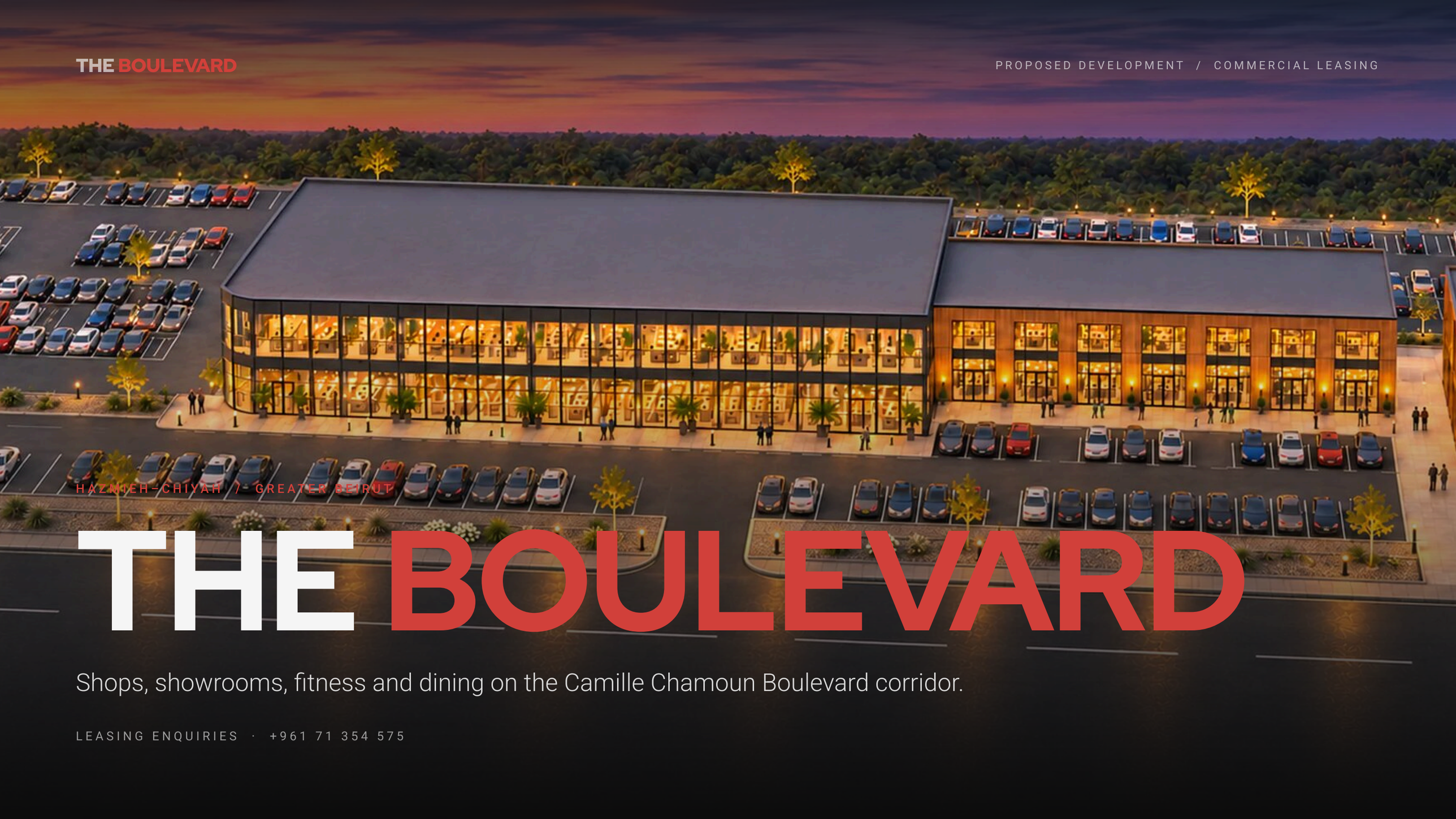


HAZMIEH–CHIYAH / GREATER BEIRUT

THE BOULEVARD

Shops, showrooms, fitness and dining on the Camille Chamoun Boulevard corridor.

LEASING ENQUIRIES · +961 71 354 575

THE CORRIDOR

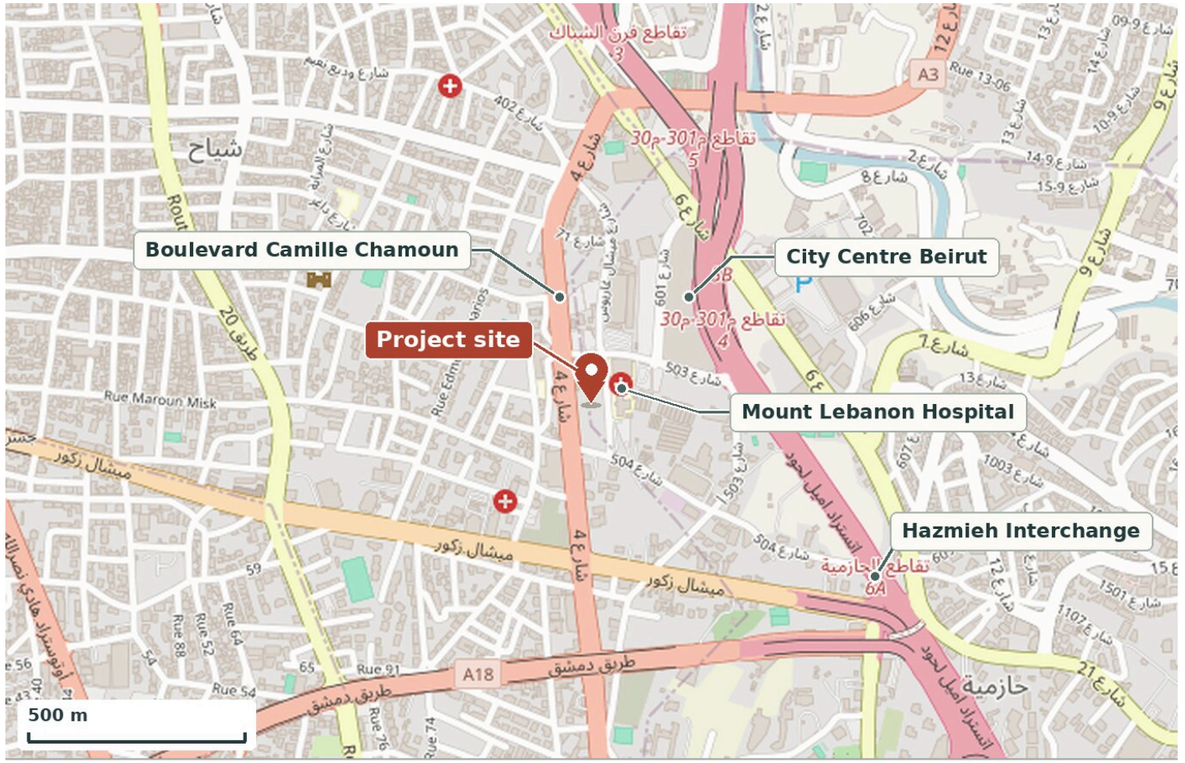
THE BOULEVARD CORRIDOR

On the Hazmieh–Chiyah edge of Greater Beirut, Camille Chamoun Boulevard links Galerie Semaan to Chevrolet and the routes toward Sin El Fil.

600 m
A18 Damascus Highway

760 m
Hazmieh interchange

Approximate straight-line distances from the project pin.



Open the site in Google Maps

33.859885° N, 35.527329° E

Sources: Hazmieh Municipality · Beirut Urban Transport Study · Map data © OpenStreetMap contributors

TWO REASONS TO VISIT

RETAIL AND HEALTHCARE NEARBY

A regional shopping centre and a medical campus give people two distinct reasons to visit this part of the boulevard.

SHOPPING & LEISURE

330 m

CITY CENTRE BEIRUT

The mall combines shops, restaurants and a cinema. Its operator reported 60,000 m² of leasable space and 99% occupancy in September 2026.

HEALTHCARE

80 m

MOUNT LEBANON HOSPITAL

Hospital staff, patients and visiting families are a potential audience for a bakery, a takeaway lunch counter or a shop for everyday essentials.

Distances are approximate straight-line measurements from the project pin to the mapped buildings. Sources: Majid Al Futtaim investor presentation, p. 29 · City Centre Beirut · Ministry of Public Health.



THE UPPER-ROAD SHOPFRONTS

Two levels face the upper road. Parking sits directly in front of the shops.



THE LOWER-ROAD FRONTAGE

Three levels face the lower road, with a parking entrance on this frontage and exits at the two short ends.



THE MAIN SHOWROOM

The store faces the side parking court. The plans show 2,000 m² of store space on each of GF1 and F1.



THE CORNER RESTAURANTS

A pedestrian passage separates the corner restaurants from the retail wing. Outdoor tables follow the curved frontage.



FOR SHOPS, STUDIOS AND RESTAURANTS

01

NEIGHBOURHOOD SHOPS

The upper-ground drawing includes six 105 m² shops and one 65 m² shop. These formats could suit a bakery, a specialty grocer or a personal-care retailer.

02

FITNESS & WELLNESS

The original first-floor drawing includes a 740 m² open space for operators to evaluate. A gym or studio can discuss loading, acoustics, ventilation and changing rooms.

03

CAFÉS & RESTAURANTS

The corner restaurants share a detached building and an outdoor terrace. The setting suits cafés serving morning coffee and casual dining through the evening.

FLOOR AREAS AT A GLANCE

Three main floors and a partial mezzanine provide an estimated 10,900 m² of shops and showrooms.

FLOOR	SHOP AND SHOWROOM AREAS	ORIGINAL PLAN	REVISED ESTIMATE
GF Lower-road ground floor	2,000 + 900 + 450 m²	2,940 m²	**3,350 m²**
GF1 Upper-road ground floor	2,000 + 850 m²	2,980 m²	**2,850 m²**
GF1 Mezzanine Between GF1 and F1	About 65% of GF1	595 m²	**1,850 m²**
F1 First floor	2,000 + 850 m²	2,805 m²	**2,850 m²**
TOTAL FLOOR AREA		9,320 m²	**10,900 m²**

The lower-road GF extends beneath part of the upper road and is 500 m² larger than GF1. F1 matches GF1 in area. The original drawing figures are included for comparison.

LEASING RATES

$350

USD PER M²

Regular small-format shops

$250

USD PER M²

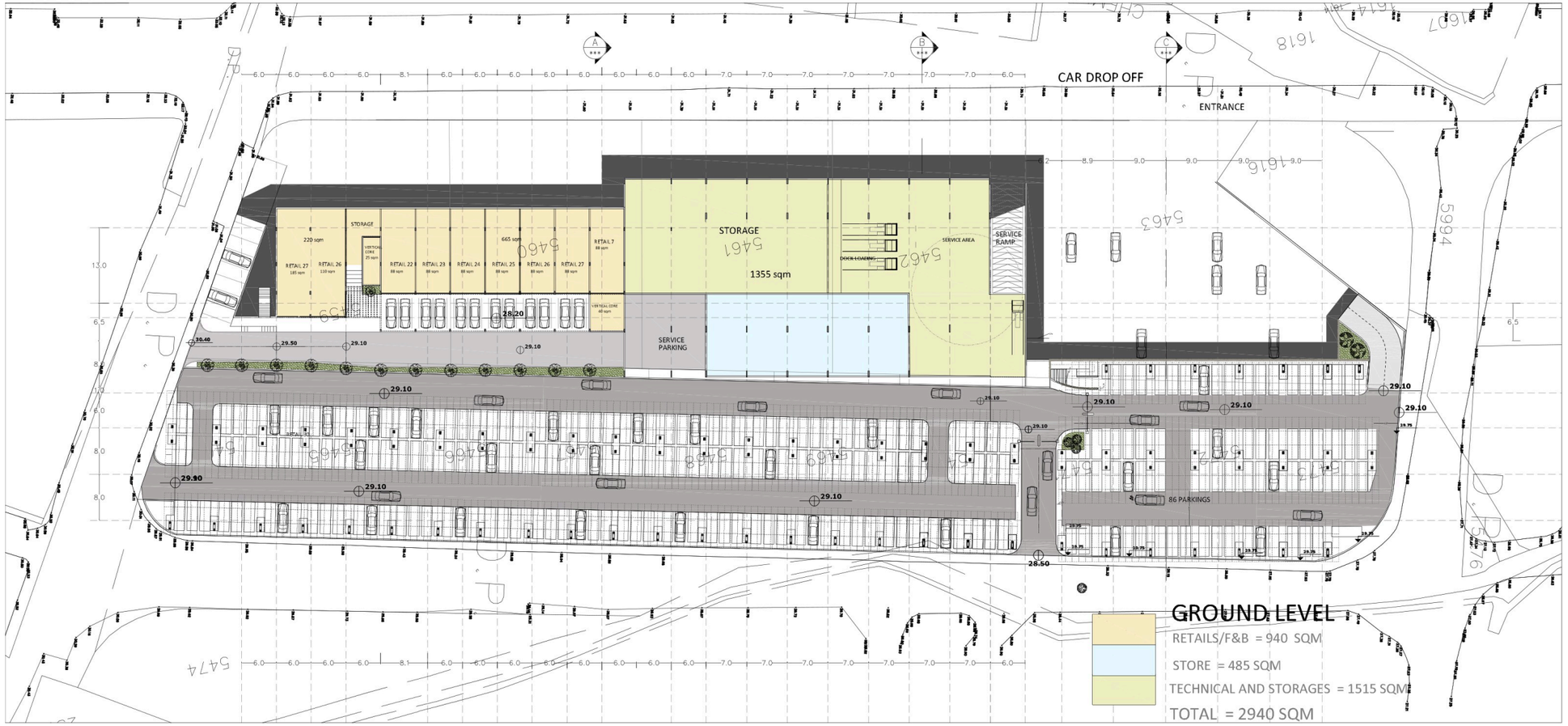
Premises larger than 3,000 m²

Share your concept, preferred floor area, fit-out needs and target opening date with the leasing team.

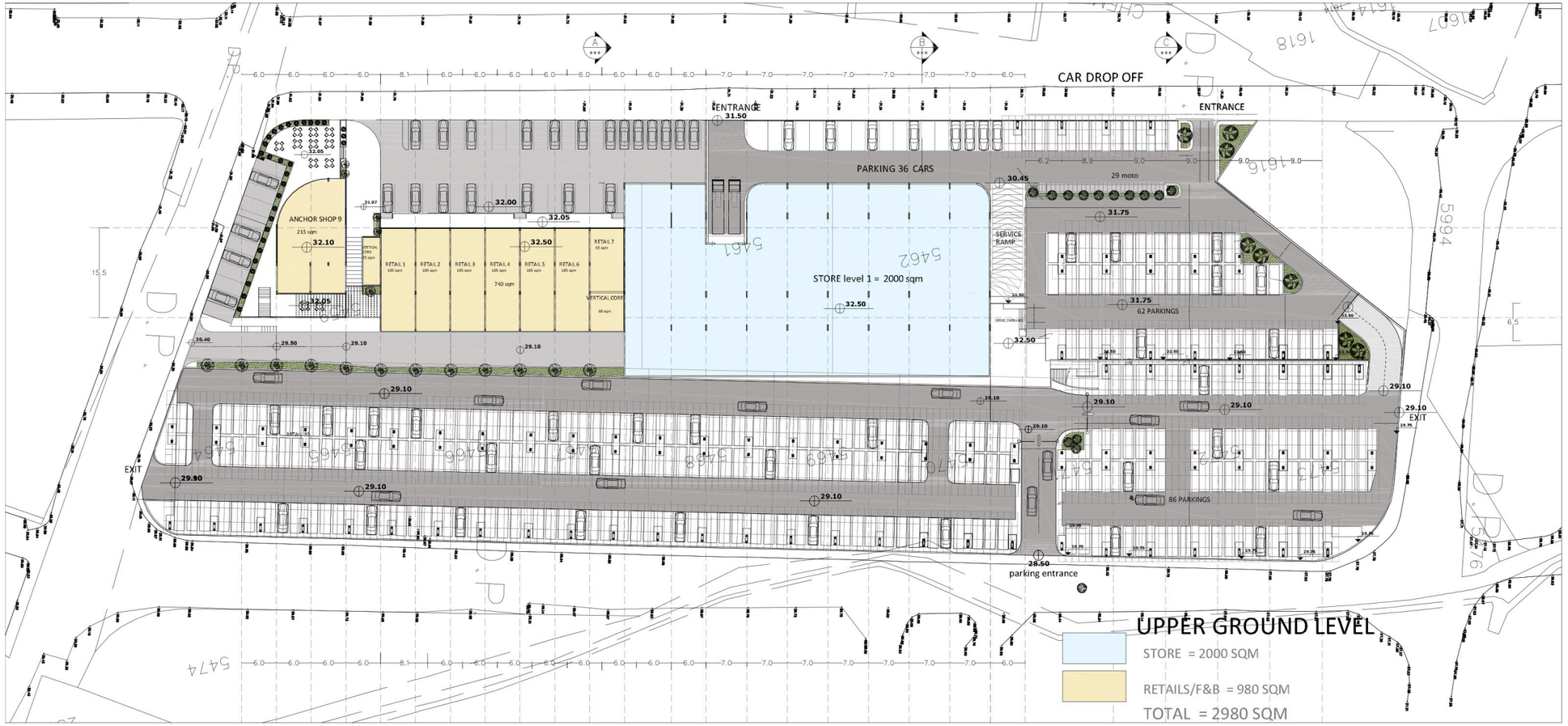
> Rental period and unit-specific terms to be confirmed with the leasing team. Exactly 3,000 m², and formats outside these categories, are referred to the leasing team.



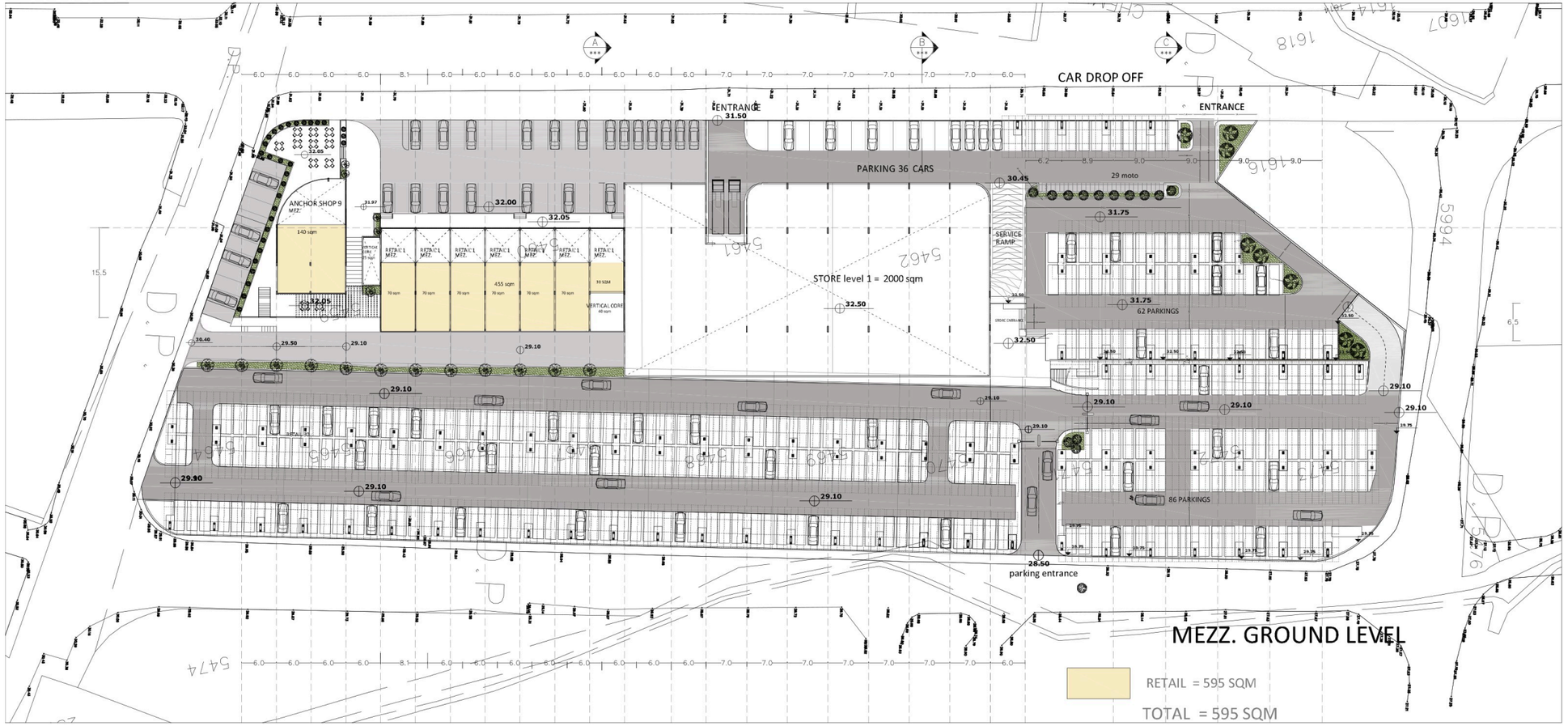
GROUND LEVEL



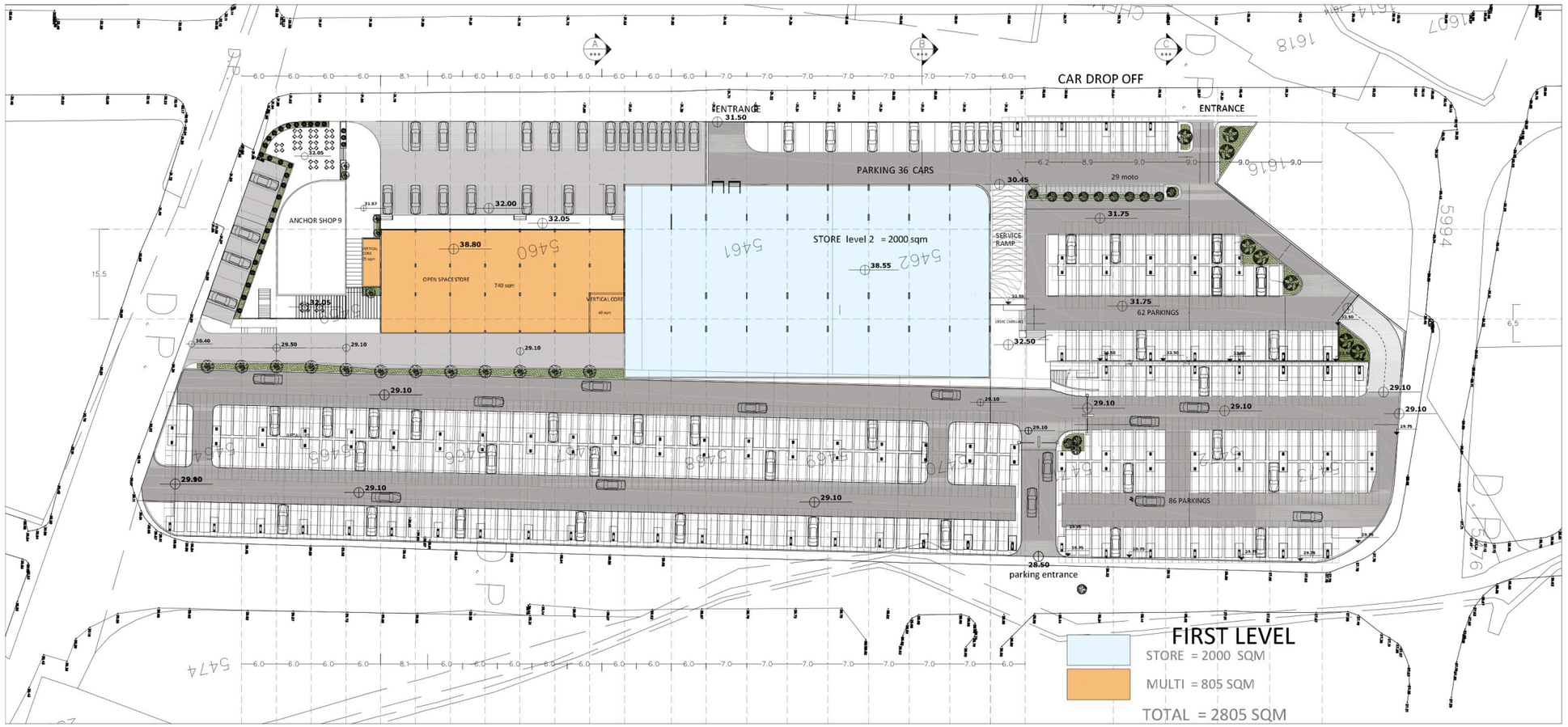
UPPER GROUND LEVEL



GROUND MEZZANINE

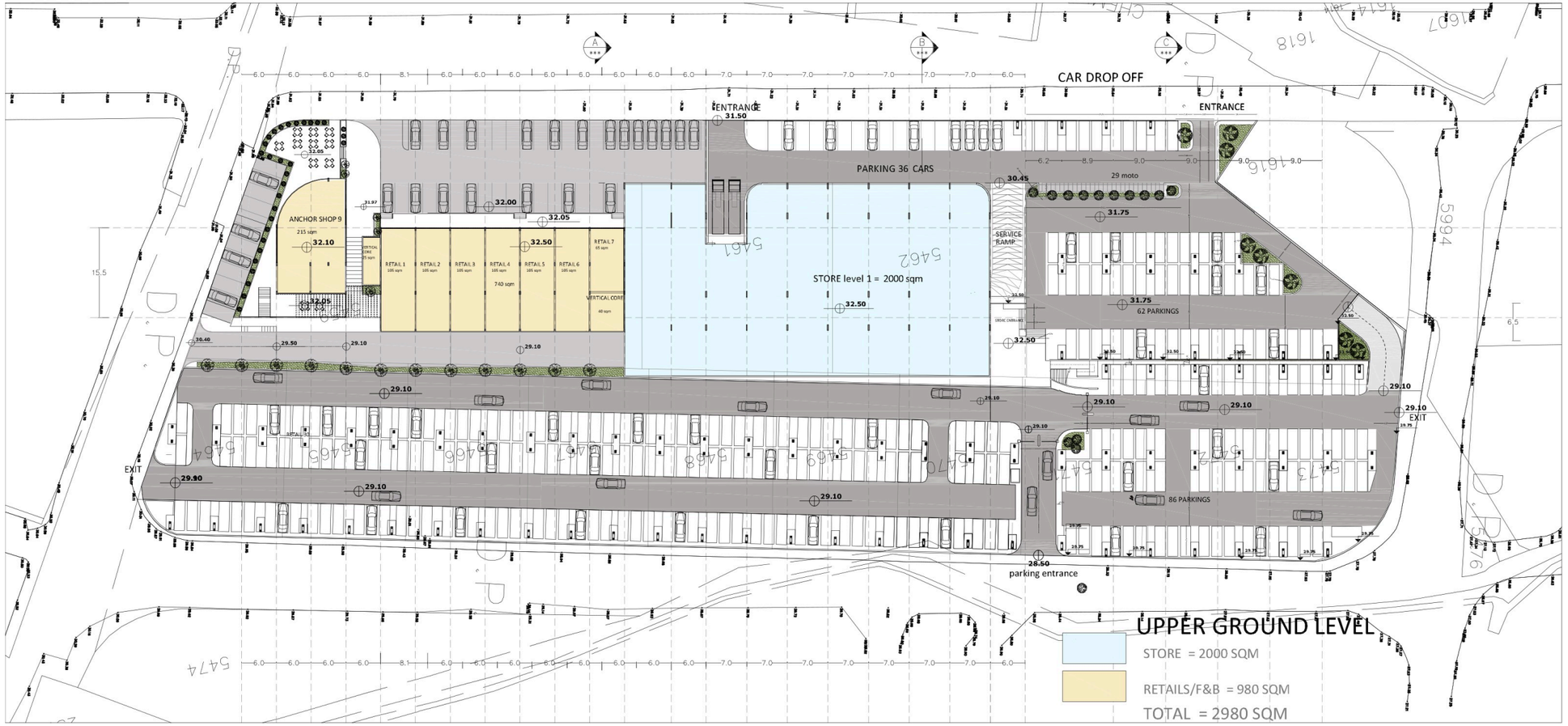


FIRST LEVEL



STORE AND MULTI-USE AREAS IN THE ORIGINAL DRAWING

UPPER GROUND LEVEL



TALK TO THE LEASING TEAM

ENQUIRE ABOUT A SPACE

Tell us what you would like to open. The team will confirm availability, permitted uses and terms directly.

LEASING ENQUIRIES

+961 71 354 575

adnan@hubsrealestate.com

Message us on WhatsApp

Scan the code or tap to open the chat