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1 Bedrooms **1 Bathrooms** **228 m²**

PRIME 228M² BUA READY-TO-MOVE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (WITH 1 PRIVATE EXECUTIVE ROOM PROVISION AND 1 BATHROOM) FOR RENT IN PARK AVENUE COMMERCIAL & BUSINESS CENTER, CAIRO-ALEXANDRIA DESERT ROAD, EL SHEIKH ZAYED.

Core & Shell Corporate Office for Rent Park Avenue Cairo-Alex Desert Road Sheikh Zayed 228m² BUA

Category: Corporate Administrative Office Space for Rent

Land Area: 228 m²

BUA: 228 m²

Layout: Generous Open-Plan Workstation Floorplate + Dedicated Executive / Director Suite Partitioning Potential + Formal Reception & Client Waiting Area + 1 Restroom Allocation + Dedicated Pantry / Coffee Station

Finishing: Core & Shell (Raw Structural Finish with Primary Utilities Ready for Bespoke Corporate Fit-Out)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Park Avenue Commercial & Business Center, occupying a high-visibility commercial address along the Cairo-Alexandria Desert Road, seamlessly connecting El Sheikh Zayed and 6th of October City. The complex lies adjacent to premier residential compounds such as Palm Hills October and New Giza, just 5 minutes from the 26th of July Corridor, 10 minutes from Hyper One and Juhayna Square, and 20 minutes from the Grand Egyptian Museum and Sphinx International Airport.

About the Project

Park Avenue is an established, open-air commercial and business hub designed to international retail and administrative standards. The project features grand neoclassical-inspired colonnades, wide pedestrian boulevards, multi-level underground and surface parking facilities, high-speed passenger elevators, reliable emergency backup power systems, high-speed fiber-optic telecom distribution, high-end lifestyle dining options and open-air cafes, advanced fire suppression systems, and 24/7 security and facility management.

Concept

Spanning an expansive 228 m² build-up area matching its land footprint, delivered core and shell, this office grants corporate tenants complete freedom to engineer customized architectural partitions, executive director suites, collaborative desk zones, and branded interior aesthetics tailored to their workflow. Situated within West Cairo’s thriving commercial gateway, it offers organizations unmatched brand presence, seamless commuting access for teams and clients, and an active business environment on the Cairo-Alexandria Desert Road.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**District / Separate**
Project	**Park Avenue**
Build Up Area	**228 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

EL-Sheikh Zayed, October

Park Avenue