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Dubai Offices 2026: price vs district

New Grade A launches on Sheikh Zayed Road and in Business Bay, set against rents, resale prices and the district median.

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1. The market in numbers (Q3 2026)

Measure	Figure	Source
Average Dubai office rent	About AED 213 per sq ft a year, up 4% on the quarter	Cushman & Wakefield Core [1]
Occupancy	About 92.4%	Cushman & Wakefield Core [2]
New space delivered in Q3	About 50,000 sq ft	Cushman & Wakefield Core [1]
Due in Q4 2026	About 770,000 sq ft, much of it pre-let	Cushman & Wakefield Core [1]
Pipeline, Sheikh Zayed Road (Trade Centre to Interchange 1) and Business Bay, to 2031	More than 8.3 million sq ft	Cushman & Wakefield Core [1]
Secondary office sales in Q3	1,123 deals, about AED 4.35bn, average about AED 1,930 per sq ft (down 1.2% on the quarter)	CRC Property via Khaleej Times [3]
Where the Q3 volume was	Nearly 30% of deals in Downtown Jebel Ali; JLT third with 162	CRC Property via Khaleej Times [3]

Read the AED 1,930 average with care: it is pulled down by where the volume was, not by what Grade A space in Business Bay sells for.

2. Price vs district

A broker investment case citing the Dubai Land Department register puts the 2026 median for off-plan office sales in Business Bay at **AED 4,902 per sq ft** [4]. The same analysis lists:

Project	AED per sq ft (broker analysis citing DLD)

HQ by Rove	about 4,699
Lumena (Omniyat)	about 5,868
Lumena Alta (Omniyat)	about 6,130
Berkeley Tower (Ellington guide average)	about 4,300

Disclosure: the analysis is by M&M Real Estate, which markets Berkeley Tower. Treat it as a broker's case, not an independent valuation.

3. Three launches side by side

	Berkeley Tower	AHS Twin Towers	Rockefeller Business Tower
Developer	Ellington Properties with Al Hamra Group [5]	AHS Properties (conversion of the former Shangri-La) [6] [7]	LMD; sales by Devmark [8]
Size of building	60+ floors, 109 offices [5]	G+50, Gensler design [6]	87 floors, 332 offices [8][9]
Office sizes	1,132 to 22,191 sq ft [5]	About 1,872 sq ft to full floors of about 17,000 sq ft [6]	1,077 to 13,400 sq ft [9]
Price indication	Guide average about AED 4,300 per sq ft [5]	From AED 7.2M (launch); AED 3,850 to 5,000 per sq ft in interview [6][7]	Broker quotes about AED 4,000 to 4,600 per sq ft; no official list [9]
Payment plan	70/30: 20% booking, about 40% in year one, 30% on completion [5]	10% / 20% + DLD by 15 Dec 2026 / 10% / 10% / 50% on handover [6]	50/50: 50% during construction, 50% on handover [9]
Handover	Target 2030; some portals show 31 Dec 2031 [5][10]	30 June 2028 [6]	Expected Q2 2031 [8][9]
Service charge (estimate)	About AED 24 per sq ft [5]	About AED 20 per sq ft (interview) [7]	About AED 18 per sq ft [9]

Confirm every handover date against the completion date registered with DLD before you underwrite it.

4. Gross yield on today's average rent

Purchase price per sq ft	Rent (C&W Q3 average)	Gross yield
AED 4,000	AED 213	about 5.3%
AED 4,300	AED 213	about 5.0%

AED 4,600	AED 213	about 4.6%

Before service charges, vacancy and fees. Prime Grade A can rent above the city average; the rent that matters is the one at handover, when the pipeline completes.

5. Own vs lease: two 2026 purchases

- September 2026: Infinity Developments bought about 20,000 sq ft of Grade A space in Business Bay for AED 60M, close to AED 3,000 per sq ft [11].
- October 2026: Doo Group announced its third owned property in Dubai, a ready office of about 300 sqm usable in Regal Tower, Business Bay, for about AED 7M [12].

6. Ten checks before you reserve

1. The full price list for your floor, not a guide average.
2. The completion date registered with DLD.
3. The project's DLD registration and escrow account.
4. Year-one cash flow under the payment plan.
5. The 4% DLD fee and who pays it.
6. VAT on commercial instalments.
7. The service-charge estimate and what it covers.
8. Gross yield at today's rent and at a rent 10% lower.
9. Resale rules before completion.
10. A ready office in the same district at the same budget, as the benchmark.

Sources

1. Cushman & Wakefield Core, Dubai Office MarketBeat Q3 2026. cushwake.ae/en/marketbeats/marketbeat-office-q3-2026-dubai-uae
2. Cushman & Wakefield Core, Q3 2026 Dubai snapshot (LinkedIn post).
3. Khaleej Times, "Smaller investors return to market as Dubai office sales jump in Q3", reporting CRC Property.
4. M&M Real Estate investment case, 22 Oct 2026, citing DLD. M&M markets Berkeley Tower.
5. Ellington Properties release, 20 Oct 2026; Khaleej Times, 3 Nov 2026.
6. Luxwell Real Estate summary of the AHS launch and official site, updated 4 Nov 2026.
7. Forbes Middle East, interview with Abbas Sajwani, 23 Oct 2026.
8. Zawya, LMD launch of the Christian A. Rockefeller Business Tower.
9. Mitchells Commercial Realty project page; rockefellerofficetower.com fact sheet.
10. Mitchells Commercial Realty, Berkeley Tower brief (indicative Q1 2030); DLD-sourced portals (31 Dec 2031).
11. Gulf News, 1 Sep 2026, Infinity Developments Business Bay acquisition.
12. Doo Group announcement, 29 Oct 2026.

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