**E£ 0**

**145 m²**

PRIME READY-TO-MOVE 145M² BUA CORPORATE ADMINISTRATIVE OFFICE SPACE SEMI-FINISHED FOR RENT IN MIVIDA BUSINESS PARK BY EMAAR MISR, SOUTH 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

# Semi Finished Corporate Office for Rent Mivida Business Park Emaar South 90th St New Cairo 145m² BUA

Category: Administrative Office Space for Rent

BUA: 145 m²

Layout: Generous Open-Plan Workstation Hall + Executive Suite & Conference Room Partitioning Potential + Restroom Facilities Provision + Dedicated Pantry / Coffee Station

Finishing: Semi Finished (Core & Shell / Primary Utilities & Plastering Ready for Bespoke Fit-Out)

Ready to Move: Yes

Status: Available for Immediate Corporate Lease

Location

Strategically situated within Mivida Business Park by Emaar Misr, occupying an ultra-prime commercial address directly along South 90th Street in the 5th Settlement, New Cairo, positioned just 5 minutes from the American University in Cairo (AUC), 15 minutes from the New Administrative Capital, and 20 minutes from Cairo International Airport, with seamless connectivity via the Middle Ring Road, Suez Road, and Ain Sokhna Road.

About the Project

Mivida Business Park is Emaar Misr's flagship commercial park, integrated within the 890-acre master-planned Mivida development. Built to global corporate standards, the business campus features low-rise contemporary glass curtain-wall office buildings surrounded by lush courtyards and pedestrian-friendly walkways. The project provides multi-level underground parking facilities, central high-speed passenger elevators, reliable backup power systems, high-speed fiber-optic connectivity, dedicated facility maintenance, upscale lifestyle dining and open-air cafes, advanced fire suppression systems, and 24/7 smart security.

Concept

Spanning an efficiently laid out 145 m² build-up area delivered semi-finished and ready for immediate handover, this office grants corporate tenants complete freedom to engineer customized layouts, private executive suites, and branded interior designs tailored to their operational workflow. Situated in one of East Cairo’s most prestigious business addresses, it offers organizations unmatched brand presence, seamless commuting access, and a fully serviced corporate ecosystem on South 90th Street.

| Classification | Delivery date |
|---|---|
| **Rent** | **--** |

## Property details

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|---|---|
| Property Type | **Office** |
| Category | **Adminstration** |
| Finishing | **Semi Finished** |
| Developer | **Emaar** |
| Project | **Mivida business park** |
| Build Up Area | **145 m²** |

## Location

5th Settlement, New Cairo
Mivida business park

Mivida – Boulevard

MIVIDA
BUSINESS
PARK