



MARQUEE
COMPLEX

NEW CAPITAL
FINANCIAL DISTRICT

Welcome to MARQUEE

RETAIL - CLINICS - OFFICES



QUICK FACTS ABOUT MARQUEE

Plot	2-A1 Financial 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



RESTAURANT

RESTAURANT SIGN

MARQUEE

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 VISION

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.



El Shorouk City

Badr City

Seuz Road

Madinaty

Mostakbal City

MARQUEE

New Capital Airport

Northern Bin Zayed Axis

Southern Bin Zayed Axis

New Cairo City

R2

MU 23

R3

Presidential Palace

Green River

Central Bank

Financial District

Governmental District

Parliament

Cabinet

Masa Hotel

Green River

Medical City

Expo City

Coventry University

R8

R7

Diplomatic Area

Regional Ring Road

Middle Ring Road

El Sokhna Road

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.



Presidential Palace Garden

Presidential Garden Gate

Housing and Dev. Bank | The U | Audi Bank | Arab Bank | CIB | Misr Iran Dev. Bank

International Com. Bank | NBE | Arab African Bank | Abu Dhabi Islamic Bank | NBD | Attijaf Wafa Bank | Suez Canal Bank | Arab Inv. Bank | The United Bank | Faisal Islamic Bank

Central Bank

MSC07 | MSC03 | MSC01 | National Museum | MSC08 | MSC04 | MSC02 | Public Library

Banque De Caire | Banque Misr | Blom Bank | Arab African Int. Bank | QNB | EBE | Arab Int. Bank | Credit Agricole

NBK

Ahly United 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 Industry & Trade | Ministry of Manpower | Ministry of Investment | Ministry of Public Business Sector | Ministry of Immigration | Ministry of Antiquities | Ministry of Culture | Ministry of Civil Aviation | Ministry of Planning | Ministry of Commu. and Info. | Ministry of Foreign Affairs

Central Park

National Museum | Restaurants Complex | Training Center | Public Library | Cinemas Complex | Conference Center

Cabinet

Training Center | Conference Center

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

People Yard

Parliament



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).

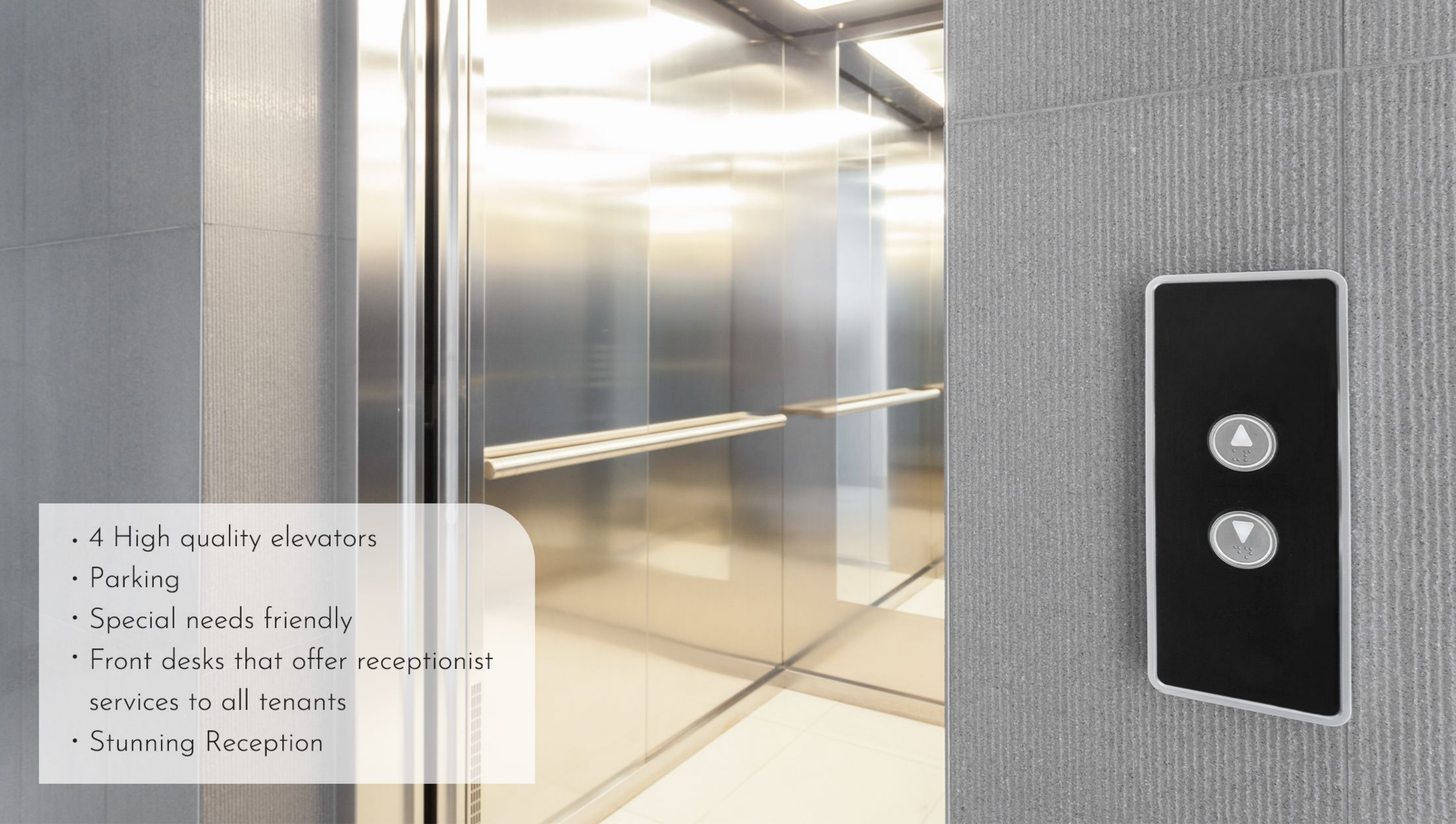


- Solar energy
- LED lighting
- Smart and interactive building
- Garbage collecting
- Double glazed glass



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 throughout

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

RES

SIGN

RESTAURANT SIGN

RESTAURANT SIGN

RESTAURANT SIGN

RESTAURANT SIGN

SIGN

RESTAURANT SIGN

AUR



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