E£ 3

1 Bedrooms **1 Bathrooms** **180 m²**

PRIME 180M² BUA READY-TO-MOVE ADMINISTRATIVE OFFICE SPACE FULLY FINISHED TO TURNKEY CORPORATE STANDARDS (1 EXECUTIVE DIRECTOR SUITE, EXPANSIVE WORKSTATIONS, AND 1 BATHROOM) FOR RENT IN BUILDING 340 A, SECTOR 3, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO

Fully Finished Corporate Office for Rent Building 340 A Sector 3 South 90th St New Cairo 180m² BUA

Category: Corporate Administrative Office Space for Rent

Land Area: 180 m²

BUA: 180 m²

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

Finishing: Fully Finished (Turnkey High-Specification Corporate Standards)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Building 340 A in the premier corporate hub of Sector 3 directly along South 90th Street, 5th Settlement, New Cairo. Positioned within walking distance of major multinational headquarters, top banks, and upscale commercial destinations, the property is just 5 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport with rapid access via the Ring Road and Middle Ring Road.

About the Project

Building 340 A is an established, standalone commercial and administrative landmark located in Sector 3's high-demand corporate corridor. Engineered to support active business operations, the property features contemporary double-glazed glass elevations, 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 180 m² build-up area matching its land footprint, delivered turnkey fully finished with high-specification flooring, acoustic ceilings, and integrated utility distribution, this office eliminates fit-out downtime and capital expenditure. Featuring an independent executive director office alongside an extensive collaborative workstation floorplate and private amenities, it provides an ideal workspace for corporate headquarters, financial practices, legal and management consultancies, or tech firms seeking a prominent address on South 90th Street.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**District / Separate**
Project	**Building 340 A**
Build Up Area	**180 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

Sector 3 - South 90 st, New Cairo
Building 340 A