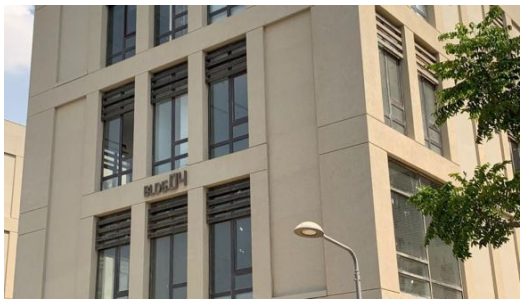






E£ 3

1 Bedrooms **1 Bathrooms** **128 m²**

PRIME 128M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED TURNKEY FULLY FINISHED (CONFIGURED WITH 1 PRIVATE EXECUTIVE DIRECTOR SUITE AND 1 BATHROOM) FOR COMMERCIAL LEASE IN DISTRICT 5 MALL BY MARAKEZ, AIN SOKHNA ROAD / 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Rent District 5 Mall Marakez New Cairo 128m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 128 m²

Land Area: 128 m²

Layout:

Offices: 1 Expansive Private Executive Director Suite / Conference Boardroom + Open-Plan Collaborative Workstation Zone for Multiple Team Desks

Bathrooms: 1 Contemporary Fully Equipped Restroom

Reception & Services: Dedicated Client Reception & Greeting Foyer + Integrated Archiving & Storage Space + Dedicated Service Pantry / Coffee Bar Station

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

Ready to Move: No (Contact for Delivery Timeline & Handover Milestones)

Status: Available for Advance Commercial Lease Reservation

Location

Strategically situated within the corporate and commercial hub of District 5 Mall developed by Marakez, commanding an unbeatable strategic position directly connecting the 5th Settlement, New Cairo to the Cairo–Ain Sokhna Road and the Middle Ring Road. Directly accessible via the dedicated Marakez-constructed bridge, the development lies just 7 minutes from South 90th Street, 8 minutes from the American University in Cairo (AUC), 13 minutes from Maadi, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

District 5 is a comprehensive 200-acre mixed-use development by Marakez, integrating residential sanctuaries, lifestyle retail, and international business zones. The administrative and mall complex is engineered to Grade-A corporate benchmarks, featuring contemporary double-glazed curtain-wall glass facades that optimize natural daylight and thermal insulation, grand hotel-style double-height entrance lobbies, high-speed elevators, extensive underground basement parking facilities for executives and visitors, emergency backup power generators, ultra-fast fiber-optic telecommunications infrastructure, lush landscaped plazas, certified fire detection and suppression systems, and 24/7 smart building management with CCTV access control.

Concept

Spanning a generous 128 m² build-up area delivered turnkey with commercial-grade porcelain flooring, acoustic modular ceilings, and comprehensive utility connections, this office space eliminates fit-out delays, contractor management, and upfront capital expenditures. Its spacious architectural layout effortlessly accommodates a private managerial suite alongside open-plan team desks and meeting spaces, presenting an immediate plug-and-play solution for multinational firms, financial consultancies, regional headquarters, or established tech enterprises seeking a prestigious commercial address in District 5 Mall New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**Marakez**
Project	**District 5 mall**
Build Up Area	**128 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

5th Settlement, New Cairo
District 5 mall







Mindhaus

