E£ 140,000

450 m²

EXPANSIVE READY-TO-MOVE 450M² BUA TURNKEY FULL-FLOOR / LARGE-SCALE CORPORATE ADMINISTRATIVE OFFICE HEADQUARTERS DELIVERED FULLY FINISHED WITH AIR CONDITIONING, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN AL-ANDALUS, SOUTH 90TH STREET / GOLDEN SQUARE SECTO

Fully Finished Corporate Office Headquarters with ACs for Rent Al-Andalus 5th Settlement New Cairo 450m² BUA

Category: Corporate Administrative Office Headquarters for Rent
BUA: 450 m²
Layout: Expansive Enterprise-Scale Multi-Zone Corporate Floorplan Executive Suites & Workspaces: Versatile Large-Scale Corporate Layout Accommodating Multiple Enclosed C-Suite & Executive Director Offices, Glass-Partitioned Boardrooms & Training Halls, and Expansive Open-Plan Collaborative Workstation Wings for Large Operations Teams
Bathrooms: Multiple Contemporary Fully Finished Restrooms (Men's & Women's Facilities) Fitted with High-Grade Sanitary Ware & Complete Utility Conduits
Reception & Services: Dedicated Grand Corporate Reception Foyer & VIP Client Greeting Lounge + Fitted Kitchenette & Staff Breakroom Pantry + Dedicated IT / Server Room Provision + Wide Double-Glazed Soundproof Facades Providing Abundant Natural Daylight
Finishing: Fully Finished with A/C's (Turnkey Corporate Specifications featuring High-End Commercial Porcelain & Carpet-Tile Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Structured Telecom/Data Cabling, and Concealed Central/Split Climate Control Systems)
Ready to Move: Yes
Status: Available for Immediate Commercial Lease & Fast-Track Enterprise Operations
Location
Strategically situated within the prestigious Al-Andalus district in the heart of the 5th Settlement, New Cairo. Ideally positioned directly off South 90th Street and El Nawadi Street adjacent to the Golden Square, the location ensures effortless transit connectivity across New Cairo and the New Administrative Capital via the Middle Ring Road, Bin Zayed Axis, and Suez Road. It lies just 3 minutes from the American University in Cairo (AUC) and Point 90 Mall, 5 minutes from Mountain View Hyde Park and Mivida, 12 minutes from the New Administrative Capital, and approximately 20 minutes from Cairo International Airport.
About the Area & Building
Al-Andalus is one of New Cairo’s most sought-after, established upscale districts, renowned for its wide boulevards, organized urban planning, lush greenery, and immediate proximity to major banks, corporate hubs, and premier residential compounds. The administrative premises feature modern architectural facades, a welcoming entrance lobby, high-speed passenger elevators, dedicated parking provisions, backup power infrastructure, high-speed fiber-optic internet readiness, and 24/7 building security with CCTV surveillance.
Concept
Spanning a massive 450 m² build-up area delivered turnkey with modern corporate finishes and pre-installed air conditioning systems, this office provides an immediate operational headquarters for multinational companies, regional hubs, tech enterprises, engineering firms, and call centers. Immediate move-in readiness eliminates construction delays, HVAC installation expenses, and setup downtime, while a prime address in Al-Andalus guarantees effortless staff commuting and strong corporate visibility in the 5th Settlement.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**Al-Andalus**
Build Up Area	**450 m²**

Additional Details

Floor
Ground

Location

5th Settlement, New Cairo
Al-Andalus