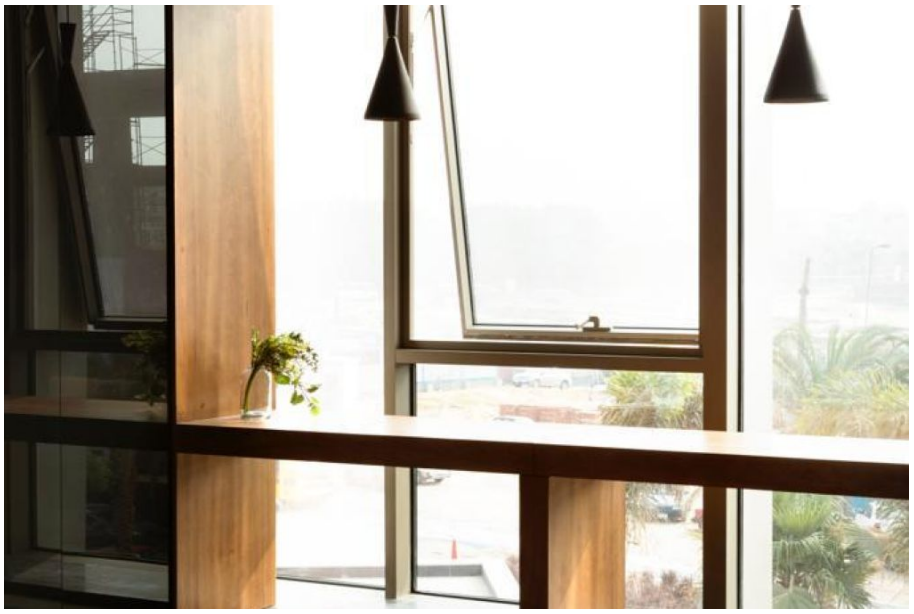
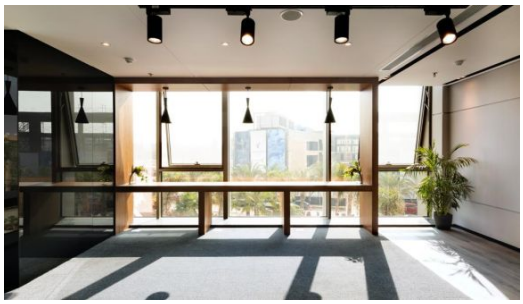




E£ 555,705

2 Bedrooms **1 Bathrooms** **233 m²**

PRIME READY-TO-MOVE 233M² BUA ADMINISTRATIVE CORPORATE OFFICE FULLY FINISHED WITH CENTRAL AIR CONDITIONING (2 PARTITIONED EXECUTIVE SUITES, OPEN-PLAN WORKSPACE, AND 1 BATHROOM) FOR LEASE IN 5A BY THE WATERWAY DEVELOPMENTS, DIRECTLY ON THE RING ROAD, 5TH S

Fully Finished Corporate Office with ACs for Rent 5A The Waterway Ring Road New Cairo 233m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 233 m²

Land Area: 233 m²

Layout: 2 Private Partitioned Executive Director Suites + Expansive Open-Plan Team Workstation Floorplate + Welcoming Client Reception & Waiting Lounge + 1 Fully Equipped Modern Restroom + Dedicated Coffee Bar / Service Pantry

Finishing: Fully Finished with Central Air Conditioners (Turnkey Ultra Super Lux Grade-A Corporate Standards)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within 5A developed by The Waterway Developments, commanding an exceptional high-visibility commercial frontage directly along the Ring Road at the primary gateway to the 5th Settlement, New Cairo. Positioned directly adjacent to Katameya Heights and North 90th Street, the development lies just 5 minutes from Cairo Festival City (CFC), 10 minutes from Maadi and Nasr City, 12 minutes from the American University in Cairo (AUC), and 15 minutes from Cairo International Airport.

About the Project

5A by The Waterway is New Cairo's most prestigious luxury mixed-use commercial and administrative destination, spanning 35,000 square meters. Celebrated for its sleek contemporary architecture and double-glazed curtain-wall glass facades, the complex houses international corporate headquarters, high-end fine dining venues, luxury fashion flagships, and boutique banks. Facilities include multi-level secured underground parking structures, high-speed panoramic passenger elevators, central emergency backup generators, ultra-fast fiber-optic connectivity, advanced building management systems (BMS), and 24/7 smart security and concierge services.

Concept

Spanning an expansive 233 m² build-up area delivered turnkey fully finished with premium commercial flooring, acoustic ceilings, and pre-installed central air conditioning, this corporate office eliminates fit-out downtime and upfront capital expenditure. Featuring 2 partitioned executive suites alongside a spacious collaborative work area, it provides an optimal plug-and-play headquarters for regional holding companies, investment banking firms, multinational corporations, or specialized legal and financial advisories seeking the most prestigious commercial address in New Cairo.

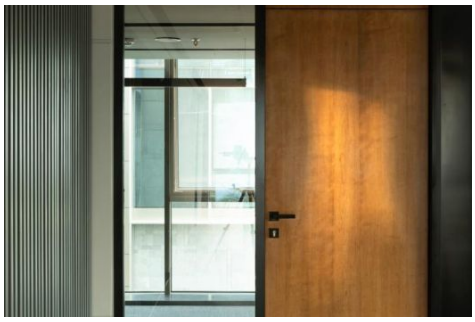
Classification	Delivery date
Rent	**--**

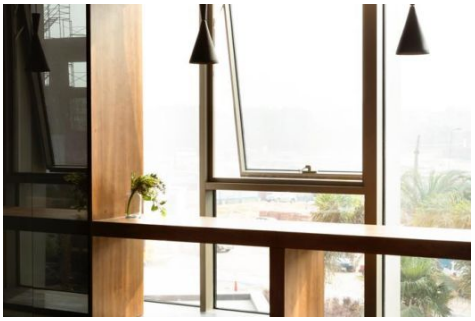
Property details

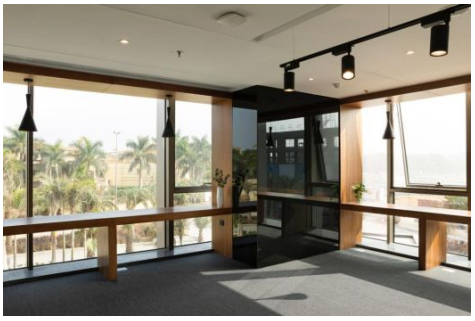
Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**The Waterway**
Project	**5A**
Build Up Area	**233 m²**
Bedrooms	**2**
Bathrooms	**1**

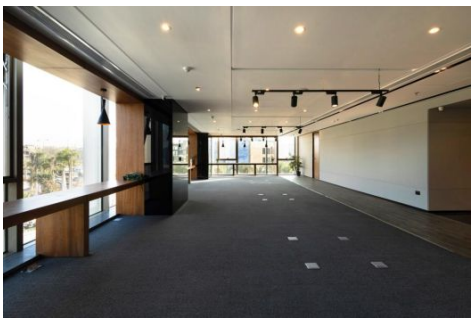
Location

5th Settlement, New Cairo
5A









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