





E£ 119,900

1 Bedrooms **1 Bathrooms** **109 m²**

PRIME READY-TO-MOVE 109M² BUA ADMINISTRATIVE OFFICE SPACE FULLY FINISHED WITH INSTALLED AIR CONDITIONING (1 EXECUTIVE DIRECTOR SUITE AND 1 BATHROOM) FOR RENT IN BUILDING 335 (SOUTH GATE), SECTOR 3, NORTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office with ACs for Rent Building 335 Sector 3 North 90th St New Cairo 109m² BUA

Category: Administrative Office Space for Rent

Land Area: 109 m²

BUA: 109 m²

Layout: 1 Private Executive / Director Suite + Open-Plan Collaborative Workstation Floorplate + Welcoming Client Reception & Waiting Area + 1 Fully Equipped Modern Restroom + Dedicated Coffee Station / Pantry

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

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Building 335 (South Gate) in the prime corporate and financial corridor of Sector 3 directly accessible to North 90th Street, 5th Settlement, New Cairo. Positioned just 5 minutes from the American University in Cairo (AUC), 7 minutes from Al Rehab City and the Suez Road, 15 minutes from Cairo International Airport, and 20 minutes from the New Administrative Capital, with direct connectivity via the Mohamed Naguib Axis and the Ring Road.

About the Project

Building 335 (South Gate) is an established, standalone commercial and administrative landmark developed to accommodate high-functioning corporate operations. The building features contemporary double-glazed glass facades, underground and surface parking access, high-speed passenger elevators, reliable emergency backup power systems, high-speed fiber-optic telecom distribution, advanced fire detection and suppression systems, and 24/7 security and facility management.

Concept

Spanning an efficiently planned 109 m² build-up area matching its land footprint, delivered turnkey fully finished with high-specification flooring, acoustic ceilings, and installed air conditioning, this office space eliminates fit-out downtime and upfront capital expenditure. Featuring an independent executive director office alongside an adaptable team workspace and dedicated restroom facilities, it serves as an optimal corporate base for specialized consultancies, financial and legal practices, tech firms, or boutique corporate branches seeking an address on North 90th Street.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**Building 335**
Build Up Area	**109 m²**
Bedrooms	**1**
Bathrooms	**1**

Additional Details

Floor
3

Location

Sector 3 - North 90 st , New Cairo
Building 335

