

LOUVERS OFFICE

A Business Destination Designed for Leadership

A Concept Built on Distinction

Louvers Office sets a new architectural benchmark in North Riyadh, where the façade is not merely a design element—it is the project's defining identity. Inspired by the distinctive louver architectural system, the building presents a bold visual character that reflects transparency, prestige, and modern business ambition.

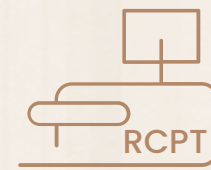
The project offers a work environment that combines privacy and luxury through premium finishes and thoughtfully designed spaces that reflect the identity of companies seeking a distinguished presence in North Riyadh.

Benefits befitting the status and the work



Strategic Location

In North Riyadh, with seamless access to major roads and the metro station.



Independent Reception Lobbies

Private lobby areas on every floor, enhancing business privacy and professionalism.



Indoor Gardens

Integrated green spaces that create a comfortable, vibrant, and inspiring work environment.



Flexible Office Spaces

A variety of office layouts designed to accommodate diverse business and corporate needs.


7,698 sqm

Ground Floor
Area


13,737 sqm

Land Area


3,780 sqm

Roof Floor
Area


7,195 sqm

First Floor
Area

 **330**
Total Parking Spaces



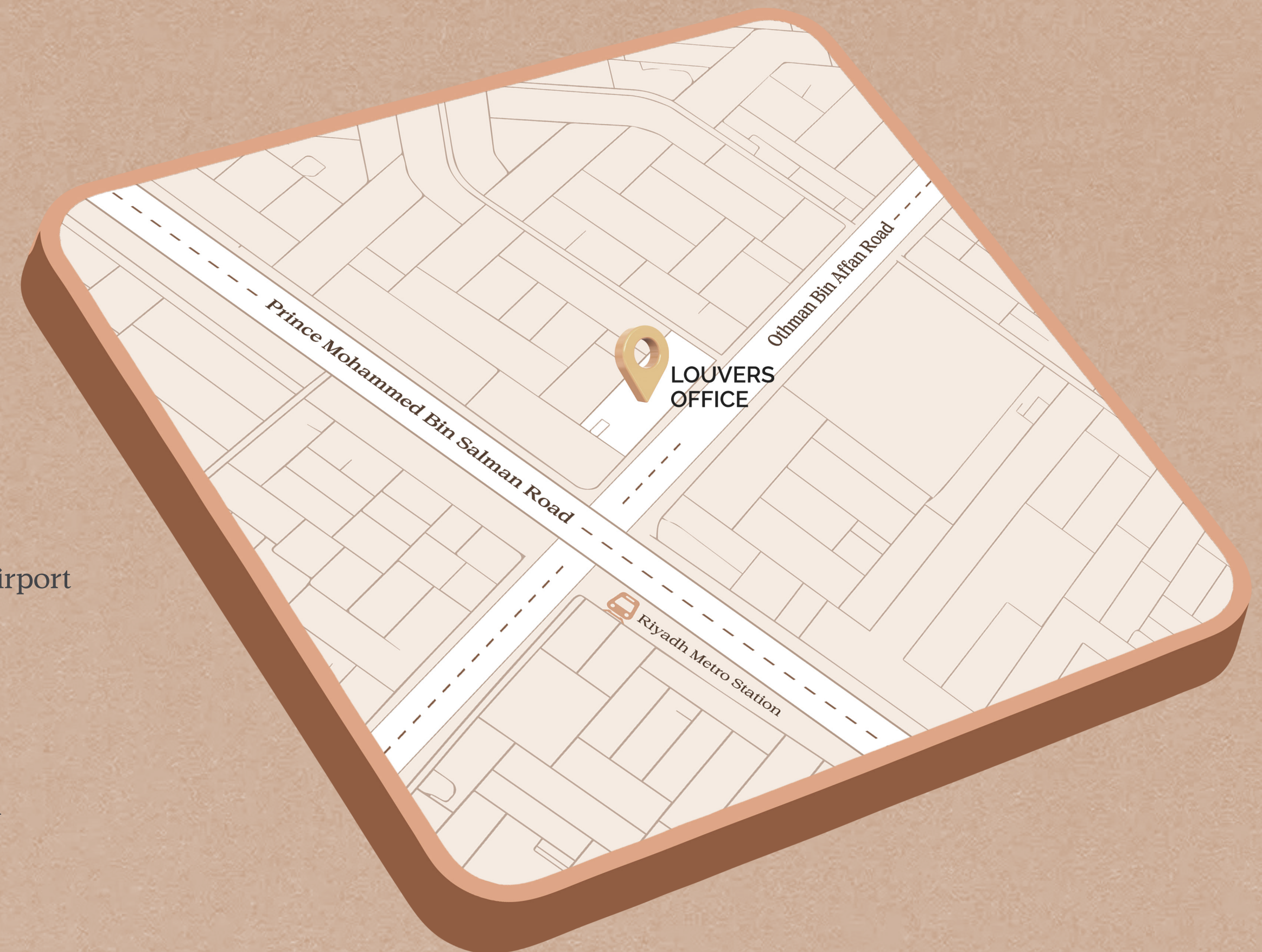
Take Your Business to New Heights in North Riyadh

Nearby Roads

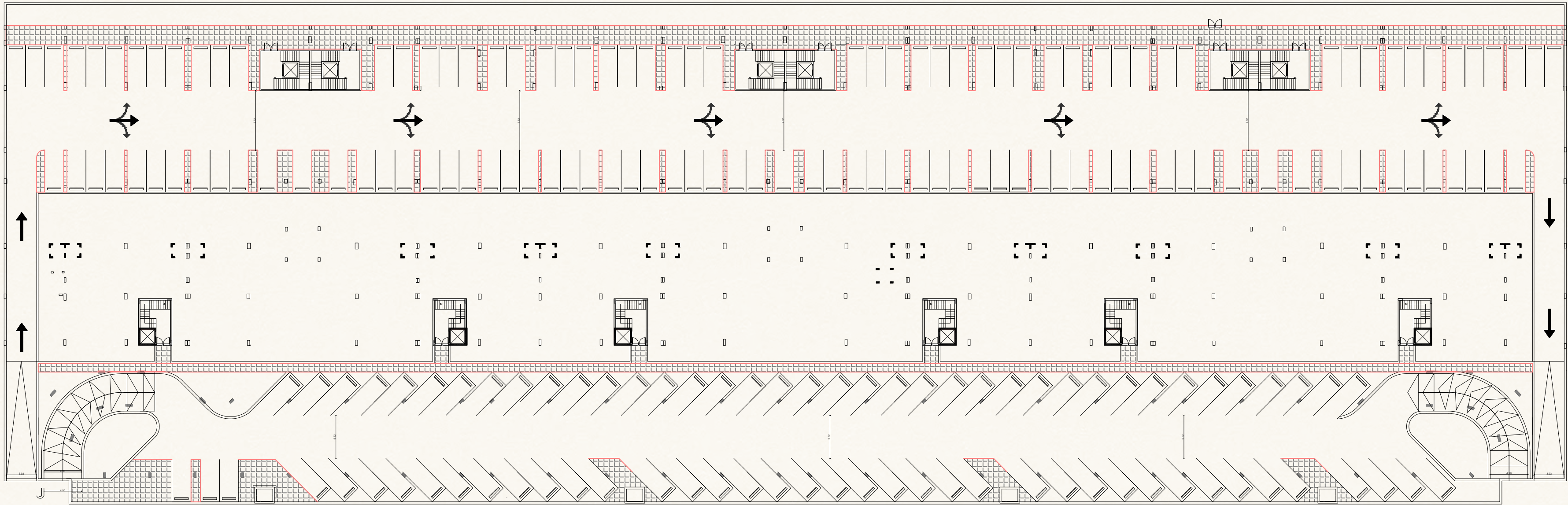
- 📍 Othman Bin Affan Road
- 📍 Prince Mohammed Bin Salman Road
- 📍 Riyadh Metro Station

Nearby Destinations

- 📍 15 min — King Khalid International Airport
- 13 min — King Abdulaziz Park
- 10 min — Roshn Front
- 10 min — Solitaire Mall
- x Direct Access — Riyadh Metro Station

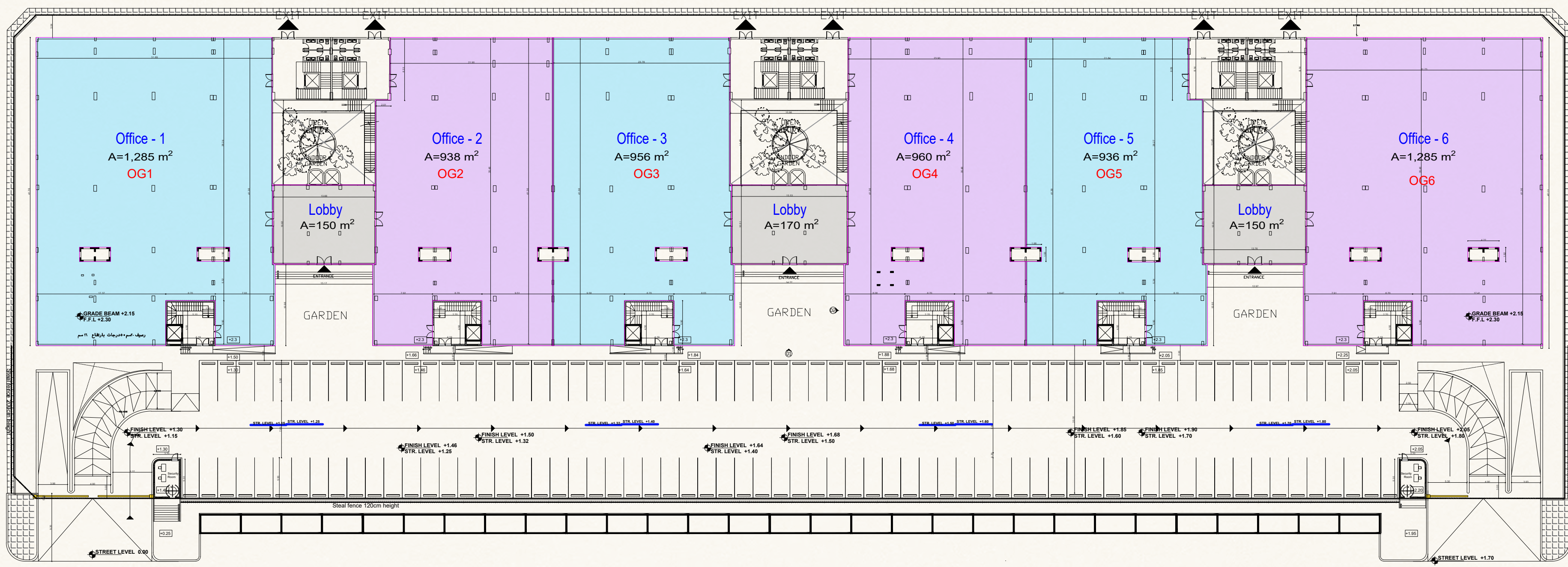


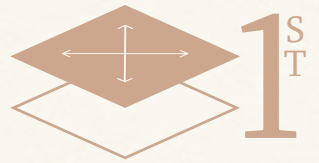
 Basement **197** Parking Spaces



NO. OF PARKING : 197
TOTAL NO. OF PARKING : 330
LAND AREA : 13737M²

GF Ground Floor **7,698 sqm** 133 Parking Spaces | **495sqm** Internal Garden | **6** Offices

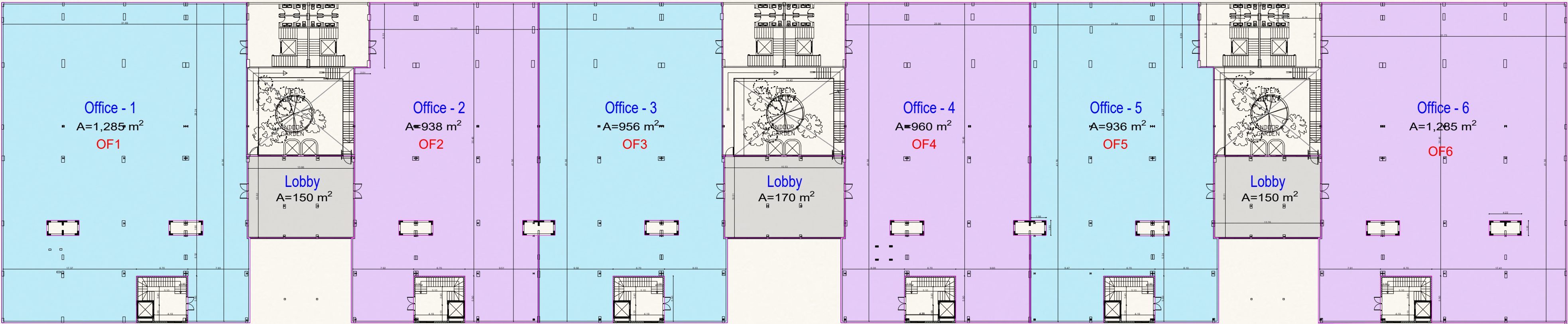




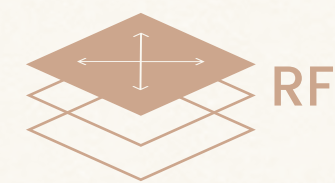
First Floor

7,195 sqm

6 Offices | 3 Lobbies



FLOOR AREA : 7,195 M²
FLOOR Ratio to Land Area : 52.3% M²

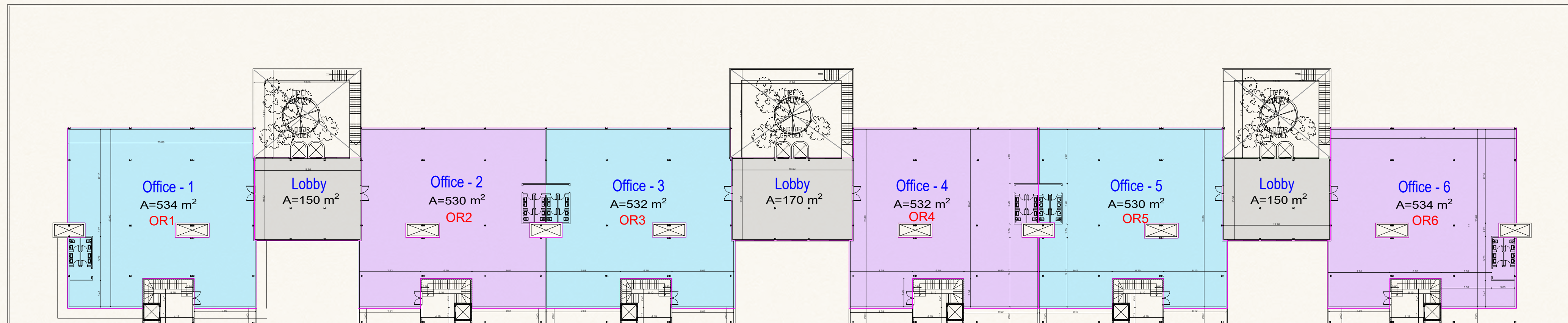


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Roof Floor

3,780 sqm

6 Offices



FLOOR AREA : 3,780 M²

FLOOR Ratio to 1ST Area : 52.5% M²

Total Leasing Area

18,673 sqm

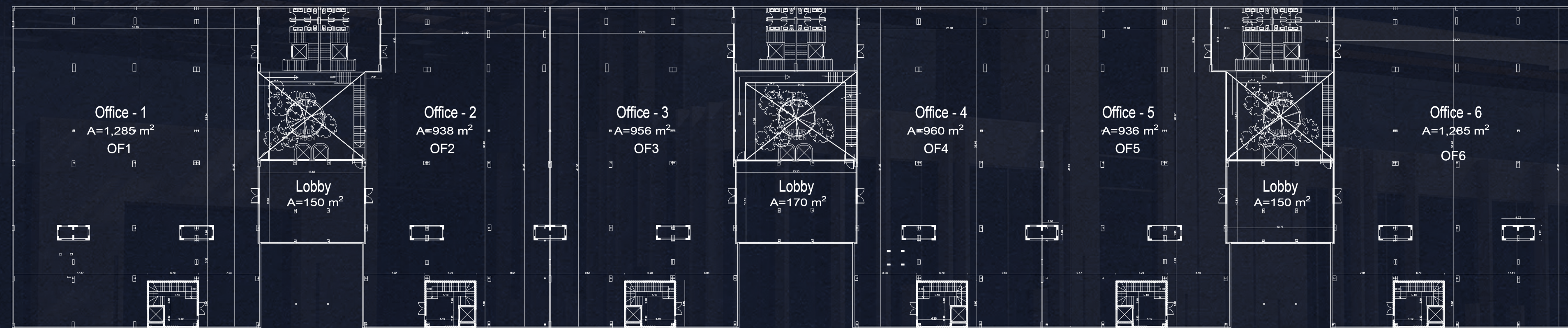
6 Independent Offices Per Floor

Office 5
936 sqm

Office 2
938 sqm

Office 3 & 4
956 – 960 sqm

Office 1 & 6
1,285 sqm



RCPT Reception Lobby ×3 150 – 170 sqm

330 Parking Spaces



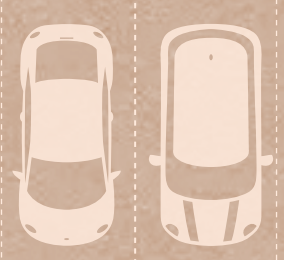
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197 Parking Spaces

Basement Parking

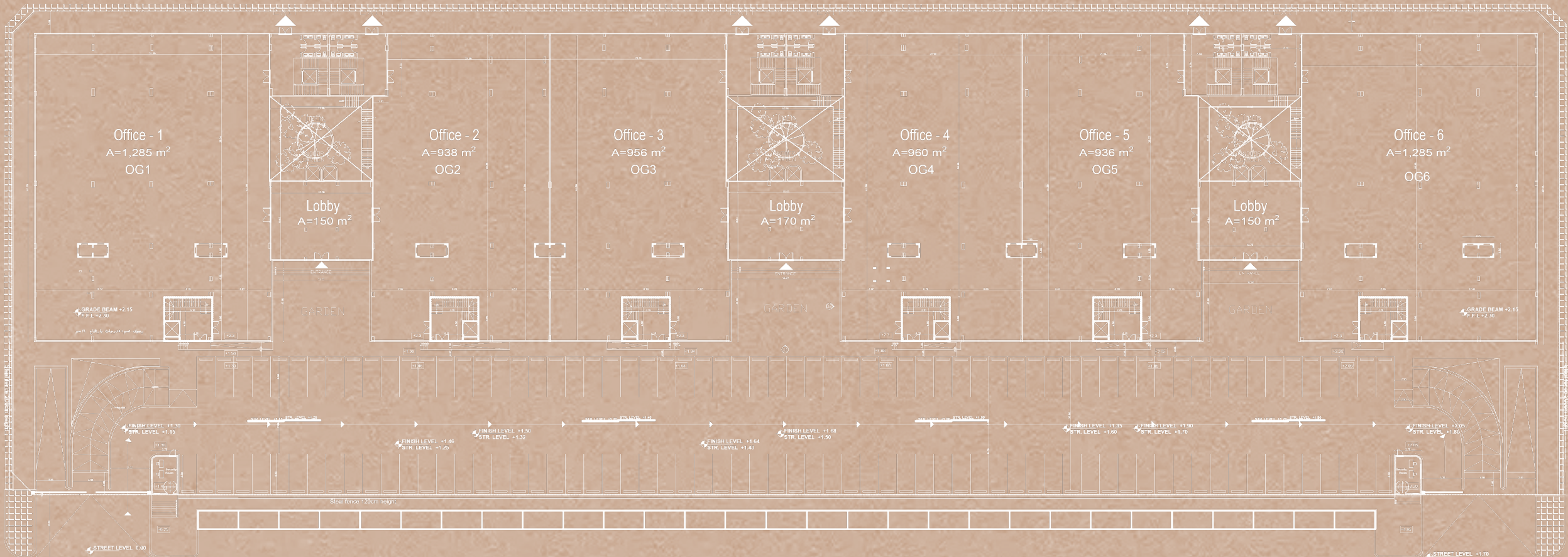
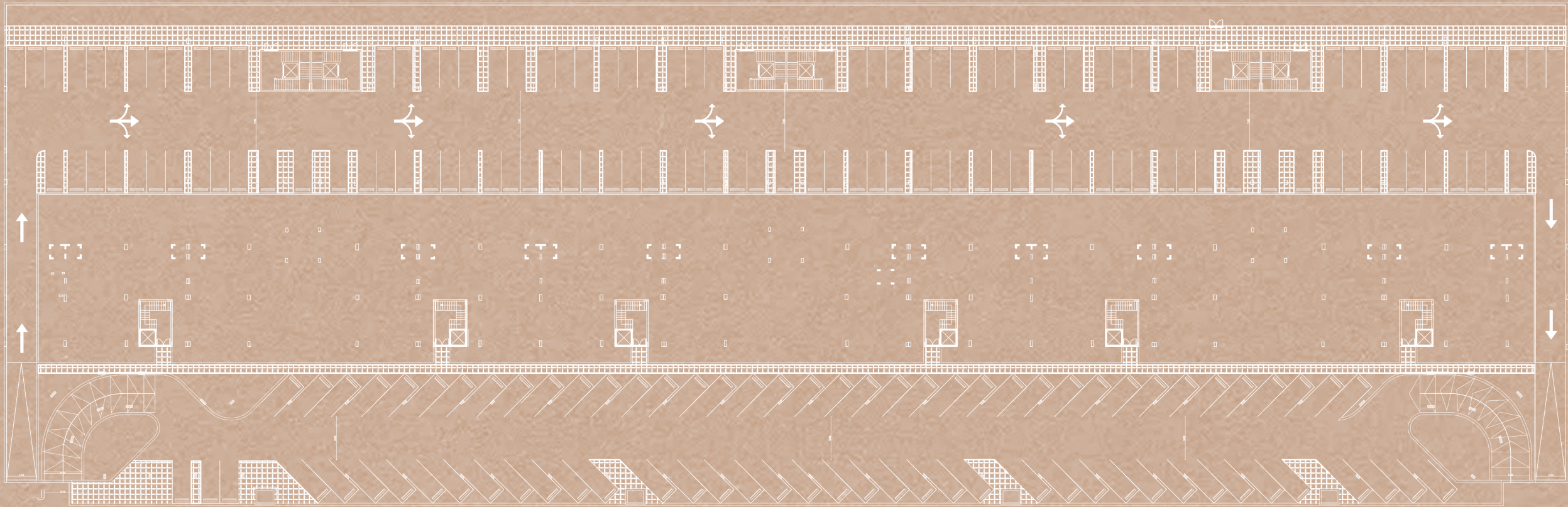
133 Parking Spaces

Ground Floor Parking



330 Parking Spaces

Total Parking



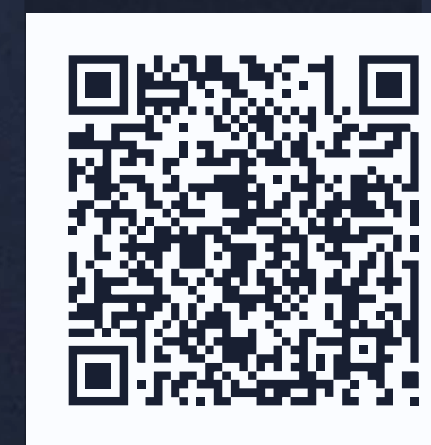
Architectural Louver Facade

Start Your Journey

Toward a More Distinguished Presence



Nama Real Estate
Marketing & Leasing Management



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