





E£ 149,800

107 m²

PRIME READY-TO-MOVE 107M² BUA ADMINISTRATIVE CORPORATE OFFICE DELIVERED TURNKEY FULLY FINISHED WITH CENTRAL AIR CONDITIONING FOR LEASE IN 3SIXTY BUSINESS DISTRICT BY LMD (LANDMARK SABBOUR), GOLDEN SQUARE, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office with ACs for Rent 3SIXTY LMD Golden Square New Cairo 107m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 107 m²

Layout: Adaptable Open-Plan Floorplate for Team Workstation Pods + Provision for Executive Director Suites and Private Meeting Rooms + Welcoming Client Reception & Greeting Foyer + Multi-Stall Restroom Infrastructure Allocations + Dedicated Corporate Service Pantry / Breakout Station

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 3SIXTY Business District developed by LMD (Landmark Sabbour), commanding a prominent commercial frontage directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Directly adjacent to the Middle Ring Road and Bin Zayed Axis, the property lies just 3 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport via the Ring Road and Suez Road, surrounded by prestigious gated residential communities and active commercial developments.

About the Project

3SIXTY is an integrated mixed-use business destination spanning over 55,000 square meters, engineered to Grade-A international corporate, retail, and medical specifications. The development features contemporary double-glazed curtain-wall glass elevations providing high thermal and acoustic insulation, grand administrative entrance lobbies, high-speed passenger elevators, multi-level secured underground parking facilities for tenants and guests, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, an open-air retail promenade with signature dining options, advanced fire suppression systems, and 24/7 smart security and facility management.

Concept

Spanning an efficient 107 m² build-up area delivered turnkey with premium commercial flooring, acoustic ceilings, and installed central air conditioning, this corporate office eliminates fit-out downtime, contractor management, and initial capital expenditures. Offering a versatile floorplate that seamlessly balances private managerial executive zones with collaborative team desks, it serves as an immediate plug-and-play headquarters solution for regional enterprises, financial advisories, technology firms, or specialized consultancies seeking a prestigious address in the Golden Square.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**LMD**
Project	**3 SIXTY**
Build Up Area	**107 m²**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
3 SIXTY



