MARQUEE
COMPLEX

NEW CAPITAL
FINANCIAL DISTRICT

Welcome to MARQUEE

RETAIL - CLINICS - OFFICES

QUICK FACTS
ABOUT MARQUEE

Plot	2-A1 Finincial District
Land Area	8812,68 m^2
BUA	14,755 m^2
Landscape Area	2,700 m^2
Number of Units:	
• Retail Units	30 units
• Offices Units	300 units
Number of Parking Spots	200 spots
Number of floors	Ground + 7



ABOUT
MARQUEE COMPLEX

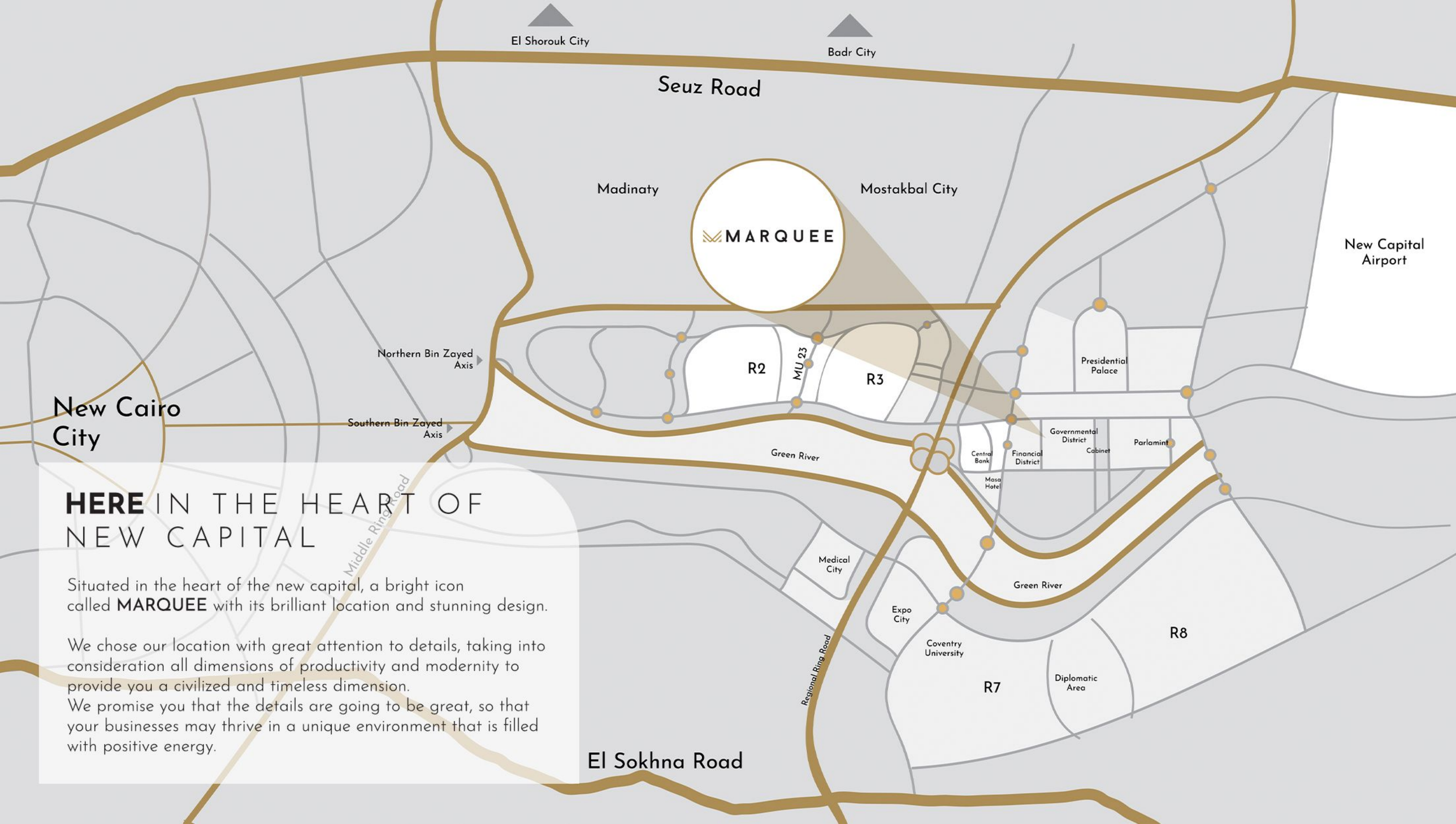
An exceptionally well positioned modern class A office, clinic and retail building with a dynamic plaza within the financial district.
In front of ministry of education and walk out to the new capital administrative office.
Capturing the benefits of the near-governmental district will help to become the most revered building of new downtown with a secured creditworthy tenant roster.
The development entertains an excellent daylight, green areas, an outdoor amphitheater and a generous receptions creating an excellent first impression to visitors.

OUR **VISSION**

We seek to be a remarkable icon and a one-stop-spot for all entrepreneurs in the new administrative capital by 2022

OUR **MISSION**

In **MARQUEE,** we provide Corporations, economic institutions, entrepreneurs and investors the opportunity to be in the heart of the ministerial district, the best working and business environment which combines modern technologies and magnificent design in a stunning strategic location to assist you increasing business productivity.



HERE IN THE HEART OF NEW CAPITAL

Situated in the heart of the new capital, a bright icon called **MARQUEE** with its brilliant location and stunning design.

We chose our location with great attention to details, taking into consideration all dimensions of productivity and modernity to provide you a civilized and timeless dimension.
We promise you that the details are going to be great, so that your businesses may thrive in a unique environment that is filled with positive energy.

MARQUEE

Presidential Palace Garden

Presidential Garden Gate

Housing and Dev. Bank
The U
Audi Bank
Arab Bank
CIB
Misr Iran Dev. Bank
Abu Dhabi Islamic Bank
Suez Canal Bank
NBE
International Com. Bank
Arab African Bank
NBD
Attijari Wafa Bank
Arab Inv. Bank
The United Bank
Faisal Islamic Bank

AUCD
Ministry of Awkaf
Ministry of Education
Ministry of Higher Education
Ministry of Social Solidarity
Ministry of Housing
Ministry of Supply and Internal Trade
Ministry of Public Business Sector
Ministry of Immigration
Ministry of Industry & Trade
Ministry of Manpower
Ministry of Investment
Ministry of Antiquities
Ministry of Culture
Ministry of Civil Aviation
Ministry of Planning
Ministry of Commu. and Info.
Ministry of Foreign Affairs

MSC07
MSC03
MSC01
National Museum
Central Bank
MSC08
MSC04
MSC02
Public Library

National Museum
Restaurants Complex
Training Center
Central Park
Public Library
Cinemas Complex
Conference Center

Training Center
Cabinet
Conference Center

Ministry of Finance
Ministry of Local Development
The Ministry of Environment
Ministry of Petroleum
Ministry of Electricity
Ministry of Health
Ministry of Transportation

People Yard

Parliment

Banque De Caire
Banque Misr
Blom Bank
Credit Agricole
Arab African Int. Bank
QNB
EBE
Arab Int. Bank
Ahly United Bank
NBK

RETAIL

RETAIL AMENITIES

- Stimulating interest from the main road by positioning the development to face outwards
- Providing a mix of retail and F&B
- Connecting all the retail units with one plaza
- Core and shell
- Outdoor areas
- Ceiling clear height 4.5m
- Loading dock
- Service corridor
- Building Management Systems (BMS)
- CCTV system
- (HVAC) Ventilation and air conditioning (chiller system)
- Backup generators
- Fire alarm and Firefighting system

OFFICES

CLINICS

AMENITIES

- Maximizing usability of space
- Generous 3.9 metre clear floor ceiling height
- Spacious Landscape
- Special needs friendly

- Meeting rooms (15 per.)
- Conference and training room (30 per.)
- UPS system
- External power source
- Backup generators
- Automatic transfer systems (ATS)

- Espresso coffee bar
- Roof open lounge
- Common restrooms on every floor level
- Lounges and waiting areas
- High speed fiber optic wiring



FACILITY MANAGEMENT

- Housekeeping services
- Regular maintenance and on demand services

PRODUCTIVITY AND
ENVIRONMENTAL STANDARDS

- Building Management Systems (BMS) with energy demand management (EDM)
- Ventilation and air conditioning (chiller system) (HVAC).

- Solar energy
- LED lighting
- Smart and interactive building
- Garbage collecting
- Double glazed glass

SECURITY AND SAFETY

- 24/7 security services
- Access control system
- CCTV system (monitoring all the entrances and exits)
- Fire alarm and Firefighting system

- 4 High quality elevators
- Parking
- Special needs friendly
- Front desks that offer receptionist services to all tenants
- Stunning Reception

FLEXI FINISHES

An almost-finished unit ready for the final phase of finishing painting and tiling using hassle-free mechanisms, giving clients the freedom to choose their palettes

CEILING	• Matt Paint for concrete, Ducts and pipes
WALLS	• Primary painting
FLOORING	• Tiles ready for HDF flooring
LIGHTING, POWER & LOW CURRENT	• Light sockets • Power sockets
HVAC	• HVAC Tie-IN
FIRE FIGHTING	• Tie-IN
TOILETS	• Finished with modern fitting & fixtures

COMMON AREA FINISHES

EXTERIOR	• Combination of glass, marble, stone, granite, tiles & painted surface • Dedicated external signage as per standard design & conditions
INTERIOR	
CEILING	• Gypsum Ceiling board and tiles
WALLS	• Combination of granite and marble tiles • Gypsum Board Partitions • Acrylic painting
FLOORING	• Marble & Granite tiles • Carpet tiles • HDF flooring • Porcelain tiles
LIGHTING, POWER & LOW CURRENT	• Integrated décor LED lighting through-out
HVAC	• Chiller system
FIRE FIGHTING	• Fire alarm fixtures • Sprinklers



TOILETS

- Finished with modern fitting & fixtures

LOBBIES & CORRIDORS

- Combination of granite and marble tiles & painted surface
- Furnished
- Equipped with tenant directory & directional sign

RECEPTION

- Combination of granite and marble tiles & painted surface
- Furnished

OUTDOOR AND PLAZA AREA

- Anti-skid granite tile
- Anti-skid porcelain tiles
- Stone tiles




MARQUEE
RESTAURANT SIGN
RESTAURANT SIGN

Marquee Complex

Ground Floor Plan | Gross Area

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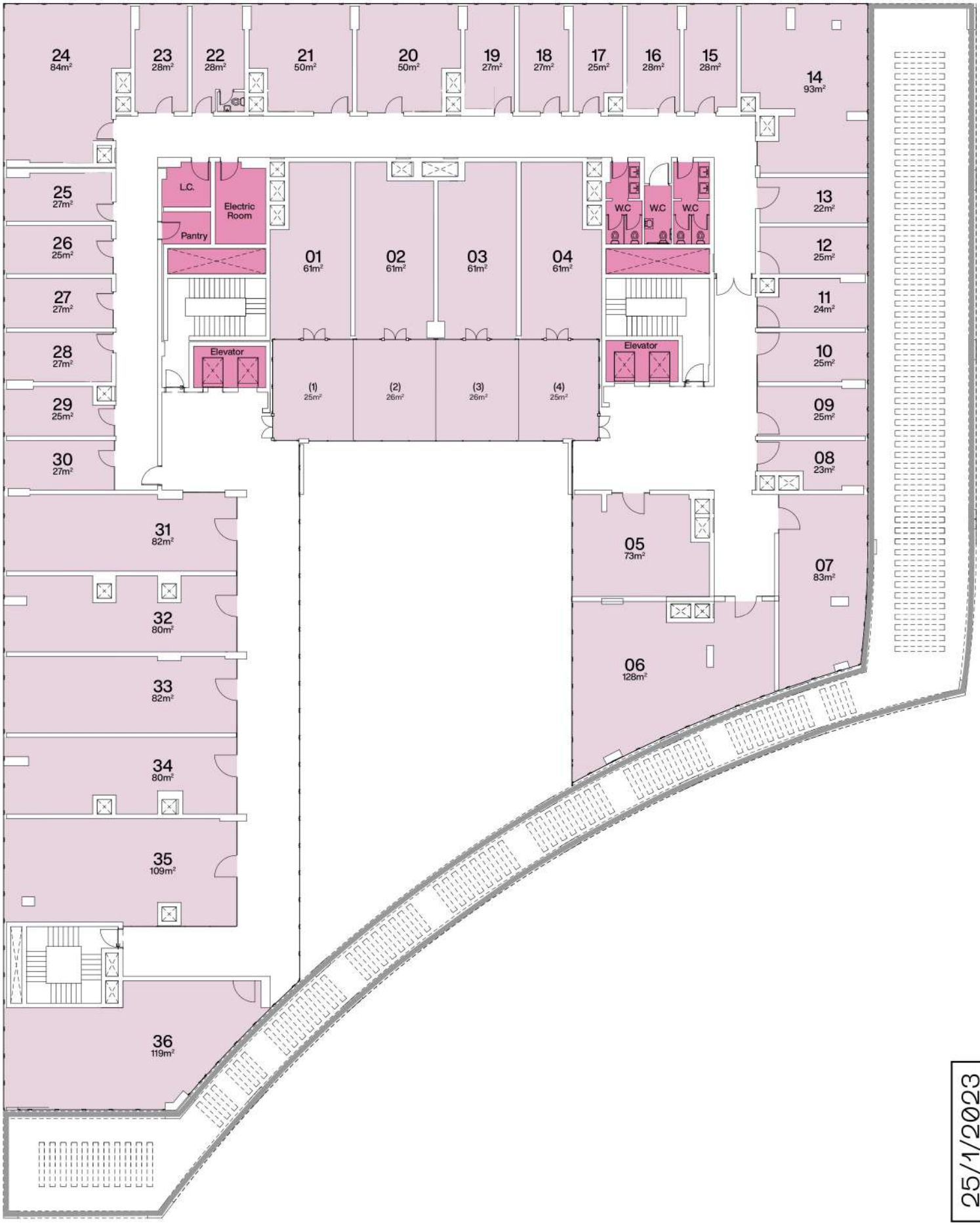
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WAREN DEVELOPMENTS

Marquee Complex

First Floor Plan | Gross Area

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WAREN DEVELOPMENTS

Marquee Complex

Second Floor Plan | Gross Area

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Marquee Complex

Third Floor Plan | Gross Area

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WAREN DEVELOPMENTS

Marquee Complex

Fourth Floor Plan | Gross Area

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WAREN DEVELOPMENTS

Marquee Complex

Fifth Floor Plan | Gross Area

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Sixth Floor Plan | Gross Area

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Seventh Floor Plan | Gross Area

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