



THE IRELE TOWER

Where Ambition Meets Advantage



PLANNED TO PERFECTION

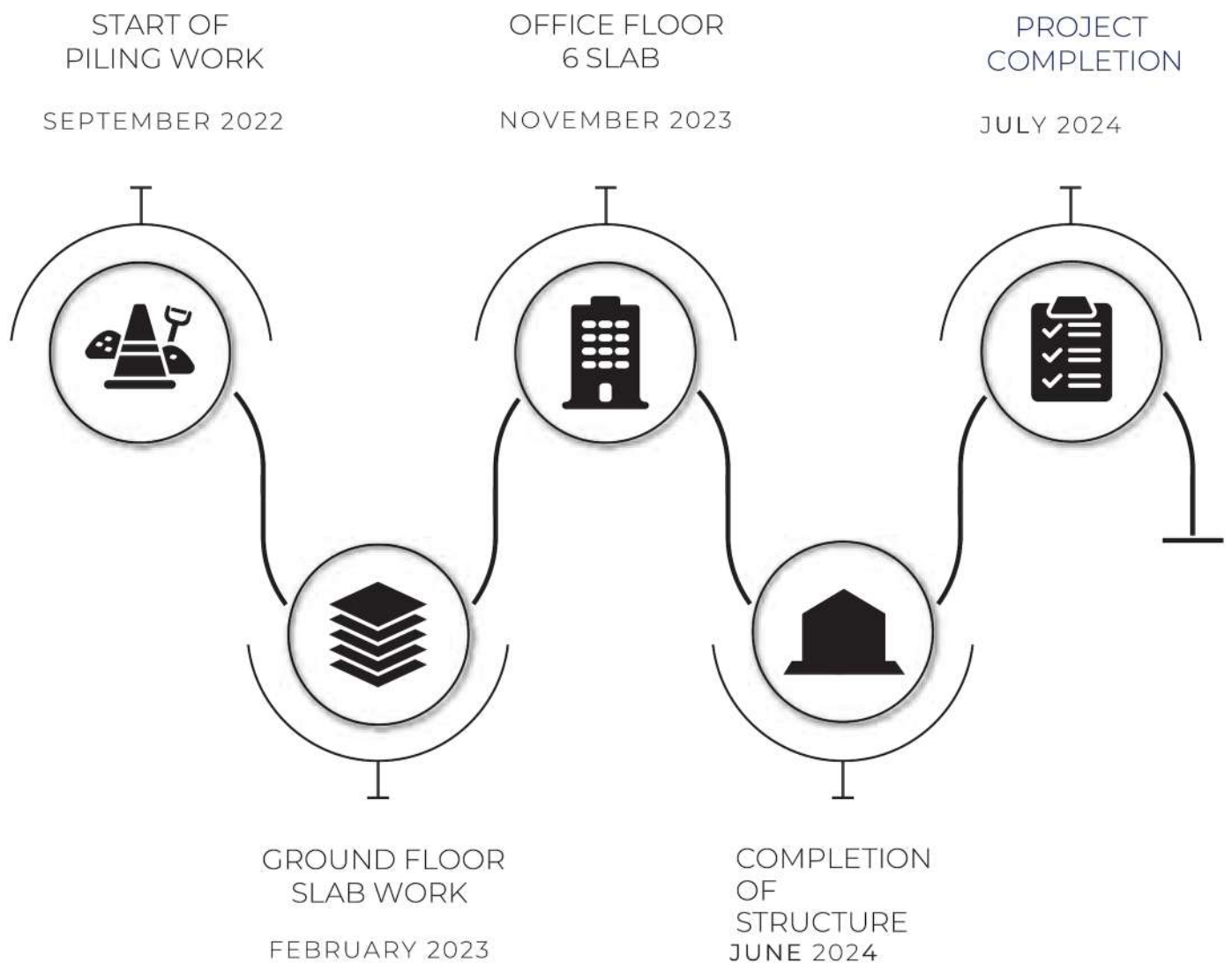
The Irele Tower is equipped with modern amenities. Our best-in-class services are designed to make a workplace ready for your business, no matter what it is.

WITH EACH PASSING DAY, THE IRELE TOWER IS **REACHING NEW HEIGHTS**



As it nears completion, the tower is getting ready to offer unhindered access to business and infrastructure at the heart of Nigeria's growth capital – Lagos.

THE IRELE TOWER JOURNEY









WHY IRELE?

IRELE MEANS HUMILITY IN YORUBA,

representing the value of the organization and the respect towards local culture and language. Other towers will be inspired by local languages as well.

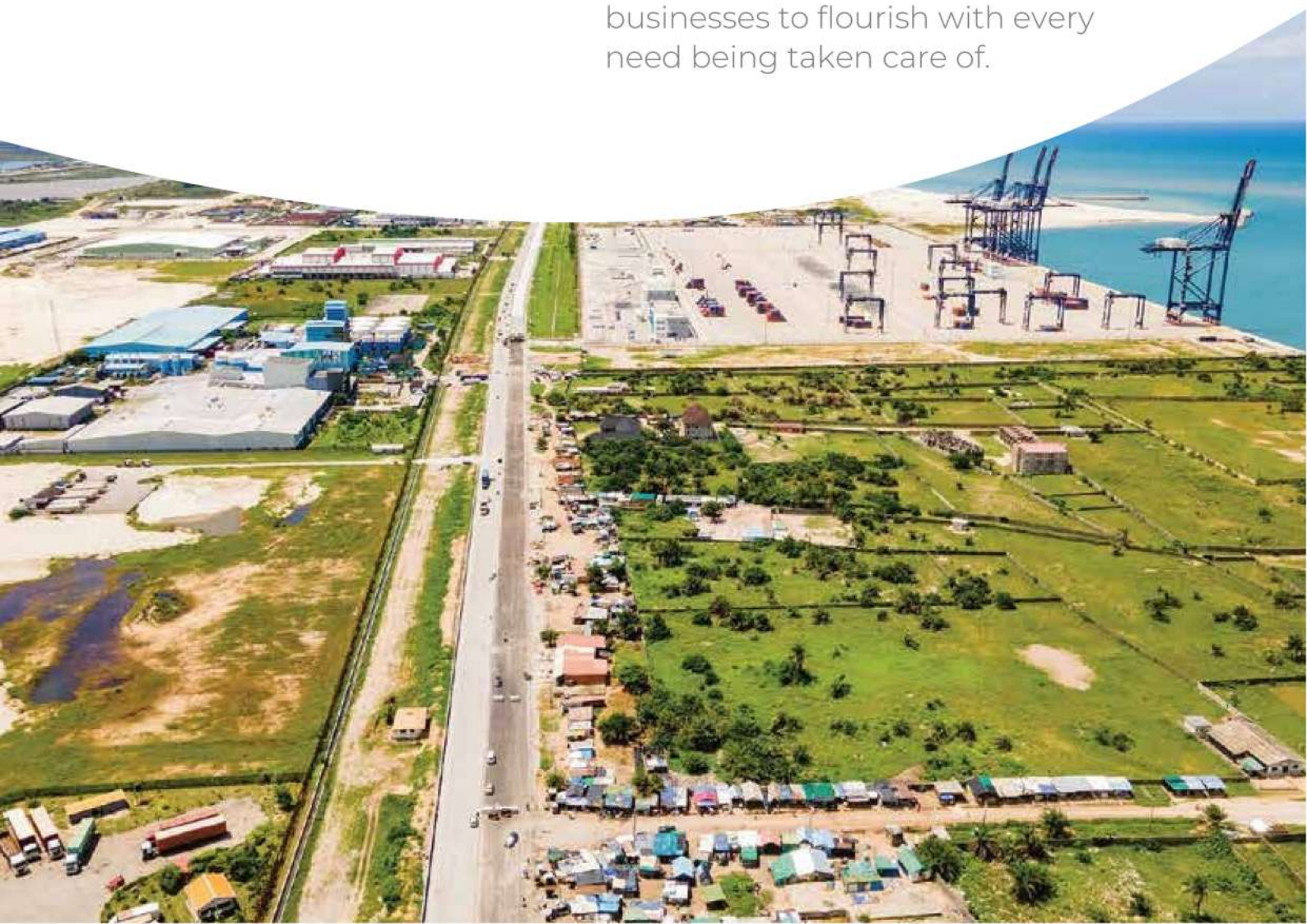
TRUST, RESPECT, COURAGE, COMMITMENT, AND HUMILITY

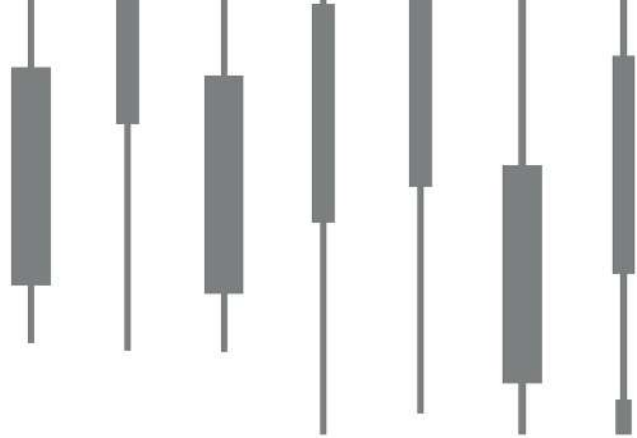
are our guiding values in all dealings. Each one is significant and serves as a cornerstone for us. We intend to build commercial towers dedicated to each value.

THE ADDRESS TO ENVY

The Irele Tower is next to Lagos Free Zone, home to Nigeria's deepest seaport at Lekki. The tower is a gateway to a world of access and opportunity.

Also, in proximity are banks situated at less than 100m. This excellent location sets an ideal stage for businesses to flourish with every need being taken care of.





UNIQUE **ARCHITECTURAL** **FEATURES**







THE MAGNIFICENT 9-STOREY STRUCTURE IS THE EPITOME OF ART AND ARCHITECTURAL EXCELLENCE.

The design concept of Irele Tower is a maritime building akin to a stack of containers representing the proximity to the deep seaport.

THE BUILDING EXHIBITS KEY DESIGN

Features like an inclined perforated bio-wall screen envelop the parking floors, allowing for natural ventilation, and represent the strong commitment towards sustainability.






IT IS BUILT INTO THE DESIGN OF IRELE TOWER.

IRELE Tower

is an EDGE- certified green building,
better for occupants and the environment.

This will lead to the following preliminary savings:

-  Energy (20%)
-  Materials (30%)
-  Water (75%)

EDGE

is a green building certification system focused on making buildings more resource efficient, primarily focusing on energy efficiency, water efficiency, indoor environmental quality, materials and resources. An innovation of IFC, a member of the World Bank Group, EDGE empowers emerging markets to scale up resource-efficient buildings in a fast, easy and affordable way.

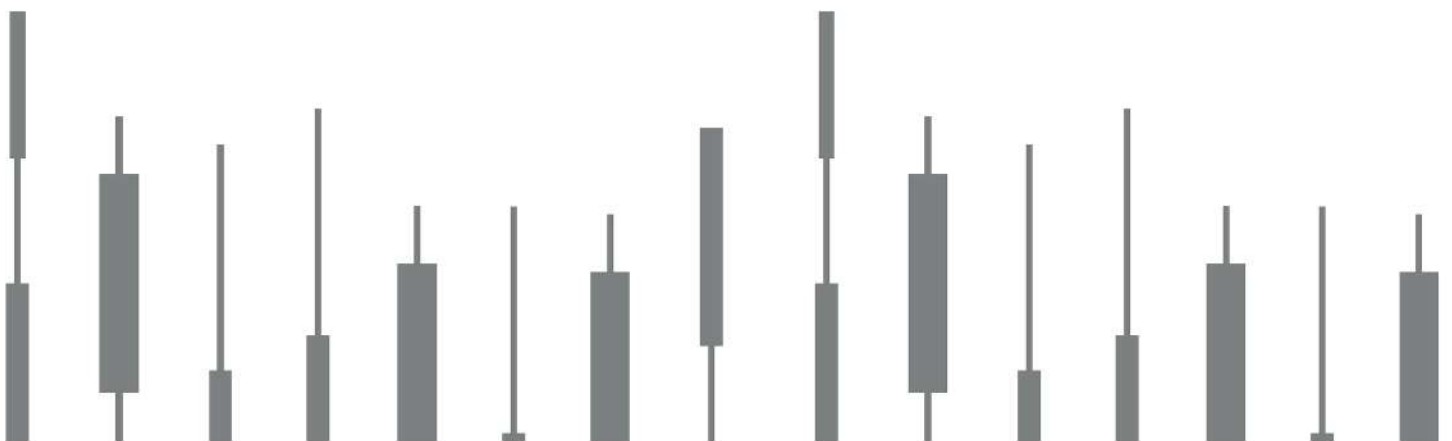
**START YOUR SUSTAINABILITY JOURNEY
HERE WITH REDUCED OPERATING
COSTS**





GARDEN IN THE OFFICE

The micro-climatic spaces available on each office floor function like green pockets allowing for daylight optimization, natural ventilation and break out space for the tenants.



AUTOMATION AND SECURITY ARE A PRIORITY **AT IRELE TOWER.**

The tower is equipped with:



24 x 7 surveillance with
Digital WDR security cameras



24-hour standby
maintenance team



Fire fighting system
(as per NFPA)



Building management
system Smoke and fire



detection



system

Pressurised staircase



Lighting management



system Parking



management system

Emergency evacuation
system





Dedicated utilities building, housing generators with storage diesel tank, WTP, STP & fire water tank.

At Irele Towers, you will always have access.

Each office floor is connected with 3 elevators, 2 staircases and accommodates ladies', men's and disabled rest rooms.

GROUND FLOOR



WELCOME TO THE TOWER

The ground floor is home to a world-class reception for offices. That's not all. There's room for more.

IMPECCABLE RETAIL SPACES

Be it a showcase of world-class products or a little something cosy for walk-in customers, our well-designed retail spaces are designed to take care of it all.



A grand lobby



Bespoke double height reception



5m Ceiling height



Beautiful waiting area



Smart access

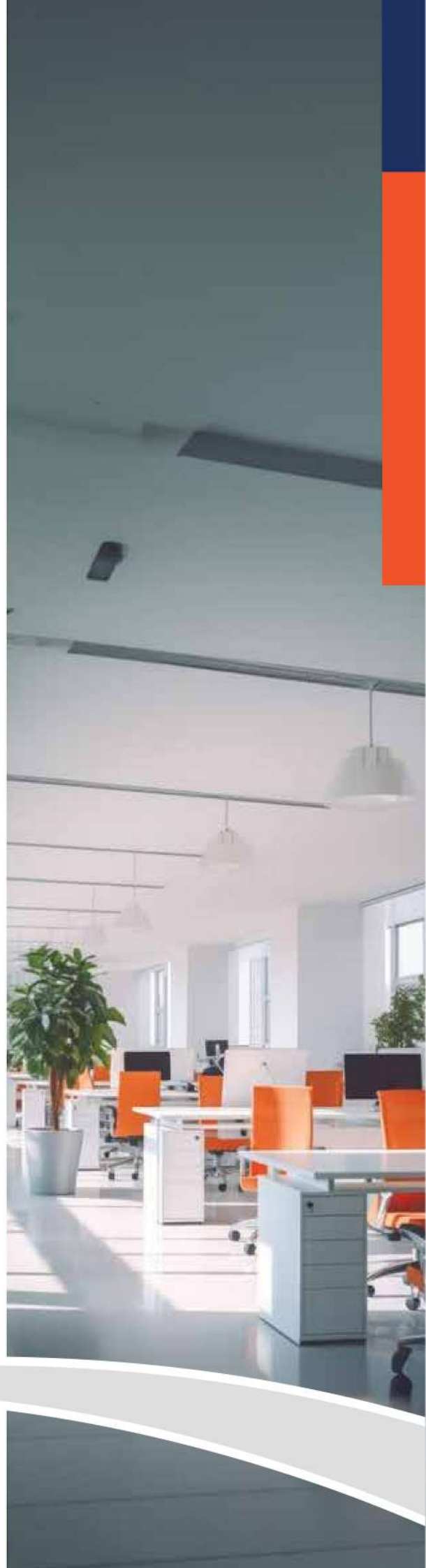


OFFICE FLOOR 1

SHARED WORKSPACE

A setup for immediate and short term work needs, this shared workspace is perfect for remote employees, freelancers, gig workers and consultants.

Choose from convenient short term rental options in terms of hours, days or months. Each space offers tenants something as small as a desk to a conferencing facility. The options are truly endless.



OFFICE FLOOR 2 – 6



The floor plates, which average 1,000 square meters, are intended for single or multiple tenancies. The interior spaces can be configured to meet the specific needs of each organization, ranging from open spaces to a partitioned working environments.

Each office has been provided with flooring, false ceiling, light fixtures, air conditioning and telecommunications cabling.

All that is left for you to do is begin working.



1 to 4 Tenants per floor



180 sqm Minimum unit size



2.8m ceiling height on typical floors



Floor to ceiling glass



Disabled friendly



High-quality Italian sanitary fittings and fixtures



ROOFTOP TERRACE & CAFE

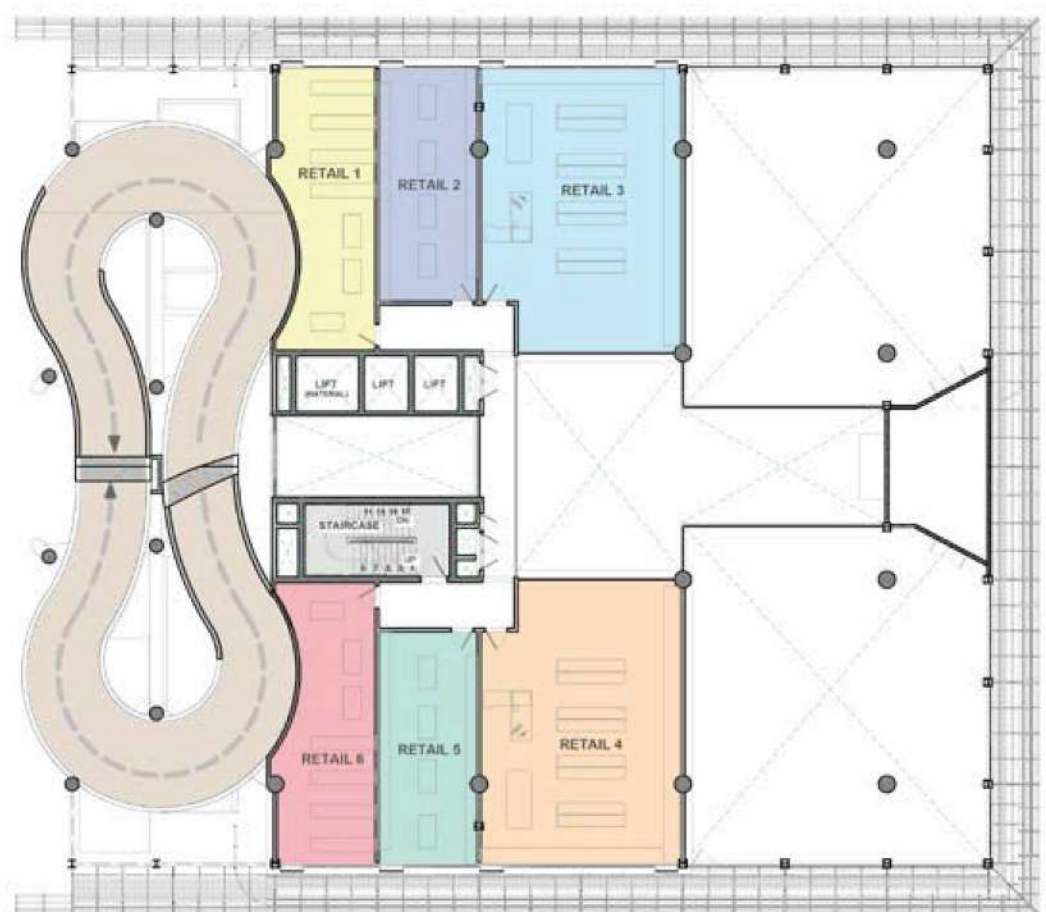
**THE CAFETERIA IS A GREAT PLACE TO
RELAX, BOND AND UNWIND
AS YOU GRAB A BITE.**

This cafeteria occupies 867 sq m indoors and offers both a delicious meal and great view. On the other hand, the outdoor cafeteria is surrounded with lush greenery for the perfect ambience.

GROUND FLOOR MAP

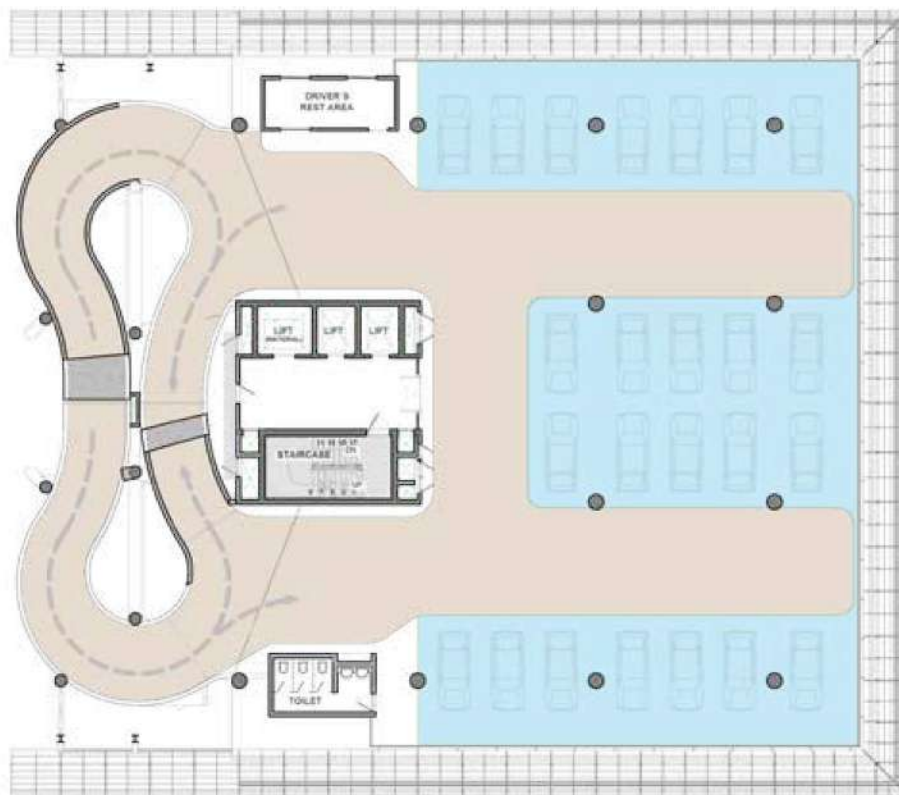


ENVISIONED FOR SMALLER OFFICE SPACES, THE MEZZANINE FLOOR



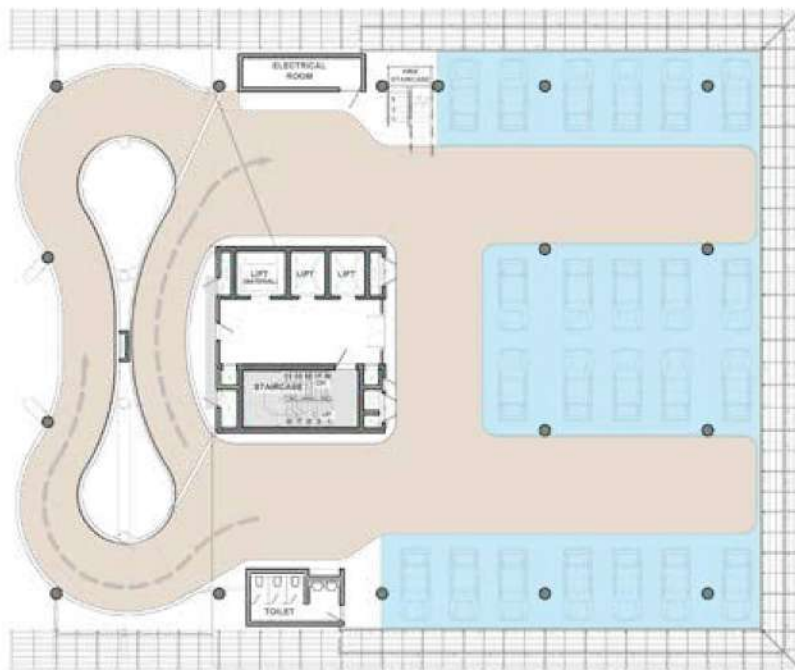
RETAIL AREA	
	49.9 SQM approx
	44.7 SQM approx
	108.4 SQM approx
	108.4 SQM approx
	44.7 SQM approx
	49.9 SQM approx

PARKING LEVEL 1



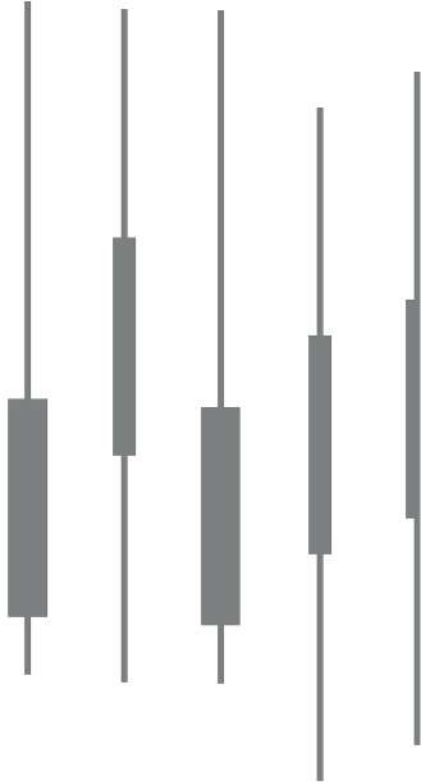
CAR PARKING AREA
24 CARS
470 SQM approx

PARKING LEVEL 2



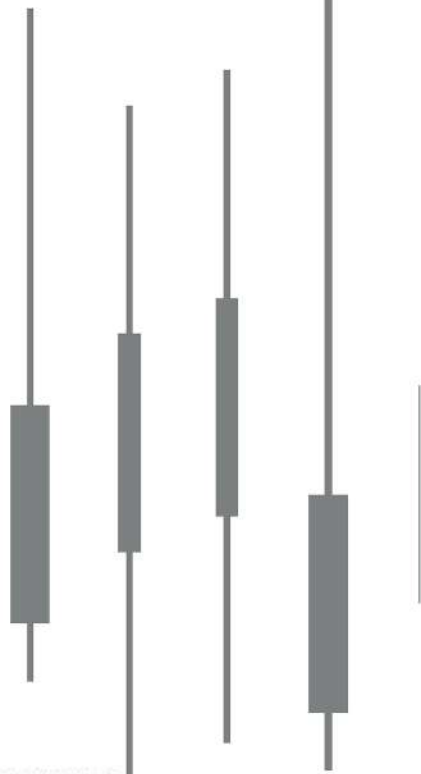
CAR PARKING AREA
23 CARS
368 SQM approx

OFFICE FLOOR 1



- OFFICE AREA**
- 192.3 SQM approx
 - 228.8 SQM approx
 - 226.6 SQM approx
 - 223.2 SQM approx

OFFICE FLOOR 2



- OFFICE AREA**
- 192.3 SQM approx
 - 228.8 SQM approx
 - 226.6 SQM approx
 - 223.2 SQM approx

OFFICE FLOOR 3



OFFICE AREA

Yellow	192.3 SQM approx
Purple	228.8 SQM approx
Blue	226.6 SQM approx
Orange	223.2 SQM approx

OFFICE FLOOR 4



OFFICE AREA

Yellow	192.3 SQM approx
Purple	228.8 SQM approx
Blue	226.6 SQM approx
Orange	223.2 SQM approx

OFFICE FLOOR 5



OFFICE AREA

- 192.3 SQM approx
- 228.8 SQM approx
- 226.6 SQM approx
- 223.2 SQM approx

OFFICE FLOOR 6



OFFICE AREA

- 192.3 SQM approx
- 228.8 SQM approx
- 226.6 SQM approx
- 223.2 SQM approx



ROOFTOP TERRACE & CAFE



CAFE AREA
615.8 SQM approx

IRELE TOWER

☑ Rooftop cafeteria

🏢 6 Floors of office space

🚗 2 Levels of parking space

🏠 1 Mezzanine floor

🏪 1 Floor for retail

🚗 outlets External car park



Lagos Free Zone – IRELE TOWER (Commercial Tower)

S/N	Description	Amount
1	Office Space	Minimum 250 sqm
		USD300 / sqm/ p.a.
3	Service Fee	USD70 /sqm/ p.a.
4	Power	Charged on Actuals
5	Minimum Term	1 year
6	Payment Terms	Upfront

TO KNOW MORE CONTACT



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