





**E£ 75,000**

**2 Bedrooms** **1 Bathrooms** **75 m²**

PRIME 75M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (2 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, 5TH SE

## Core & Shell Corporate Office for Rent 2027 3 SIXTY LMD Golden Square New Cairo 75m² BUA

Category: Corporate Administrative Office for Rent

BUA: 75 m²

Land Area: 75 m²

Delivery Date: 2027

Layout: Functional Multi-Room Corporate Floorplan

Offices & Workspaces: 2 Private Executive Director Suites / Managerial Offices (Configurable as Executive Office + Open Team Workstation Space)

Bathrooms: 1 Contemporary Fully Plumbed Restroom with Core Drainage and Water Connections

Reception & Services: Dedicated Client Reception & Greeting Foyer + Integrated Service Pantry / Coffee Bar Station Nook + 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 a balanced 75 m² build-up area delivered core and shell, this office provides an efficient dual-room operational setup for corporate firms, financial advisors, consulting agencies, and legal practices seeking a presence on South 90th Street. Scheduled for delivery in 2027, the unit gives incoming tenants complete architectural freedom to design custom interior layouts, executive partitions, and branded corporate aesthetics. Backed by LMD's distinguished facility management and high footfall, it offers strong business positioning in New Cairo's primary business corridor.

| Classification | Delivery date |
|---|---|
| **Rent** | **2027** |

### Property details

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|---|---|
| Property Type | **Office** |
| Category | **Adminstration** |
| Finishing | **Core & Shell** |
| Developer | **LMD** |
| Project | **3 SIXTY** |
| Build Up Area | **75 m²** |
| Bedrooms | **2** |
| Bathrooms | **1** |

### Additional Details

**Parking**
With Parking
**View**
Prime Location, Open View

### Location

5th Settlement, New Cairo
3 SIXTY



