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3,800 m²

PRIME READY-TO-MOVE 3,800M² BUA STANDALONE ADMINISTRATIVE CORPORATE BUILDING DELIVERED CORE AND SHELL FOR DIRECT CASH PURCHASE IN BUILDING 109, SECTOR 1, SOUTH 70TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Standalone Corporate Headquarters Building for Cash Sale Building 109 South 70th St Sector 1 New Cairo 3,800m² BUA

Category: Standalone Corporate Administrative Building for Sale

BUA: 3,800 m²

Layout: Multi-Story Corporate Headquarters Floorplate (Basement / Parking Levels + Ground Floor + Multiple Typical Office Floors + Executive Penthouse Floor)

Workspaces: Expansive Open-Plan Floorplates Allowing Completely Flexible Workspace Layouts, Multiple Executive Director Wings, and Boardrooms

Amenities: Dedicated Grand Corporate Double-Height Reception Lobby + Multiple Restroom Banks per Level + Dedicated Pantries / Service Kitchenettes on Every Floor + Ample Underground Secured Fleet Parking

Finishing: Core & Shell (Raw Structural Finish with Primary Utility Conduits Ready for Custom Architectural and IT Infrastructure Fit-Out)

Ready to Move: Yes

Status: Available for Immediate Delivery & Ownership Transfer

Location

Strategically situated within Sector 1 directly along South 70th Street at Building 109, in the heart of the bustling commercial and financial sector of the 5th Settlement, New Cairo. Positioned with seamless connectivity between South 90th Street and North 90th Street, the building lies just 5 minutes from the American University in Cairo (AUC), 7 minutes from the Ring Road, 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital.

About the Project

Building 109 is a standalone, purpose-built institutional administrative asset engineered to Grade-A commercial specifications. The property features modern curtain-wall architectural glass facades providing optimal daylight and thermal efficiency, dedicated passenger and service elevator shafts, multi-level secured basement parking capacity for corporate vehicle fleets, emergency backup generator provisions, advanced firefighting and life-safety systems, and 24/7 facility security capabilities.

Concept

Spanning an institutional 3,800 m² build-up area delivered core and shell with immediate handover readiness, this building represents a rare standalone headquarters opportunity in New Cairo. It provides corporate end-users, multinational institutions, educational bodies, healthcare networks, or holding groups complete architectural autonomy to tailor internal partitions, IT server rooms, and branded corporate aesthetics to their exact operational specifications. Combined with the pricing leverage and speed of a direct cash sale, it stands as an exceptional real estate asset with substantial capital value retention.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**District / Separate**
Project	**Building 109**
Build Up Area	**3,800 m²**

Location

sector 1 - street 70 , New Cairo
Building 109