





E£ 116,400

97 m²

PRIME READY-TO-MOVE 97M² BUA CORPORATE ADMINISTRATIVE OFFICE DELIVERED CORE AND SHELL FOR COMMERCIAL LEASE IN THE PLACE, MIVIDA BUSINESS PARK BY EMAAR MISR, GOLDEN SQUARE, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Corporate Office for Rent The Place Mivida Emaar Golden Square New Cairo 97m² BUA

Category: Corporate Administrative Office Space for Rent

BUA: 97 m²

Layout: Adaptable Open-Plan Floorplate for Team Workstation Bays + Dedicated Spatial Allocation for Executive Director Suites and Private Meeting Rooms + Welcoming Client Reception & Greeting Foyer + Multi-Stall Restroom Infrastructure Allocations + Service Pantry / Coffee Bar Nook

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

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within The Place inside the Mivida Business Park master community developed by Emaar Misr, commanding an exceptional corporate address directly along South 90th Street in the heart of the Golden Square, 5th Settlement, New Cairo. The project lies just 5 minutes from the American University in Cairo (AUC), 10 minutes from Suez Road, 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport via the Ring Road and Middle Ring Road, surrounded by affluent residential master communities and high-end corporate complexes.

About the Project

The Place at Mivida is an upscale administrative and commercial district developed by Emaar Misr to international Grade-A business specifications. Designed to foster an eco-friendly and productive corporate atmosphere, the complex features contemporary curtain-wall glass elevations with optimized acoustic and thermal insulation, elegant double-height reception lobbies, high-speed passenger elevators, multi-level secured underground parking facilities for tenants and guests, emergency backup power generators, ultra-fast fiber-optic telecommunications infrastructure, lush landscaped open plazas, advanced building management and fire safety systems, and 24/7 smart security and facility maintenance.

Concept

Spanning an efficient 97 m² build-up area delivered core and shell with immediate handover readiness, this corporate office provides expanding businesses complete freedom to tailor internal layouts, IT infrastructure, and branded corporate aesthetics to their exact operational specifications. Offering a versatile footprint that easily configures into an executive suite, collaborative desk clusters, and client meeting areas, it represents an outstanding plug-and-play office solution for consulting firms, regional branches, financial advisories, or creative agencies seeking an internationally recognized business address in Mivida.

Classification
Rent

Delivery date
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Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Core & Shell**
Developer	**Emaar**
Project	**Mivida the place**
Build Up Area	**97 m²**

Additional Details

Floor
2

Location

5th Settlement, New Cairo
Mivida the place



.ACE by Mivida – B02





















