

# SBS Business Tower

CLASS A Offices

📍 in Al Olaya, Riyadh

# SBS

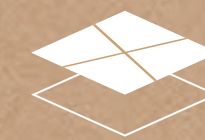
## Business Tower

SBS Business Tower is a Class A office and commercial development located in Al Olaya, Riyadh. The project is designed around advanced architectural and operational standards, bringing together quality design, operational efficiency, and strategic positioning.

With a total leasable area of 11,247 sqm, the tower offers a range of flexible office and retail spaces suited to companies and organizations seeking a presence within one of Riyadh's key business districts.



# What Sets SBS Apart



## Flexible, Divisible Floor Plates

Office configurations from 364 sqm up to a 1,175 sqm full floor, divisible or combinable to match team size and operational requirements.



## A Strategic Business Address

The tower sits along the King Fahd Road and Tahlia Street corridor in Al Olaya — one of Riyadh's most sought-after business addresses.



## 24/7 Security & Surveillance

Round-the-clock security and surveillance, with access control systems supporting a secure environment for tenants and visitors.



## A Self-Contained Workplace

A dedicated office entrance with operations separated from the retail component, supported by an elevator system serving the office floors, an on-site gym, and 249 parking spaces.

# An Integrated Business Environment

The tower brings together office space, retail units, and operational amenities within a single building, with configurations suited to different company sizes.

Office Model **A**

1,175 sqm

Full floor with independent entrance and identity

Office Model **B**

803 sqm

For mid-sized companies

Office Model **C**

364 sqm

For startups and smaller teams

## At the Heart of the Business District

SBS Business Tower is located in Al Olaya, along the King Fahd Road and Tahlia Street corridor, surrounded by Riyadh's leading business, hospitality, and retail destinations.

The location offers direct connectivity to the city's main road network, with Al Olaya Metro Station one minute away — a practical advantage for tenants' staff and visitors alike.



## Within Reach of Riyadh's Key Destinations



8 min Kingdom Centre & Four Seasons Hotel  
16 min King Abdullah Financial District (KAED)



1 min Narcissus Hotel



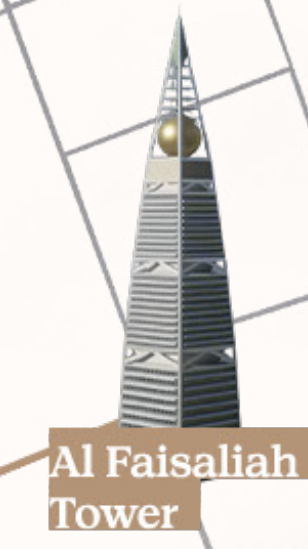
1 min Al Olaya Metro Station

Tahliah St

8 min Panorama Mall

Tahliah St

King Fahd Road



# Project at a Glance



**11,247** sqm  
Total Leasable Area



**4,430** sqm  
Total Site Area

**9**  
Floors

**249**  
Parking  
Spaces

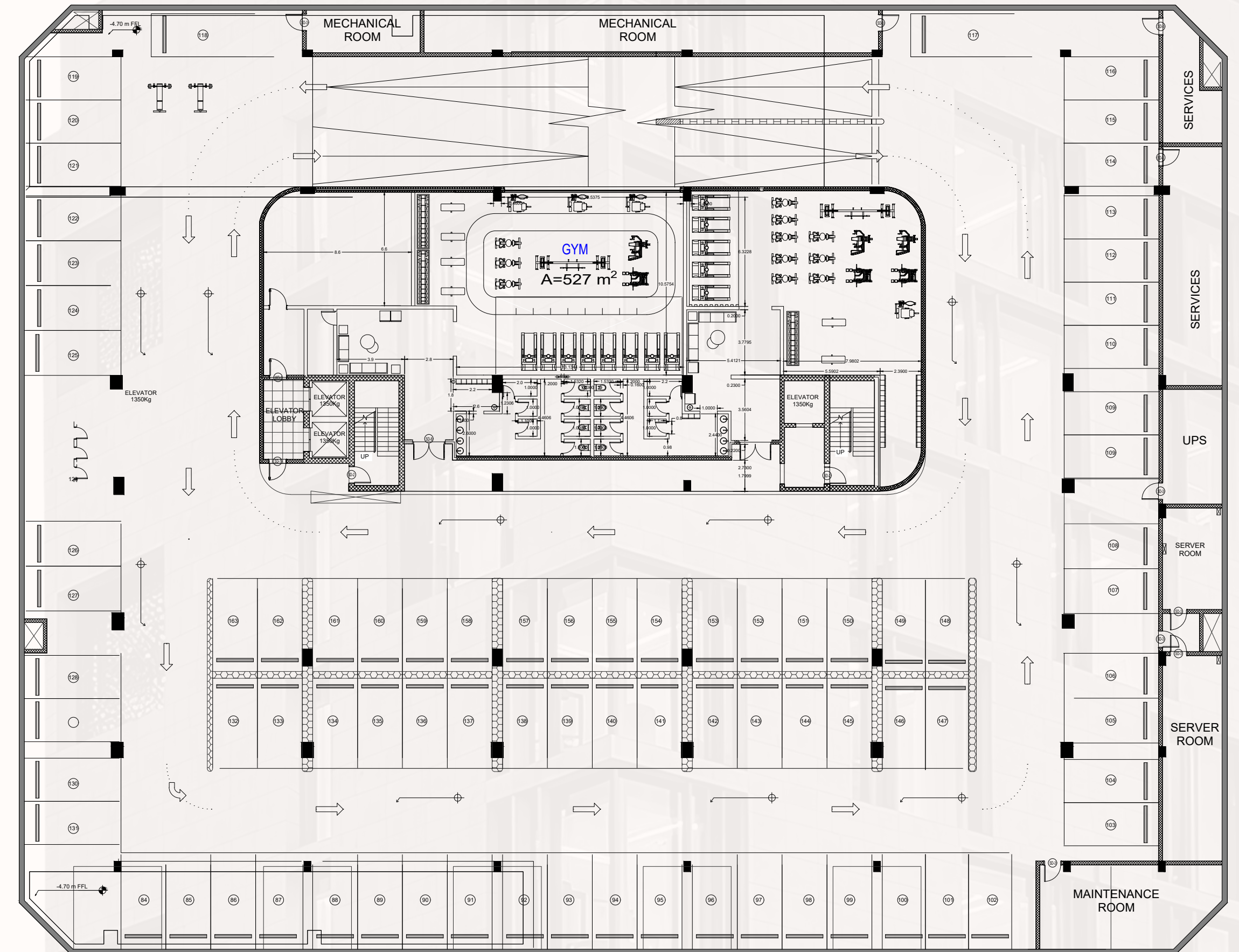
**6**  
Retail Units

**Class A**  
Building Classification

## Designed for Space Efficiency

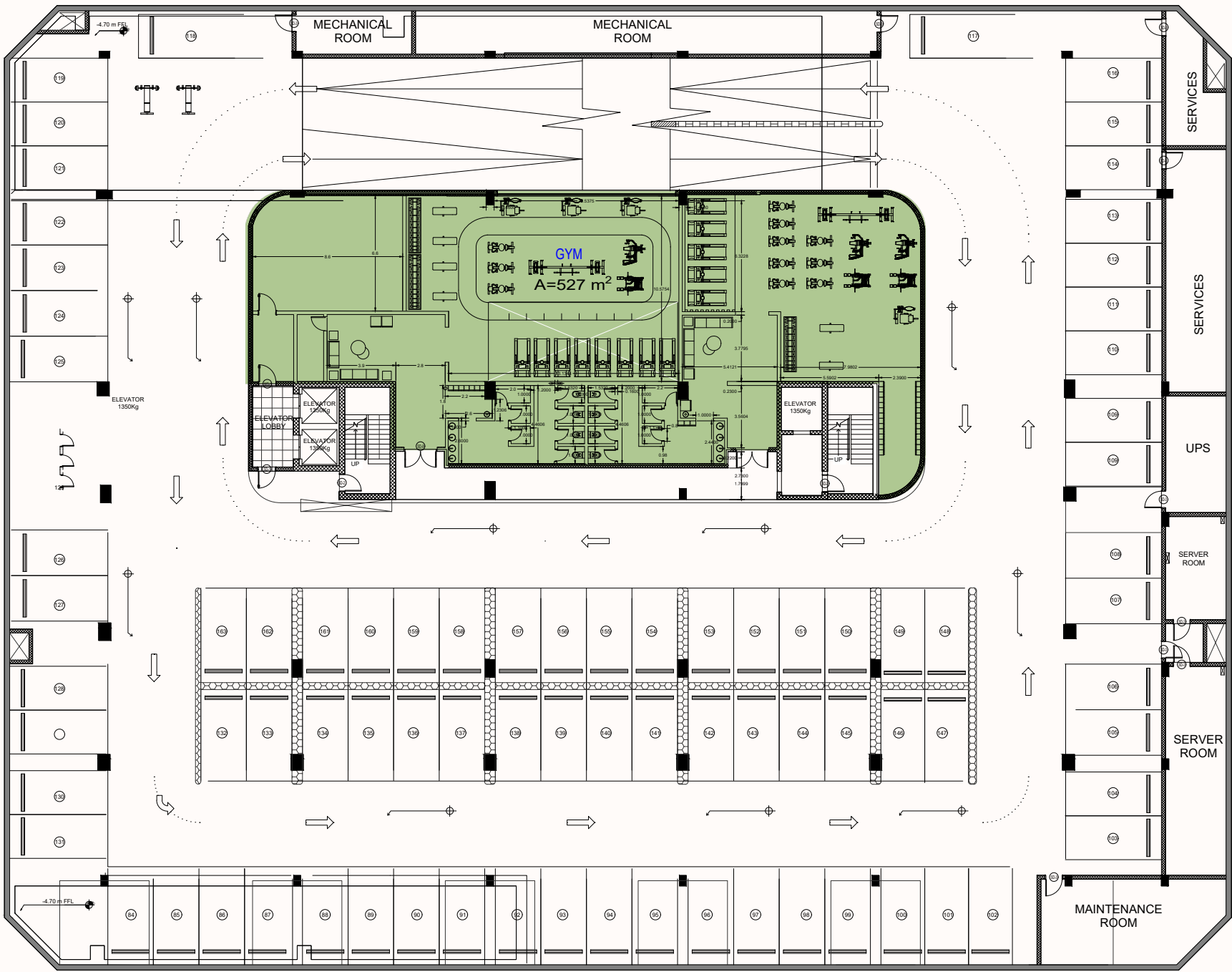
The architectural elevations and plans of SBS Business Tower illustrate the distribution of office and retail spaces, circulation, and service areas throughout the development.

The plans highlight the flexibility of the office spaces and their adaptability to different tenant requirements, alongside the distribution of retail units, amenities, and parking facilities.

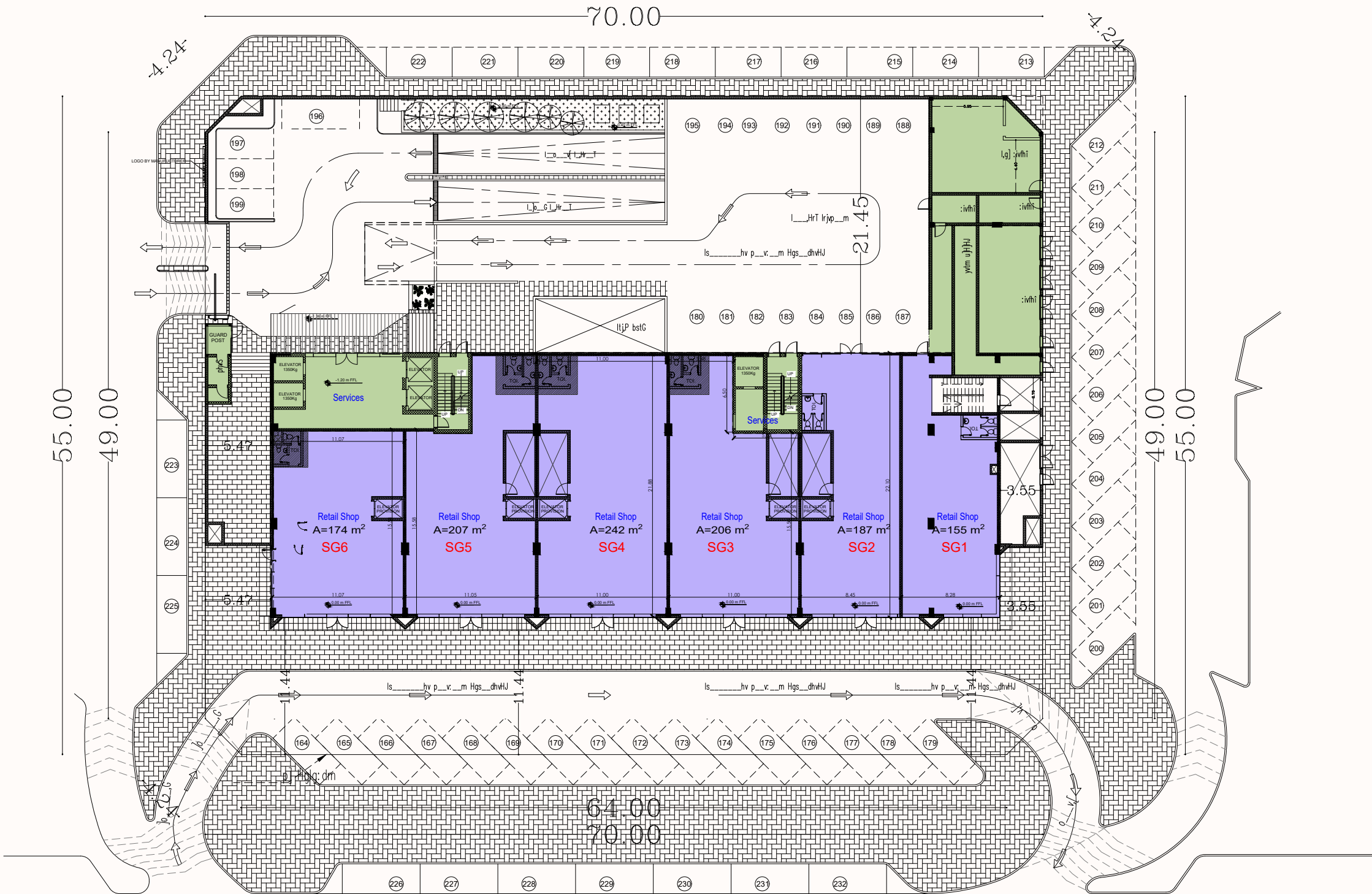


# Project Plans

Basement Floor

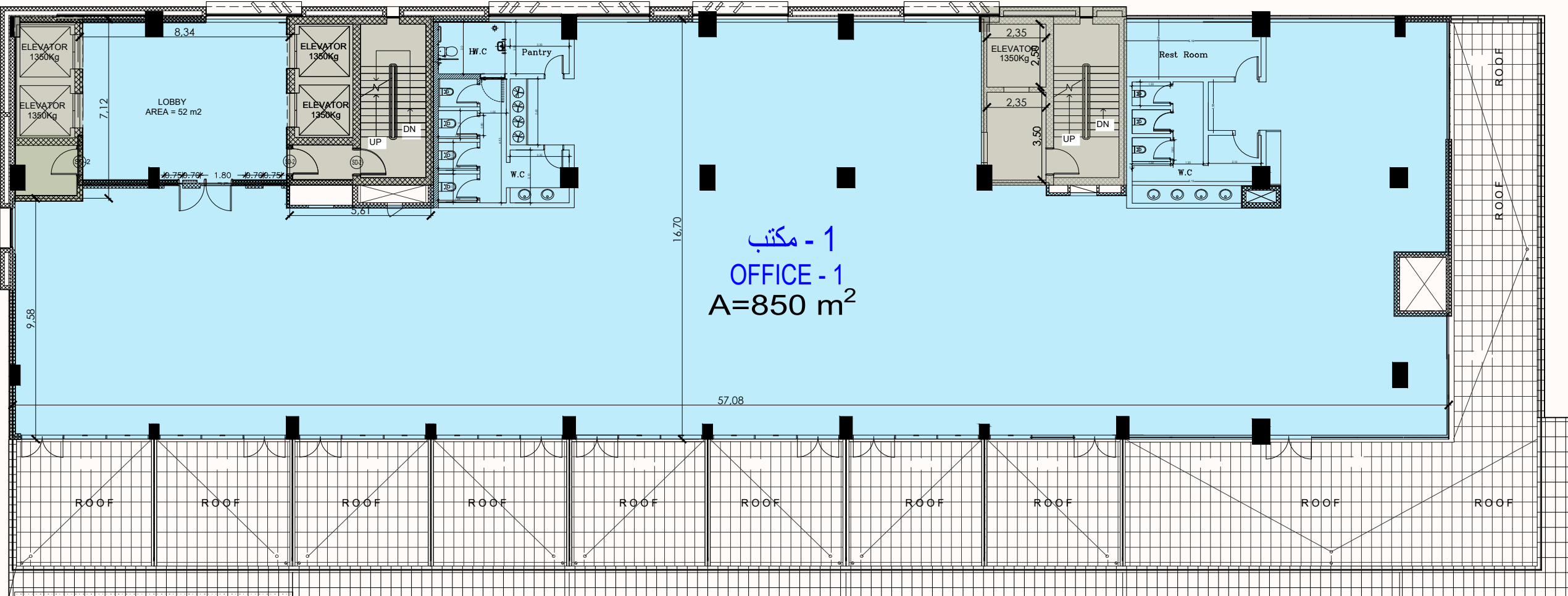


Ground Floor

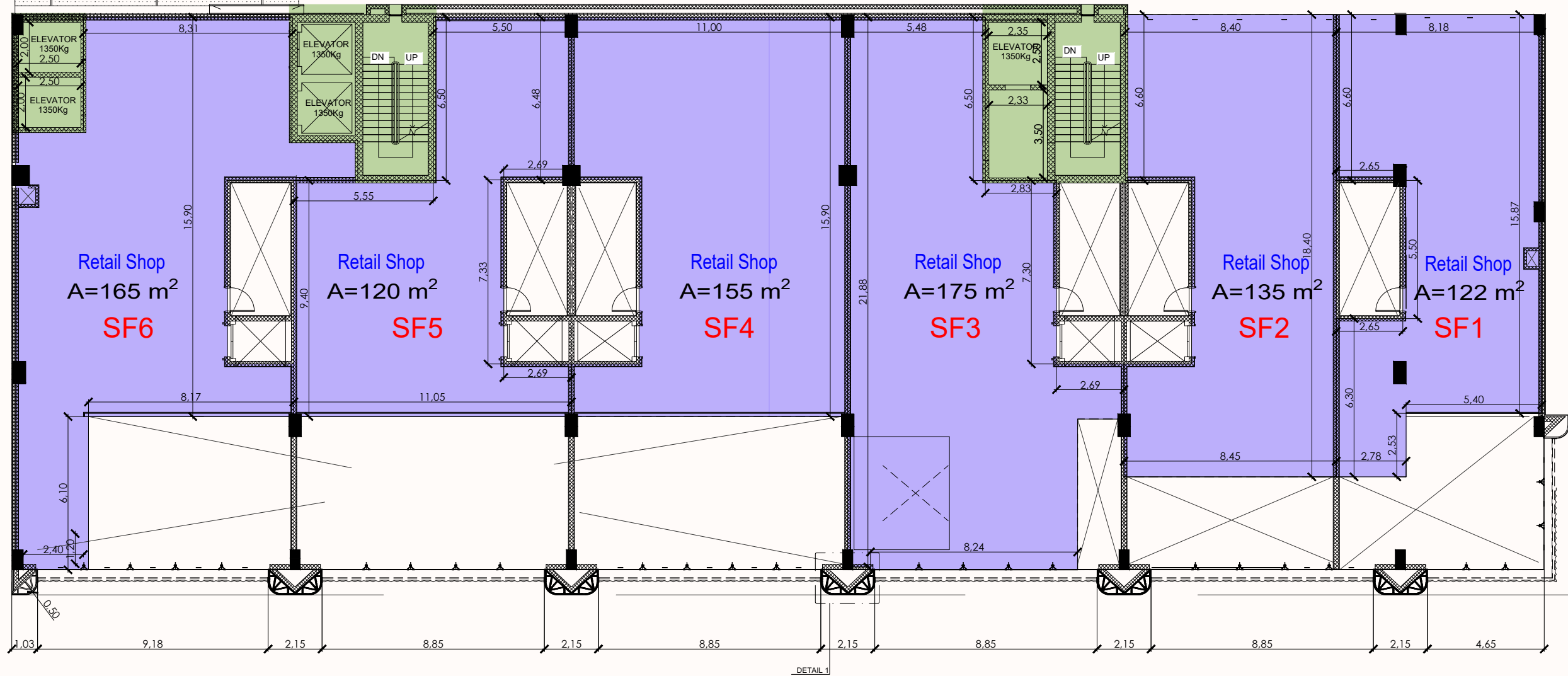


# Project Plans

First Floor

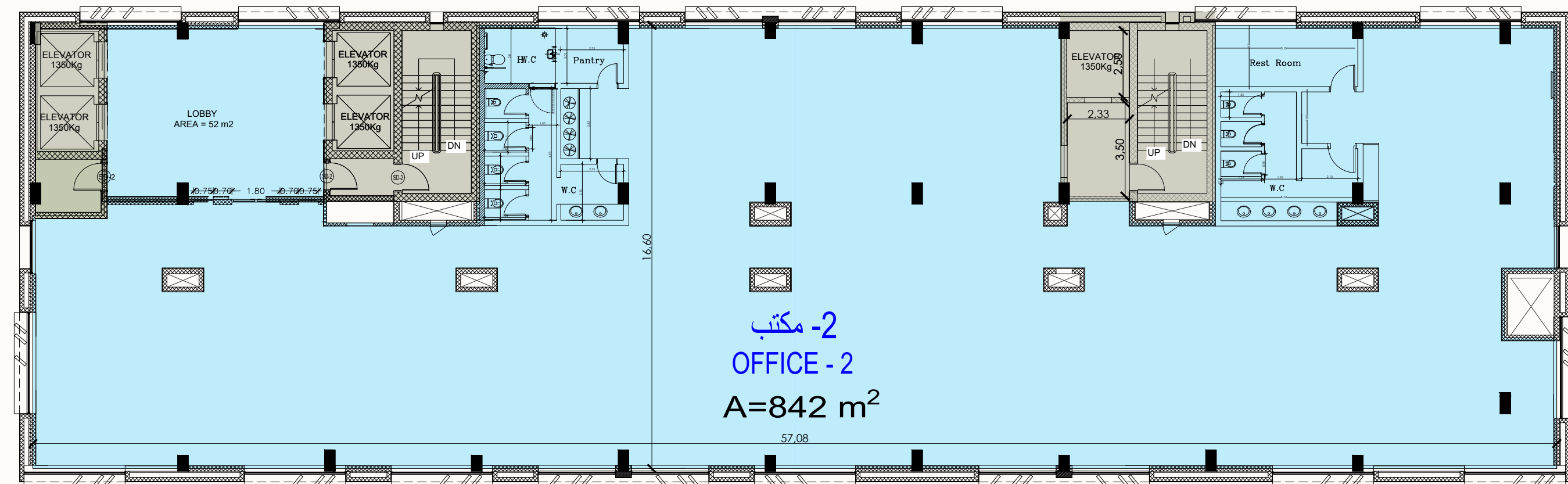


Second Floor

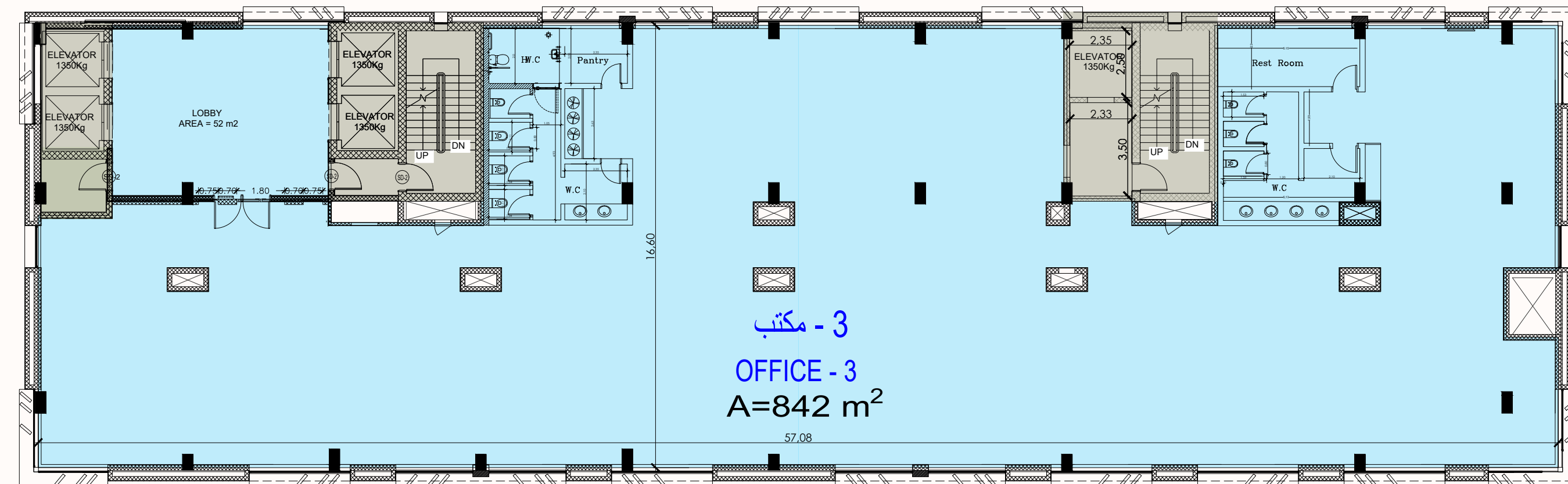


# Project Plans

## Third Floor

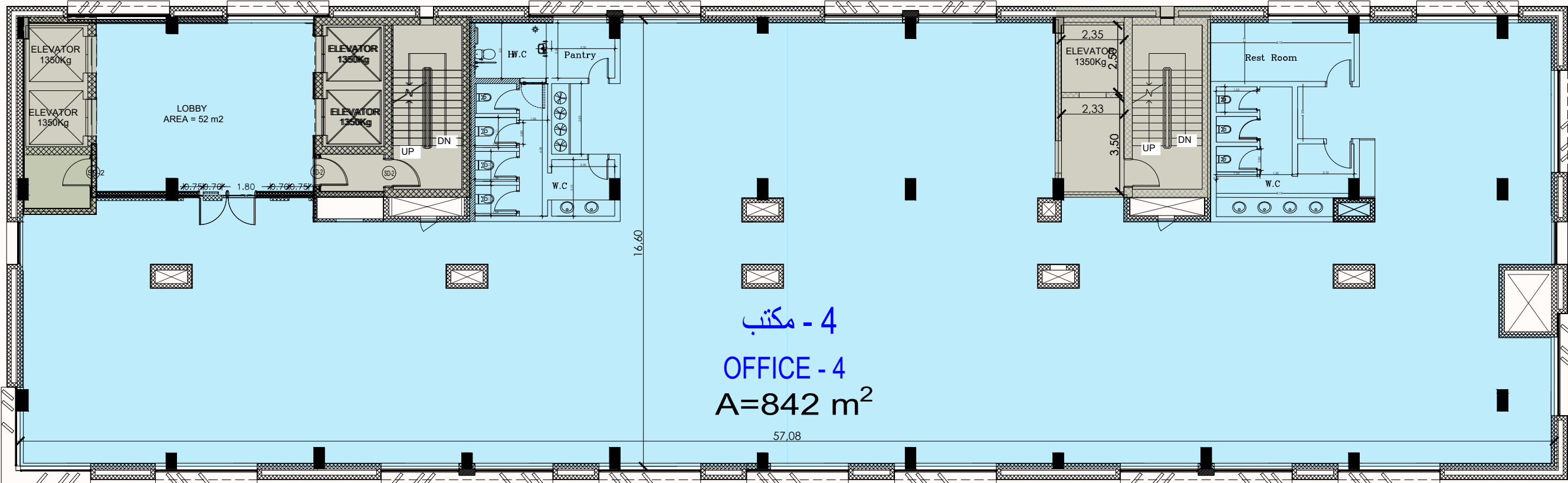


## Fourth Floor

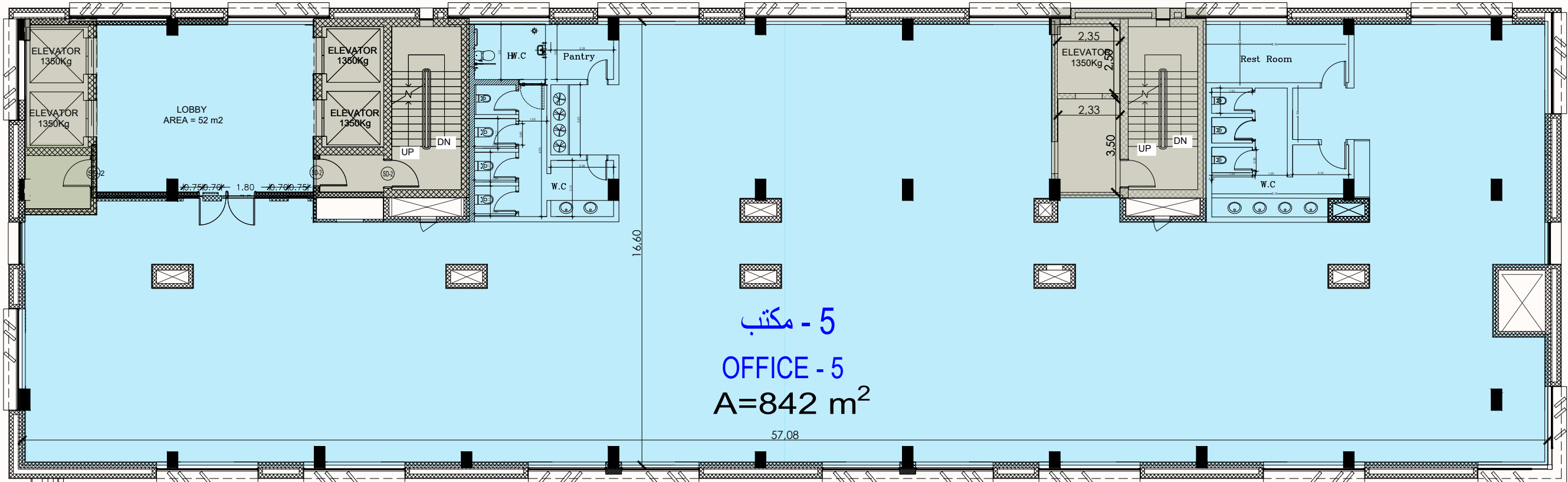


Project Plans

Fifth Floor

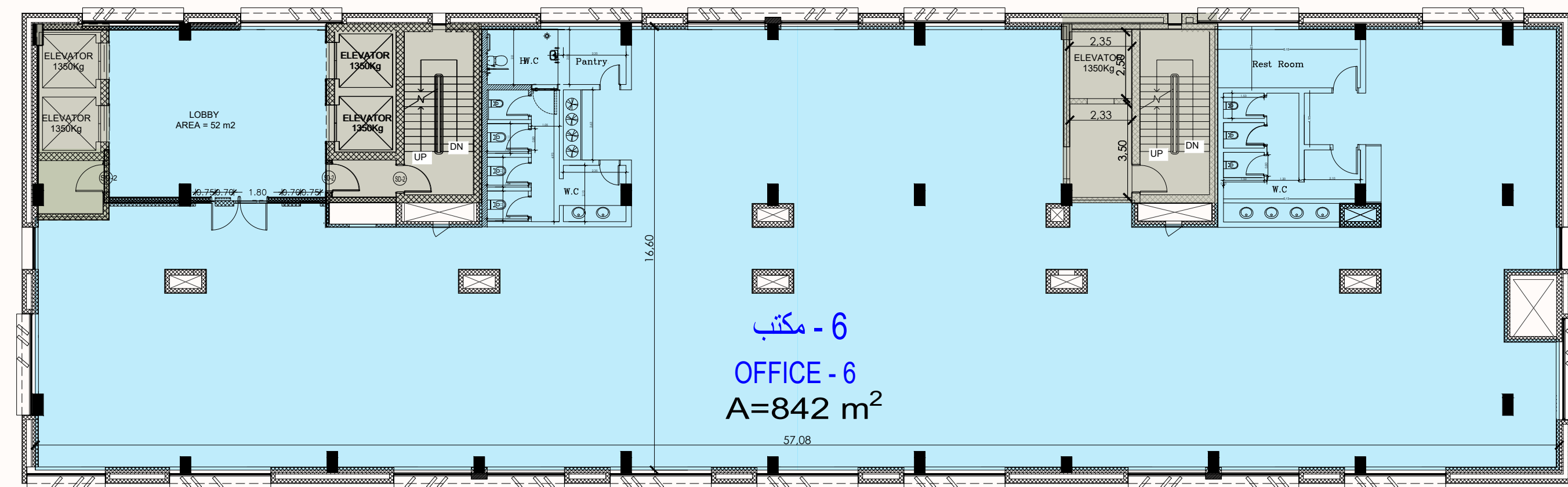


Sixth Floor

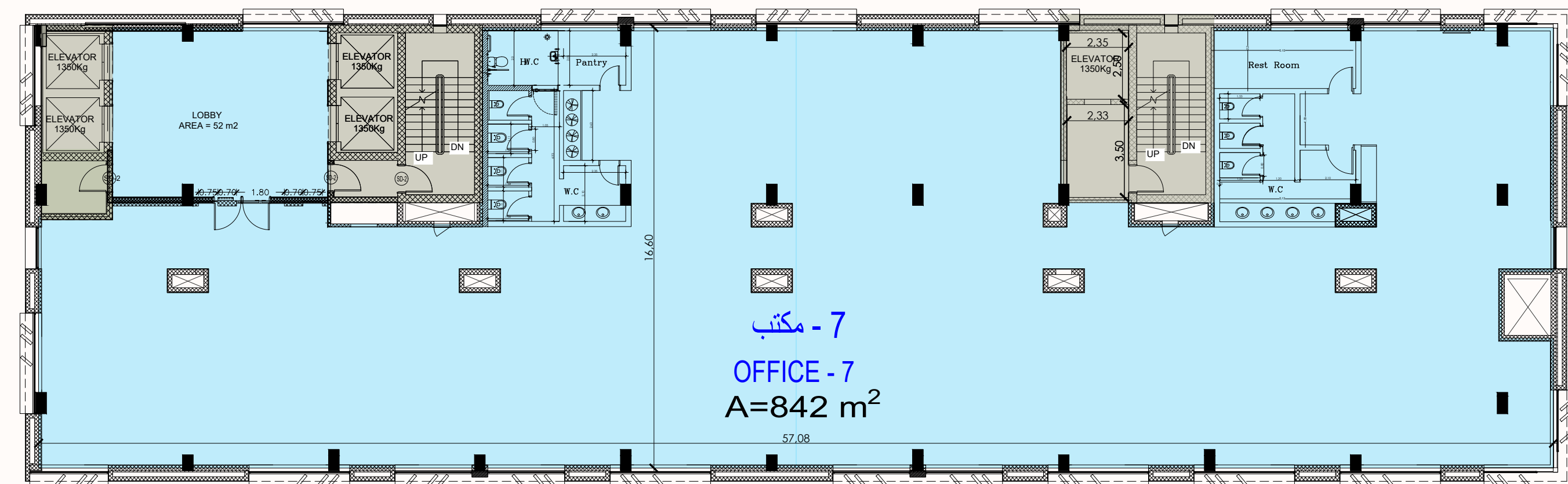


# Project Plans

## Seventh Floor



## Eighth Floor



# For Leasing & Enquiries



**Nama Real Estate**  
Marketing & Leasing Management



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