E£ 337,500

3 Bedrooms **1 Bathrooms** **135 m²**

PRIME READY-TO-MOVE 135M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING (CONFIGURED WITH 3 EXECUTIVE SUITES AND 1 BATHROOM), AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN U VENUES, EL CHOUEIFAT DISTRICT,

Fully Finished Corporate Office with ACs for Rent U Venues El Choueifat New Cairo 135m² BUA

Category: Corporate Administrative Office for Rent

BUA: 135 m²

Land Area: 135 m²

Layout: Functional Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: 3 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 U Venues, commanding a prestigious business address in the upscale El Choueifat district of the 5th Settlement, New Cairo. Positioned steps away from South 90th Street, North 90th Street, and the Ring Road, the complex offers effortless connectivity across Greater Cairo. It lies just 3 minutes from Downtown Katameya Mall and Cairo Festival City (CFC), 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

U Venues is a contemporary commercial and administrative destination engineered to serve modern corporate enterprises, regional consultancies, and specialized professional practices. The complex features sleek architectural curtain-wall glass facades, elegant double-height entrance lobbies, high-speed passenger elevators, automated building management systems (BMS), 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 optimized 135 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 smart layout configured with 3 private suites balances executive privacy with productive team collaboration. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while U Venues' tranquil yet central setting in El Choueifat guarantees easy client access 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	**District / Separate**
Project	**U venues**
Build Up Area	**135 m²**
Bedrooms	**3**
Bathrooms	**1**

Additional Details

Floor
1
Parking
With Parking
View
Prime Location, Main Street, Open View, Bahry, Double View

Location

El Choueifat, New Cairo
U venues