

# PROPERTY BROCHURE

Mundo Urbano · 13 Jun 2026

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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

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Office Space for Lease – Av. Patriotismo 889, Mixcoac

500 m<sup>2</sup> 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 m<sup>2</sup>
- Divisible: Yes, can be leased in two separate sections depending on tenant needs
- Rental price: \$450 MXN per m<sup>2</sup> (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.