





E£ 125,000

3 Bedrooms **1 Bathrooms** **125 m²**

PRIME 125M² BUA CORPORATE ADMINISTRATIVE HEADQUARTERS DELIVERED CORE AND SHELL (3 EXECUTIVE ROOMS AND 1 BATHROOM) SCHEDULED FOR 2027 DELIVERY, AVAILABLE FOR LONG-TERM COMMERCIAL LEASE IN 3 SIXTY BY LMD (LANDMARK SABBOUR), GOLDEN SQUARE, SOUTH 90TH STREET,

Core & Shell Corporate Office for Rent 2027 3 SIXTY LMD Golden Square New Cairo 125m² BUA

Category: Corporate Administrative Office for Rent

BUA: 125 m²

Land Area: 125 m²

Delivery Date: 2027

Layout: Functional Multi-Zone Corporate Floorplan

Offices & Workspaces: 3 Private Executive Director Suites / Managerial Offices (Configurable as Executive Suite + Conference Room + Open Collaborative Team Workstation Space)

Bathrooms: 1 Contemporary Fully Plumbed Restroom with Primary Utility & Drainage Conduits

Reception & Services: Dedicated Client Reception & Greeting Foyer + Integrated Service Pantry / Kitchenette Nook + IT Server / Archival Storage Provision + Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Core & Shell (Raw structural concrete, perimeter masonry, primary electrical conduits, and water/drainage connections installed, ready for custom corporate fit-out and branded interior architecture)

Ready to Move: No (Handover scheduled for 2027)

Status: Available for Advance Commercial Lease Reservation & Corporate Fit-Out Planning

Location

Strategically situated within 3 SIXTY Business Park developed by LMD (Landmark Sabbour), commanding a prominent frontline commercial address directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned at the core intersection connecting New Cairo’s prime gated villa communities to the New Administrative Capital, the project enjoys seamless access to the Bin Zayed Axis, Middle Ring Road, and Suez Road. It lies just 3 minutes from the American University in Cairo (AUC), 5 minutes from Point 90 Mall and Maxim Mall, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

3 SIXTY Business Park is a flagship 12.5-acre mixed-use administrative, commercial, and healthcare development master-planned to international corporate benchmarks. Designed to deliver a sustainable, tech-enabled enterprise environment, the park features LEED-inspired architecture, striking modern glass facades, opulent triple-height hotel-grade entrance lobbies, smart high-speed elevators, automated building management systems (BMS), multi-level basement parking facilities with valet services, round-the-clock facility maintenance, backup electrical power generators, high-speed fiber optics, and 24/7 smart gated security with access control.

Concept

Spanning an expansive 125 m² build-up area delivered core and shell, this office provides a spacious corporate layout for regional headquarters, multinational branches, legal consultancies, and financial advisory firms seeking a distinguished presence on South 90th Street. Scheduled for delivery in 2027, the unit grants tenants complete architectural flexibility to tailor interior partitions, executive boardrooms, and custom corporate branding. Supported by LMD's distinguished facility management and high footfall, it offers exceptional business prestige in New Cairo's primary business corridor.

Classification	Delivery date
Rent	**2027**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**LMD**
Project	**3 SIXTY**
Build Up Area	**125 m²**
Bedrooms	**3**
Bathrooms	**1**

Additional Details

Parking
With Parking
View
Prime Location, Open View

Location

5th Settlement, New Cairo
3 SIXTY



