

E£ 285,000

2 Bedrooms **2 Bathrooms** **355 m²**

PRIME EXPANSIVE 355M² BUA READY-TO-MOVE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL (PARTITIONED INTO 2 EXECUTIVE SUITES AND 2 BATHROOMS) 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 355m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 355 m²

Garden: No

Layout: 2 Partitioned Executive / Managerial Suites + Expansive Central Open-Plan Team Workstation Floorplate + Formal Client Reception & Waiting Lounge + 2 Restroom Allocations + Dedicated Service Pantry / Kitchenette Area

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

Ready to Move: Yes

Status: Available for Immediate Corporate 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 expansive 355 m² build-up area delivered core and shell with immediate handover readiness, this corporate office offers large enterprises complete architectural autonomy to tailor internal layouts, executive boardrooms, specialized tech infrastructure, and branded corporate aesthetics from scratch. Featuring an established baseline layout of 2 private executive suites, a large open-plan hall, and 2 restrooms, it serves as an optimal headquarters solution for multinational corporations, regional financial institutions, engineering consultancies, or expanding tech enterprises 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	**355 m²**
Bedrooms	**2**
Bathrooms	**2**

Additional Details

Floor
3

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK