





E£ 92,400

1 Bedrooms **1 Bathrooms** **77 m²**

PRIME READY-TO-MOVE 77M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED TURNKEY FULLY FINISHED (CONFIGURED WITH 1 PRIVATE EXECUTIVE SUITE AND 1 BATHROOM) FOR COMMERCIAL LEASE IN MINDHAUS, DISTRICT 5 BY MARAKEZ, AIN SOKHNA ROAD / 5TH SETTLEMENT, NEW CAIRO.

Fully Finished Corporate Office for Rent Mindhaus District 5 Marakez New Cairo 77m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 77 m²

Layout:

Offices: 1 Sizable Private Executive Director Suite / Conference Room + Open-Plan Collaborative Workstation Area for Team Desks

Bathrooms: 1 Fully Equipped Contemporary Restroom

Reception & Services: Dedicated Client Reception & Greeting Foyer + Integrated Storage Nook + Dedicated Service Pantry / Coffee Bar Station

Finishing: Fully Finished (Turnkey Ultra Super Lux Grade-A Commercial Corporate Specifications)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within the corporate hub Mindhaus inside the mixed-use flagship master development District 5 developed by Marakez, commanding an unbeatable strategic position directly connecting the 5th Settlement, New Cairo to the Cairo–Ain Sokhna Road and the Middle Ring Road. Directly accessible via the dedicated Marakez-constructed bridge, the development lies just 7 minutes from South 90th Street, 8 minutes from the American University in Cairo (AUC), 13 minutes from Maadi, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

District 5 is a comprehensive 200-acre mixed-use development by Marakez, integrating residential sanctuaries, lifestyle retail, and international business zones. Its administrative enclave, Mindhaus, is engineered to Grade-A corporate benchmarks, featuring contemporary double-glazed curtain-wall glass facades that optimize natural daylight and thermal insulation, grand hotel-style double-height entrance lobbies, high-speed elevators, extensive underground basement parking facilities for executives and visitors, emergency backup power generators, ultra-fast fiber-optic telecommunications infrastructure, lush landscaped plazas, certified fire detection and suppression systems, and 24/7 smart building management with CCTV access control.

Concept

Spanning an efficient 77 m² build-up area delivered turnkey with commercial-grade porcelain flooring, acoustic modular ceilings, and comprehensive utility connections, this office space eliminates fit-out delays, contractor management, and initial capital expenditures. Its smart architectural layout effortlessly accommodates a private managerial suite alongside open-plan team desks, presenting an immediate plug-and-play solution for specialized consulting firms, financial advisories, tech enterprises, or regional branches seeking a high-profile corporate address in District 5 New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**Marakez**
Project	**District 5**
Build Up Area	**77 m²**
Bedrooms	**1**
Bathrooms	**1**

Additional Details

Floor
3

Location

5th Settlement, New Cairo
District 5


DISTRICT 5







Mindhaus




