





E£ 173,000

4 Bedrooms **1 Bathrooms** **137 m²**

PRIME READY-TO-MOVE 137M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING (CONFIGURED WITH 4 EXECUTIVE SUITES AND 1 BATHROOM), AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN BUSINESS PLUS BY CATALYST DEVELOP

Fully Finished Corporate Office with ACs for Rent Business Plus Catalyst North 90th St New Cairo 137m² BUA

Category: Corporate Administrative Office for Rent

BUA: 137 m²

Land Area: 137 m²

Layout: Functional Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: 4 Private Enclosed Executive Director Offices / Glass-Partitioned Conference & Meeting Rooms + Central Collaborative Workstation Wing for Operations Teams

Bathrooms: 1 Contemporary Fully Finished Restroom Fitted with Modern 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 Business Plus developed by Catalyst Developments, commanding an exceptional business address directly behind North 90th Street in the heart of the 5th Settlement, New Cairo. Positioned within New Cairo’s primary commercial and corporate services hub, the project ensures seamless transit connectivity via the Ring Road, Suez Road, and Mohamed Naguib Axis. It lies just 3 minutes from Waterway 1 & 2, 5 minutes from the American University in Cairo (AUC), 5 minutes from Cairo Festival City (CFC) and Downtown Mall, and approximately 15 minutes from Cairo International Airport.

About the Project

Business Plus is a premier commercial and administrative complex engineered by Catalyst Developments to accommodate modern corporate enterprises, regional business branches, and multinational consultancies. The building features contemporary architectural curtain-wall glass facades, double-height entrance lobbies, high-speed passenger elevators, automated building management systems (BMS), secure multi-level underground parking facilities, central fire suppression and alarm systems, backup power generators, high-speed fiber-optic infrastructure, and 24/7 dedicated security with comprehensive CCTV surveillance.

Concept

Spanning an optimized 137 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. Its efficient partition into 4 private executive rooms plus collaborative open space balances management privacy with team productivity. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while Business Plus’s strategic setting adjacent to North 90th Street delivers maximum accessibility and elevated corporate prestige in New Cairo.

Classification
Rent

Delivery date
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Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**Catalyst**
Project	**Busiess Plus**
Build Up Area	**137 m²**
Bedrooms	**4**
Bathrooms	**1**

Additional Details

Floor
2
Parking
With Parking
View
Prime Location, Open View, Bahry, Double View

Location

5th Settlement, New Cairo
Busiess Plus








BUSINESS
PLUS

