PROPERTY BROCHURE

Mundo Urbano · 30 Oct 2026

Key: DeNo612902
ID: oficina-en-renta-en-patriotismo-av-insurgentes
Operation: Renta

Office for rent in Patriotismo Av Insurgentes

Office · 500sqm · Rent
Av. Patriotismo, 889, Insurgentes Mixcoac, Benito Juárez, Ciudad de México

ASKING PRICE
$ 225,000 MXN

5
PARKING

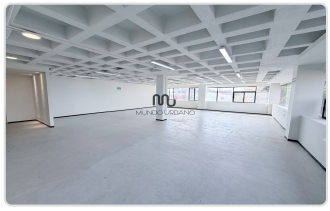
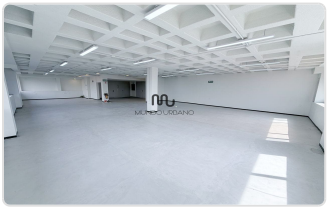
500
built area
SQUARE METERS

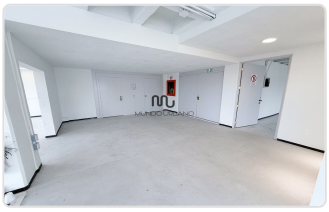
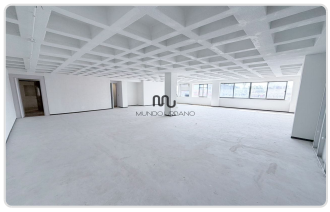
KEY FEATURES

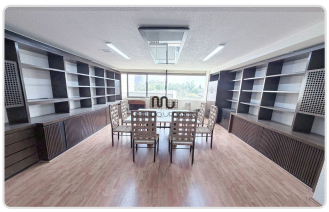
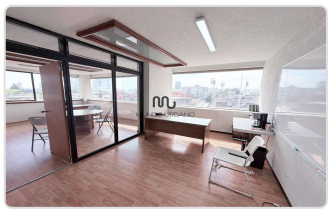
- ○ Garden
- ○ Línea Blanca
- ● Laundry Area
- ● 1/2 bathroom for visitors
- ○ Terraza / Balcón
- ○ Cuarto de servicio con baño
- ● Parking for visitors
- ● Storage Room
- ● Pet-friendly
- ○ A/C
- ○ Furnished
- ● Dining Room
- ● Living Room
- ● Equipped kitchen
- ● Family

PROPERTY GALLERY

Preview of the main areas








DESCRIPTION

Office Space for Lease – Av. Patriotismo 889, Mixcoac

500 m² Flexible Layout · Strategic Location · Ideal for Corporate Offices or Co-Working

This spacious office floor is located within a corporate building featuring 24/7 security, excellent connectivity, and strong visibility—ideal for companies seeking a well-positioned and adaptable workspace.

Strategic Location: Av. Patriotismo 889, Insurgentes Mixcoac, Benito Juárez, Mexico City, with immediate access to public transportation and major thoroughfares:

• 3 blocks from Insurgentes

• 2 blocks from Periférico

• 1 block from Mixcoac Metro Station

General Features

• Property type: Office space for lease

• Total area: 500 m²

• Divisible: Yes, can be leased in two separate sections depending on tenant needs

• Rental price: $450 MXN per m² (plus VAT)

• Parking: 5 assigned spaces for the full floor

• Building with 24/7 security

Layout & Current Condition

The space offers exceptional flexibility, allowing tenants to tailor it entirely to their operation:

• Approximately 2/3 of the space in white shell, ideal for custom office design

• Approximately 1/3 with existing finishes, including:

- Private office
- Conference room
- Kitchenette
- Dining/break area
- 3 half bathrooms

- Work cubicles
- Reception area

The entire layout may be reconfigured or fully opened to create an open-plan office if desired.

Key Highlights

• Excellent natural light

• Open views with no surrounding buildings blocking visibility

• Lobby / reception area

• 2 elevators

• Emergency staircases

• Highly versatile floor plan

• Ideal for corporate offices, professional firms, creative companies, or a co-working project

A space that combines premium location, total flexibility, and an outstanding price-to-location ratio, ready to become your company’s headquarters or a shared-office investment.

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

Information subject to change without notice · Document generated for commercial purposes.