

PROPERTY BROCHURE

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Operation: Renta

Office for rent in Socrates Polanco II sección

2 Floors · various spaces · 200sqm · Terrace · 15 parking
Socrates, 155, Polanco II Sección, miguel hidalgo, Ciudad de México

ASKING PRICE

\$ 110,000 MXN



3

BEDROOMS



15

PARKING



200

built area

SQUARE METERS

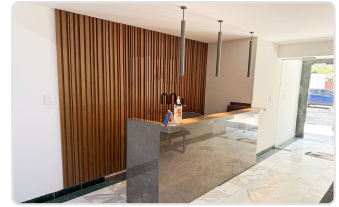
KEY FEATURES

- 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

Office Space for Rent – Polanco, Mexico City
Exclusive Corporate Space - Excellent Condition - Prime Location

Located in one of the most sought-after areas of Polanco, this 200 m² office space distributed over one and a half floors offers an outstanding combination of strategic location, functionality, and impeccable condition within a boutique building of only three levels.

General Information

- Listing Type: Office for rent
- Location: Sócrates Street, Polanco II Section, Miguel Hidalgo, Mexico City
- Total Area: 200 m²
- Levels: One and a half floors
- Parking: Up to 15 parking spaces (depending on vehicle size)
- Rent does not include maintenance

Layout & Features

- Total Area: 200 m² divided into two 100 m² levels
- 2 small storage rooms
- 2 private restrooms + 2 additional shared restrooms
- Excellent natural lighting
- Unfurnished
- Air conditioning

The space can be fully adapted to meet the tenant's operational requirements.

Partitions, modifications, and reconfigurations are permitted to customize the layout as needed.

Common Areas

- Shared kitchenette
- Shared terrace (available for daily use and corporate events)
- Shared reception area
- CCTV
- Professional corporate environment shared with other offices

Building Features

- Boutique building with only 3 levels
- 1 elevator and wide emergency staircases
- Utilities not included: water, electricity, and internet contracted separately
- Maintenance fee of \$8,000 MXN (not included), which covers:
 - Receptionist service

- Cleaning of common areas
- Water consumption

A move-in-ready corporate space with strong presence, abundant natural light, and located in one of the most established business corridors in Mexico City.

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