





E£ 68,500

137 m²

PRIME READY-TO-MOVE 137M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN THE WATERWAY 1 BY THE WATERWAY DEVELOPMENTS, NORTH 90TH STREET CORRIDOR, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Rent The Waterway 1 North 90th St New Cairo 137m² BUA

Category: Corporate Administrative Office for Rent

BUA: 137 m²

Garden: No

Layout: Functional Multi-Zone Corporate Floorplan

Offices & Workspaces: Spacious Open-Plan Collaborative Workstation Area + Multiple Private Executive Director Suites / Glass-Partitioned Conference & Meeting Room

Bathrooms: 2 Modern Fully Finished Restrooms with High-Grade Contemporary Sanitary Ware

Reception & Services: Dedicated Corporate Reception & Greeting Foyer + Fully Fitted Service Pantry / Coffee Bar Station Nook + Server / Storage Room Provision + Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Fully Finished (Turnkey High-End Commercial Specifications featuring Premium Porcelain Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Complete Electrical/Data Network Cabling, and Central Climate Control Provisions)

Ready to Move: Yes

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

Location

Strategically situated within The Waterway 1 developed by The Waterway Developments, commanding an iconic commercial address directly along the North 90th Street corridor in the 5th Settlement, New Cairo. Positioned at the epicentre of New Cairo's business landscape, the complex ensures seamless connectivity to the Ring Road, Suez Road, and Mohamed Naguib Axis. It lies just 5 minutes from Cairo Festival City (CFC) and Downtown Mall, 7 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

The Waterway 1 is one of New Cairo’s most prestigious mixed-use commercial and residential destinations, renowned for its distinct American-inspired architecture, cascading water features, and curated lifestyle avenues. The administrative sector is designed to accommodate regional headquarters and multinational corporations, offering double-glazed curtain-wall glass facades, opulent hotel-grade entrance lobbies, smart high-speed elevators, automated building management systems (BMS), secure multi-level underground parking facilities with valet services, backup power generators, high-speed fiber-optic connectivity, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 137 m² build-up area delivered turnkey with modern business finishes and immediate move-in readiness, this corporate office provides an optimal headquarters footprint for consulting firms, multinational branches, wealth management offices, software enterprises, and marketing agencies seeking a top-tier business address. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while The Waterway's exceptional brand equity guarantees high-end corporate prestige, strong client recognition, and a sophisticated working environment.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**The Waterway**
Project	**Water Way 1**
Build Up Area	**137 m²**

Location

5th Settlement, New Cairo
Water Way 1



