

E£ 100,000

90 m²

PRIME READY-TO-MOVE 90M² BUA TURNKEY CORPORATE ADMINISTRATIVE OFFICE DELIVERED FULLY FINISHED WITH CENTRAL AIR CONDITIONING, AVAILABLE FOR IMMEDIATE COMMERCIAL LEASE IN HEARTWORK BY MOUNTAIN VIEW (DMG), 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office with ACs for Rent Heartwork Mountain View New Cairo 90m² BUA

Category: Corporate Administrative Office for Rent

BUA: 90 m²

Garden: No

Layout: Functional Multi-Zone Corporate Floorplan

Offices & Workspaces: Flexible Open-Plan Collaborative Workstation Area + Private Executive Director Suite / Glass-Partitioned Meeting & Conference Space

Bathrooms: Modern Fully Finished Restroom with Contemporary Sanitary Ware and Complete Utility Lines

Reception & Services: Dedicated Corporate Reception Foyer + Fully Fitted Service Pantry / Coffee Bar Nook + Floor-to-Ceiling Soundproof Double-Glazed Glass Facades Providing Abundant Natural Daylight

Finishing: Fully Finished with A/C's (Turnkey Corporate Specifications featuring High-Grade Flooring, Suspended Acoustic Ceilings with Integrated LED Lighting, Complete Electrical/Data Network Conduits, and Concealed Central Climate Control)

Ready to Move: Yes

Status: Available for Immediate Commercial Lease & Fast-Track Business Operations

Location

Strategically situated within Heartwork inside the iconic Mountain View iCity development by DMG (Mountain View), commanding a prominent business address in the 5th Settlement, New Cairo. Positioned directly along the Middle Ring Road and bordered by Suez Road and the Bin Zayed Axis extension, the complex provides direct connectivity to Greater Cairo's primary business corridors. It lies just 4 minutes from Suez Road, 10 minutes from the American University in Cairo (AUC) and Golden Square, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Heartwork is the Middle East's first international business park built around the science of happiness and workplace wellness, developed in collaboration with Delivering Happiness (DH) and CallisonRTKL. Spanning 38 acres, the business park is divided into four distinct phases inspired by the pillars of human well-being: Heart, Mind, Body, and Soul. The development features innovative low-rise corporate buildings, expansive central courtyards, outdoor workstations surrounded by nature, dynamic meeting pods, high-speed fiber-optic connectivity, smart automated building management systems (BMS), secure multi-level underground parking, backup power generators, and 24/7 smart gated security with access control.

Concept

Spanning an optimized 90 m² build-up area delivered turnkey with modern business finishes and pre-installed air conditioning systems, this corporate office provides an immediate operational headquarters for consulting firms, creative agencies, technology startups, and corporate branches. Immediate occupancy eliminates fit-out expenses, contractor delays, and setup downtime, while Heartwork’s unique wellness-driven ecosystem and Mountain View’s distinguished brand equity ensure an inspiring working environment and elevated corporate prestige.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished With A/C'S**
Developer	**Mountain View**
Project	**MOUNTAIN VIEW HEART WORK**
Build Up Area	**90 m²**

Additional Details

Floor

Ground

Location

5th Settlement, New Cairo

MOUNTAIN VIEW HEART WORK