

E£ 800

76 m²

PRIME READY-TO-MOVE 76M² BUA ADMINISTRATIVE CORPORATE OFFICE FULLY FINISHED TO TURNKEY CORPORATE STANDARDS FOR RENT IN AVALON MALL BY INVEST WELL, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Rent Avalon Mall Invest Well 5th Settlement New Cairo 76m² BUA

Category: Administrative Office Space for Rent

BUA: 76 m²

Layout: Efficient Open-Plan Workstation Floorplate + Executive Office & Meeting Space Partitioning Potential + Client Reception & Waiting Area + Restroom Facilities Provision + Dedicated Pantry / Coffee Corner

Finishing: Fully Finished (Turnkey High-Specification Corporate Standards)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Avalon Mall by Invest Well Developments, occupying a prime commercial address in the 5th Settlement, New Cairo. Positioned within close reach of North and South 90th Streets, the property is just 5 to 7 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, offering seamless connectivity via the Ring Road, Mohamed Naguib Axis, and Middle Ring Road.

About the Project

Avalon Mall is a modern commercial and administrative development designed by Invest Well to provide a fully integrated environment for thriving businesses. The complex features contemporary glass architectural facades designed to maximize natural light, multi-level secure parking basements, high-speed elevators, reliable emergency backup power generators, high-speed fiber-optic telecom distribution, advanced fire alarm and suppression systems, and 24/7 security and facility management.

Concept

Spanning an efficiently laid out 76 m² build-up area delivered turnkey fully finished with high-specification commercial flooring, modern acoustic ceilings, and integrated utility distribution, this office eliminates fit-out downtime and initial setup costs. Offering an adaptable workspace layout suited for managerial offices, team desks, and private client meetings, it serves as an optimal solution for legal and financial consultancies, creative agencies, tech startups, or regional corporate branches seeking an address in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**Invest Well**
Project	**Avalon Mall**
Build Up Area	**76 m²**

Location

5th Settlement, New Cairo
Avalon Mall