



E£ 60,000

60 m²

PRIME READY-TO-MOVE 60M² BUA HIGH-VISIBILITY COMMERCIAL RETAIL SPACE DELIVERED CORE AND SHELL FOR RENT IN BUILDING 306, SITUATED IN SECTOR 2 DIRECTLY OFF SOUTHERN 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

## Core & Shell Commercial Retail for Rent Building 306 Sector 2 South 90th St New Cairo 60m² BUA

Price: Contact for Monthly Rental Price

Type: Commercial Retail / Storefront for Rent

BUA: 60 m²

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Rent

### Location

Strategically situated within Building 306 in Sector 2 directly off Southern 90th Street in the 5th Settlement, New Cairo, occupying an ultra-prime commercial setting surrounded by corporate headquarters, multinational banks, and high-density residential developments, positioned moments from Mohamed Naguib Axis, the Ring Road, Downtown Katameya Mall, and 10 minutes from the American University in Cairo (AUC).

### About the Project

Building 306 is a modern commercial and business property located in Sector 2 of New Cairo's vibrant financial and commercial district. Designed to support active retail and corporate operations, the building features contemporary exterior facades, high ceiling clearance suitable for eye-catching branding and storefront displays, dedicated visitor and staff parking provisions, reliable utility connections, and comprehensive 24/7 security and facility maintenance.

### Concept

Spanning an efficiently laid out 60 m² build-up area delivered core and shell, this ready-to-move commercial retail unit offers specialty retailers, boutique brands, cafes, pharmacies, and service providers complete freedom to execute customized interior fit-outs and branded storefront designs, paired with immediate possession, intense daily foot traffic, and exceptional commercial visibility in New Cairo's premier Sector 2 commercial hub.

Classification  
Rent

Delivery date  
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### Property details

|               |                     |
|---------------|---------------------|
| Property Type | Retail              |
| Category      | Commercial          |
| Finishing     | Core & Shell        |
| Developer     | District / Separate |
| Project       | Building 306        |
| Build Up Area | 60 m²               |

### Location

Sector 2 - South 90 st., New Cairo  
Building 306