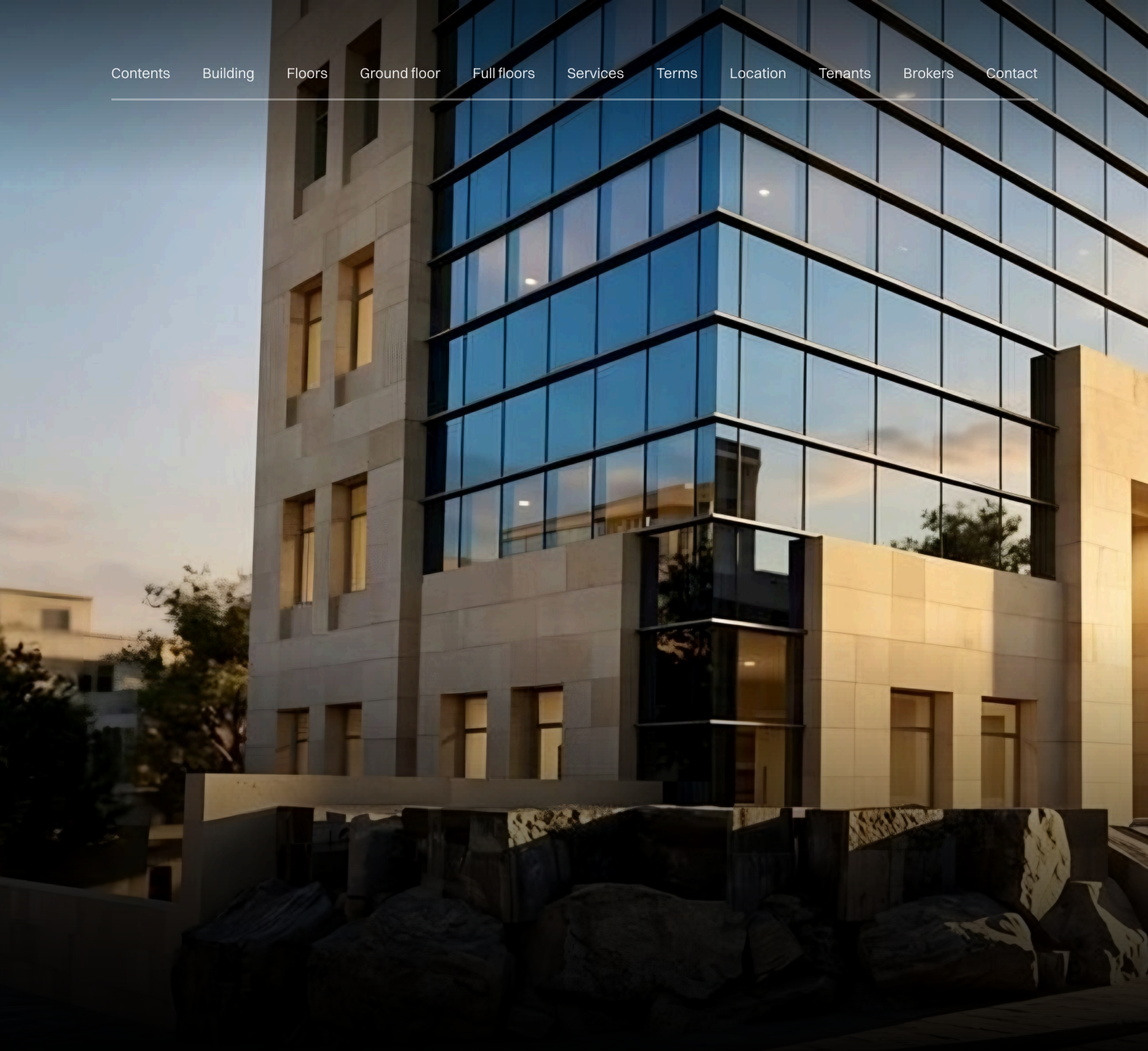


Offices for rent in Shmeisani

MSDR Building

Building, floors, parking and terms

shmeisanioffices.com

MSDR Building, Shmeisani · Rev 2 · November 14, 2026

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An office building in Shmeisani

The MSDR Building stands at 1 Rafik Al-Adhm Street in Shmeisani, Amman's central business district, within walking distance of the banks, hotels and government offices of the district and a few minutes from Abdali.

It has a ground floor and four office floors above two underground parking floors, with a stone façade and a full-height glass curtain wall. Four units are available today: two on the ground floor, the full first floor and the full third floor.

5 floors
A ground floor and four office floors

683 m²
Available in four units

3.2 m
From floor to floor

Floors	Ground floor and four office floors, with two underground parking floors below
Typical floor	About 24.4 m by 12.5 m outside, with 3.2 m from floor to floor
Elevators	Two elevators in the central core
Stairs	A main stair in the core and a fire-exit stair behind a fire-rated door
On each floor	Ladies' and gents' toilets and a kitchenette
Security	A permanent security guard, covered by the service charge
Access	24 hours a day, seven days a week
Parking	Two underground parking floors, Basement 1 and Basement 2, with spaces allocated to each unit
Air conditioning/heating	Ducts in place, connected by the tenant during fit-out

The entrance and lobby

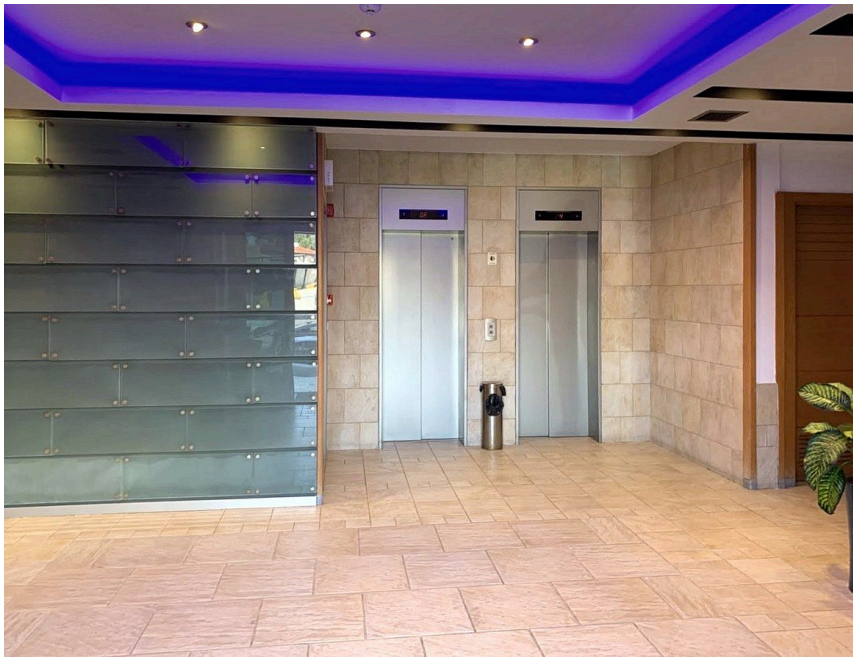
A stepped entrance leads from Rafik Al-Adhm Street into a stone-clad lobby with the building's two elevators.



01 The main entrance on Rafik Al-Adhm Street.



02 The glass entrance doors.



03 The lobby and the two elevators.

Four units available

Of the building's ground floor and four floors above ground, three have space available: two units on the ground floor and two full office floors. Together they come to 683 m².

Fourth floor	Occupied	249 m²
Third floor	Available, full floor	249 m²
Second floor	Occupied	249 m²
First floor	Available, full floor	239 m²
Ground floor	Available, two units	76 m² and 119 m²
Basement 1	Underground parking	
Basement 2	Underground parking	

The available units

Ground floor, unit one

76 m²

Parking	2 underground spaces

Ground floor, unit two

119 m²

Parking	2 underground spaces

First floor, full floor

239 m²

Parking	4 underground spaces

Third floor, full floor

249 m²

Parking	4 underground spaces

Two units at street level

The ground floor is divided into two office units, one of 76 m² and one of 119 m², both with windows onto the street.



04 The ground-floor lobby by the elevators.

Ground floor, unit one

76 m²

Parking	2 underground spaces

Ground floor, unit two

119 m²

Parking	2 underground spaces

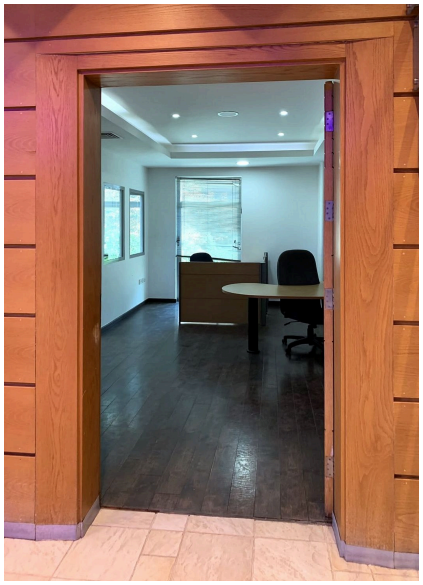
Unit one, 76 m²

Unit one is a finished office unit with a reception area, private offices with internal windows and a washroom.

76 m²	2
unit	underground parking spaces



05 The reception area, with offices off it.



06 The entrance to the unit.



07 One of the offices.



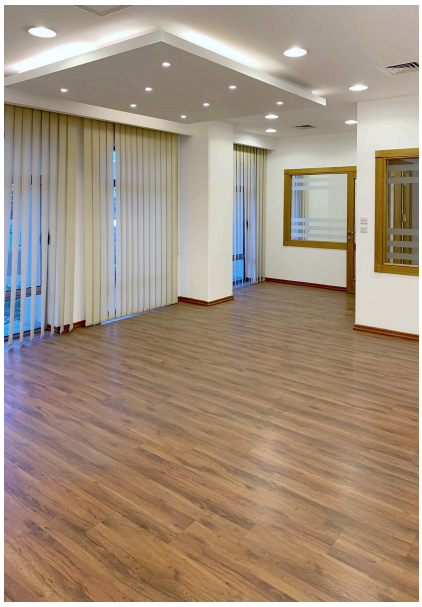
08 A washroom in the unit.

Unit two, 119 m²

Unit two is an empty, finished unit with wood-look floors, recessed lighting, several rooms and its own kitchenette.

119 m²
unit

2
underground parking spaces



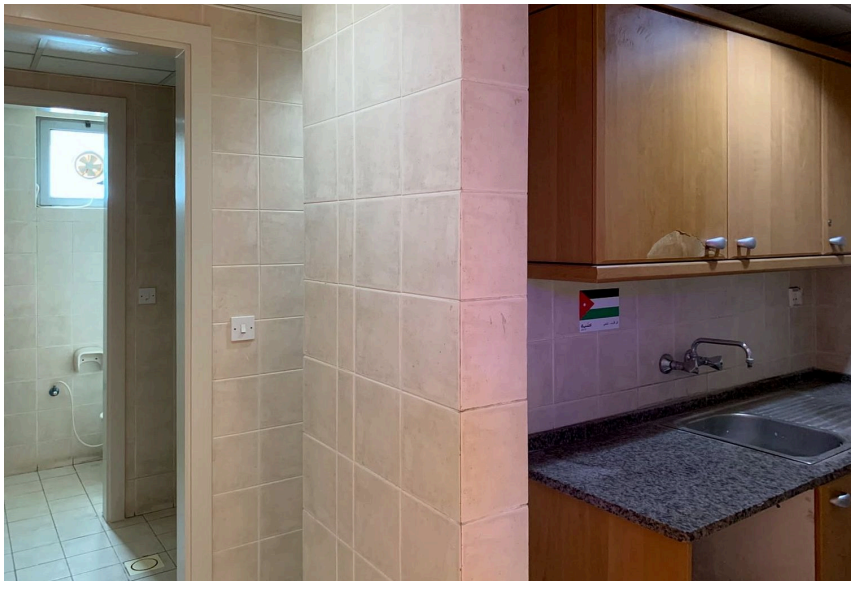
09 The main room.



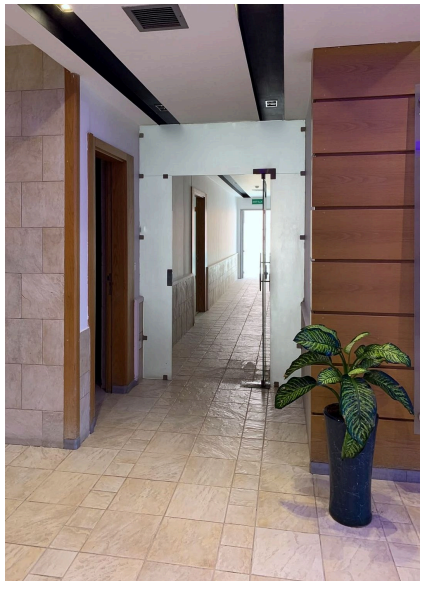
10 One of the rooms.



11 An open room.



12 The kitchenette, next to a washroom.



13 The glass entrance from the lobby.

Two full floors of open space

The first floor (239 m²) and the third floor (249 m²) are each a complete floor around the central core, with the elevators, stairs, toilets and kitchenette. The third floor is open space today, with a single existing wall, so a tenant can lay it out from scratch.



14 First floor: glass-walled offices.



15 Third floor: the elevator lobby.

First floor, full floor

239 m²

Parking 4 underground spaces

Third floor, full floor

249 m²

Parking 4 underground spaces

The first floor, 239 m²

The first floor is finished as an open floor with wood-look floors, a curved feature ceiling and glass-walled offices along one side. Photos from January 2024.

239 m²
full floor

4
underground parking spaces



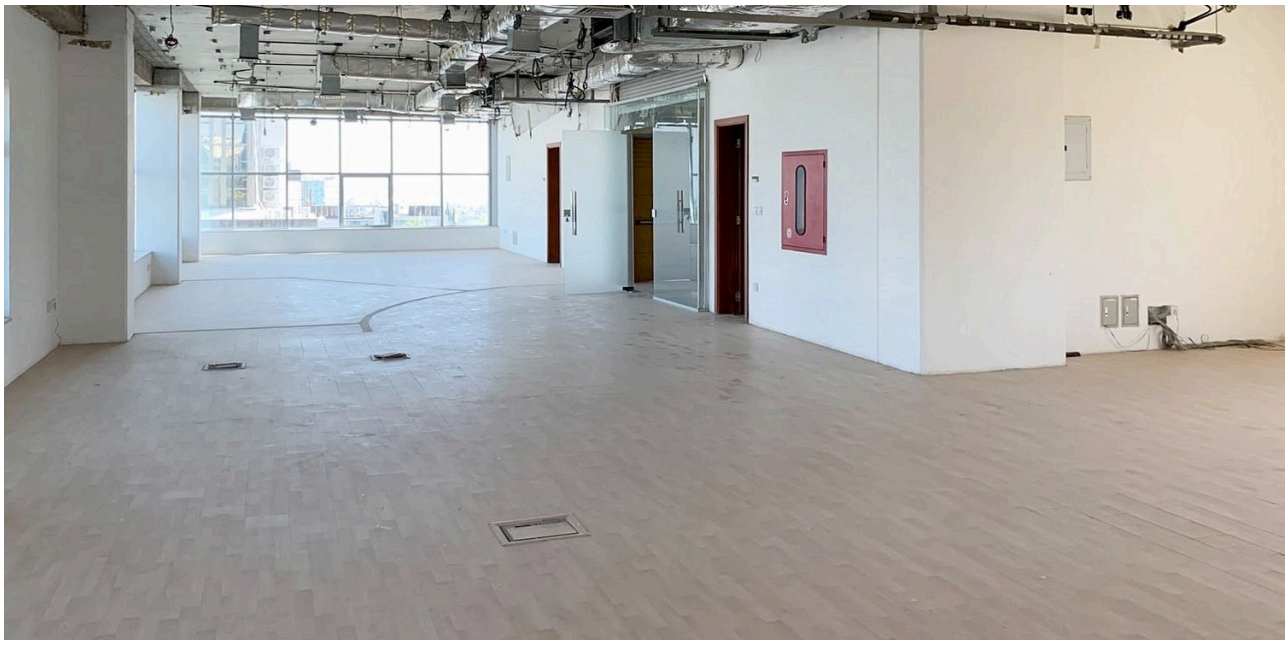
16 The open floor, with glass-walled offices on the right.

The third floor, 249 m²

The third floor is open space with services exposed in the ceiling, ready for a tenant to lay out from scratch.

249 m²
full floor

4
underground parking spaces



17 The open floor.



18 Along the floor.



19 A room with two windows.



20 Toilets and the kitchenette.

Parking, services and utilities

Parking

Garage	Two underground parking floors below the building, Basement 1 and Basement 2
Full floors	Four spaces with each of the first and third floors
Ground floor	Two spaces with each of the two ground-floor units
Hours	Cars may stay in the garage until 7:00 PM, and park outside the garage after that

Security and access

Security	A permanent security guard, covered by the service charge
Access	24 hours a day, seven days a week

Utilities

Water	Paid by the landlord
Electricity	Each tenant pays its own

Fit-out

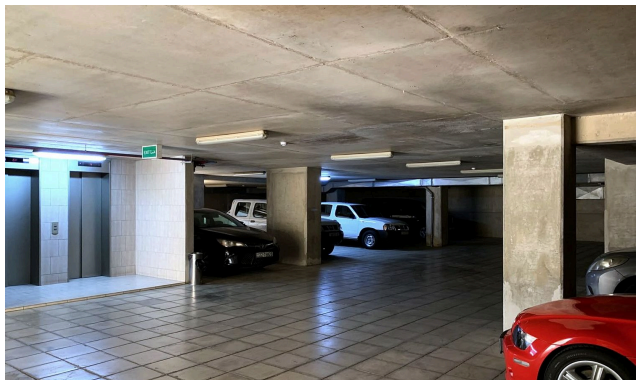
Scope	At the tenant's cost, including partitions, connections to the air-conditioning/heating ducts, light fittings and wiring
Period	Up to one month for fit-out

Two floors of underground parking

Basement 1 and Basement 2 are reached by a ramp from the street, and the elevators run down to both levels.



21 Basement 1.



22 Basement 1, by the elevators.



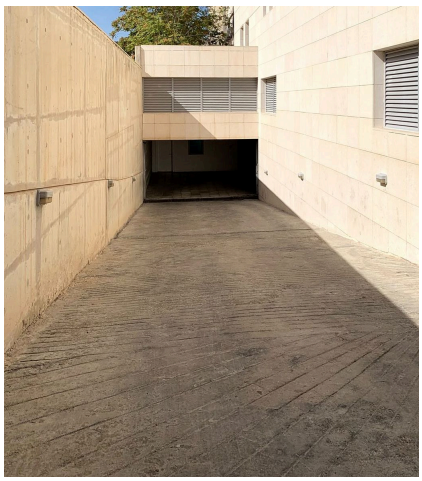
23 Basement 2.



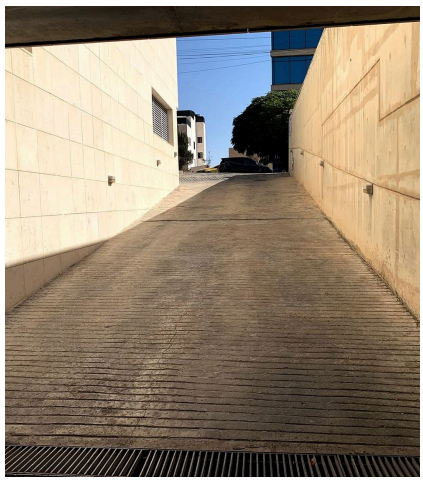
24 Basement 2, by the elevators.



25 The garage entrance.



26 The ramp down.



27 The ramp up to the street.

Lease terms

Rent and service charge are paid together in one annual instalment when the lease is signed.

At a glance

Service charge	Covers building services including security
Payment	One annual instalment of rent and service charge, paid when the lease is signed
Fit-out period	Up to one month
Access	24 hours a day, seven days a week

Tours

When	Sunday to Thursday, 9:00 AM to 4:00 PM
Contact	Saad I. Sahawneh, **+962 6 568 3217**
Website	**shmeisanioffices.com**

In the heart of Shmeisani

Shmeisani is Amman's central business district. The building is within walking distance of the district's banks, hotels and government offices, and a few minutes from the Abdali commercial district.

1 Rafik Al-Adhm Street
Shmeisani, Amman, Jordan

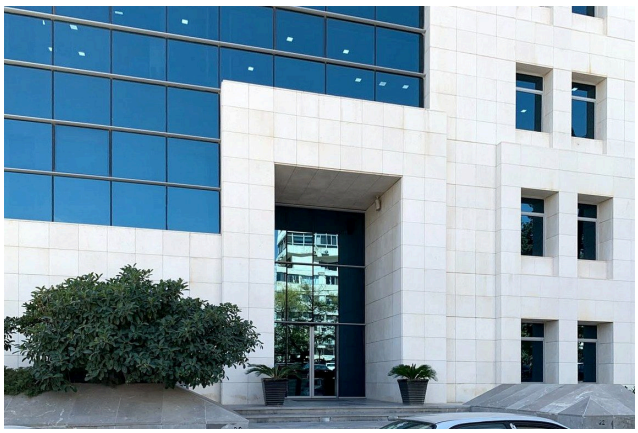
31.9699° N, 35.8961° E

Open in Google Maps ↗

Scan for the map



28 The MSDR sign outside the building.



29 The front of the building.



30 Shmeisani from the third floor.

Current tenants

Three firms have their offices in the MSDR Building today.

Construction management

Construction Management Associates

Construction Management Associates manages construction and infrastructure projects from inception to operation, identifying risks early to save its clients time and money. It brings 27 years of construction experience.

cmajo.com ↗

Construction document intelligence

Kritical

Kritical reads a project's whole record, classifies and summarizes every document, and maps how it all connects, searchable and traceable to the source. It is built for engineering and construction teams.

kritical.com ↗

Law firm

Barghouthi & Company

Barghouthi & Company is a law firm based in Amman, established in 2002. It advises local, regional and international clients on commercial, corporate, banking, construction, PPP and investment law, among other areas.

barghouthi.jo ↗

Partners for the long term

We invite brokers and agents who think long term to work with us on the MSDR Building in Shmeisani. We are looking for a small number of partners who place tenants that stay, and we want each of those relationships to last for years.

What partners can expect

A direct line	Questions about a space, a viewing or a client's needs come straight to the owner, so your clients get clear answers quickly.
Material to share	Every space has its own page with photographs that you can send to a client, and the brochure can be downloaded from the website and forwarded.
Tours	Tours run Sunday to Thursday, 9:00 AM to 4:00 PM, and we arrange each one around your client's diary.
Terms	We agree terms with each broker before the first introduction, so both sides know where they stand from the start.

Who we work with

We value brokers who know the companies looking for offices in Shmeisani and Abdali, who match each client to the space that fits, and who stay in touch after the lease is signed. Long tenancies are what we are building toward, and we want partners who share that aim.

Register as a partner

Online	**shmeisanioffices.com/brokers**: register and we will be in touch to meet, walk you through the building and agree terms.
Telephone	Saad I. Sahawneh, **+962 6 568 3217**

Arrange a tour

Call to arrange a visit, or send a tour request from the website.

Telephone

+962 6 568 3217

Saad I. Sahawneh

Website

shmeisanioffices.com

Photos of the spaces and a tour request form

Tours

Sunday to Thursday

9:00 AM to 4:00 PM

Address

1 Rafik Al-Adhm Street
Shmeisani, Amman, Jordan

Open in Google Maps



MSDR Building

Offices for rent in Shmeisani

Call **+962 6 568 3217** to arrange a tour

shmeisanioffices.com

cmajo.com