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1 Bedrooms **1 Bathrooms** **151 m²**

PRIME 151M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED TURNKEY FULLY FINISHED (CONFIGURED WITH 1 PRIVATE EXECUTIVE SUITE AND 1 BATHROOM) FOR COMMERCIAL LEASE IN BUILDING 45, SECTOR 1, STREET 70, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Rent Building 45 Sector 1 Street 70 New Cairo 151m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 151 m²

Land Area: 151 m²

Layout:

Offices: 1 Expansive Executive Director Suite / Dedicated Conference Room + Broad Open-Plan Collaborative Workstation Area for Team Desks

Bathrooms: 1 Contemporary Fully Equipped Restroom

Workspaces & Amenities: Welcoming Client Reception & Greeting Foyer + Integrated Archiving & Storage Space + Dedicated Service Pantry / Coffee Break Station

Finishing: Fully Finished (Turnkey Ultra Super Lux Commercial Corporate Specifications)

Ready to Move: No (Contact for Delivery Timeline & Handover Milestones)

Status: Available for Advance Commercial Lease Reservation

Location

Strategically situated within Building 45, commanding an established standalone business address in Sector 1 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 3 minutes from Downtown Mall and Cairo Festival City (CFC), 5 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 45 is a standalone, contemporary commercial and administrative building developed to modern corporate standards. The property features double-glazed structural curtain-wall glass facades that provide acoustic and thermal insulation while optimizing natural interior illumination. Amenities include high-speed passenger elevators, dedicated parking spaces, 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 151 m² single-level build-up area delivered turnkey with commercial-grade flooring, acoustic modular ceilings, and comprehensive utility conduits, this office space eliminates fit-out delays, contractor management, and upfront capital expenditures. Its spacious architectural layout effortlessly accommodates a private managerial suite alongside open-plan team desks and collaborative spaces, presenting an immediate plug-and-play solution for multinational entities, consulting firms, financial practices, or tech enterprises seeking a prestigious corporate address in Sector 1 of New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**District / Separate**
Project	**Building 45**
Build Up Area	**151 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

sector 1 - street 70 , New Cairo
Building 45