

E£ 3

1 Bedrooms **1 Bathrooms** **175 m²**

PRIME 175M² BUA ADMINISTRATIVE CORPORATE OFFICE DELIVERED CORE AND SHELL (PARTITIONED INTO 1 EXECUTIVE DIRECTOR SUITE, COLLABORATIVE WORKSPACE, AND 1 BATHROOM) FOR LEASE IN HEARTWORK BUSINESS PARK BY MOUNTAIN VIEW (DMG), 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Corporate Office for Rent Heartwork Mountain View 5th Settlement New Cairo 175m² BUA

Category: Corporate Administrative Office Space for Rent

Land Area: 175 m²

BUA: 175 m²

Garden: No

Roof: No

Layout: 1 Partitioned Executive Director Suite + Sizable Open-Plan Team Workstation Floorplate + Formal Client Reception & Waiting Lounge + 1 Fully Plumbed Restroom Allocation + Dedicated Service Pantry / Kitchenette Area

Finishing: Core & Shell (Raw Structural Finish with Primary Utility Conduits Ready for Custom Corporate Fit-Out)

Status: Available for Commercial Lease

Location

Strategically situated within Heartwork Business Park inside the flagship iCity New Cairo community developed by Mountain View (DMG), in the 5th Settlement, New Cairo. Positioned directly adjacent to the Middle Ring Road and Ring Road, the business park lies just 7 minutes from Suez Road, 10 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, ensuring swift accessibility for regional teams and executive clientele.

About the Project

Heartwork is Egypt’s and the Middle East’s first international business park built around the science of happiness and productivity, designed in strategic partnership with "Delivering Happiness" (DH) and CallisonRTKL. Spread across extensive landscaped grounds, the hub features standalone corporate headquarters, tech-enabled open-air plazas, a dedicated DH Hub clubhouse, state-of-the-art shared conference facilities, tranquil Zen gardens, outdoor fitness and jogging tracks, multi-level secured underground parking, high-speed passenger elevators, reliable backup power generators, ultra-fast fiber-optic telecommunications infrastructure, lifestyle dining options, advanced fire suppression systems, and 24/7 smart security and facility management.

Concept

Spanning an efficient 175 m² build-up area delivered core and shell, this office space provides growing businesses and regional enterprises complete architectural freedom to tailor internal partitions, tech infrastructure, and branded corporate aesthetics to their exact operational specifications. Featuring an established baseline layout of 1 executive suite, an open-plan workstation hall, and private restroom amenities, it serves as an optimal headquarters solution for legal and financial advisories, technology firms, and creative agencies seeking a distinguished business address in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**Mountain View**
Project	**MOUNTAIN VIEW HEART WORK**
Build Up Area	**175 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK