

FOR RENT · AVAILABLE NOW

Office space in Olaya

Al Olaya District, Riyadh

6 floors · 11 units · 33 parking
spaces



The address is in Olaya. The design is yours.

An administrative building on a corner in the heart of Olaya, with six office floors delivered open, with their basic services in place. No drop ceilings impose a height on you, and no partitions impose a layout. The floor starts from the structure and ends at your vision.

Two units on each floor and one in the annex, from 148.60 to 229 square metres. Take a unit for a small team, a full floor for a growing company, or more than one floor for a headquarters that carries your name.

The corner means two glass facades and light from two sides. And Olaya means your client already knows the way to you before you explain it.



The building in its surroundings, Al Olaya District

2,112.00 m²

Total office area including services

401

Largest floor (m²)

33

Parking spaces

11

Units

6

Office floors

Available for immediate handover.

Tenant fit-out, to your own measure

- Flooring
- Suspended ceilings and lighting
- Partitions and interior layout

Delivered with the floor

- Exposed ceiling at full height
- Fire alarm and firefighting system installed
- Toshiba VRF air conditioning with indoor units installed
- Electrical and network wiring
- Restrooms on every floor
- Fuji lifts, 2025 model
- 33 parking spaces in the two basements and ground floor



The building in the fabric of Olaya, from above

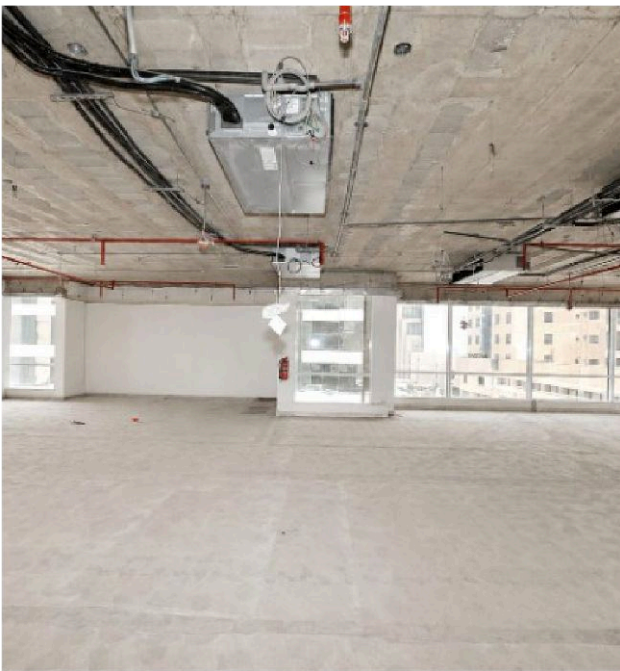
What is delivered is documented with photos on the next page.



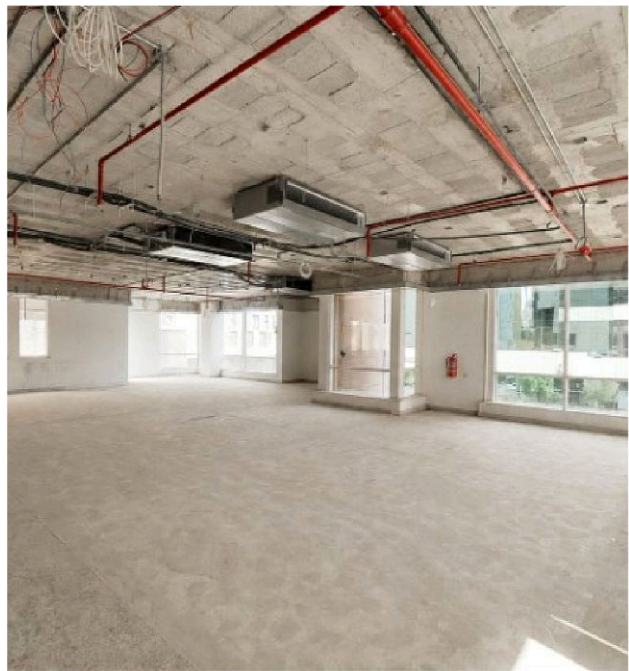
Office floor, current condition

Open space, no predefined decisions.

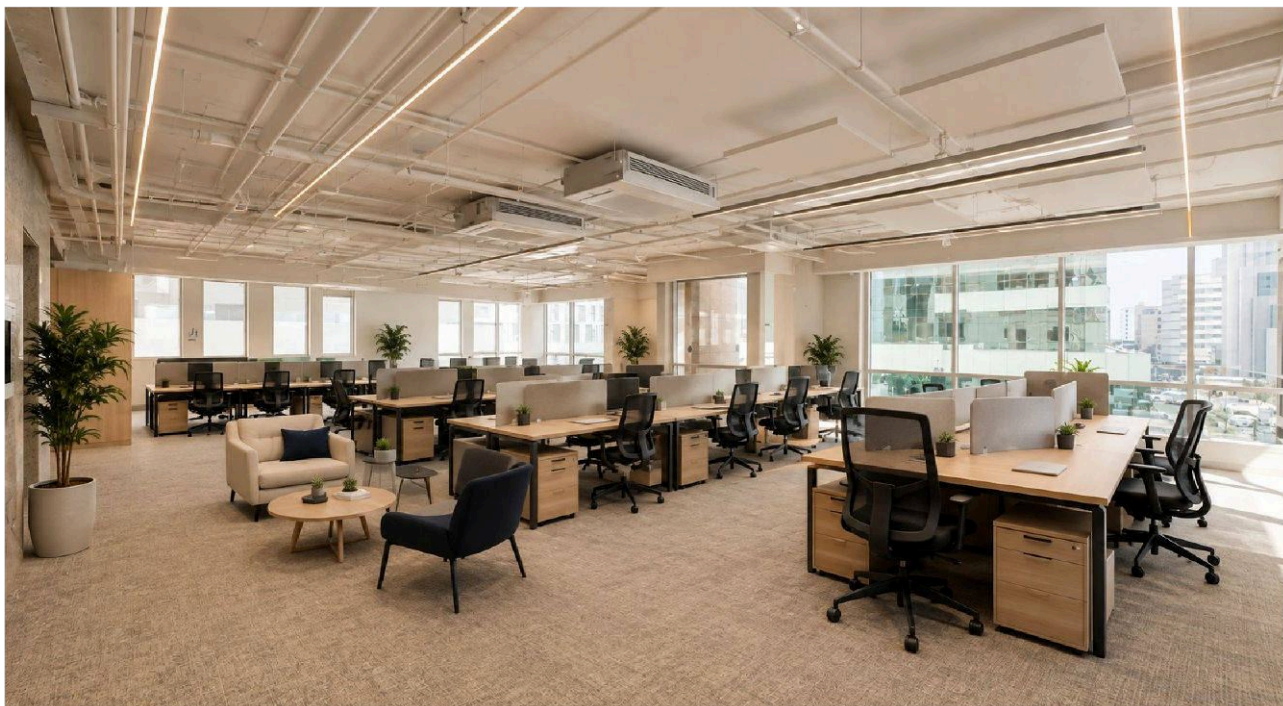
This is how you receive the floor: a clean shell, a ceiling at full height, completed services, and light from two sides. Everything you see on the facing page is built on top of this.



Core and lifts



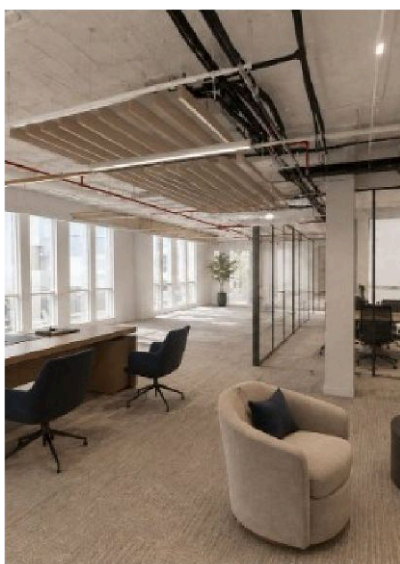
Glass facade from the inside



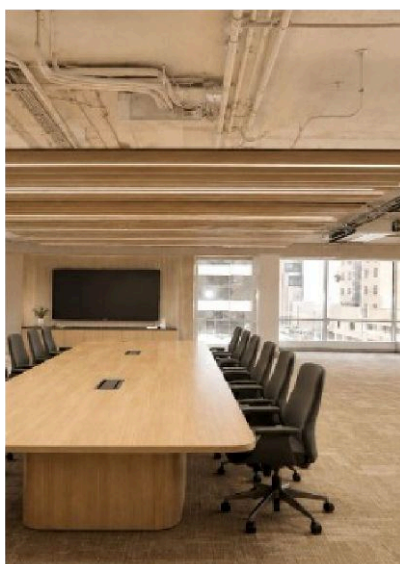
Open floor

And this is how it can look.

Concepts for furnishing the office floor. Furniture and finishing are not included in the contract, and the floor is delivered as shown on the facing page.



Executive office



Meeting room



Reception

Images above are 3D renderings for presentation purposes.



© OpenStreetMap contributors · Location map

Corner of Street 74 and Wadi Hanifa Street.

12214 Al Olaya District, Riyadh. Between King Fahd Road and Olaya Road, and minutes from Al Urubah Road and King Abdullah Road.

Riyadh Metro: Blue Line (Olaya–Batha) · Red Line (King Abdullah) · Green Line (King Abdulaziz) 

King Fahd · Olaya · Al Urubah

Main roads 

Lines serving the area

Riyadh buses 

Parking: 33 spaces (11 · 13 · 9) 



Open in Google Maps 



Al Olaya district from the air, Kingdom Tower in the background

Who works around you.

55.2K

residents in the catchment

~2,000

Points of interest

SAR 8.7K

Average income per person

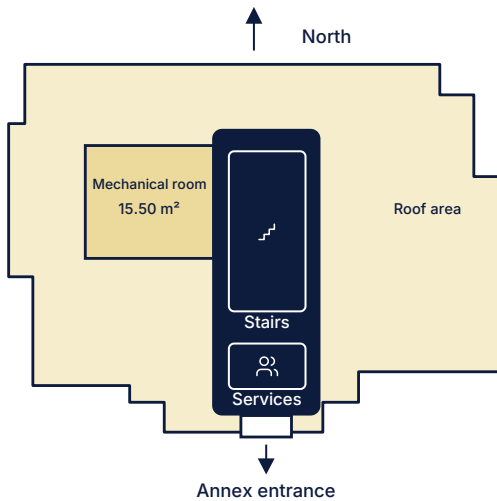
33.2%

Saudis

Sectors



Source: district data provided by the owner, 2026



Upper annex plan.

148.60 m² · One office unit, with roof areas, a mechanical room and shared services.

- Roof area
- Mechanical room
- Shared services

Simplified marketing plan, not for engineering approval.

Six floors, and the difference between them in one line.

Unit 2	Unit 1	Area incl. services	Floor
Office 2 · 209.84	Office 1 · 165.10	385.50	First
Office 4 · 212.04	Office 3 · 154.03	349.00	Second
Office 6 · 221.32	Office 5 · 180.76	370.00	Third
Office 8 · 229.30	Office 7 · 202.69	401.00	Fourth
Office 10 · 228.93	Office 9 · 201.54	401.00	Fifth
	Office 11 · 148.60	148.60	Annex
	11 units	2,112.00	Total

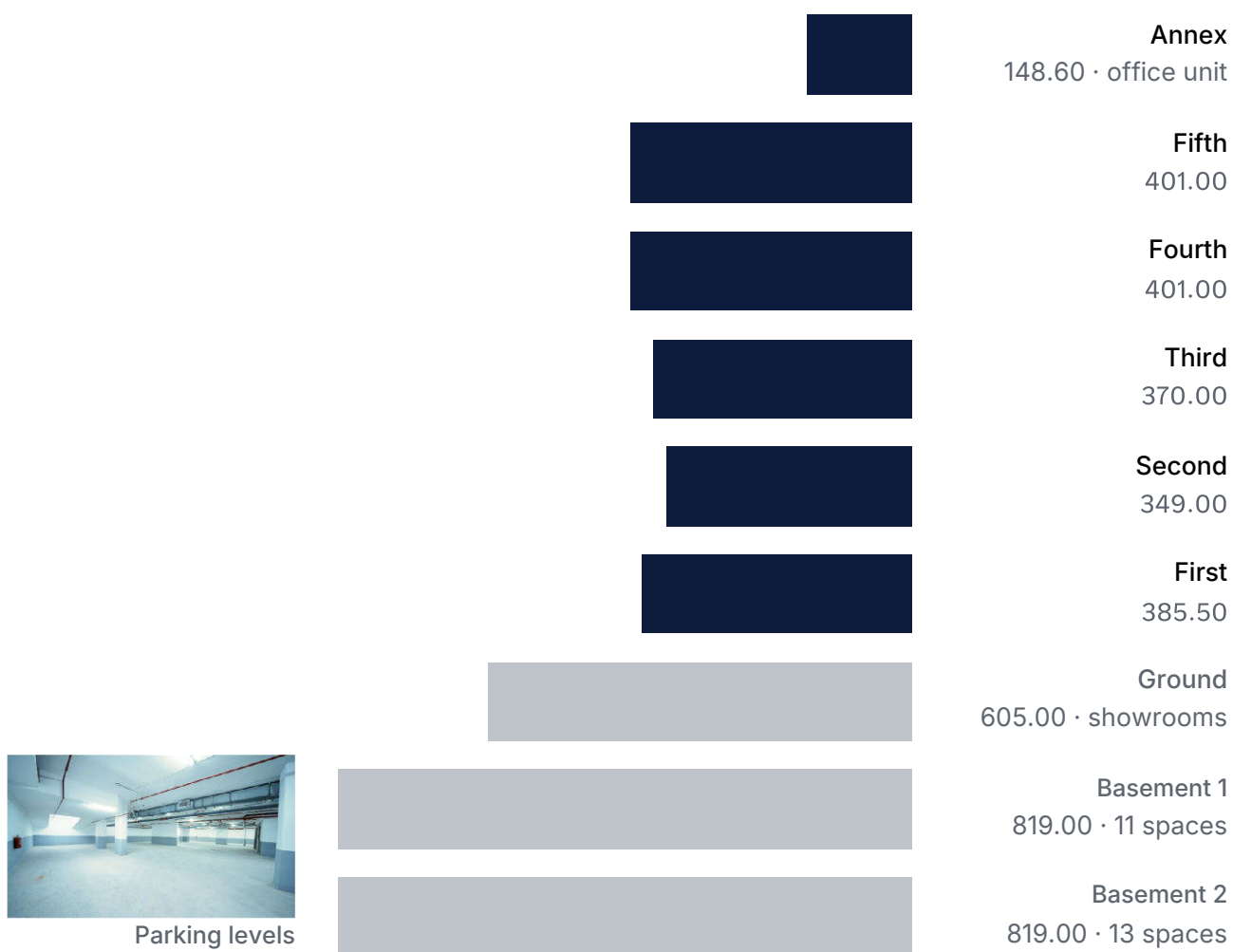
Upper annex: one office unit, its plan is at the top of this page

Floor area including shared services; areas are approximate and subject to what is stated in the contract.



Roof and upper annex from above

From basement to roof.



Ground floor and basements are outside the scope of this offer.

1

First floor

Area incl. services 385.50 m² · 2 units

Two units on the floor, taken individually or together.

165.10 m²

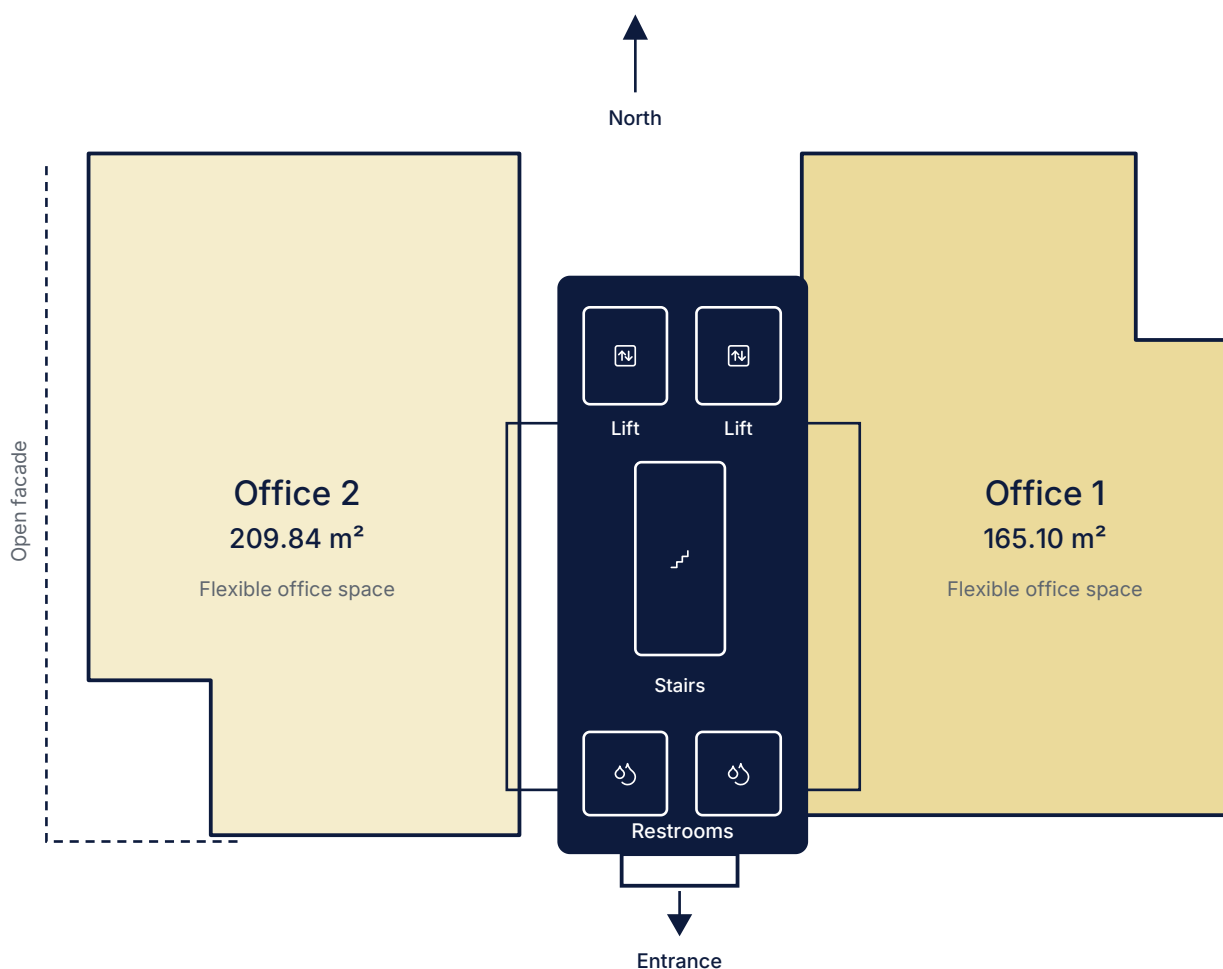
Flexible office space

Office 1

209.84 m²

Flexible office space

Office 2

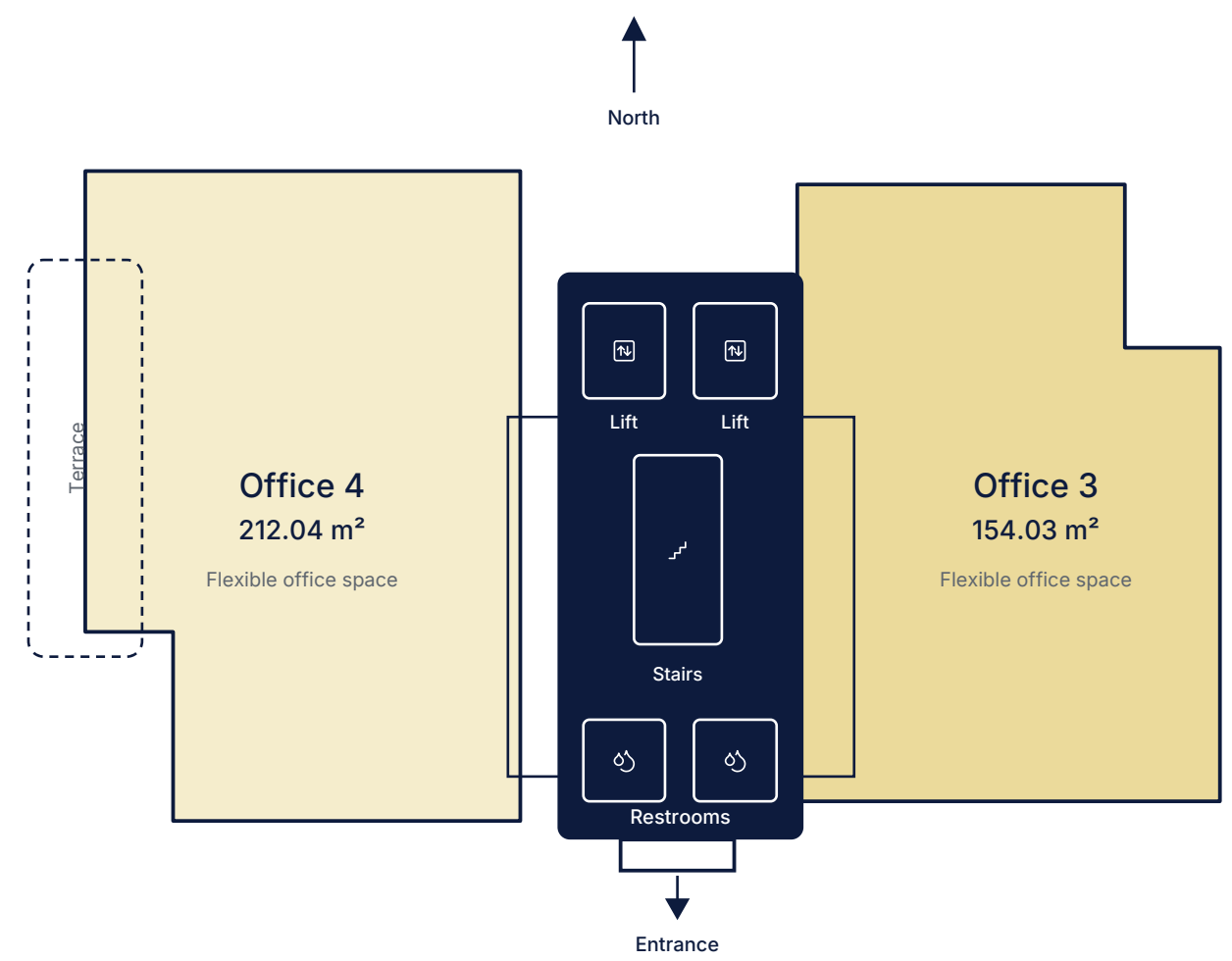


2

Second floor

Area incl. services 349.00 m² · 2 units

154.03 m ²	Flexible office space	Office 3
212.04 m ²	Flexible office space	Office 4

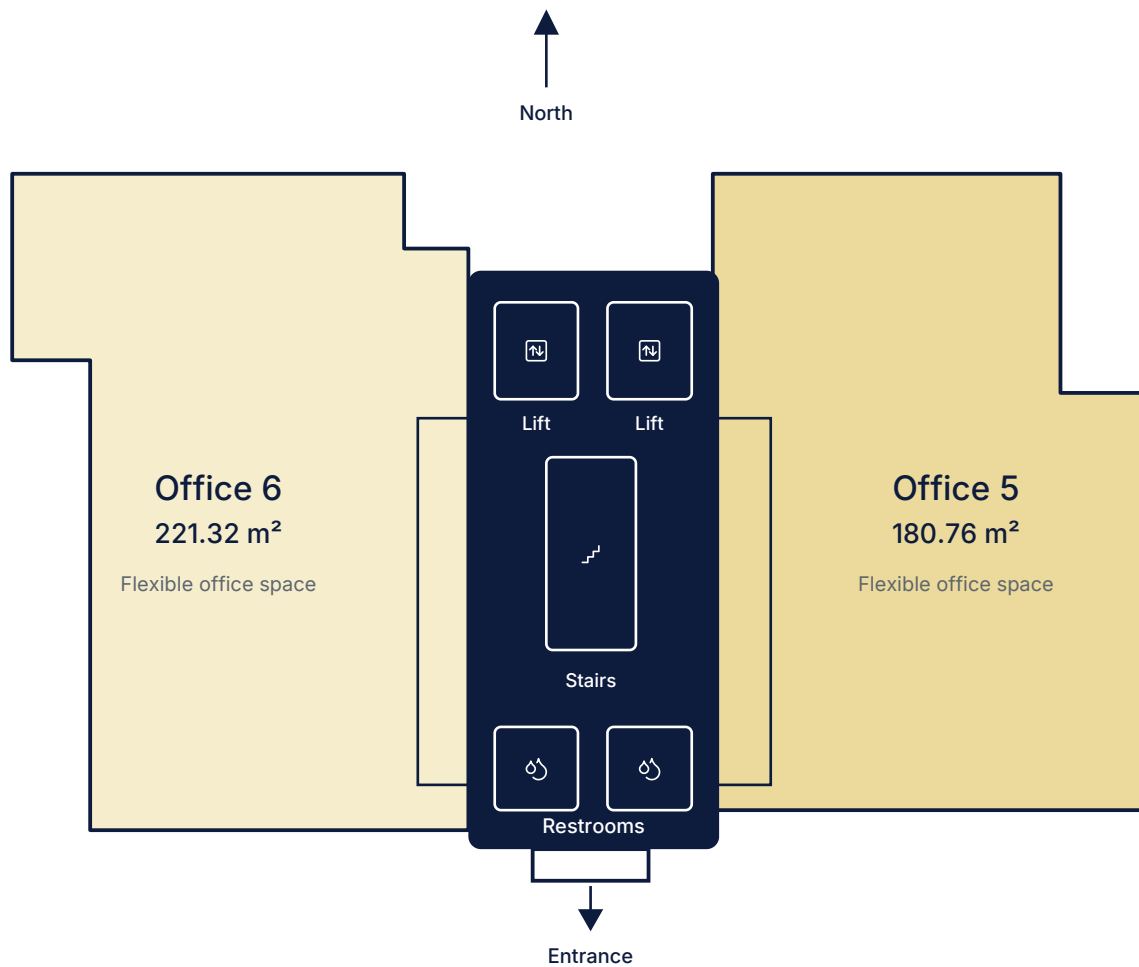


3

Third floor

Area incl. services 370.00 m² · 2 units

180.76 m ²	Flexible office space	Office 5
221.32 m ²	Flexible office space	Office 6

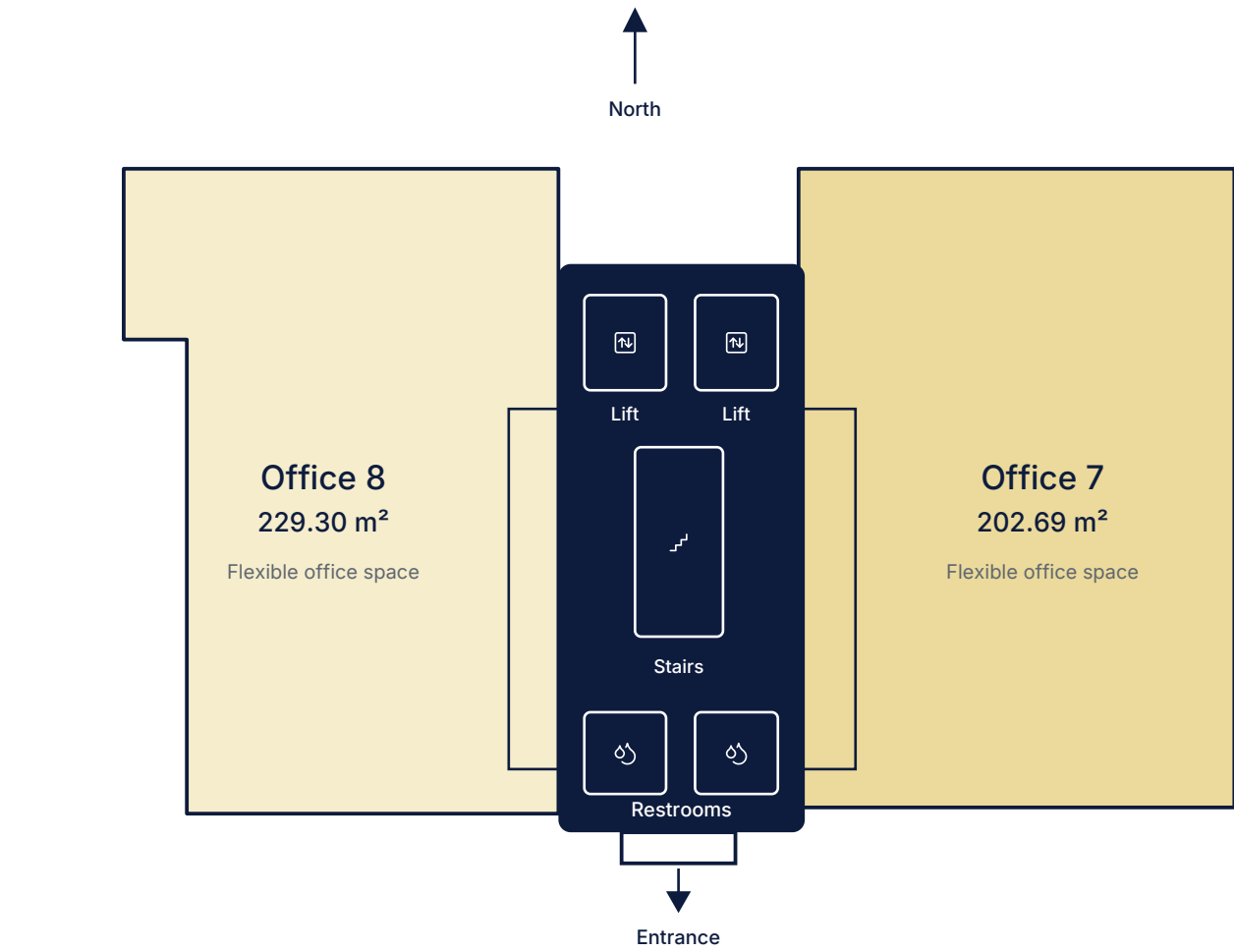


4

Fourth floor

Area incl. services 401.00 m² · 2 units

202.69 m ²	Flexible office space	Office 7
229.30 m ²	Flexible office space	Office 8

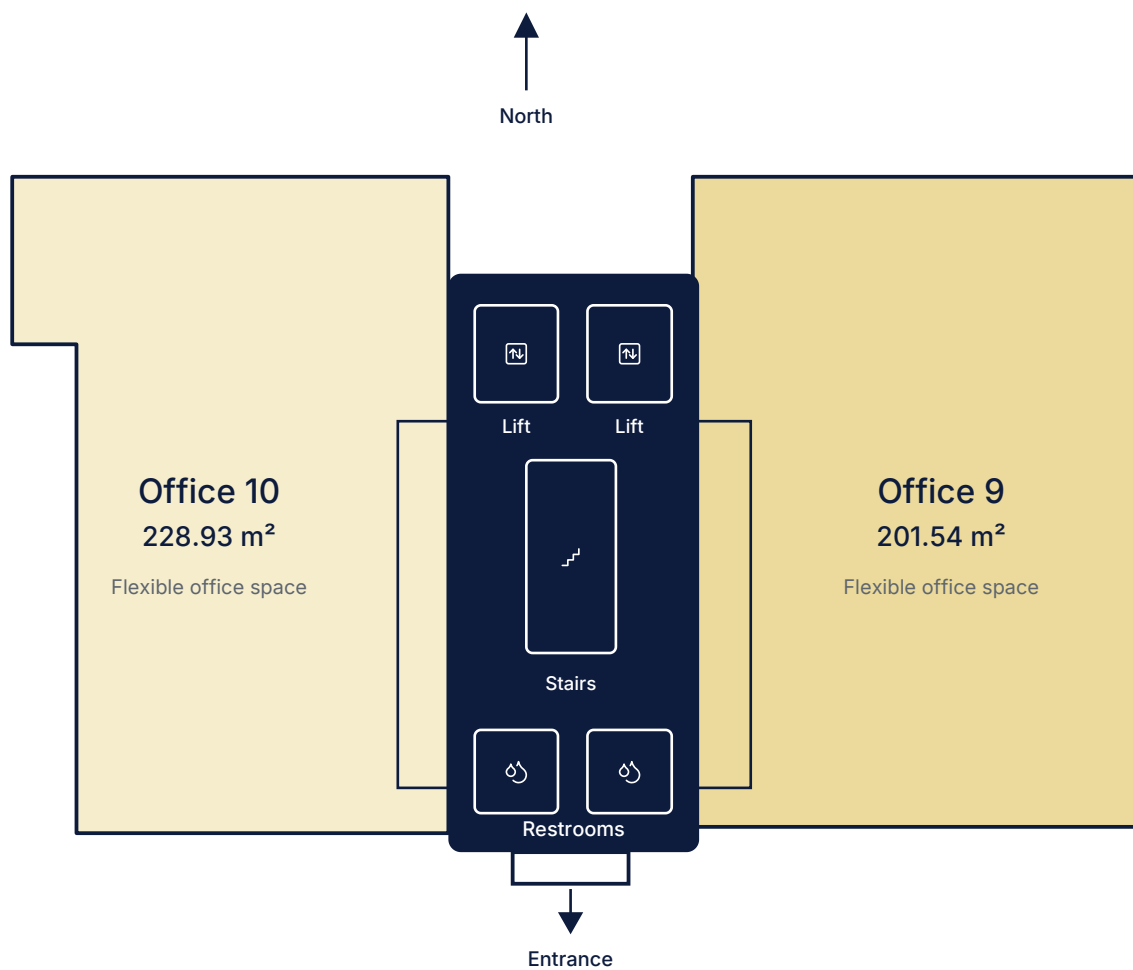


5

Fifth floor

Area incl. services 401.00 m² · 2 units

201.54 m ²	Flexible office space	Office 9
228.93 m ²	Flexible office space	Office 10



BOOK A VIEWING

See the floor before you decide.

The floors are available for immediate handover. We arrange a visit to the building and a viewing of the floor that suits your team, and provide you with the rental details on request.



Building tour



Scan to view the building tour



Contact via WhatsApp

0556658319



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Info@afaal.sa



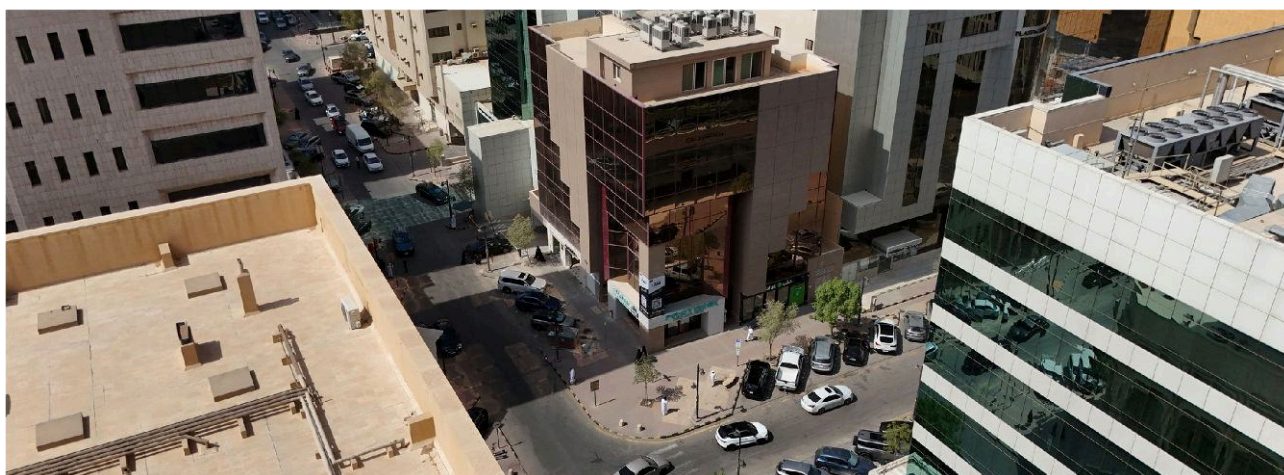
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12214 Al Olaya District, Riyadh



Aerial view of the building entrance, corner of Street 74



Office space in Olaya · Afaal Real Estate