

House for rent in Roma Norte Condesa

+8 spaces · 2 stores · balcony + roof garden · 540 sqm  
Chiapas, 56, Roma norte, Cuauhtémoc, Ciudad de Mexico

ASKING PRICE

\$ 250,000 MXN



8

BEDROOMS



3

PARKING



540

built area

+ 200 additional m<sup>2</sup>

SQUARE METERS

KEY FEATURES

- Garden
- Línea Blanca
- Laundry Area
- 1/2 bathroom for visitors
- Terraza / Balcón
- Cuarto de servicio con baño
- Parking for visitors
- Storage Room
- Pet-friendly
- A/C
- Furnished
- Dining Room
- Living Room
- Equipped kitchen
- Family

PROPERTY GALLERY

Preview of the main areas





## DESCRIPTION

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House for Lease · Commercial Use · Roma Norte

370m<sup>2</sup> + 170m<sup>2</sup> usable rooftop + convertible garage area (interior terrace-style)

House for lease in the heart of Roma Norte. Large-format shell across two levels plus rooftop, with ceilings over 5 m (16+ ft), a heritage-listed façade and an interior courtyard. Ready for a tenant to develop a bespoke concept: art gallery, design bazaar, restaurant, wellness center or mixed-use venue.

Availability: Immediate (subject to tenant's renovation timeline)

### Overview

- Built area: 370 m<sup>2</sup> across two levels + 170m<sup>2</sup> usable rooftop
- Land size: 200m<sup>2</sup>
- Interior courtyard + convertible garage area (ideal for outdoor seating, exterior terrace, or lounge area for the concept)
- Solid, large-format shell ready for full build-out to the tenant's specifications
- Heritage-listed façade

### Layout

- 8 large rooms
- Entry foyer
- Bathroom-ready spaces (final layout to suit concept)
- Storage room
- Laundry / service area
- Interior balcony opening to multiple rooms (cross-natural light)
- Usable rooftop: terrace, bar, lounge area or garden as part of the concept

### Additional specifications

- Separate main and service staircases
- Pre-allocated space for exhaust and ventilation systems (subject to local regulations and tenant's project)

### Permitted uses

- Art gallery, artisan retail, or design bazaar
- Restaurant
- Wellness center
- Boutique or mixed-use concepts
- Consulting services in administration

#### Lease conditions

- Lease term: flexible (3 to 5 years recommended, with renewal option)
- Security deposit: 2 months' rent
- Legal policy + co-signer or guarantor with real estate collateral
- Rent promissory notes signed alongside the lease
- Property taxes included in the rent
- No additional maintenance fee
- Utilities (electricity, water, gas, internet) at the tenant's expense
- Tax invoice (factura) available
- Pets: allowed

#### Location Roma Norte, Cuauhtémoc.

- ~7-min walk to Cuauhtémoc (Line 1) subway station
- ~6-min walk to Hospital General Metrobús (Line 1)
- Steps from Av. Cuauhtémoc, Av. Álvaro Obregón, and Av. Insurgentes
- Walking distance to Parque México, Plaza Río de Janeiro, and Condesa
- Located within Roma Norte's cultural, culinary, and design corridor

Ideal for Restaurateurs, gallerists, wellness operators, retail brands, or hospitality entrepreneurs with capital and vision, looking for a large-format shell in one of Mexico City's most active creative, culinary, and consumer districts to build out a bespoke concept.

Schedule a private viewing or request additional information.