

PROPERTY BROCHURE

Mundo Urbano - 30 May 2026

Office for rent in Av Revolución San pedro de los pinos Mixcoaco Insurgentes Del valle

200sqm · open floor · barthooms · furnished
av revolucion, 633, san pedro de, beni, Ciudad de México

ASKING PRICE

\$ 122,188 MXN



4

BEDROOMS



5

PARKING



200

built area

SQUARE METERS

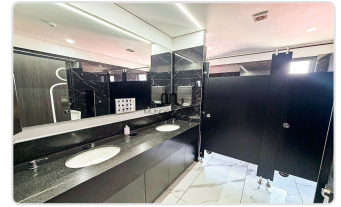
KEY FEATURES

- 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

Fully Furnished Office Space for Lease – Av. Revolución, Mexico City 2,153 sq ft (200 m²) · Turnkey · 32 workstations · San Pedro de los Pinos

Fully furnished, turnkey office space for lease, located in a low-density corporate building (1,280 m² total) on Av. Revolución. Brand-new, fully equipped space—just walk in, plug in, and start operating from day one. **Available for immediate occupancy.** The suite shares a reception area with a neighboring office (an active insurance firm), but features its own **independent entrance and private door**, preserving full privacy and autonomous operations. **Property Features-** 200 m² (2,153 sq ft) fully furnished, brand-new build-out· 32 open-plan workstations with monitors and ergonomic chairs· 3 private offices· Conference room for 8· Fully equipped kitchenette (coffee maker, microwave, refrigerator, water dispenser, and basic coffee service)· Lounge area with table and seating for breaks or informal meetings· Server room (IT closet)· In-suite security cameras· Excellent lighting· Window blinds throughout· Independent entrance with private door (reception shared with neighbor)· Double-glazed Low-E glass façade (thermal and acoustic efficiency)· Air conditioning· Men's and women's restrooms on the floor· 2 high-speed elevators· Fire suppression system· Backup power generator for common areas· 5 parking spaces + valet parking for visitors· Controlled pedestrian and vehicle access **Furniture & Equipment Included-** Workstations with monitor and chair· Printer· Televisions· Filing cabinets· Microwave, refrigerator, and coffee maker· Basic coffee service / dishware· Water dispenser **Lease Terms-** Lease term: 1 year· Monthly rent: (see price on listing)· HOA / maintenance fee: \$ _____ per month (*to be confirmed*)· Security deposit: 1 month's rent· Guarantee: legal policy + co-signer or guarantor with real estate collateral· Additional rent promissory notes signed alongside the lease· Pet-friendly· Non-smoking building **Location & Connectivity** Av. Revolución 633, San Pedro de los Pinos, Benito Juárez, Mexico City· 1-2 min walk from **San Pedro de los Pinos Metro Station (Line 7)** · Close to **Mixcoac Metro** (Lines 7 & 12) and **Patriotismo Metro** (Line 9)· A few blocks from **Metrobús Line 1** along Av. Insurgentes· Direct access to Periférico, Insurgentes Sur, and Río Becerra· Minutes from Del Valle, Nápoles, and Mixcoac· Surrounded by banks, restaurants, retail, and corporate amenities **Ideal Tenant Profile** Growing teams, startups, law firms, consulting practices, financial services, insurance companies, tech firms, or any corporate user looking for a turnkey solution—no furniture investment or build-out required. *Subleasing under a co-working model is not permitted.* Schedule a private tour or request more information.

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