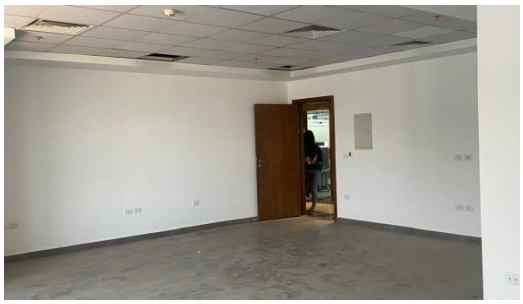






E£ 84,700

1 Bedrooms **1 Bathrooms** **77 m²**

PRIME READY-TO-MOVE 77M² BUA ADMINISTRATIVE OFFICE 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 77m² BUA

Category: Administrative Office Space for Rent

Land Area: 77 m²

BUA: 77 m²

Layout: 1 Private Executive / Managerial Suite + Open-Plan Collaborative Workstation Area + Welcoming Client Reception & Waiting Zone + 1 Fully Fitted 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 vibrant commercial and financial hub 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 swift connectivity via the Mohamed Naguib Axis and the Ring Road.

About the Project

Building 335 (South Gate) is an established, standalone commercial and administrative property engineered to cater to modern 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 laid out 77 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 open team workspace and dedicated restroom facilities, it serves as an optimal corporate base for specialized consultancies, financial and legal practices, tech startups, 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	**77 m²**
Bedrooms	**1**
Bathrooms	**1**

Additional Details

Floor

3

Location

Sector 3 - North 90 st , New Cairo

Building 335

