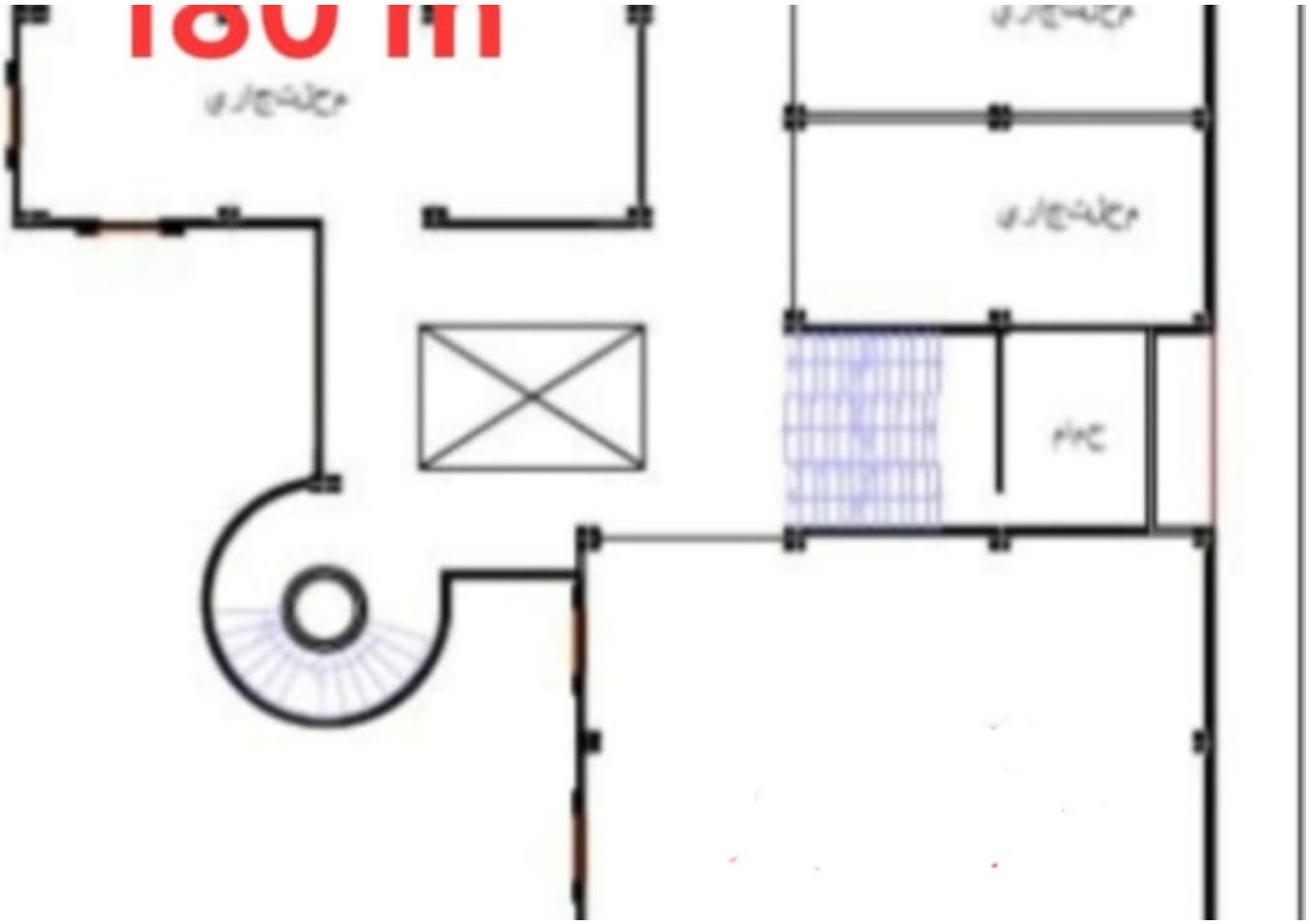


E£ 160,000

2 Bedrooms **1 Bathrooms** **180 m²**

PRIME READY-TO-MOVE 180M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING (CONFIGURED WITH 2 PRIVATE EXECUTIVE SUITES AND 1 BATHROOM), AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN BUILDING 106, SECTOR 1, S

Fully Finished Corporate Office with ACs for Rent Building 106 Sector 1 Street 70 New Cairo 180m² BUA

Category: Corporate Administrative Office for Rent

BUA: 180 m²

Land Area: 180 m²

Layout: Functional Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: 2 Private Enclosed Executive Director Suites / Glass-Partitioned Conference & Meeting Rooms + Expansive Open-Plan Collaborative Workstation Wing for Operations Teams

Bathrooms: 1 Contemporary Fully Finished Restroom Fitted with High-Grade Sanitary Ware & Complete Utility Conduits

Reception & Services: Dedicated Corporate Reception Foyer & Client Greeting Lounge + Fitted Kitchenette & Coffee Bar Station Nook + Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Fully Finished with A/C's (Turnkey Corporate Specifications featuring High-End Commercial Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Structured Telecom/Data Cabling, and Concealed Central Climate Control)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease & Fast-Track Business Operations

Location

Strategically situated within Building 106, commanding a prominent business address in Sector 1 along Street 70 in the vibrant heart of the 5th Settlement, New Cairo. Positioned within the commercial and administrative spine of Sector 1, the property offers direct accessibility to North 90th Street, South 90th Street, and the Mohamed Naguib Axis. It lies just 5 minutes from Downtown Mall and Cairo Festival City (CFC), 7 minutes from the American University in Cairo (AUC), 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Building

Building 106 is a modern standalone corporate and commercial facility specifically engineered to accommodate contemporary enterprise operations, professional consultancies, and regional headquarters. The building features sleek architectural curtain-wall glass facades, double-height entrance lobbies, high-speed passenger elevators, automated building management systems (BMS), secure underground parking facilities, central fire suppression and alarm systems, backup power generators, high-speed fiber optics, and 24/7 dedicated security with comprehensive CCTV surveillance.

Concept

Spanning a generous 180 m² build-up area delivered turnkey with modern business finishes and pre-installed air conditioning systems, this corporate office provides an immediate operational headquarters for consultancy firms, marketing agencies, law practices, and software enterprises. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while the strategic setting in Sector 1 along Street 70 ensures high corporate accessibility, streamlined commuting for employees, and elevated professional prestige in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**Building 106**
Build Up Area	**180 m²**
Bedrooms	**2**
Bathrooms	**1**

Additional Details

Floor
2
Parking
With Parking

Location

sector 1 - street 70 , New Cairo
Building 106