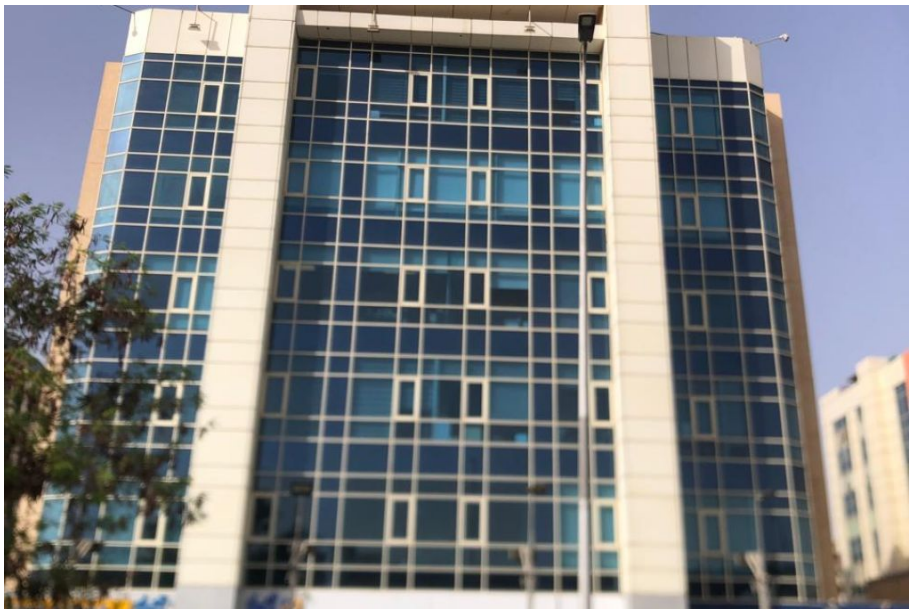
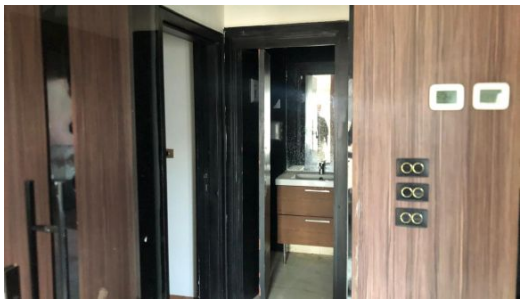






E£ 214,500

165 m²

PRIME READY-TO-MOVE 165M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH INTEGRATED FACILITIES, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN BUILDING 340, SECTOR 3, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Rent Building 340 Sector 3 South 90th St New Cairo 165m² BUA

Category: Corporate Administrative Office for Rent

BUA: 165 m²

Layout: Functional Multi-Zone Corporate Floorplan

Offices & Workspaces: Expansive Open-Plan Collaborative Workstation Area for Multi-Department Teams + Private Executive Director Suites / Glass-Partitioned Conference & Meeting Rooms

Bathrooms: Modern Fully Finished Restroom Fitted with Contemporary Sanitary Ware and Complete Utility Lines

Reception & Services: Dedicated Corporate Reception & Client Greeting Foyer + Integrated Service Pantry / Coffee Bar Station Nook + Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Fully Finished (Turnkey High-End Commercial Specifications featuring Premium Porcelain Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Complete Electrical/Data Network Cabling, and Central Climate Control Provisions)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease & Fast-Track Business Operations

Location

Strategically situated within Building 340, commanding a premier frontline commercial address directly along South 90th Street in Sector 3, in the heart of the 5th Settlement, New Cairo. Positioned on New Cairo’s most prominent business corridor, the property ensures effortless transit across Greater Cairo. It lies just 3 minutes from the American University in Cairo (AUC) and Golden Square, 5 minutes from Mohamed Naguib Axis, 15 minutes from Cairo International Airport, and 18 minutes from the New Administrative Capital.

About the Building

Building 340 is a modern standalone corporate and commercial facility specifically engineered to accommodate contemporary enterprise operations, multinational consultancies, and regional headquarters. The building features sleek architectural curtain-wall glass facades, double-height entrance lobbies, smart high-speed passenger elevators, automated building management systems (BMS), secure underground parking facilities, central fire suppression and alarm systems, backup power generators, high-speed fiber optics, and 24/7 dedicated security with comprehensive CCTV surveillance.

Concept

Spanning an optimized 165 m² build-up area delivered turnkey with modern business finishes and immediate move-in readiness, this corporate office provides an efficient operational headquarters for mid-to-large consultancy firms, marketing agencies, law practices, and tech enterprises seeking an elite South 90th Street address. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while the strategic setting in Sector 3 guarantees maximum corporate visibility, effortless client access, and elevated professional prestige in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**District / Separate**
Project	**Building 340**
Build Up Area	**165 m²**

Additional Details

Floor
3

Location

Sector 3 - South 90 st, New Cairo
Building 340