

# PROPERTY BROCHURE

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Operation: Renta

## Building of offices for rent in la Colonia Roma Sur

3,042sqm · 3 stores · 20 parking · rent  
TEHUANTEPEC, 118, Roma sur, Cuauhtémoc, Ciudad de México

ASKING PRICE

**\$ 500,000 MXN**



**20**  
BEDROOMS



**20**  
PARKING



**3042**  
built area  
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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Office Building for Rent – Roma Sur, Mexico City  
Prime Location · Versatile Workspaces · Multiple Leasing Options

This impressive office building is located in a privileged area of Roma Sur, Cuauhtémoc, one of the most dynamic and well-connected business districts in Mexico City.

With a total area of 3,042 m<sup>2</sup>, multiple levels, and versatile workspaces, the property is an ideal solution for companies seeking a strategic location and flexible corporate infrastructure.

### Key Features

- Location: Tehuantepec 118, Roma Sur, Cuauhtémoc, Mexico City, 06760
- Covered Parking: Space for up to 20 vehicles, a significant advantage in this high-demand area.

### Building Layout:

- The building consists of 4 levels, each offering functional layouts and adaptable workspaces.
- Dining Area: Dedicated space for a staff dining area, providing convenience for employees and visitors.
- Flexible Spaces: Multiple private offices and cubicles ideal for executive offices, team workspaces, training rooms, or educational facilities.
- Work Areas: In addition to training and meeting spaces, the building offers ample work areas for administrative and operational teams.

### Additional Features

- All floors include balconies that provide natural light and ventilation
- Floors 1 and 2 are connected internally, creating a large integrated workspace with private restrooms
- The third floor also includes restrooms
- The top floor features restrooms and two terraces, ideal for outdoor breaks or informal gatherings
- Utilities such as water, electricity, gas, internet, and security are contracted independently

This office building represents an exceptional opportunity for companies seeking a strategic location, adaptable spaces, and strong corporate presence in one of the most active business areas of Mexico City.

Contact us for more information or to schedule a private tour.