



NEW UDSM HILL PARK BUSINESS COMPLEX

WHERE BUSINESS MEETS OPPORTUNITY

Premium commercial spaces for lease at
the University of Dar es Salaam

Strategic Location. Ready Market. A Place for Your Business to Grow.

DISCOVER HILL PARK BUSINESS COMPLEX



The New UDSM Hill Park Business Complex is a modern G+2 commercial development with a sub-basement, strategically located at the University of Dar-es Salaam Mwalimu Nyerere Mlimani Campus, Ubungo District, Dar es Salaam, about 14 km from the city centre. The complex is well positioned along connecting roads leading towards Changanyikeni, Ubungo, Ardhi University and Mlimani City making it easily accessible from different directions and giving businesses good visibility and access to customers beyond the university campus.

Its location gives businesses an added advantage of a large and active customer base, including students, lecturers, university staff and visitors. This creates strong potential for daily customer traffic and business visibility.

The Business Complex is designed to be a vibrant destination for business, shopping, dining and leisure, bringing different services together in one convenient location.



MARKET POTENTIAL



Hill Park Business Complex is uniquely positioned within the University of Dar es Salaam, home to tens of thousands of students, academic, administrative staff, expatriates and a constant flow of visitors. This creates a large, diverse and a consistent customer base for retail businesses, food, beverage, health, wellness, financial and professional services and many more.



PEOPLE

A ready market everyday



NEIGHBORHOOD

Nearby residential communities



HIGH TRAFFIC AREA

Over 1,200 vehicles per day



GROWTH

Long-Term Growth Potential

LEASING MIX



COMMERCIAL SPACES FOR A WIDE RANGE OF BUSINESSES

RETAIL & CONVENIENCE

- Supermarket
- Retail shops
- Stationery services
- Pharmacy
- Laundry services
- ATM spaces
- Bureau de change
- Money / phone agents

FOOD & BEVERAGE

- Restaurants & bars
- Coffee shop
- Coffee & ice-cream parlours
- Executive VIP lounge
- Rooftop bar / lounge

BUSINESS SERVICES

- Office spaces
- Travel agency
- Insurance agency
- Professional service offices

WELLNESS & LIFESTYLE

- Executive gym
- Barber shop
- Entertainment garden
- Kids' play area
- Conference halls
- Steam car wash

EXPERIENCE



A PLACE TO EAT, MEET, RELAX & STAY



Hill Park Business Complex is designed to keep people engaged throughout the day.

Restaurants, cafes, outdoor shaded areas, conference facilities, a rooftop bar/lounge, entertainment garden, kids' play area, executive gym and other services create a destination that supports both business and lifestyle.

SHOP

DINE

WORK

MEET

RELAX

PROJECT VIEWS



Main Frontage



Side Elevation & Parking



Outdoor Dining / Terrace



Commercial Wing



Aerial Project View



Car Wash

LEASING OPPORTUNITY



SECURE YOUR SPACE. GROW YOUR BUSINESS.



Position your business where visibility, accessibility and a ready market come together.

Hill Park Business Complex offers opportunities for businesses seeking a strategic location within the University of Dar es Salaam environment and access to customers from the surrounding areas.

LEASING ENQUIRIES

Watumishi Housing Investments (WHI)

+255 22 2922211

info@whi.go.tz

www.whi.go.tz

Contact WHI for available spaces, unit sizes, leasing terms, site visits and application details.

Secure your space today.

Click below for application form 

<https://www.whi.go.tz/wp-content/uploads/2026/09/WHI-Commercial-26.pdf>



NEW UDSM HILL PARK BUSINESS COMPLEX

POSITION YOUR BUSINESS WHERE THE MARKET ALREADY IS.

Strategic Location. Ready Market. A Place for Your Business to Grow.

SCAN HERE
FOR DETAILS



Leasing Enquiries

Watumishi Housing Investments (WHI)
P.O Box 5119,
Dar es Salaam
Golden Jubilee Towers, 6th Floor Wing A

+255 22 292 2211

info@whi.go.tz

www.whi.go.tz

watumishi_housing_investments