

**D-
VIA**

By K&A

Now Leasing

Offices with Edge

**DBAYEH
546
Highway**

**K&A MACHMOUCHI
PHARMACY**

Why “D-Via by K&A”?

The name **D-Via** is built from two simple elements:

- “D” for Dbayeh — the project’s highly visible, high-demand location
- “Via”, meaning way, route, or access in Spanish

Together, D-Via represents both place and momentum, a direct path to visibility, connectivity, and prestige.

D-VIA, your route to Dbayeh.

About K&A

The building is fully managed, and leased by K&A Machmouchi Upper Management, a Lebanon healthcare group with a flagship retail pharmacy on the ground floor of D-VIA, in addition to its operations in pharmaceutical distribution and services. Ownership on-site ensures direct communication, responsive leasing, and a well-maintained environment.

D-VIA by K&A is now leasing 7 offices with edge. Every floor is built for business momentum: open layouts, refined finishes, secure access, and infrastructure that keeps you connected to clients, partners, and decision-makers. Our priority is to lease each floor to a single brand for full privacy; however, we are open to potential sharing between select growth-driven companies that value a professional, focused environment.

Website: kamph.co

Instagram: [@k.a.machmouchi](https://www.instagram.com/k.a.machmouchi)

A MICRO-COMMUNITY OF GROWTH-DRIVEN BRANDS. 7 FLOORS. 7 COMPANIES. EACH ON THEIR OWN.

Location builds prestige

A sleek Dbayeh headquarters instantly elevates your brand's image, trust, and relevance.

A modern layout for modern work

Open space fuels communication, speed, and team flow, think a taste of Apple, built for the now.

A full floor, made to control and scale

Design a high-energy workspace that reflects your brand's momentum. From 440 to 550 sqm of full-floor identity. Ideal for growing teams from 10+ to 50 employees.



High footfall that converts

A building people already walk into daily, thanks to the active pharmacy. Now they'll walk into you. Downtown-level exposure, with Mount Lebanon-level pricing.

No commission, No middlemen

A direct path from your brand to the building, no tenant fees, more savings.

**THIS IS AN OPPORTUNITY. IF YOU DON'T TAKE IT, SOMEONE ELSE WILL.
AND YOU'LL DRIVE PAST YOUR OWN MISTAKE EVERY DAY.
PLAN YOUR MOVE NOW.**

**THIS ISN'T THE KIND
OF ADDRESS THAT WAITS.
BLINK, AND THE OFFICES
ARE GONE.**

**360° glass means light, energy,
and room to breathe**

Panoramic views and full-height windows keep the team focused, uplifted, and connected to daylight, more Vitamin D, less burnout.

A launchpad for loud teams

Creative agencies, tech startups, non-clinical HQs, logistics firms, anyone who grinds loud and aims high.



Work-life balance, built-in

With restaurants, gyms, banks, and cafés a few steps away, your team doesn't waste time, they gain flow.

Commute made easy

At the intersection of city life and access, the highway leads right to your front door. Ideal for hybrid setups and regional teams.

**IF YOUR TEAM'S GROWING,
BUILDING, OR WANTS IT ALL,
THIS IS YOUR FLOOR.**



BEST FIT COMPANIES

D-VIA offers 7 full-floor offices with the flexibility to lease a full floor or share with other companies.

Plus, a potential rooftop lease.

Logistics, distribution, and medical businesses
(incl. clinics, labs,...)

Creative, media, and branding agencies

Tech companies and SaaS scale-ups

Legal, consulting, and financial firms

Design, architecture, and engineering studios

Education, training, or testing centers

Holding companies and multi-brand entities

Fitness studios, private gyms, and PT studios

Rooftop: Ideal for a cigar lounge but open
to other concepts



AMENITIES THAT MATTER

INCLUDED WITH EVERY OFFICE FLOOR:

- Open-space layout with full-floor privacy
- 360° glass façade for natural light and panoramic views
- Ground-level pharmacy with daily footfall
- Small metal wall-mounted signage at the main entrance
- Internal office branding freedom
- Parking and high-speed elevator access
- Air conditioning / HVAC-ready infrastructure
- 24/7 building access + generator-ready backup (x4)
- Balcony and internal corridors for quick breaks
- Proximity to cafés, gyms, banks, and key services
- Easy access from both Dbayeh highway and internal roads
- Full CCTV security system and anti-theft doors with high-grade materials
- Soundproof windows
- Private restrooms and kitchenette readiness on each floor

THE RARE ROOFTOP THAT PAYS YOU BACK. EXPAND YOUR BRAND. ELEVATE YOUR NAME. TURN ONE FLOOR INTO LONG-TERM RETURN.

It's the kind of rooftop that begs for a cigar lounge, or your boldest idea yet.



FLEXIBLE LEASING.

FULL-FLOOR PRESENCE.

Each floor at D-VIA ranges from 440 to 550 sqm with slight layout variations between floors. We're offering full-floor leases to single tenants, but are also open to subdividing select floors for up to 3 companies per level. Minimum leasable unit starts at 110 sqm. Final allocations will be discussed and agreed upon in a live, one-to-one setting, direct with our decision-makers.



Picture This:

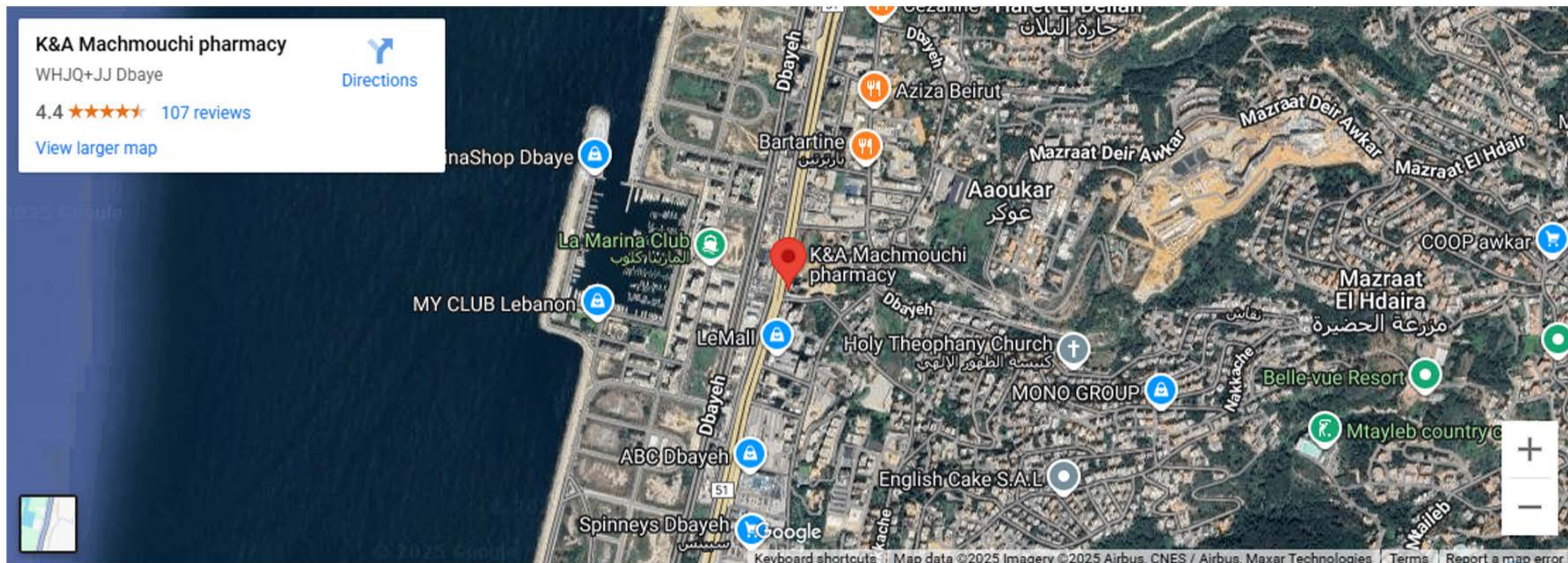
A full-floor creative agency, open tables, breakout corners, moodboards on the wall, music playing, coffee brewing, and a sunset over Dbayeh's rooftops. This isn't just where work happens. It's where momentum lives.



*Interiors are AI-generated for visual reference. Actual spaces are unfurnished.



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Location

D-VIA Tower - Property No. 546
Beirut-Jounieh Highway, Dbayeh
Adjacent to Le Mall and GS Stores
Ground Level: K&A Machmouchi Pharmacy

D-VIA BY K&A

YOUR ROUTE TO DBAYEH



SCAN THE QR TO **SUBMIT YOUR INFO
AND BOOK A TOUR**
WE'LL GET IN TOUCH WITH FULL DETAILS

OR CONTACT D-VIA REPRESENTATIVE,
HASSAN SROUJI, ON WHATSAPP
AT +961 3 907 609

