

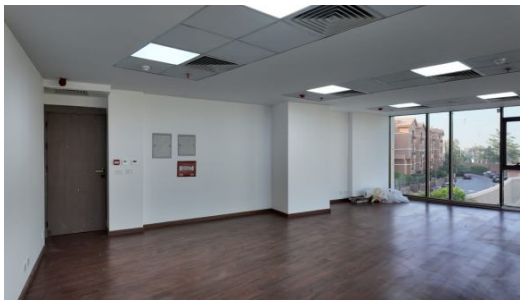

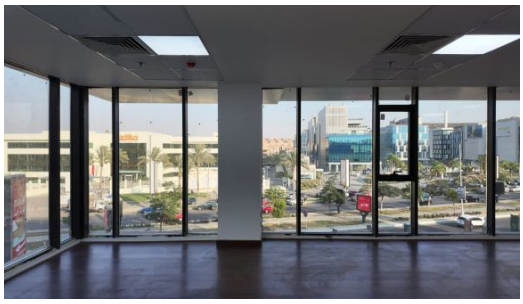

## E£ 125,000

**90 m²**

PRIME READY-TO-MOVE 90M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN MALL CENTRAL AVENUE BY MABANY EDRIS, EL-SHEIKH ZAYED, 6TH OF OCTOBER, WEST CAIRO.

# Fully Finished Corporate Office for Rent Mall Central Avenue Mabany Edris El-Sheikh Zayed 90m² BUA

Category: Corporate Administrative Office for Rent

BUA: 90 m²

Garden: No

Roof: No

Basement: No

Layout: Smart Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: Versatile Corporate Layout Accommodating Enclosed Executive Manager Offices / Glass-Partitioned Meeting Room + Collaborative Open-Plan Workstation Area for Operations Teams

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

Reception & Services: Dedicated Client Greeting & Reception Area + Fitted Kitchenette & Coffee Bar Station Nook + Wide Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Fully Finished (Turnkey Corporate Specifications featuring High-End Commercial Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Structured Telecom/Data Cabling, and Modern Wall Finishes)

Ready to Move: Yes

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

Location

Strategically situated within Mall Central Avenue developed by Mabany Edris, commanding a prestigious commercial and administrative address in the heart of El-Sheikh Zayed, 6th of October, West Cairo. Ideally positioned along the 26th of July Corridor and steps away from Al Bustan Street and Hyper One, the complex ensures seamless transit connectivity across West and Greater Cairo. It lies just 2 minutes from Hyper One and the 26th of July Corridor, 5 minutes from Arkan Plaza and Capital Business Park, 10 minutes from Mall of Arabia and Juhayna Square, and approximately 20 minutes from Sphinx International Airport and the Grand Egyptian Museum.

About the Project

Mall Central Avenue is an upscale mixed-use commercial, administrative, and medical landmark crafted by Mabany Edris to serve modern corporations, consultancies, clinics, and flagship retail brands in El-Sheikh Zayed. Designed with contemporary architectural glass facades and open-air landscaped plazas, the complex integrates refined workspaces with vibrant dining and retail experiences. Building amenities include smart high-speed passenger elevators, automated building management systems (BMS), multi-level secure 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 efficient 90 m² build-up area delivered turnkey with modern corporate finishes and immediate move-in readiness, this office provides an immediate operational headquarters for consultancies, tech startups, regional branches, and legal or accounting practices in West Cairo. Immediate occupancy eliminates fit-out delays and setup downtime, while a prime address in Mall Central Avenue by Mabany Edris guarantees effortless accessibility and elevated corporate prestige in El-Sheikh Zayed.

| Classification | Delivery date |
|---|---|
| **Rent** | **--** |

### Property details

| | |
|---|---|
| Property Type | **Office** |
| Category | **Adminstration** |
| Finishing | **Fully Finished** |
| Developer | **Mabany Edris** |
| Project | **Mall Central Avenue** |
| Build Up Area | **90 m²** |

### Location

EL-Sheikh Zayed, October

Mall Central Avenue

