# PROPERTY BROCHURE

Mundo Urbano · 30 Oct 2026

**Key:** OfAvNo0756677
**ID:** oficina-en-renta-en-av-revolucion-san-pedro-de-los-pinos-mixcoac-insurgentes-del-valle
**Operation:** Renta

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

640sqm · open floor · barthooms · Unfurnished
av revolucion, 633, san pedro de los pinos, Benito juarez, Ciudad de México

ASKING PRICE
**$ 288,600 MXN**

| 5 | 20 | 640 |
|---|---|---|
| BEDROOMS | PARKING | **built area** SQUARE METERS |

## KEY FEATURES

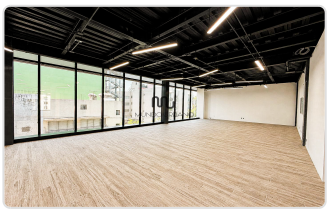
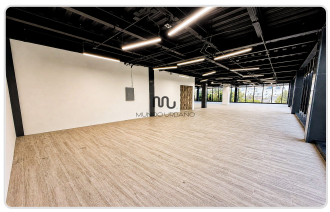
- ○ Garden
- ○ Línea Blanca
- ○ Laundry Area
- ● 1/2 bathroom for visitors
- ○ Terraza / Balcón
- ○ Cuarto de servicio con baño
- ● Parking for visitors
- ○ Storage Room
- ● Pet-friendly
- ● A/C
- ○ Furnished
- ○ Dining Room
- ○ Living Room
- ○ Equipped kitchen
- ○ Family

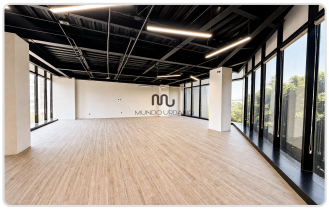
## PROPERTY GALLERY

Preview of the main areas



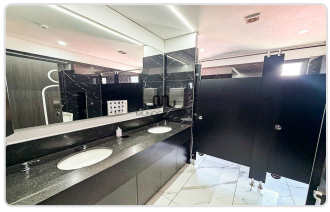








## DESCRIPTION

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
• 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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