



UNCOMPROMISING CONVENIENCE, REIMAGINED

Rising from the core of 300 feet Purbachal expressway, Swadesh Avenue is an impressive first-in-class development forming a powerful footprint where all modes of public transportation converge. This prime office opportunity features a double height lobby entrance on Avenue, a full-service amenity floor exclusive for building tenants and plentiful space for productivity and respite with multiple landscaped roof terraces boasting this premium Grand Central locale.

A COMMANDING PRESENCE IN THE CITYSCAPE

At over 390,000 square feet, Q Center and Hotel will be a thriving community made up of state-of-the-art designed office spaces, curated food, retail, pop-up experiences, abundant green space, homes and a boutique hotel.

From local staples to world-class brand experiences, an ever-expanding assortment of great dining and shopping are all within convenient reach. An upscale twin tower complex featuring forward-thinking specifications that one would expect from a modern day building.

In addition to an incredible location, users will benefit from the space efficiency afforded by virtually column-free floors, multiple amenities, high ceilings, endless natural light and breath-taking vistas.



THE HEART OF THE CITY FOR THE GLOBAL MINDSET

Q Center and Hotel is located between Dhaka's newest neighborhood, 300 feet Purbachal, on the East and West Dhaka. While the growing East offers tranquility away from the buzzing city life, West delivers cultural destinations, restaurants, prestigious universities and world class hospitals.

A 5-minute drive from the "Kuril-Bishwaroad" flyover the developments sits approximately 15 minutes away from Dhaka's Hazrat Shajalal International Airport.



200 FEET ROAD

40 FEET ROAD

Q CENTER

Q Center & Hotel will be a new 20 storied commercial building designed to surpass expectations of the usual office trends. With a magnificent locale, use of clever special planning, state-of-the-art facilities and abundance of natural light, every user is welcomed by the building's sophistication.

390000 SFT
Built-up area

20 Floors
Building Height

250 Feet
Building Height

2025
Building Completion



THE OFFICE OF THE FUTURE

Today's workplace is a place where health and wellness, sustainability, and easy access to transportation are the essential drivers. These are the elements that will attract talent and make your office investment go further. By creating light, air, and space as an architectural strategy, these timeless base building attributes are now even more essential for tenants to feel comfortable and safe. Spaces with abundant natural light, enhanced air filtration, and generous common areas for circulation, waiting, and staging will be the most desirable.

Accomplish all this and more at Q Center & Hotel





WHERE IDEAS FLOURISH

INSPIRES

EXTRAORDINARY LEGACIES

100

CAR PARKS AT 3 LEVEL BASEMENTS

40

40 KATHA/ 2 BIGHA LAND

6

HIGH SPEED LIFTS

14

PRISTINE OFFICE FLOORS

11

FEET HIGH CEILING

TRIPLE HEIGHT
ARRIVAL
LOUNGE

PREMIUM
BANKING
FACILITIES

BANQUET
HALL

CONFERENCE
ROOM

BUSINESS
CENTER

ALL DAY
DINING

SIGNATURE
RESTAURENT

BISTRO

FITNESS
CENTER

WELL-NESS
CENTER

SWIMMING
POOL

CIGAR
LOUNGE

SKY
RESTAURANT

HELIPAD

24/7
SURVEILLANCE
CENTER

SMART
VRF
SYTEM

PRAYER
SPACE

24/7
POWER
BACKUP

FIRE
SAFETY

DOUBLE
GLAZED
FACADE



ARTISTRY MEETS ASPIRATION



ELOQUENT BANQUET HALL

Q Center & Hotel understands our love for gatherings and stands ready to help create events both large and small. Booking capabilities for private events are met with staffing options to accommodate guests with 24/7 concierge services and event-planning assistance.

SIGNATURE RESTAURANT



Q Center & Hotel invites you to experience the taste of an international menu. The Restaurant features various international cuisines and traditional local flavors. Whether for an aperitif, dining experience al fresco or evening among friends, the restaurant presents an elegant backdrop for whatever the day or night may bring.



POOL SIDE CAFE

Whether you are a fitness fanatic or just trying to live a healthier life, Q Center & Hotel has everything you need to achieve your goals. An exquisite pool side café unleashing light cuisine while soaking up the sun at The Pool side Café.



A DIP IN TRANQUILITY

A labyrinth of spa, sauna and gym gives way to soaring double height bathing space, the pool provides a tranquil swim and abundant natural light.

A UNIQUE CONVENIENCE

In house cafeteria is a unique feature to the property. This is a space to connect and coordinate with colleagues. Let's break the boring monotonous office life and make the space around us lively.

As they say, "The most innovative ideas happen across a coffee table."





WELLNESS CENTER

Q Center & Hotel features a sauna, steam rooms and massage- therapy rooms for the wellness of our clients. Sauna and steam rooms are designed to encourage complete relaxation with complimentary shower and locker facilities.

The state-of-the-art gym is accompanied by international trainers providing one with the best work-out plan. Located adjacent to the spa, pool and full locker room, our Gym and fitness center makes staying fit and healthy the favorite part of the day



ROOF TOP RESTAURENT



PRISTINE OFFICE SPACE

Wide floor plates and design flexibility allow to accommodate full and partial floor opportunities across a range of business sectors.

OFFICE SPACE OF THE FUTURE

Q Center offers a span of 90 feet clean longitudinal commercial space - allowing its tenants the flexibility of multiple furniture layouts. The core and services are strategically placed to give the tenants maximum views from their workspace.

8025 SFT
Salable Office Area

04
Car Parking per floor

2025
Building Completion



 TYPICAL FLOOR PLAN (COMMERCIAL OFFICE FLOOR)
Scale = Not to Scale

FEEL INSPIRED





Q Center is an ideal property for professional and creative tenants alike, featuring exceptional natural light on all floors, vast open space layouts, and higher ceilings. The property sits in a prime location on Swadesh Avenue with proximity to Purbachal new city development.



EXPERIENCE THE EXTRAORDINARY



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