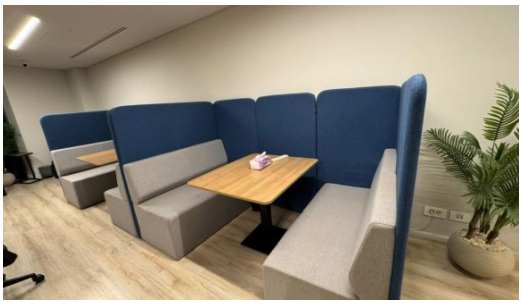






E£ 330,939

2 Bedrooms **1 Bathrooms** **157 m²**

PRIME READY-TO-MOVE 157M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING (CONFIGURED WITH 2 PRIVATE EXECUTIVE SUITES AND 1 BATHROOM), AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN U VENUES, EL CHOUEIFAT, N

Fully Finished Corporate Office with ACs for Rent U Venues El Choueifat New Cairo 157m² BUA

Category: Corporate Administrative Office for Rent

BUA: 157 m²

Land Area: 157 m²

Garden: No

Layout: Functional Multi-Zone Corporate Floorplan

Executive Suites & Workspaces: 2 Private Enclosed Executive Director Suites / Glass-Partitioned Conference & Meeting Rooms + Expansive Open-Plan Collaborative Workstation Wing for Operations Teams

Bathrooms: 1 Contemporary Fully Finished Restroom Fitted with High-Grade 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 an exceptional business address in the prestigious El Choueifat district of New Cairo. Positioned directly adjacent to South 90th Street, Ring Road, and the Choueifat Axis, the development ensures effortless transit across Greater Cairo. It lies just 3 minutes from Downtown Katameya Mall and Cairo Festival City (CFC), 5 minutes from the American University in Cairo (AUC), 12 minutes from Maadi and Nasr City, and approximately 15 minutes from Cairo International Airport.

About the Project / Building

U Venues is an upscale, boutique commercial and administrative complex engineered to cater to elite enterprises, regional branches, and professional consultancies. The building features sleek modern architectural curtain-wall glass facades, double-height entrance lobbies, high-speed passenger elevators, automated building management systems (BMS), secure underground parking facilities, backup power generators, fiber-optic telecommunications infrastructure, and 24/7 dedicated security with CCTV surveillance.

Concept

Spanning an optimized 157 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 regional firms, legal practices, marketing agencies, and software enterprises. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while the strategic setting in El Choueifat delivers maximum accessibility, understated prestige, and an inspiring work environment in West New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**U venues**
Build Up Area	**157 m²**
Bedrooms	**2**
Bathrooms	**1**

Location

El Choueifat, New Cairo
U venues

