



01

A Landmark Address

Be part of the Business Yard Community

In the heart of Hazmieh, **ANKR Business Yard** sets a new benchmark for office and commercial spaces, where visibility, access, and quality meet. With spacious **showrooms**, premium **offices**, and **flexible floor plans**, businesses can obtain a full floor or combine neighboring units to create a custom headquarters.

Carefully planned around real business needs and built with high-grade materials, ownership here is more than a workspace, it's a long-term asset that strengthens brand presence, signals credibility, and supports sustained growth.

A prime, connected address

Spacious showrooms and premium offices with flexible, combinable layouts

Built for business performance and lasting investment value



02

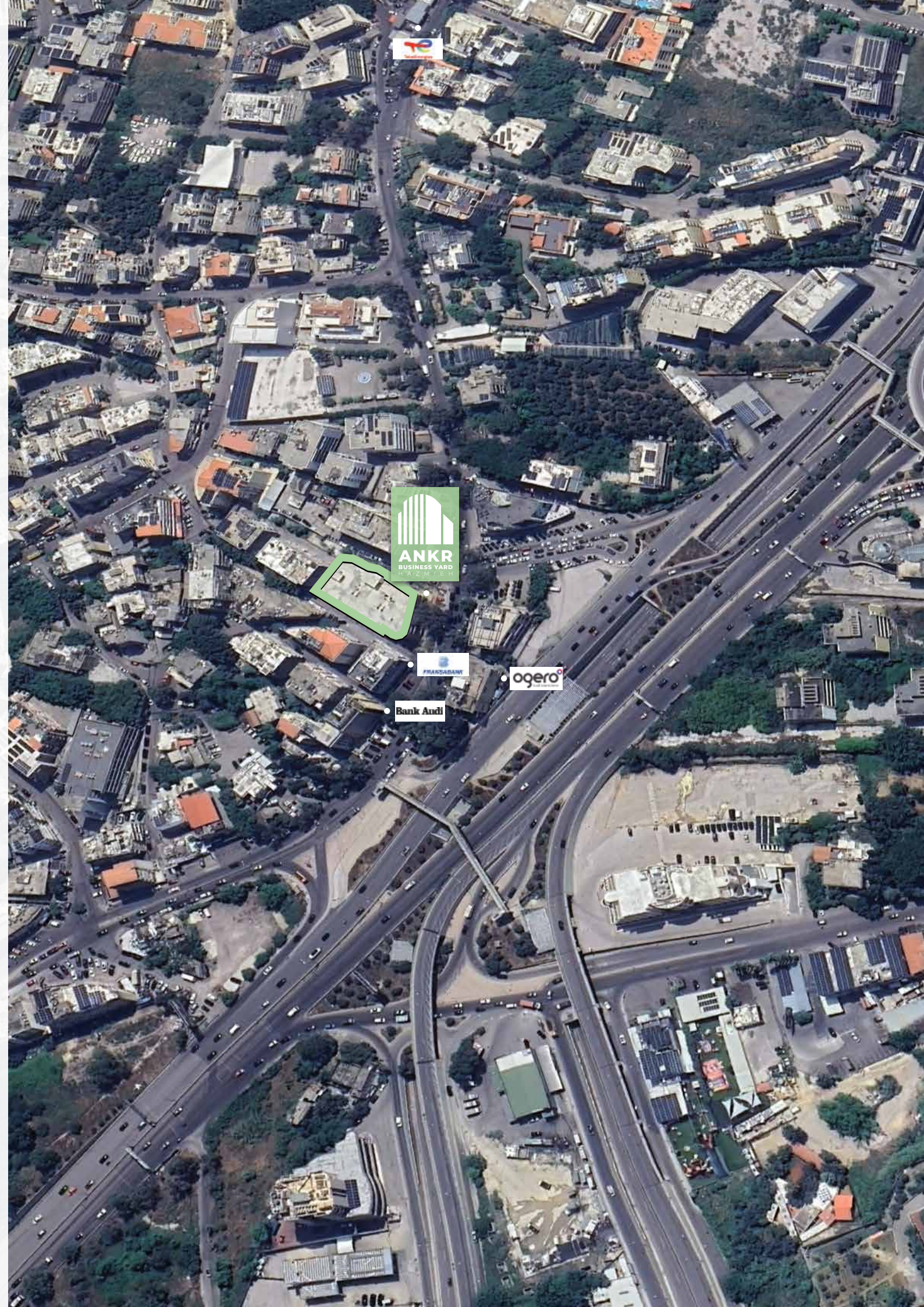
A Strategic Location & Exceptional Access

Prime Connectivity.
Seamless Arrival.
Standout Visibility.

With **three independent entry points**, ANKR Business Yard ensures effortless access for teams, clients, and logistics.

Located at **just 6 km from Beirut**, the property anchors a high-connectivity corridor linking the Bekaa to the capital where thousands of vehicles pass daily, making it a truly **strategic address** with **lasting value**.

Owning an office at **ANKR Business Yard** places you in a prime, highly practical location, surrounded by major bank branches, gas stations, multinational companies, schools, and nurseries. Just steps from **Hazmieh Backyard**, **Beirut City Centre**, and **Damascus Highway**, the site offers seamless connectivity, helping you navigate the city efficiently while avoiding heavy traffic.



Access Points |

1 | CITY
CENTRE
Beirut

2 | ALTUS
DAMASCUS
HIGHWAY

3 | THE
BACKYARD
Hazmieh



Designed according to international standards, the building unites **clean aesthetics** with **efficient planning**.

Day-lit interiors, durable materials, and a contemporary architectural language create a confident, modern identity, positioning every brand for high-performance and strong market presence.

A prime location in Hazmieh

Flexible full-floor or combined-office options

A lasting investment in prominence and presence



03

Dynamic Floor Configurations

Exceptional
Flexibility for
Every Business

Spaces that scale with you.

ANKR Business Yard offers **flexible spaces** designed to grow with your business, from boutique teams to regional headquarters. Companies can combine neighboring units or occupy an entire floor to create a headquarters that evolves with their ambitions.

With a variety of sizes and configurations, **ANKR Business Yard** provides the ideal workspace to support productivity, comfort, and client confidence.

Three typical office floors with a central lobby and up to 10 offices per level

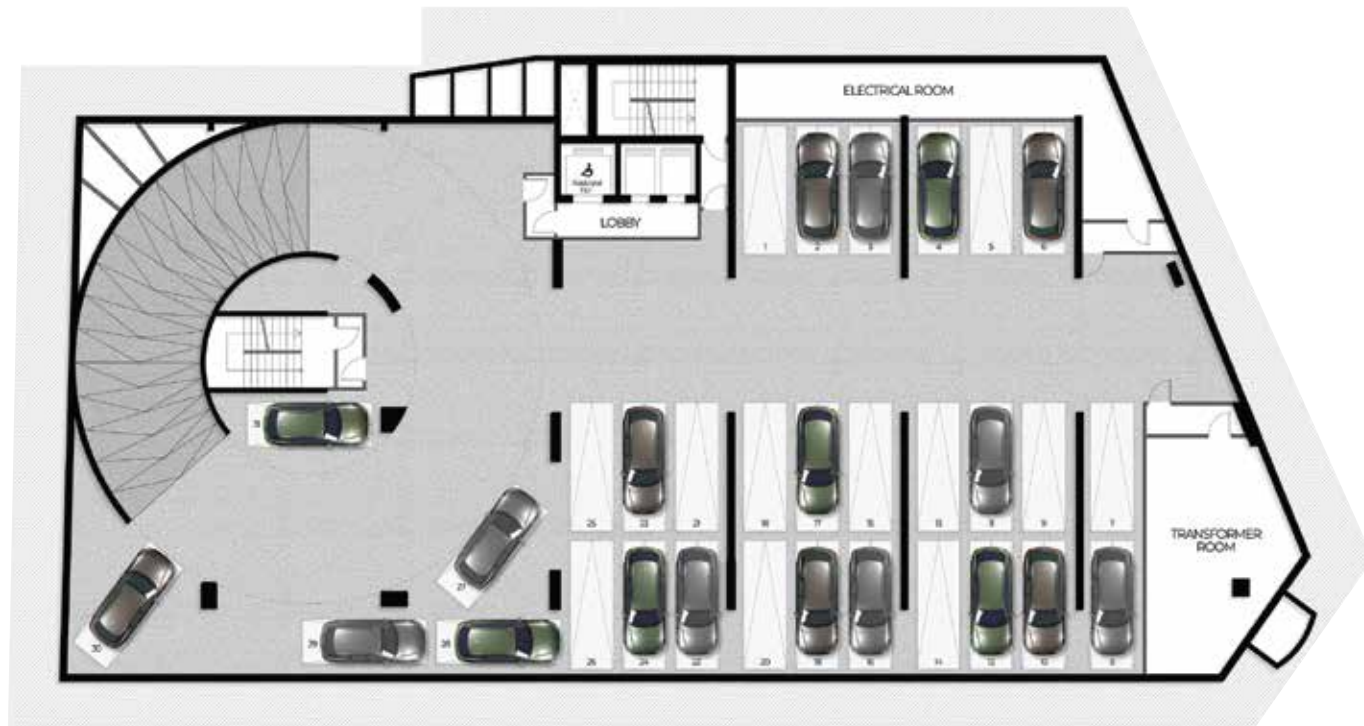
Ground and mezzanine levels, ideal for flagship showrooms or corporate representation

Lower ground level with expansive showroom space

Four underground basement levels offering secure, shaded parking for up to 120 cars total (30 Per Floor)

ANKR BUSINESS YARD
HAZMIEH





4 Typical Parking Floors

Prime Street-Level Showrooms

ANKR Business Yard features **three flagship showrooms** directly accessible from the lower street entrance, providing maximum visibility and convenience. With generous layouts of 200 m², and 300 m², these spaces are perfect for **automotive brands**, premium **retail concepts**, or **corporate representation** seeking an exclusive address with high exposure.



3 Typical Office Floors



Lower Street-Level Showrooms

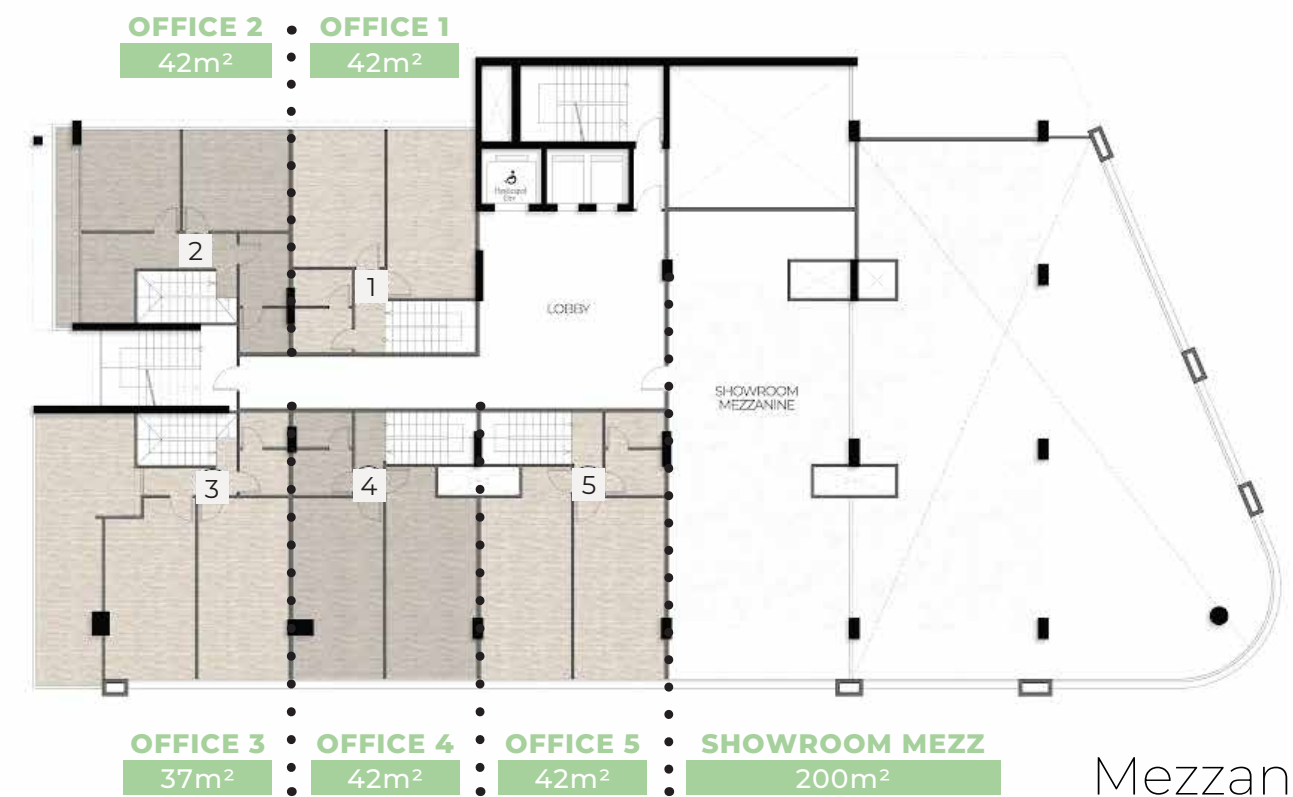
Ground Floor & Mezzanine Flagship Opportunities



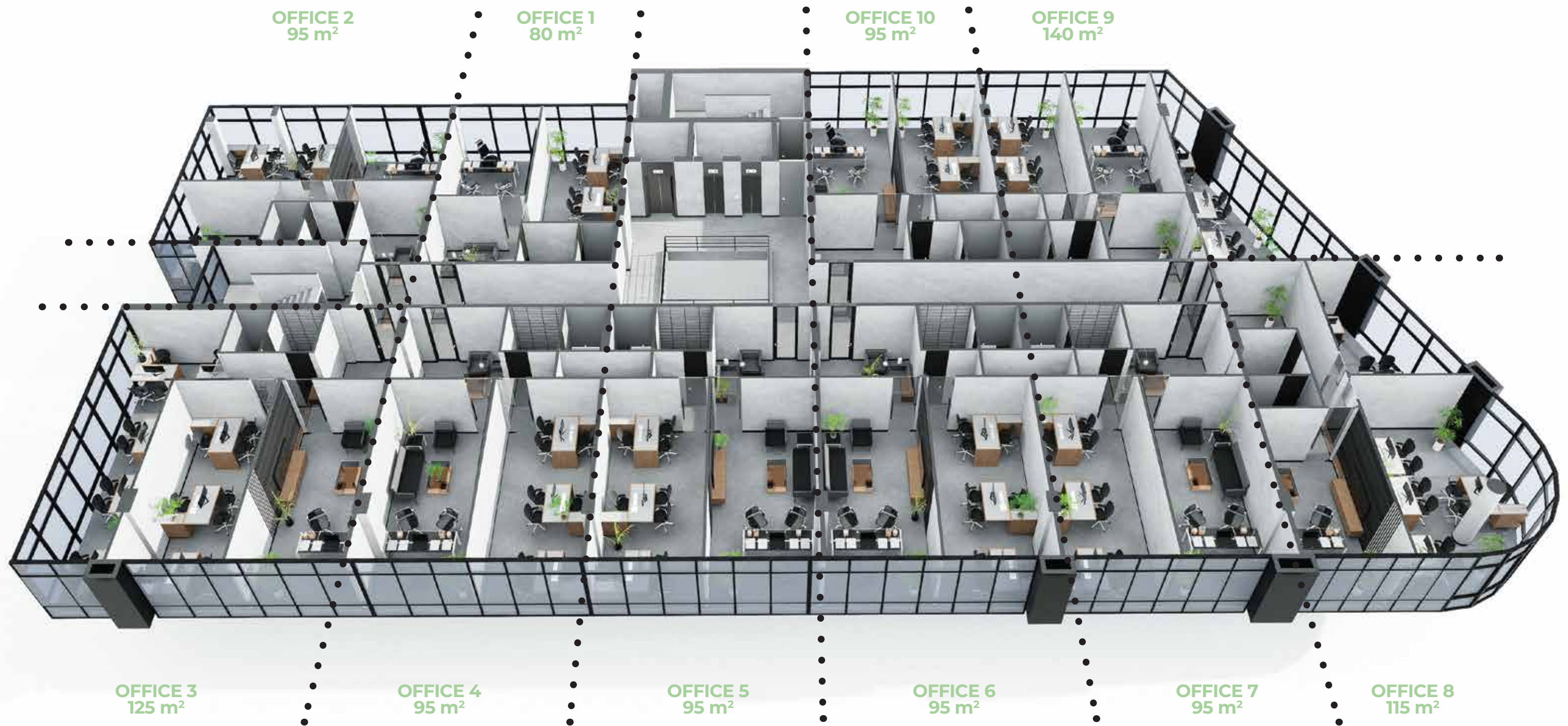
Ground Floor

The **Ground Floor** and Mezzanine levels of ANKR Business Yard perfectly combine visibility and versatility. Alongside flagship showroom spaces, the Ground Floor features **five premium offices**, each offering direct accessibility and a prestigious address.

The **Mezzanine Levels** provide additional flexible space, making this area ideal for **automotive showrooms**, flagship **retail concepts**, or **corporate offices** that value both exposure and convenience. With adaptable layouts and the option to merge units, owners can create a tailored environment that elevates their brand and enhances daily operations.



Mezzanine



04

A Grand Corporate Entrance

First Impressions That Define Excellence

ANKR Business Yard welcomes you through a lobby designed to impress, featuring a **7-meter double-height ceiling** that exudes openness from the very first moment. A refined waiting area ensures **comfort and privacy** for guests, while **gated security** access provides peace of mind for tenants and visitors. The dedicated **drop-off zone** adds convenience and sophistication, delivering a unique arrival experience for executives, clients, and employees. Every detail has been carefully designed to reflect a **world-class business environment** and set your brand apart.



05

Flagship Spaces For Automotive & Global Brands

Showcase. Operate. Own.

Designed for automotive leaders and premium global brands, **ANKR Business Yard** offers unparalleled opportunities.

Unlike traditional leased spaces, ownership guarantees a **permanent flagship presence**, delivering **maximum brand visibility** to thousands of daily commuters and ensuring your brand stands out for years to come.

Ground and mezzanine levels with high-visibility showrooms along Damascus Highway

Upper floors ideal for corporate headquarters, boardrooms, open-plan offices, and executive suites

Permanent brand visibility along a high-traffic route

A one-time investment for a lifetime corporate presence





HONDA

AVIS
Rent A Car



06

Elegant Interiors, Smart Delivery



ANKR Business Yard rises as a sleek, contemporary landmark featuring an elegant **glass façade** with **modern finishes**.

The façade, made primarily of glass, enhances energy efficiency and floods each office with **natural light**.

The **alucobond aluminum** composite **panels** are integrated to adapt to the building's contours, ensuring flatness, durability, and weather resistance.

The **lobby and common areas** of **ANKR Business Yard** feature modern, refined finishes that reflect the building's upscale corporate character. From the moment you enter, the atmosphere blends **elegance** with **functionality**, setting the stage for a distinguished workplace.

All offices are delivered in an advanced **core-and-shell** configuration, offering owners the flexibility to **customize interiors** that align with their corporate identity while **maximizing operational efficiency**.



Interiors On Demand

ANKR Business Yard provides access to a network of trusted interior designers and consultants, enabling every office to be customized into a workspace that reflects your company's identity.

Create an environment that inspires your team, impresses clients, and defines your brand.



07

Igniting A Landmark

ANKR Business Yard is more than a development; it is a bold statement of confidence in Hazmieh's potential as a thriving **business hub**.

Revived with the commitment of its joint venture partners: **A. Zein, K. Bejjani, and ANKR Development**, the project embodies the conviction that this location is destined to become a landmark for modern business in Lebanon.

Managed by B.E.C, the development is executed with precision and quality, while **sales and marketing** are exclusively **led by ANKR Development**, ensuring professionalism, trust, and a client-focused approach.

Though only two years young, **ANKR Development** has quickly emerged as one of Lebanon's most dynamic real estate players, with a growing portfolio spanning residential towers, mountain chalets, and commercial centers.

Our mission is clear: to create enduring spaces that inspire, add value, and shape the future of Lebanese real estate.

ANKR Hazmieh Business Yard is the latest expression of this mission, a project reborn with confidence and ignited to become a true landmark.





Set your
ANKR
with us

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