





**E£ 726,000**

**3 Bedrooms** **2 Bathrooms** **440 m²**

PRIME READY-TO-MOVE 440M² BUA EXECUTIVE CORPORATE OFFICE FLOOR FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (PARTITIONED INTO 3 EXECUTIVE SUITES AND 2 BATHROOMS) FOR COMMERCIAL LEASE IN EASTOWN (EDNC) BY SODIC, DIRECTLY ON SOUTH 90TH STREET, 5TH

# Fully Finished Corporate Office with ACs for Rent Eastown EDNC SODIC South 90th St New Cairo 440m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 440 m²

Land Area: 440 m²

Garden: No

Layout: Full-Floor Corporate Executive & Open-Plan Layout

Offices: 3 Partitioned C-Level Executive Director Suites & Boardrooms + Expansive Collaborative Open-Plan Workstation Hall (Accommodating 40+ Employee Desks)

Bathrooms: 2 Modern Fully Equipped Restrooms (Separate Executive Facilities)

Workspaces & Amenities: Impressive Client Reception & Waiting Foyer + Dedicated Server & IT Archiving Room + Fully Outfitted Staff Kitchenette / Coffee Break Station

Finishing: Fully Finished with Central Air Conditioners (Turnkey Ultra Super Lux Grade-A Commercial Corporate Specifications)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within the corporate and commercial hub of Eastown (EDNC - Eastown District New Cairo) developed by SODIC, commanding an unmatched frontline address directly along South 90th Street in the 5th Settlement, New Cairo. Positioned immediately adjacent to the American University in Cairo (AUC), the business district connects effortlessly to the Ring Road, Middle Ring Road, and Suez Road. It lies just 2 minutes from Point 90 Mall, 5 minutes from the Golden Square, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Eastown by SODIC is an iconic 200-acre mixed-use development, featuring the premier EDNC (Eastown District New Cairo) corporate and commercial park engineered to international Grade-A standards. The business park boasts double-glazed energy-efficient curtain-wall glass facades, double-height entrance lobbies, high-speed smart passenger elevators, multi-level secured underground parking facilities for staff and visitors, heavy-duty emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, certified fire suppression systems, and 24/7 smart security and facility management.

Concept

Spanning an expansive 440 m² single-level build-up area delivered turnkey with commercial-grade porcelain flooring, acoustic modular ceilings, and pre-installed central air conditioning, this corporate headquarters eliminates fit-out downtime, contractor management, and upfront capital expenditures. Its generous division into 3 private managerial suites alongside a vast collaborative open space presents an immediate plug-and-play solution for multinational corporations, regional financial institutions, large consultancy firms, or leading tech enterprises seeking an elite flagship address on South 90th Street.

| Classification | Delivery date |
|---|---|
| **Rent** | **--** |

## Property details

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|---|---|
| Property Type | **Office** |
| Category | **Adminstration** |
| Finishing | **Fully Finished With A/C'S** |
| Developer | **Sodic** |
| Project | **Eastown** |
| Build Up Area | **440 m²** |
| Bedrooms | **3** |
| Bathrooms | **2** |

## Location

5th Settlement, New Cairo
Eastown














