

E£ 188,000

2 Bedrooms **2 Bathrooms** **286 m²**

PRIME READY-TO-MOVE 286M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (PARTITIONED INTO 2 EXECUTIVE SUITES, OPEN WORKSPACE, AND 2 BATHROOMS) 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 286m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 286 m²

Layout: 2 Private Partitioned Executive Director Suites + Expansive Open-Plan Team Workstation Floorplate + Welcoming Client Reception & Waiting Lobby + 2 Plumbed Modern Restrooms + Dedicated Service Pantry / Coffee Station Nook

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

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Heartwork developed by Mountain View (DMG), occupying an exceptional 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 regional connectivity between East Cairo's urban hubs.

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 into four holistic wellbeing pillars (Heart, Mind, Body, and Soul). The development features striking contemporary glass architectural elevations, 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 expansive 286 m² build-up area delivered core and shell with immediate handover readiness, this corporate office provides growing organizations complete architectural autonomy to tailor internal layouts, IT infrastructure, and branded aesthetics to their exact operational needs. With a practical preliminary configuration featuring 2 executive management suites, 2 private restrooms, and a large collaborative open workspace, it serves as an optimal headquarters solution for regional enterprises, creative agencies, technology hubs, or consultancies 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	**286 m²**
Bedrooms	**2**
Bathrooms	**2**

Additional Details

Floor
1

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK