





E£ 62,700

2 Bedrooms **1 Bathrooms** **57 m²**

PRIME READY-TO-MOVE 57M² BUA EXECUTIVE CORPORATE OFFICE FULLY FINISHED WITH INSTALLED CENTRAL AIR CONDITIONING (PARTITIONED INTO 2 PRIVATE OFFICE SUITES AND 1 BATHROOM) FOR COMMERCIAL LEASE IN SIDEWALK MALL, GOLDEN SQUARE, 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office with ACs for Rent Sidewalk Golden Square New Cairo 57m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 57 m²

Land Area: 57 m²

Layout:

Offices: 2 Private Partitioned Executive Director Suites (or 1 Executive Manager Suite + 1 Meeting / Collaborative Team Room)

Bathrooms: 1 Contemporary Fully Equipped Restroom

Workspaces & Amenities: Welcoming Client Reception & Greeting Foyer + Integrated Workstation Nook + Dedicated Service Pantry / Coffee Station Provision

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

Ready to Move: Yes

Status: Available for Immediate Commercial Lease

Location

Strategically situated within Sidewalk Mall, commanding a prestigious corporate address in the heart of the Golden Square, 5th Settlement, New Cairo. Positioned directly along primary thoroughfares connecting North and South 90th Streets, Bin Zayed Axis, and the Middle Ring Road, the property lies just 4 minutes from the American University in Cairo (AUC), 8 minutes from Suez Road, 12 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, surrounded by affluent residential communities and vibrant business hubs.

About the Project

Sidewalk is a boutique mixed-use commercial and administrative destination engineered to international Grade-A standards. The project features contemporary architectural curtain-wall double-glazed glass elevations with optimal acoustic and thermal insulation, an elegant double-height administrative entrance lobby, high-speed passenger elevators, multi-level secured underground parking facilities, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, an open-air retail promenade with dining options, certified fire suppression systems, and 24/7 smart security and facility maintenance.

Concept

Spanning an efficient 57 m² build-up area delivered turnkey with premium porcelain commercial flooring, acoustic ceilings, and pre-installed central air conditioning, this corporate office eliminates fit-out downtime, contractor management, and upfront capital expenditures. Its smart division into 2 private rooms and a private restroom makes it an optimal plug-and-play solution for specialized consulting firms, legal practices, boutique tech startups, or financial advisories seeking a prestigious Golden Square presence with immediate operational readiness.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**District / Separate**
Project	**Side walk**
Build Up Area	**57 m²**
Bedrooms	**2**
Bathrooms	**1**

Additional Details

Floor

1

Location

Golden sqaure, New Cairo

Side walk


EXOTIC CARS


SIDEWALKS
LEASING


LEASING


EXOTIC CARS


LEASING
NOW
EXOTIC CARS



