





E£ 112,500

90 m²

PRIME 90M² BUA ADMINISTRATIVE CORPORATE OFFICE DELIVERED FULLY FINISHED WITH INSTALLED 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 90m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 90 m²

Layout: Adaptable Open-Plan Floorplate + Potential for Executive Director Suite Partitioning + Welcoming Client Reception & Waiting Area + Restroom Provision + Dedicated Service Pantry / Coffee Bar Corner

Finishing: Fully Finished with Air Conditioners (Turnkey Grade-A International Commercial Standards)

Ready to Move: No (Contact for Handover Schedule & Delivery Timeline)

Status: Available for Advance Commercial Lease Reservation

Location

Strategically situated within 3SIXTY developed by LMD (Landmark Sabbour), commanding prime commercial frontage directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly adjacent to the Middle Ring Road and Bin Zayed Axis, the development 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.

About the Project

3SIXTY is a premier mixed-use commercial, administrative, and medical business park spanning 55,000 square meters, designed to world-class architectural standards. The complex features sleek energy-efficient curtain-wall glass facades, dedicated administrative entrance lobbies, multi-level secured underground parking facilities, high-speed passenger elevators, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, an open-air retail and dining promenade, advanced building management systems (BMS), and 24/7 smart security and facility management.

Concept

Spanning an efficient 90 m² build-up area delivered turnkey fully finished with premium commercial flooring, acoustic ceilings, and pre-installed central air conditioning, this office space eliminates fit-out delays and capital expenditure upon handover. Offering a flexible layout adaptable to executive management suites or collaborative team workstations, it represents an ideal workspace for boutique consultancies, financial and legal advisories, technology firms, or regional corporate branches seeking an address in New Cairo's 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	**90 m²**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
3 SIXTY



