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1 Bedrooms **1 Bathrooms** **205 m²**

PRIME 205M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (PARTITIONED INTO 1 EXECUTIVE DIRECTOR SUITE, EXPANSIVE OPEN WORKSPACE, AND 1 BATHROOM) FOR LEASE IN HEARTWORK BY MOUNTAIN VIEW (DMG), 5TH SETTLEMENT / MOSTAKBAL CITY AXIS, NEW CAIRO

Core & Shell Corporate Office for Rent Heartwork Mountain View New Cairo 205m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 205 m²

Land Area: 205 m²

Layout: 1 Private Partitioned Executive Director Suite + Sizable Open-Plan Workstation Floorplate + Welcoming Client Reception & Waiting Area + 1 Plumbed Restroom Allocation + Dedicated Service Pantry / Coffee Bar Nook

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

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

Status: Available for Advance Commercial Lease Reservation

Location

Strategically situated within Heartwork developed by Mountain View (DMG), commanding a prominent corporate address in New Cairo directly along the Middle Ring Road and adjacent to the Suez Road and the entrance of Mostakbal City. The business park lies just 5 minutes from Madinaty, 10 minutes from the American University in Cairo (AUC), 12 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, offering seamless connectivity between East Cairo's urban centers.

About the Project

Heartwork is Egypt's first international business park built around the Science of Happiness in partnership with Delivering Happiness (DH) and CallisonRTKL. Spanning 38 acres, the campus is master-planned around four holistic wellbeing pillars (Heart, Mind, Body, and Soul). The development features striking contemporary glass curtain-wall facades, dedicated double-height entrance lobbies, high-speed passenger elevators, multi-level secured underground parking facilities, central emergency backup generators, ultra-fast fiber-optic telecommunications infrastructure, outdoor meeting pods, landscaped zen gardens, a dedicated fitness hub, dynamic retail and dining plazas, advanced fire safety systems, and 24/7 facility management.

Concept

Spanning an adaptable 205 m² build-up area delivered core and shell, this corporate workspace provides expanding businesses complete freedom to tailor internal layouts, IT infrastructure, and branded aesthetics to their exact operational needs. With a practical preliminary configuration featuring 1 executive management suite, an expansive collaborative open workspace, and private restroom amenities, it serves as an optimal workspace solution for tech enterprises, regional corporate branches, financial advisories, or creative agencies seeking a premier business environment 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	**205 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK