





E£ 240,000

180 m²

PRIME READY-TO-MOVE 180M² BUA ADMINISTRATIVE CORPORATE OFFICE FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING FOR LEASE IN GRANOY MALL BY UPWYDE DEVELOPMENTS, NORTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office with ACs for Rent Granoy Mall Upwyde North 90th St New Cairo 180m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 180 m²

Land Area: 180 m²

Layout: Expansive Open-Plan Workstation Floorplate + Potential for Executive Director Suites & Boardroom Partitioning + Welcoming Client Reception & Waiting Area + Dedicated Restroom Facilities Allocation + Service Pantry / Coffee Bar Provision

Finishing: Fully Finished with Air Conditioners (Turnkey Grade-A International Commercial Standards)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Granoy Mall developed by Upwyde Developments, commanding prime commercial frontage directly along North 90th Street at the primary gateway to the 5th Settlement, New Cairo. Positioned directly off the Ring Road and adjacent to Cairo Festival City (CFC) and Downtown Mall Katameya, the project lies just 5 minutes from South 90th Street, 10 minutes from Maadi and Nasr City, 12 minutes from the American University in Cairo (AUC), and 15 minutes from Cairo International Airport.

About the Project

Granoy is an upscale boutique commercial and administrative complex designed by internationally renowned architect Raef Fahmi. The development features striking contemporary double-glazed curtain-wall glass architecture, dedicated administrative entrance lobbies, multi-level secured underground parking facilities, high-speed passenger elevators, reliable emergency backup power generators, ultra-fast fiber-optic telecommunications infrastructure, an active ground-floor retail plaza hosting banks, international dining, and lifestyle cafes, advanced fire protection systems, and 24/7 smart security and facility management.

Concept

Spanning an expansive 180 m² build-up area delivered turnkey fully finished with premium commercial flooring, acoustic ceilings, and pre-installed central air conditioning, this corporate office eliminates fit-out downtime and upfront capital expenditure. Offering an adaptable open floorplate that easily accommodates executive management suites, conference rooms, and collaborative workstations, it serves as an optimal plug-and-play solution for corporate headquarters, financial consultancies, regional engineering practices, or tech enterprises seeking a high-visibility address on North 90th Street.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**Upwyde**
Project	**Granoy mall**
Build Up Area	**180 m²**

Additional Details

Floor
3

Location

5th Settlement, New Cairo
Granoy mall