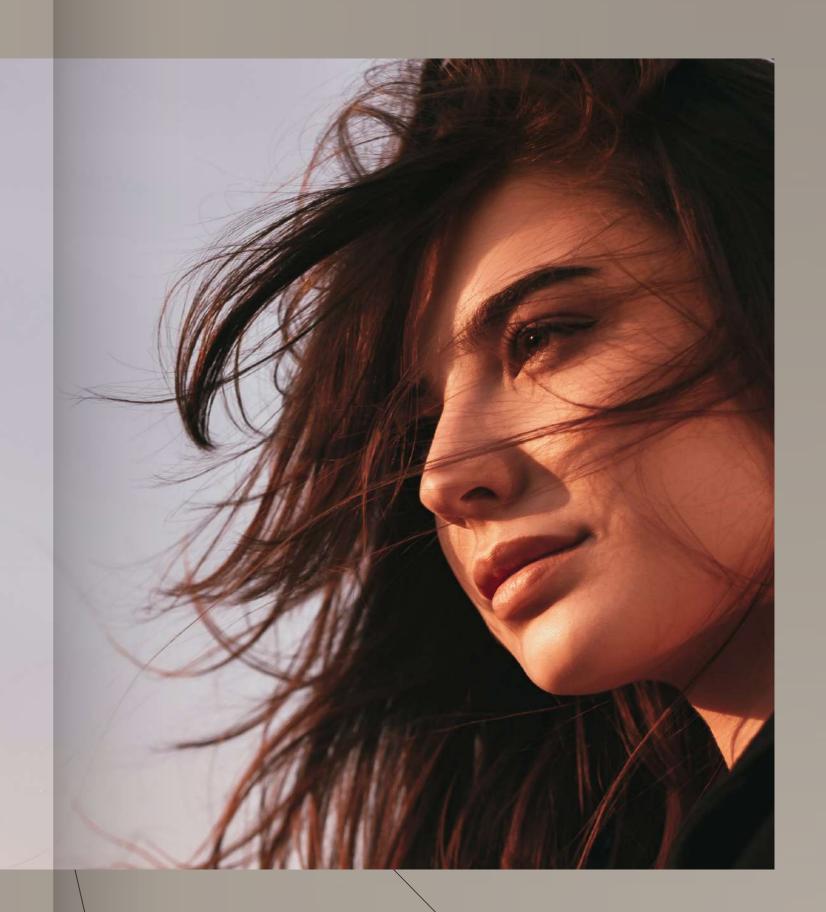
We believe that great work begins in great spaces. At Eaton Square, we have gone beyond aesthetics to embed well-being into the very structure of the building, guided by the seven key dimensions of a healthy workplace: air, water, nourishment, light, fitness, comfort, and mind.

From the moment you arrive, every element has been thoughtfully curated to create an environment that inspires focus, encourages movement, and promotes balance. It's where architecture supports ambition, and wellness becomes part of the workday.

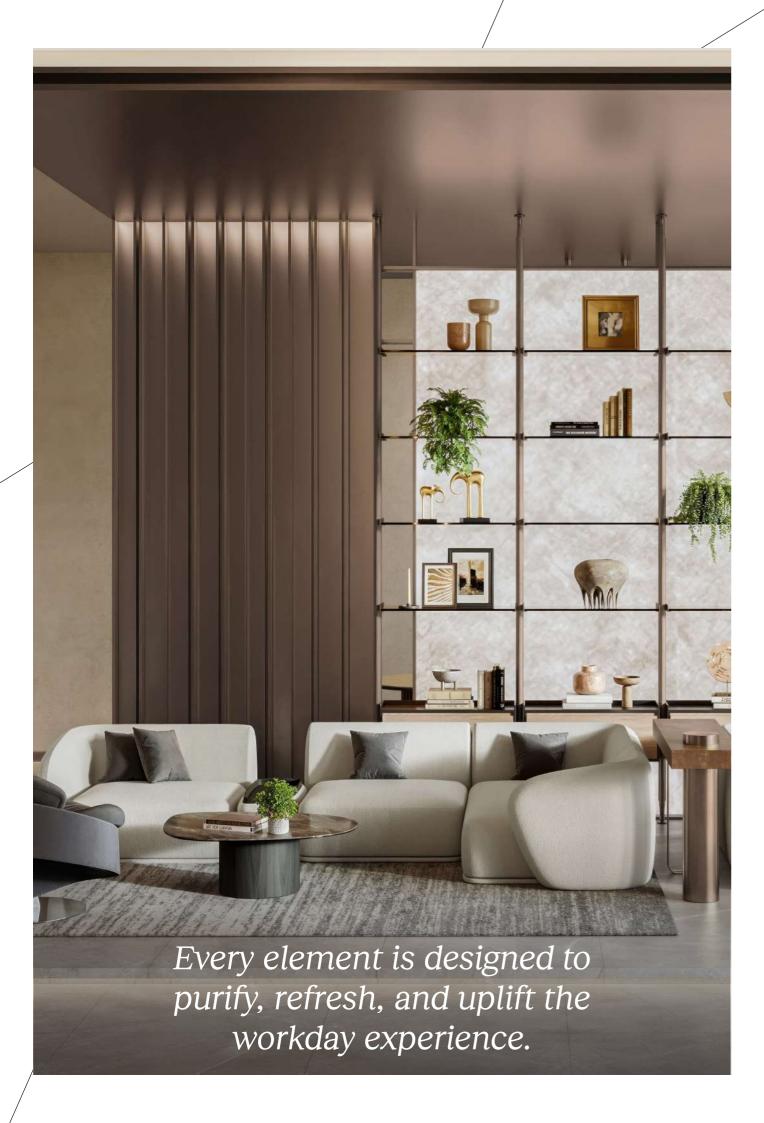
## BREATHABLE BY DESIGN

At Eaton Square, air becomes more than just a necessity it's a conscious design element. From the site's peaceful setting near Ras Al Khor to the flow between indoor and outdoor environments, everything is shaped to promote clarity, freshness, and ease.

We have created a space where you can breathe better, think clearly, and feel recharged because wellness begins with atmosphere, and design should always support the human experience.







#### CRAFTED FOR CLARITY

#### **BUILT TO BREATHE**

- » Eaton Square is positioned within a low-traffic, low-emission zone with naturally ventilated open-air spaces, adjacent to the Ras Al Khor Wildlife Sanctuary.
- » A shaded, air-conditioned arcade at the ground level offers seamless indoor-outdoor transitions.
- » Interiors feature low-VOC materials, antibacterial flooring, and moisture-resistant finishes, supporting cleaner, healthier air quality.
- » Integrated vertical greenery and potted softscapes purify the atmosphere and soften acoustics throughout all amenities.
- » Ellington's signature scent enhances the arrival experience.
- » The development's site orientation, aligned with prevailing breezes, ensures gentle, natural airflow across key public areas.
- » EV charging bays contribute to reduced on-site vehicle emissions.

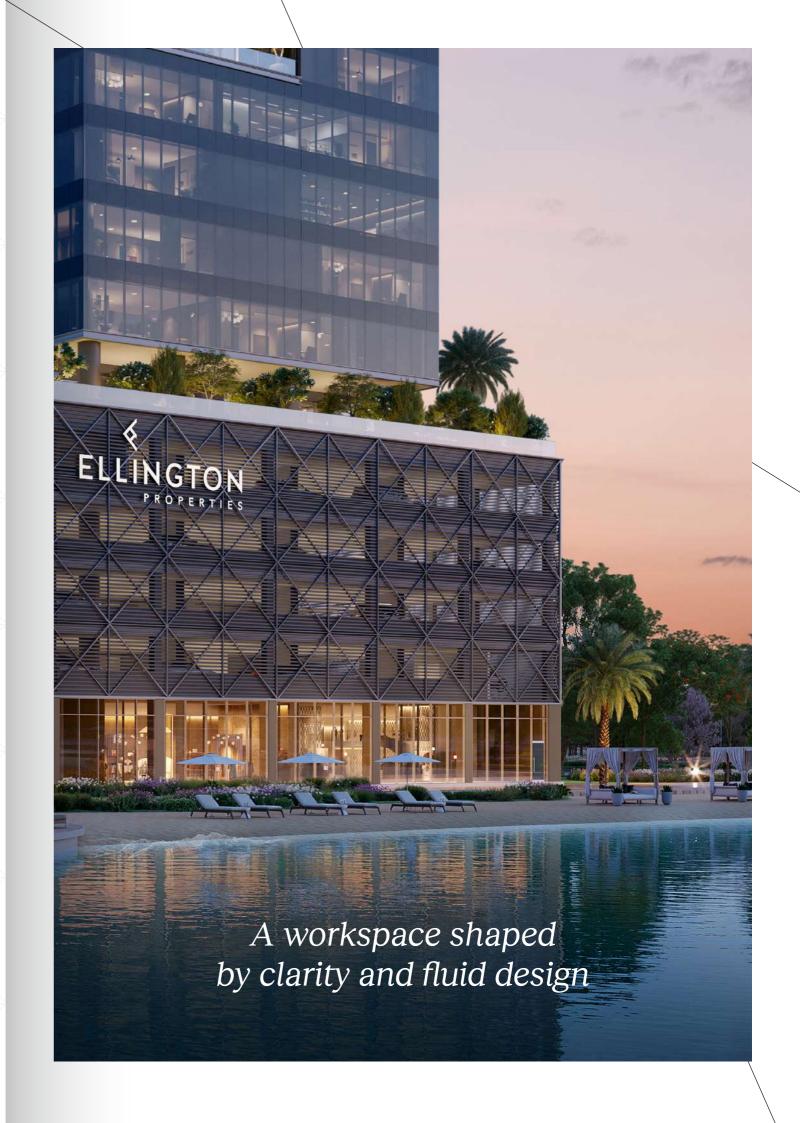




### DESIGNED TO FLOW

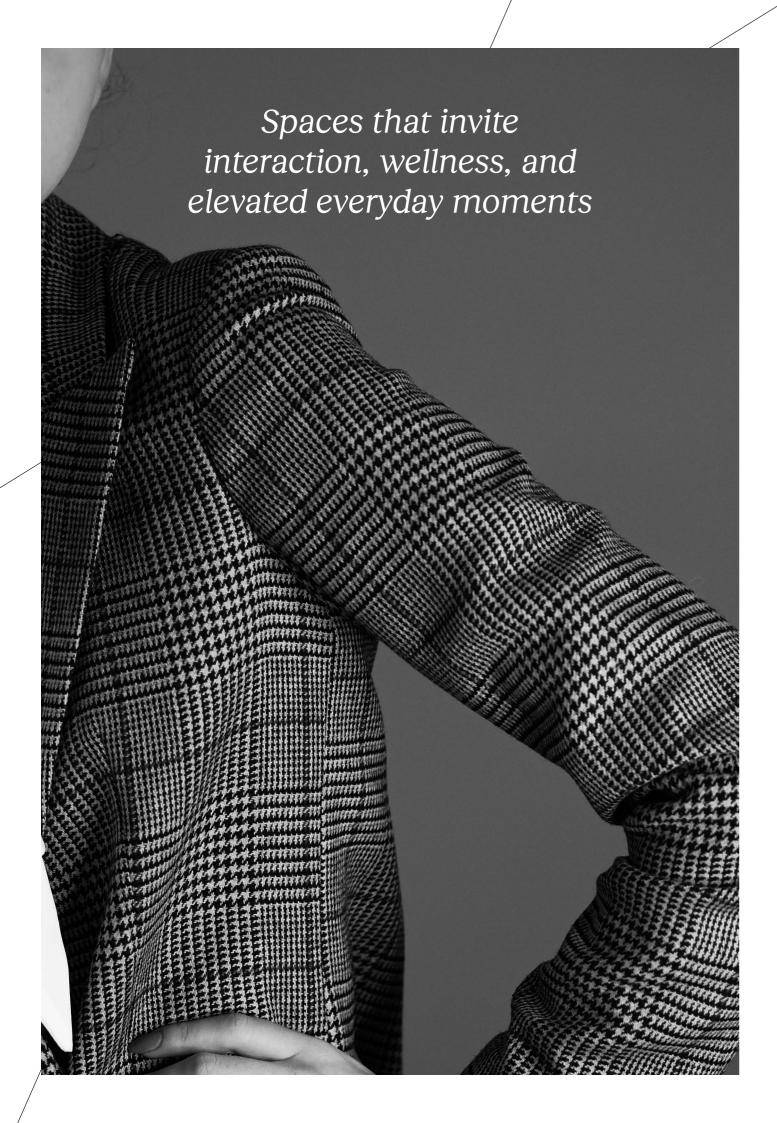
#### **BUILT TO RESTORE**

- » The development offers direct physical and visual connections to the community lagoon, creating a tranquil waterside experience that nourishes the senses.
- » Washrooms, saunas, and changing rooms are equipped with touchless, water-efficient fixtures combining hygiene with sustainability.
- Refreshment stations in the fitness and yoga studio, co-working lounge, and outdoor garden areas encourage daily water intake in thoughtfully curated settings.









### DESIGNED TO REFUEL

BUILT FOR BALANCE

- » Ground-level retail spaces open directly onto the community promenade and are designed to house wellness-focused cafés and boutique eateries.
- » Every office floor includes provisions for a private pantry, encouraging mindful in-office dining and community engagement.
- » Provision for breakout lounge adjacency enhances lifestyle exclusivity.
- » The landscaped amenity deck features shaded al fresco dining zones, inviting users to recharge in nature with panoramic lagoon views.

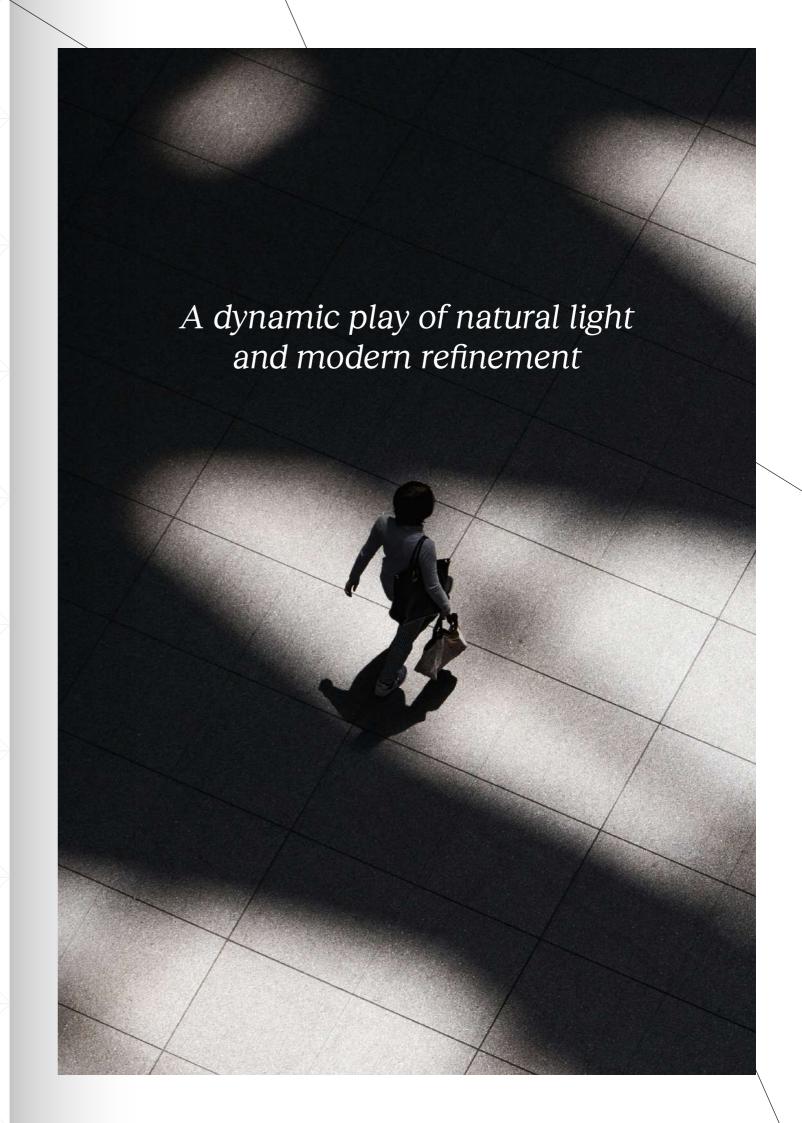




# DESIGNED TO ILLUMINATE

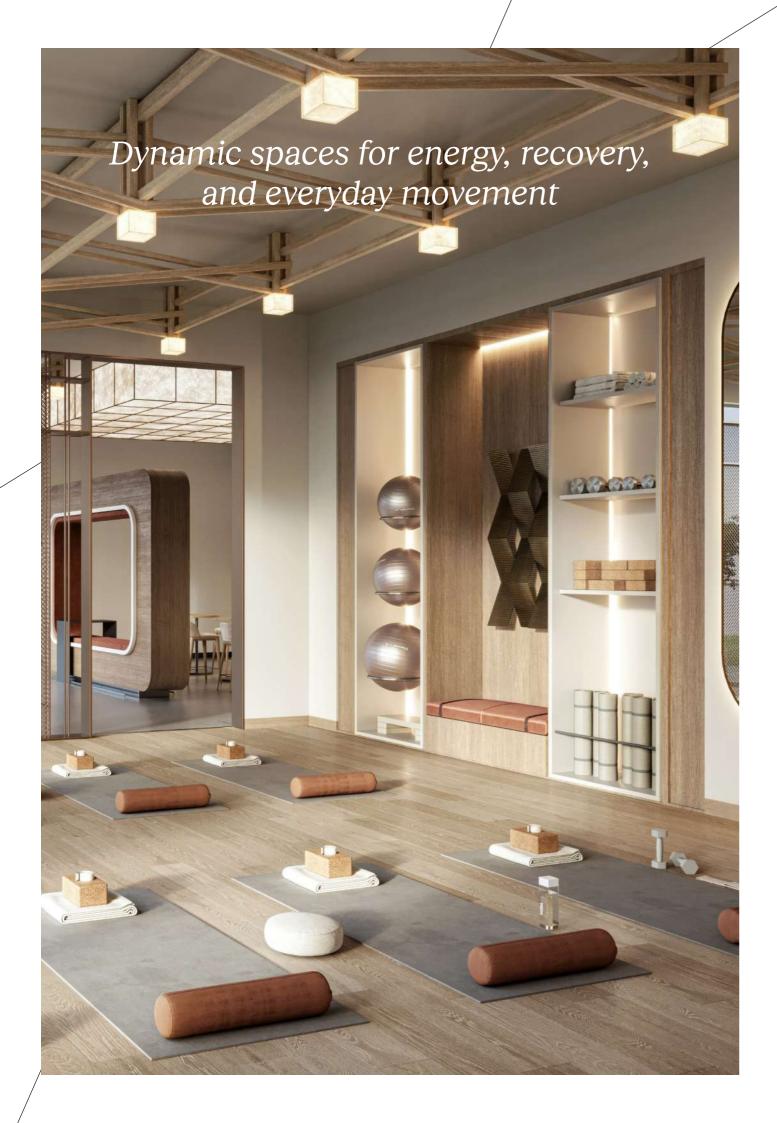
**CURATED TO INSPIRE** 

- » The building's orientation is optimized using sun-path analysis, allowing natural daylight to reach deep into each workspace.
- » Expansive, double-height glazing enhances visibility and supports natural circadian rhythms.
- » Shaded pergolas and reflective surfaces create a harmonious play of light and shadow, offering warmth without glare.
- » Subtle feature lighting and ambient fixtures provide a serene transition from day to night.









# WELLNESS

- » State-of-the-art fitness studio featuring cardio, strength, a track-style HIIT lane, and eco-conscious equipment.
- » A dedicated landscaped fitness deck with yoga pavilions, open-air gym zones, and areas for personal training and group classes.
- » Cycling lanes and secure bicycle storage promote active and sustainable commuting.
- » Spa-quality saunas and changing rooms support recovery and rejuvenation.
- » A direct link to jogging trails around the community lagoon makes daily movement effortless.
- » Games zones, including outdoor chess, table tennis, and soccer pool, encourage casual energy and team interaction.

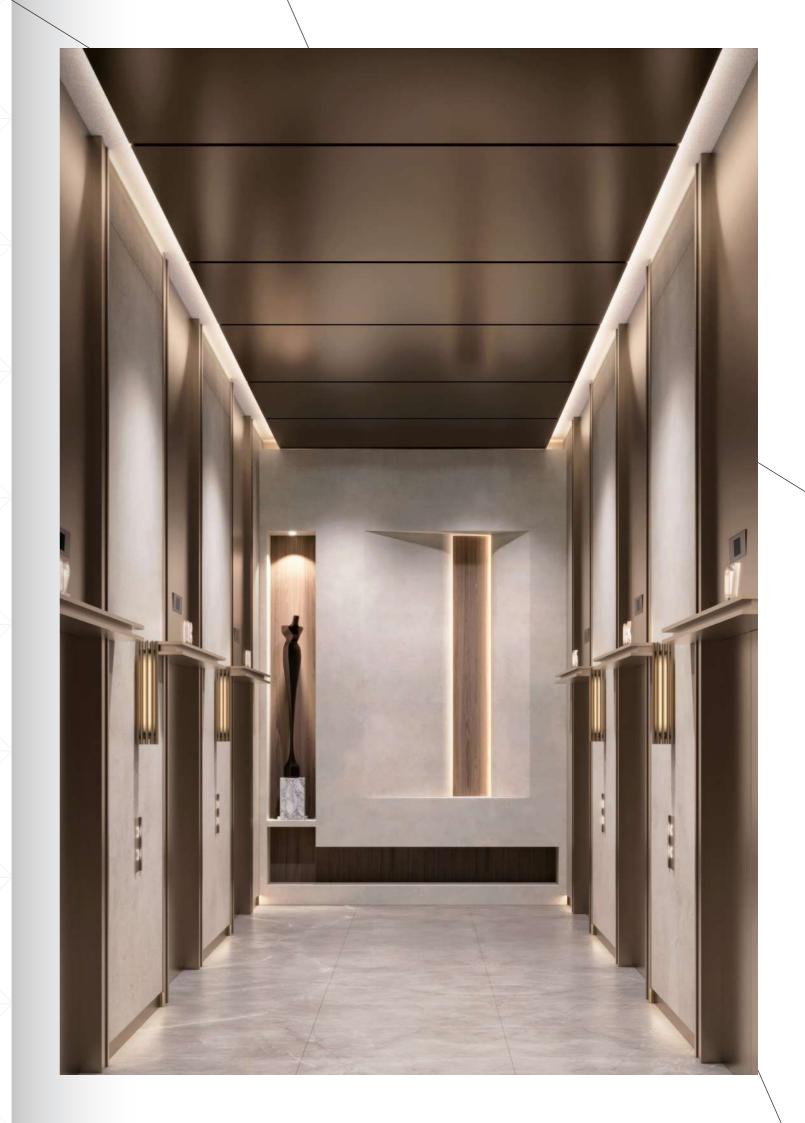


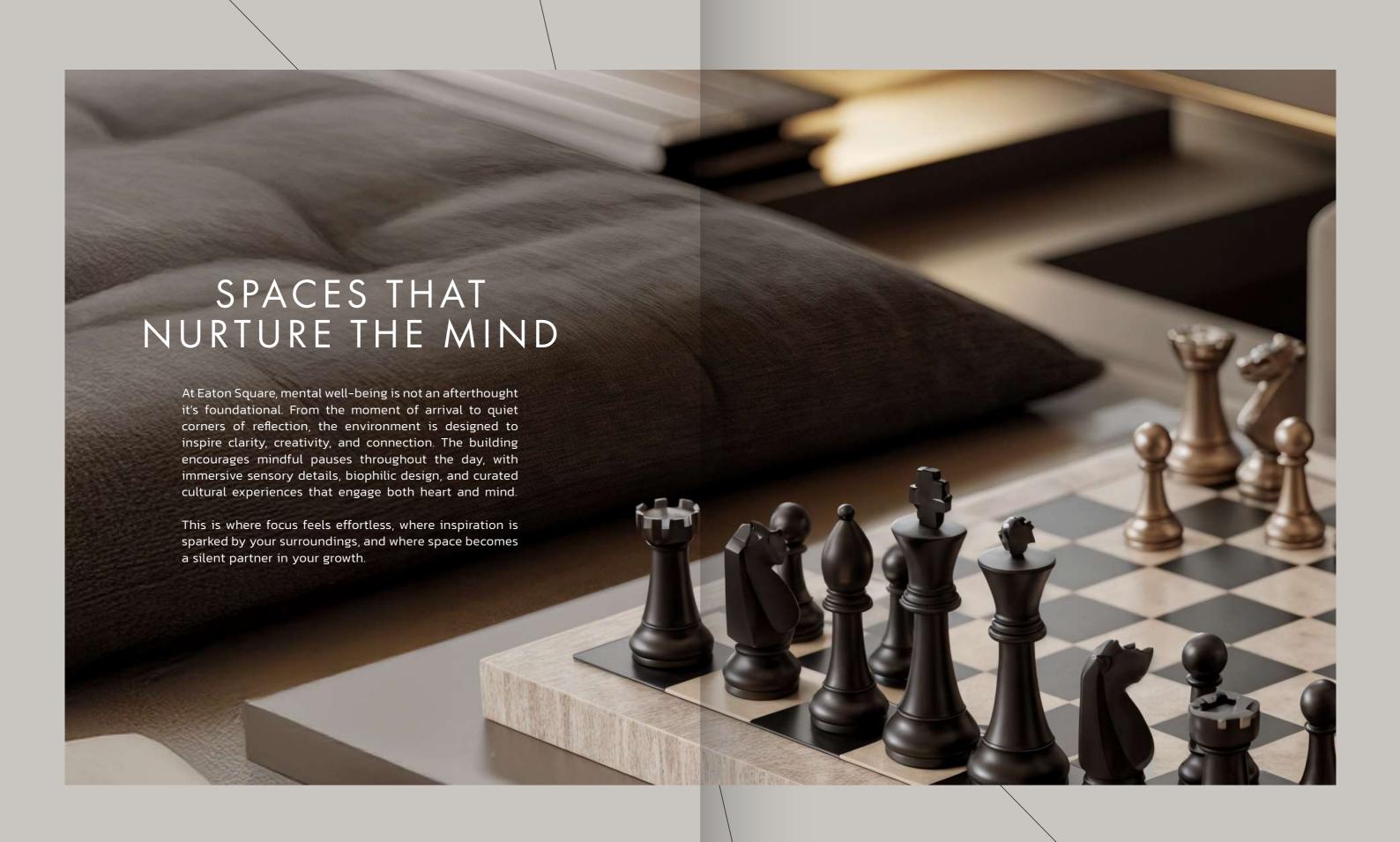


### EASE, ENGINEERED

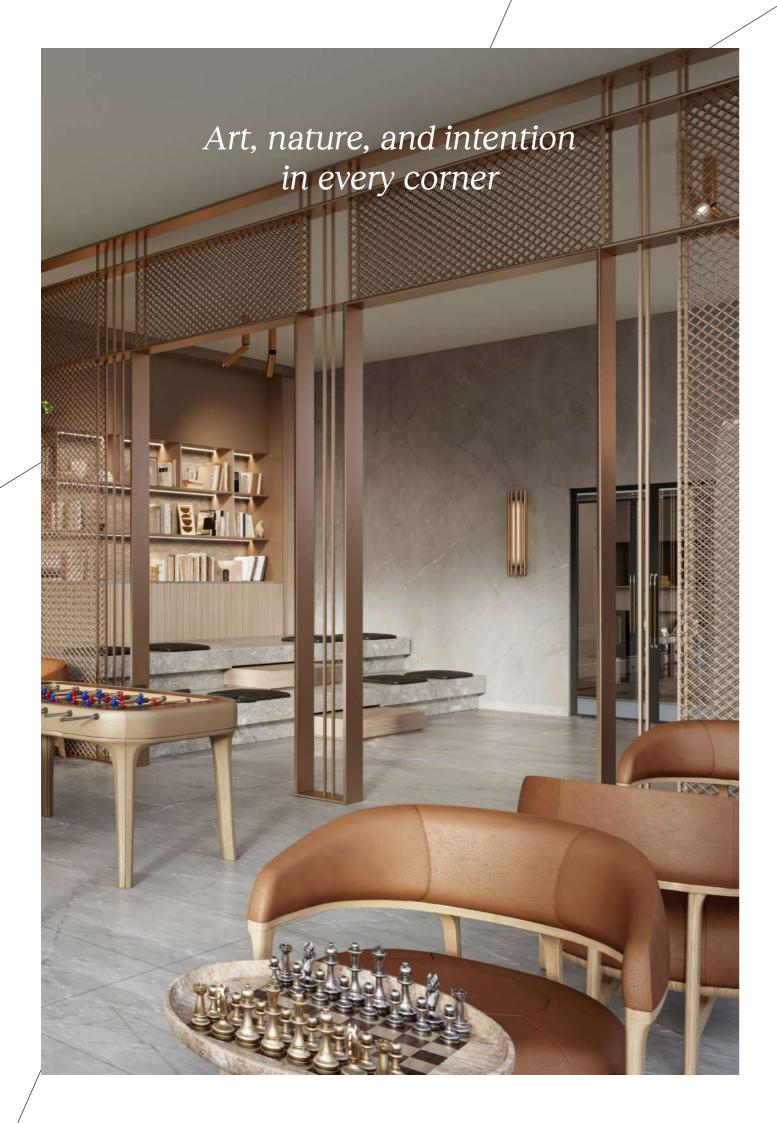
#### INTO EVERY EXPERIENCE

- » Positioned with immediate access to Downtown Dubai, DIFC, and Business Bay, and within walking distance of the future Dubai Metro Green Line extension.
- » Four podium and two basement levels provide parking for vehicles, with smart circulation systems and EV-ready bays.
- » Soundproof phone booths, acoustic pods, an executive lounge, and a co-working hub with integrated power, data, and Wi-Fi support seamless productivity.
- » Destination-controlled smart lifts reduce wait times and energy load.
- » Advanced front-of-house security includes facial recognition, QR and NFC readers, and Al-enabled video analytics for motion, object, and behavioral tracking.
- » Each office floor offers private pantry and breakout lounge provisions, creating refined moments of privacy and convenience.









## WELL-BEING

#### THAT STARTS WITHIN

- » Located beside one of Dubai's most tranquil ecological zones, with uninterrupted views of Ras Al Khor Wildlife Sanctuary and the lagoon.
- » The outdoor garden features aromatic planting, wind chimes, hammocks, and meditation corners to foster clarity and calm.
- » The Ellington Art Foundation curates original artworks throughout the building, enriching the environment with narrative and culture.
- » A thoughtfully designed children's garden supports working parents, featuring interactive music, art, and learning stations.
- » Collaborative lounges and game areas nurture community spirit and playful interaction.



## WHERE VISION

The offices at Eaton Square are designed to empower businesses to operate at their highest potential, with space that reflects their identity, ambition, and values.

Each floor is dedicated to a single owner, offering the exclusivity and privacy rarely found in commercial towers. This one-floor-one-office model ensures full control, enhanced security, and the freedom to personalise layouts, finishes, and functional zones.

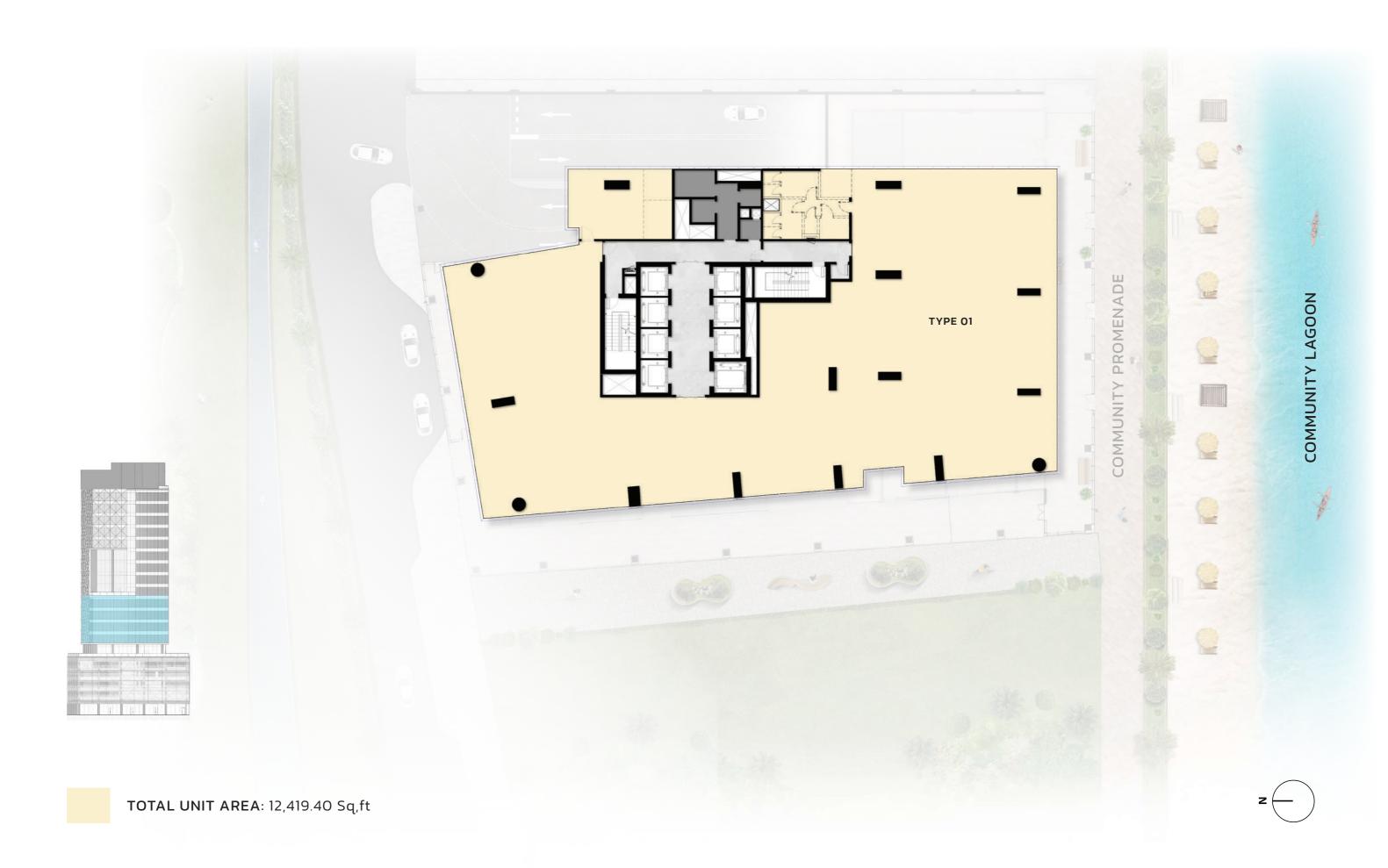
Combined with direct access to wellness-driven amenities, panoramic views, and a future-ready infrastructure, Eaton Square offers more than just office space, it offers a strategic foundation for growth.

This is where business feels elevated. And where ownership means more

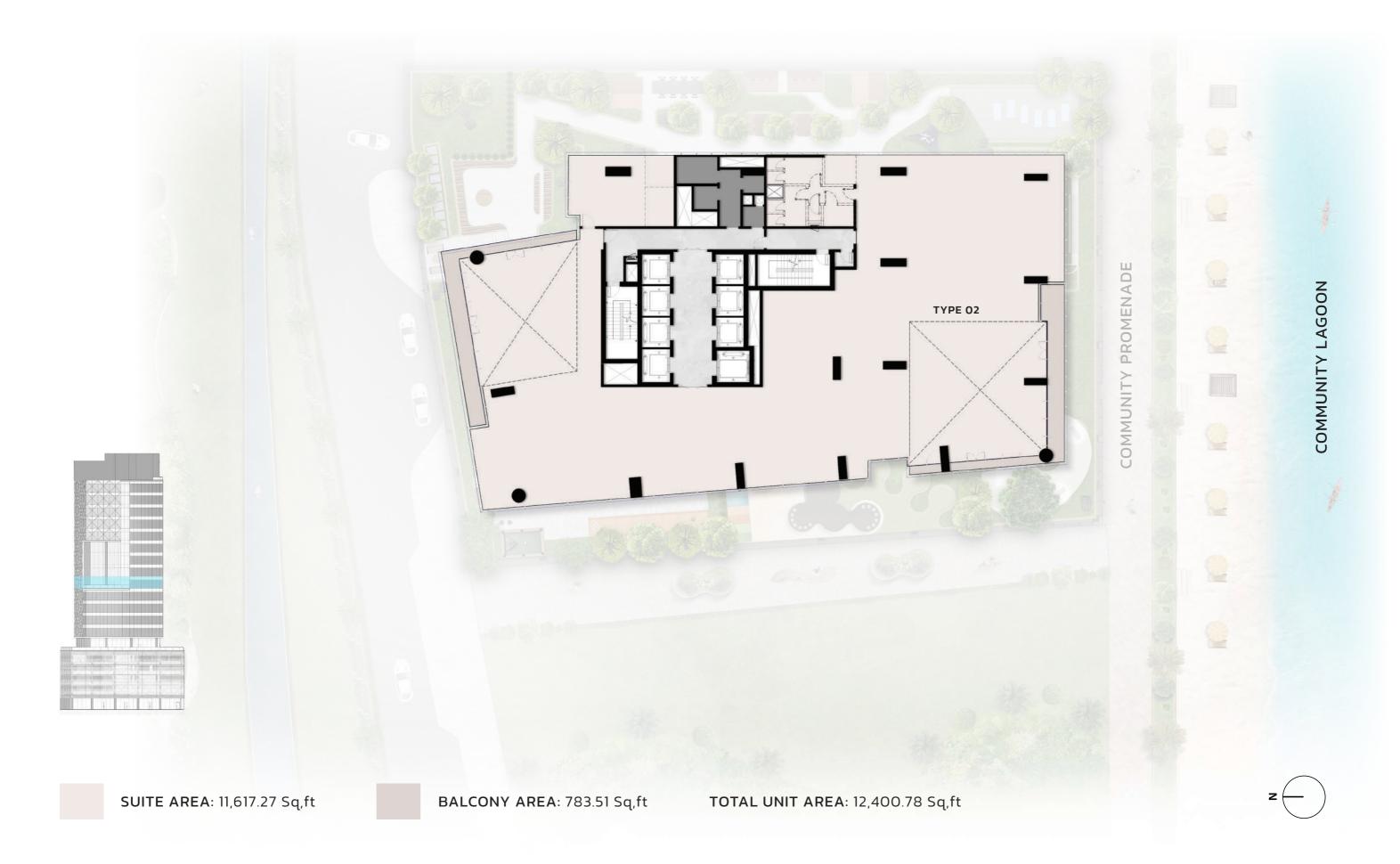
WORKS



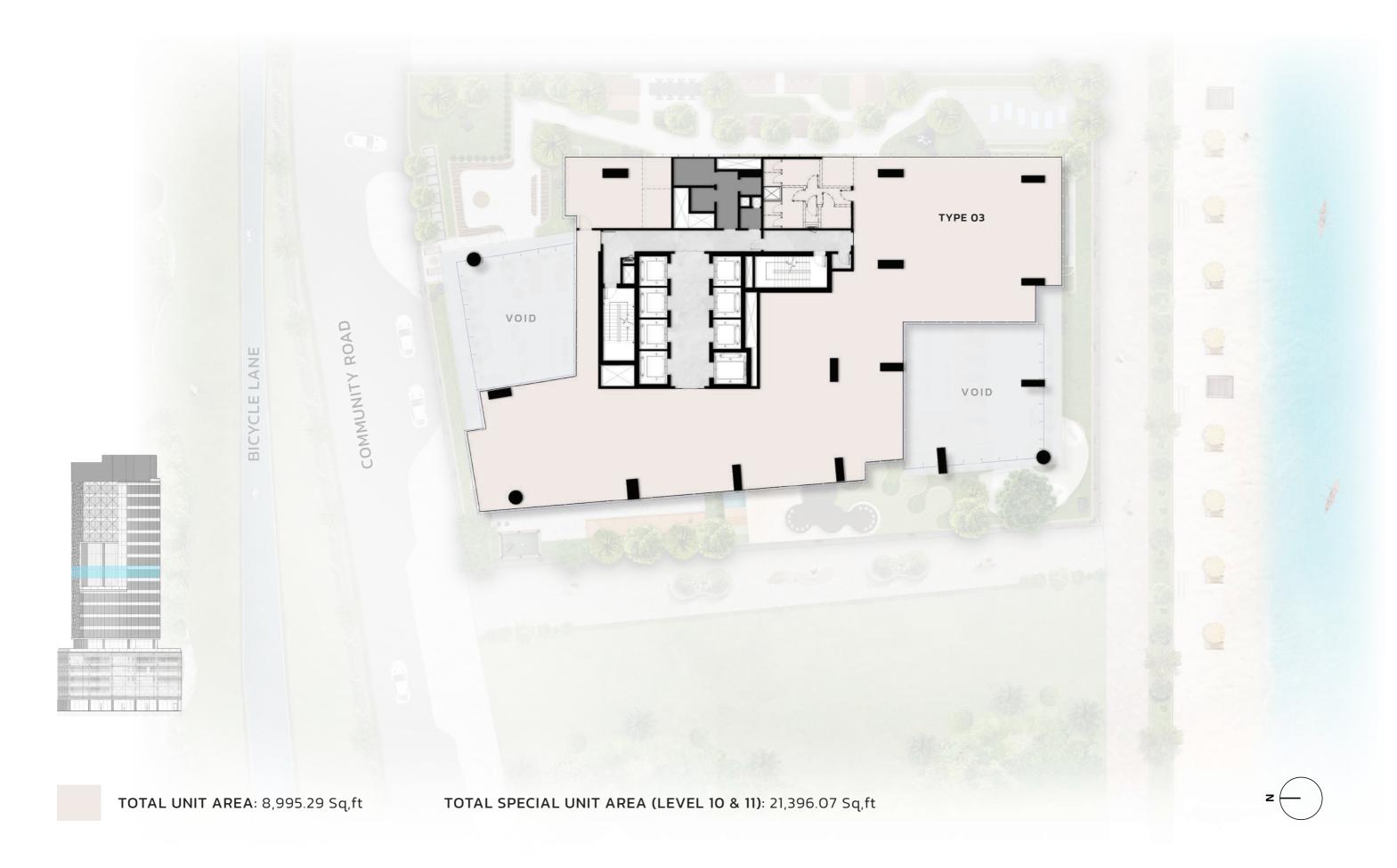
#### 6<sup>TH</sup> - 9<sup>TH</sup> FLOOR PLAN



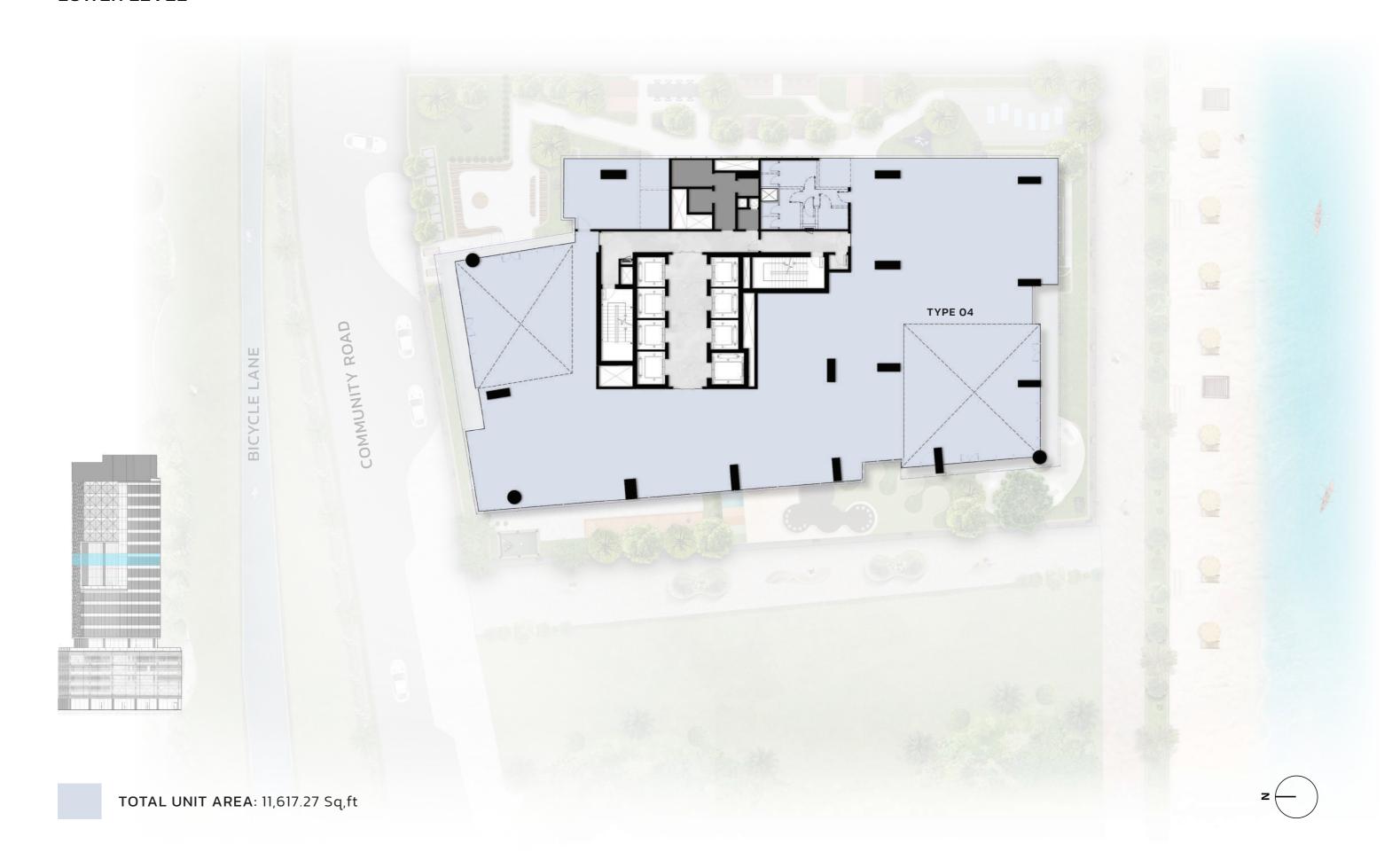
# SPECIAL UNIT 01: 10<sup>TH</sup> FLOOR PLAN LOWER LEVEL

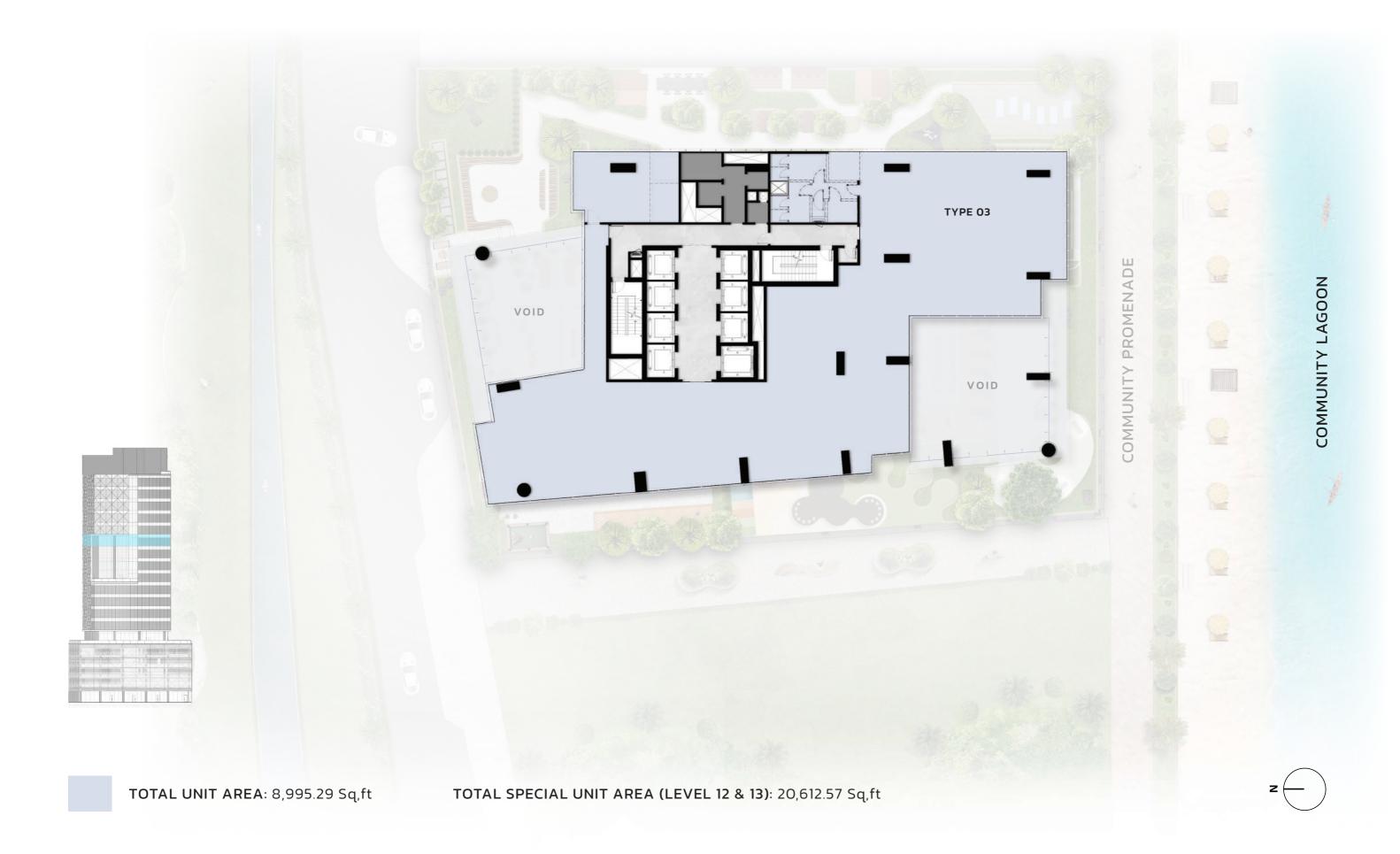


# SPECIAL UNIT 01: 11<sup>TH</sup> FLOOR PLAN UPPER LEVEL



## SPECIAL UNIT 02: 12<sup>TH</sup> FLOOR PLAN LOWER LEVEL





#### 14<sup>TH</sup> - 18<sup>TH</sup> FLOOR PLAN

