

E£ 3

1 Bedrooms **1 Bathrooms** **365 m²**

PRIME 365M² BUA READY-TO-MOVE CORPORATE ADMINISTRATIVE OFFICE SPACE FULLY FINISHED TO INTERNATIONAL DH (DELIVERING HAPPINESS) CORPORATE STANDARDS (1 EXECUTIVE DIRECTOR SUITE, VAST WORKSTATION HALL, AND 1 BATHROOM) FOR LEASE IN HEARTWORK BY MOUNTAIN VIEW,

Fully Finished Corporate Office for Rent Heartwork Mountain View iCity New Cairo 365m² BUA

Category: Corporate Administrative Office Space for Rent

Land Area: 365 m²

BUA: 365 m²

Layout: 1 Private Executive / Director Suite + Expansive Open-Plan Team Workstation Floorplate + Formal Client Reception & Lounge + 1 Fully Equipped Modern Restroom + Dedicated Pantry / Coffee Station

Finishing: Fully Finished (Turnkey High-Specification Corporate Standard)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Heartwork inside the prestigious Mountain View iCity development, 5th Settlement, New Cairo, positioning tenants along the Middle Ring Road with rapid connectivity to the Suez Road and Ain Sokhna Road. The business park is located just 7 minutes from Al Rehab City, 10 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport.

About the Project

Heartwork is Egypt’s and the Middle East’s first international business hub built around the science of workplace wellness and productivity, conceptualized in collaboration with global workplace advisory powerhouse Delivering Happiness (DH) and CallisonRTKL. Spanning 38 acres within Mountain View iCity, the master plan is built on 4 core wellness pillars: Heart, Mind, Body, and Soul. The park features Grade-A smart office buildings, verdant outdoor zen gardens and meeting pods, an expansive outdoor sports arena, jogging tracks, a central demonstration hub, high-end lifestyle dining, underground parking basements, fiber-optic telecom distribution, high-speed elevators, and 24/7 security.

Concept

Spanning an expansive 365 m² build-up area matching its land footprint, delivered turnkey fully finished with high-specification acoustic treatments, ergonomic corporate flooring, and integrated utility connections, this office provides an immediate move-in solution with zero fit-out downtime. The floorplate accommodates an executive management suite, an extensive open-plan collaborative desk area, and a private reception, serving as an ideal headquarters for multinational enterprises, regional corporations, fintech agencies, or prominent consultancies aiming to boost employee well-being and elevate corporate prestige in New Cairo.

Classification	Delivery date
Rent	**--**

Property details

Property Type	**Office**
Category	**Adminstration**
Finishing	**Fully Finished**
Developer	**Mountain View**
Project	**MOUNTAIN VIEW HEART WORK**
Build Up Area	**365 m²**
Bedrooms	**1**
Bathrooms	**1**

Location

5th Settlement, New Cairo
MOUNTAIN VIEW HEART WORK