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OFFICE PRICES

Beirut | Baabda | Kesrouan | Metn

July 2025

The Real Estate Office Pricing Guide is the outcome of an extensive **survey conducted in March and April 2025**. During this period, we contacted a **total of 300** developers, real estate companies, and individuals

Disclaimer: The real estate office pricing guide provides average prices based on newly constructed and existing buildings. These figures have undergone peer review and validation by numerous property consultants. InfoPro is solely responsible for these results, and they may not necessarily align with the perspectives of every developer and property consultant interviewed for this survey. While every effort has been made to ensure accuracy in the preparation of this survey, the prices should be regarded as guidance only and not as a basis for tax assessment, actual valuation, or transactional purposes. They represent average approximate prices. Each property typically presents a unique case, with prices varying significantly from the average due to factors such as location, view, floor, deed condition, options, building amenities, and other considerations.

Ashrafieh



	Yearly Rent	Sale Price
	per m ²	per m ²
Carré D'or	—	—
Charles Malek	—	—
Geitawi	—	—
Hotel Dieu	—	—
Monot	—	—
Sagesse	—	—
Sassine	—	—
Sioufi	—	—
Sodeco	—	—
Tabaris	—	—

Beirut Central District



	Yearly Rent	Sale Price
	per m ²	per m ²
Bab Idriss/Omar Daouk	—	—
Foch Street	—	—
Minet El Hosn	—	—



Mar Mikhael

	Yearly Rent	Sale Price
	per m ²	per m ²
Mar Mikhael	—	—

Mazraa

	Yearly Rent	Sale Price
	per m ²	per m ²
Adlieh	—	—
Badaro	—	—
Barbir	—	—
Barbour	—	—
Bechara El Khoury	—	—
Burj Abi Haidar	—	—
Corniche El Mazraa	—	—
Kaskas	—	—
Ras Al Nabaa	—	—
Sami El Solh	—	—
Tariq el Jdideh	—	—



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Mousseitbeh

	Yearly Rent per m ²	Sale Price per m ²
Aicha Bakkar	—	—
Mar Elias	—	—
Mousseitbeh	—	—
Ramlet el Bayda	—	—
Salim Slam	—	—
Tallet el Khayat	—	—
Verdun	—	—



Ras Beirut

	Yearly Rent per m ²	Sale Price per m ²
Ain Al Mraiseh	—	—
Clemenceau	—	—
Hamra	—	—
Rawche	—	—
Sanayeh	—	—
Spears	—	—



Rmeil

	Yearly Rent per m ²	Sale Price per m ²
Medawar	—	—
Rmeil	—	—
Roum Hospital	—	—

Saifi



	Yearly Rent per m ²	Sale Price per m ²
Gemmayze	—	—
Saifi	—	—

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Baabda

	Yearly Rent per m ²	Sale Price per m ²
Ain El Remmaneh/Chiyah	—	—
Baabda Town	—	—
Bir Hassan	—	—
Borj el Barajneh	—	—
Furn El Chebbak	—	—
Hadath	—	—
Hazmiyeh	—	—
Jnah	—	—



Kesrouan

	Yearly Rent per m ²	Sale Price per m ²
Adonis	—	—
Ain El Rihaneh	—	—
Ballouneh	—	—
Ghazir	—	—
Haret Sakher	—	—
Jeita	—	—
Jounieh	—	—
Kaslik	—	—
Kfar Hbab	—	—
Safra	—	—
Sarba	—	—
Tabarja	—	—
Zouk Mikael	—	—
Zouk Mosbeh	—	—

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Metn



	Yearly Rent per m ²	Sale Price per m ²
Ain Saadeh	—	15,100
Antelias	15,000	15,200
Awkar	1500	—
Baouchriye	15,400	15,300
Beit El Chaar	1500	15,400
Beit El Kiko	—	15,700
Beit Mery	1500	15,100
Biaqout	—	15,000
Bikfaya	—	15,500
Biyada	1500	—
Bourj Hammoud	1500	15,100
Bsalim	1500	15,100
Dbayeh	15,000	15,300
Dekwaneh	15,000	15,000
Dik El Mehdi	—	15,100
Dora	1500	15,700
Fanar	15,000	15,700
Jal El Dib	15,000	15,300

	Yearly Rent per m ²	Sale Price per m ²
Jdaide	15,000	15,000
Jisr El Bacha	15,000	15,000
Majzoub	—	15,700
Mansourieh	1500	15,400
Mazraat Yachouh	1500	15,100
Mkalles	1500	15,400
Monteverde	—	15,000
Mtayleb	15,000	15,700
Naccache	15,000	15,700
Nahr El Mott	—	15,000
New Rawda	—	15,000
Rabieh	—	15,700
Rabweh	—	15,000
Roumieh	1500	—
Sabtieh	—	15,000
Sad El Baouchriyeh	1500	15,100
Sin El Fil/Horsh Tabet	15,000	15,000
Zalka	15,000	15,300

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Partial list of respondents

Thank you to all individuals, companies, developers, real estate consultants and brokers who have participated in the survey. This is a partial list – as some have requested not to have their identity disclosed.

Achrafieh Properties • Beitak Real Estate • Best Properties Agency • Bold Real Estate • Brokerline • Brut Real Estate
C Properties • Care Realty • Chaar Real Estate • Confidence Real Estate • Dream Properties • Dwelltors Real Estate
Elegant Real Estate • Flat Real Estate Team • GN Real Estate and Surveying • Golden Mark Real Estate • HDC Real Estate
HKL Properties • I SOLD • JPM Real Estate • JSK Real Estate • Le Simon Real Estate Consulting • Low Cost Real Estate
MM Group • Montelibano • OSE Realty • Phoenicia Real Estate • PoleStar Real Estate • Prescott Realty
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