



مجمع التركي للأعمال
ALTURKI BUSINESS PARK

INTRODUCTION

Alturki Business Park is the premier office development in Saudi Arabia's Eastern Province, offering companies the opportunity to strategically locate within peerless commercial premises, just ten minutes' drive from the cities of Al-Khobar, Dhahran, and Dammam.

Built on a landscaped site of 8,600 sqm, the development comprises a high-tech 14-storey tower, available by the floor or half-floor, and a series of self-contained loft offices, perfect for smaller boutique firms or satellite offices.

World-class design is courtesy of the globally renowned firm of New York architects, Pei Partnership. Interior concepts have been created by HOK of London and landscape design of the adjacent integrated park is by the Boston firm, Ai+ Architecture.

Alturki Business Park offers tenants an array of facilities, superb detailing, and a quality working environment that is rare, even in the world's major business centers. Handover to tenants for fitting-out will take place in July 2010, with a gala opening scheduled for the 4th quarter of 2010.



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THE DEVELOPMENT

Alturki Business Park is a prestigious gated business community with 11,500 sqm of rentable floor space. Designed with convenience in mind, the development provides outstanding functionality and value, offering a host of facilities specially tailored to the needs of modern business. These include a dedicated auditorium and three multi-purpose training rooms, each equipped with video conferencing, along with a café, prayer room, and exercise and steam rooms.



The centerpiece tower soars to 75 meters high and is attracting some of the business world's foremost companies. Offering picturesque views, it provides the latest in smart building technology with a stunning backdrop of landscaped greenery. The tower is serviced by a private lane and drop-off area, providing direct entry to underground parking.

Alongside the tower is a series of five smaller buildings, each composed of two self-contained loft offices that provide a unique working environment.

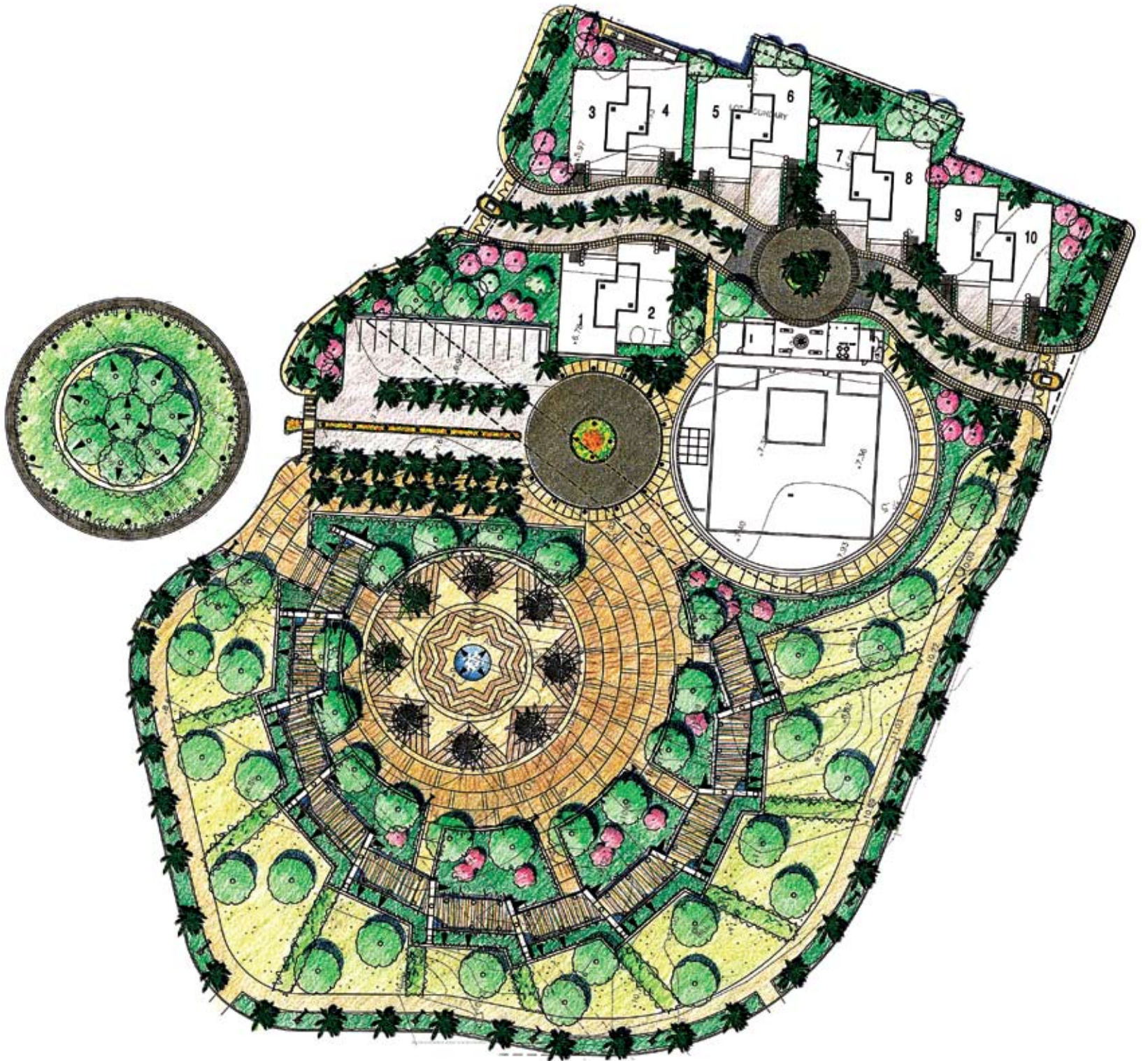
These three-storey structures have a more relaxed feel, perfect for smaller firms or satellite offices.

About 8,000 sqm of surrounding parkland incorporates landscaped gardens with shaded benches, pedestrian walkways and state-of-the-art lighting. The elegant gardens offer tenants a superb venue for events during the spring and autumn seasons.

The development is operated by a world-class facility management team, ensuring tenants' needs are always promptly met.

The sophisticated security system provides round-the-clock monitoring by a dedicated security team equipped with extensive CCTV. All buildings and elevators are accessed using smart-cards, and electronic barriers control the three main entrances and access to car parking. Two levels of spacious basement parking provide excellent protection for tenants' and guests' vehicles, especially during the hot summer months.

Alturki Business Park offers you the chance to focus entirely on business, while enjoying breathtaking natural surroundings.





THE TOWER

The focal point of Alturki Business Park is the landmark 14-storey tower – its contemporary circular design and louvered curtain wall offering transparency and a sleek corporate image. The curved outer surface of the tower is fully glazed for maximum natural light, and enables unique views of Dhahran and Al-Khobar. The tower's footprint extends over 1,500 sqm.



In the tower's spacious split-level lobby are the building's main reception and waiting areas, with access to five high-speed elevators serving the upper levels. In addition, the ground and first floors house an array of facilities for tenants: an auditorium, three multi-purpose halls ideal for seminars and staff training, a café, a prayer room, a gymnasium and steam room.

Nine floors of premium offices are offered for rent on the second to tenth levels. Each level can accommodate either one suite of 750 sqm or two suites, each of approximately 370 sqm.

The amenities for each suite include separate ladies' and gentlemen's restrooms with full disabled access.

In the event of emergencies and electrical outage, a dedicated generator provides electricity to all the tower's public and car parking areas, with two elevators remaining operational.

Two basement levels provide around 300 car parking bays for tenants, with a further 25 bays allotted to visitors. Secure storage space in the basements is also available for tenants.



8

300

302

THE LOFTS

Alturki Business Park's loft-style offices provide highly flexible space and a less formal setting. Designed for small to medium enterprises with a flair for sophistication, the lofts offer chic style and cutting-edge features. These are complemented by high-quality materials and an abundance of natural light, creating the ideal environment for professionals.

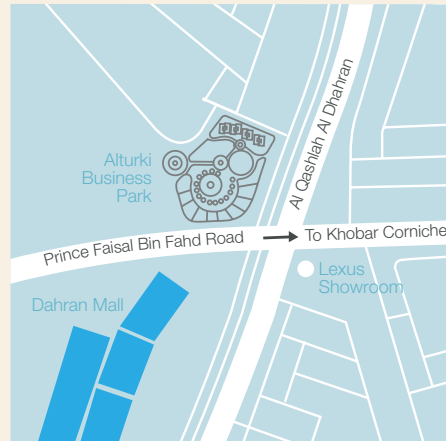
Situated alongside the tower, five three-storey buildings each house two self-contained loft units of 370 sqm. Their low-rise nature helps to create an intimate setting, with direct access from the service lane and neighboring road. Two parking bays are allocated to each unit above ground, with additional spaces at the first basement level.

Each building has a personal elevator and staircase, and each loft has its own private entrance and integrated carport.

With restrooms situated on each level, tenants have a choice of open-plan or a more structured layout incorporating closed offices.

THE LOCATION

Alturki Business Park is ideally situated in a prime location on the Dammam - Dhahran highway (Prince Faisal Bin Fahd Street intersection, opposite Dhahran Mall) with convenient access to Al-Khobar, Dammam, and Dhahran, as well as the fast-expanding Doha residential district. Saudi Aramco, King Fahd University of Petroleum and Minerals, and Amwaj Mall are all close by.



Other Saudi cities are easily reached via the Kingdom's excellent highway system with the Dammam-Riyadh highway only 15 minutes away. The Kingdom of Bahrain is just 45 minutes by road, accessible by King Fahd Causeway. And King Fahd International Airport, less than 45 minutes away from Alturki Business Park.





DESIGNED FOR BUSINESS

A landmark development requires an equally exceptional architectural firm. Based in New York with a representative office in Beijing, Pei Partnership produces thoughtful building designs that are technically sound, site specific, and environmentally aware.

Architect: Pei Partnership

In an age of dwindling resources, Pei believes that sustainability is imperative and the firm strives to provide all projects with economic benefits of energy, water and materials savings, as well as reduced maintenance and operational costs. Recent projects include the Industrial and Commercial Bank of China Headquarters in Beijing, the Ronald Reagan UCLA Medical Center in Los Angeles, and the Qatar Museum of Islamic Art.

Landscape architect: Ai+ Architecture

Based in Boston, Massachusetts, Ai+ has broad experience across a range of complex projects. The firm is accustomed to working with multi-disciplinary teams to provide planning, urban design, architectural and landscape architectural design services. Project experience in the region includes the King Abdullah Civic Center in Dammam, Beirut's Western Corniche and Yacht Club, and the Port Ghalib Marina Village Resort in Egypt.

Interior designer: HOK

HOK is an American multi-disciplinary architecture practice with a network of 23 offices around the world. The London office, responsible for Alturki Business Park's interiors, emphasizes work in the commercial, corporate and public sectors. The HOK team includes architects, facility programmers, master planners, interior designers, historic building specialists, and landscape architects.





Khalid Ali Alturki & Sons (Alturki) is a leading Saudi family-owned investment and development company. Its subsidiaries and joint venture companies are involved in contracting, trading, manufacturing, and consulting. They focus specifically on the construction, energy, environment, and real estate sectors primarily in Saudi Arabia.

