PROPERTY BROCHURE

Mundo Urbano · 30 Oct 2026

Key: CaRRNo141251
ID: casa-con-uso-de-suelo-en-renta-en-roma-norte-condesa
Operation: Renta

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 m²
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

House for Lease · Commercial Use · Roma Norte

370m² + 170m2 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 m² across two levels + 170m2 usable rooftop

• Land size: 200m2

• 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.

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