



**E£ 40,000**

**40 m²**

PRIME READY-TO-MOVE 40M² BUA HIGH-VISIBILITY COMMERCIAL RETAIL SPACE DELIVERED CORE AND SHELL FOR RENT IN BUILDING 304, SITUATED IN SECTOR 2 DIRECTLY OFF SOUTHERN 90TH STREET, 5TH SETTLEMENT, NEW CAIRO.

# Core & Shell Commercial Retail for Rent Building 304 Sector 2 South 90th St New Cairo 40m² BUA

Type: Commercial Retail / Storefront for Rent

BUA: 40 m²

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Rent

Location

Strategically situated within Building 304 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 304 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 40 m² build-up area delivered core and shell, this ready-to-move commercial retail unit offers specialty retailers, boutique brands, takeaway kiosks, 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 | Delivery date |
|---|---|
| **Rent** | **--** |

## Property details

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|---|---|
| Property Type | **Retail** |
| Category | **Commercial** |
| Finishing | **Core & Shell** |
| Developer | **District / Separate** |
| Project | **Building 304** |
| Build Up Area | **40 m²** |

## Additional Details

**Floor**
Ground

## Location

Sector 2 - South 90 st., New Cairo
Building 304