E£ 600,000

400 m²

PRIME READY-TO-MOVE 400M² BUA FULL-FLOOR EXECUTIVE CORPORATE OFFICE DELIVERED TURNKEY FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING FOR COMMERCIAL LEASE IN BUILDING 185, SECTOR 2, STREET 70, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office Floor with ACs for Rent Building 185 Sector 2 Street 70 New Cairo 400m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 400 m²

Garden: No

Layout: Full-Floor Corporate Open-Plan & Modular Executive Layout

Offices & Workspaces: Flexible Open-Plan Workstation Hall (Accommodates 40+ Employee Desks) + Multiple Modular Partitions for C-Level Executive Suites, Private Manager Offices, and Dedicated Conference / Boardrooms

Bathrooms: Multiple Dedicated Restroom Facilities (Separate Ladies and Gents Executive Bathrooms)

Reception & Amenities: Grand Client Reception & Greeting Foyer + Archiving / Server Room Provision + Fully Equipped Staff Kitchenette / Coffee Break Station

Finishing: Fully Finished with Central Air Conditioners (Turnkey Ultra Super Lux Commercial Corporate Specifications)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Building 185, commanding a prominent standalone business address in Sector 2 directly along Street 70 in the vibrant commercial district of the 5th Settlement, New Cairo. Positioned with seamless connectivity between North 90th Street, South 90th Street, and the Ring Road, the property lies just 4 minutes from Downtown Mall and Cairo Festival City (CFC), 6 minutes from the American University in Cairo (AUC), 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Project

Building 185 is a standalone, contemporary commercial and administrative building developed to modern corporate standards. The building features sleek double-glazed curtain-wall glass facades that provide superior acoustic and thermal insulation while maximizing natural daylight throughout the floorplate. Property features include high-speed passenger elevators, dedicated secured parking areas, central emergency backup power generators, ultra-fast fiber-optic telecommunications connectivity, certified life safety and fire suppression systems, and 24/7 security with CCTV surveillance.

Concept

Spanning an expansive 400 m² single-level build-up area delivered turnkey with commercial-grade porcelain flooring, acoustic modular ceilings, and pre-installed central air conditioning, this corporate floor eliminates setup downtime and fit-out capital expenditure. Its expansive, unencumbered floorplate provides the structural versatility to accommodate high-density departmental workstations alongside executive leadership suites, making it an ideal corporate headquarters for multinational companies, regional tech firms, financial institutions, or large consulting practices seeking a high-profile location in Sector 2 of 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 185**
Build Up Area	**400 m²**

Additional Details

Floor
Ground

Location

sector 2 - street 70, New Cairo
Building 185