

PROPERTY BROCHURE

Mundo Urbano - 29 Apr 2026

Office for sale in Plaza Carso Nuevo Polanco Ampliacion granada

Office · 972sqm · 8 private offices · 32 parkings · Sale
Calle Lago Zurich, 245, Ampliación Granada, miguel hidalgo, Ciudad de México

ASKING PRICE

\$ 160,000,000 MXN



8

BEDROOMS



1

full baths

+ 1 half (½)

BATHROOMS



32

PARKING



972

built area

+ 972 additional m²

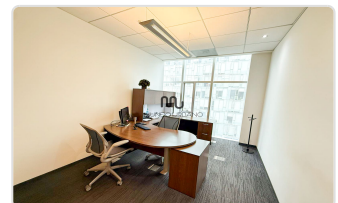
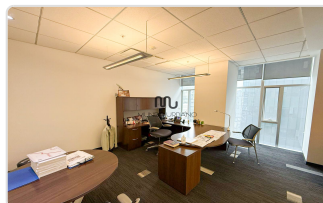
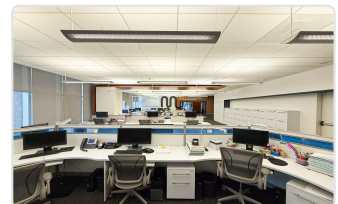
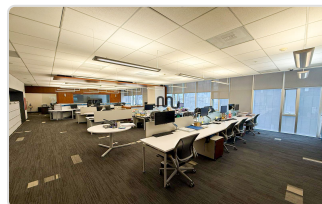
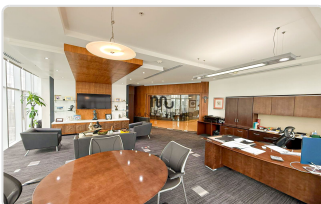
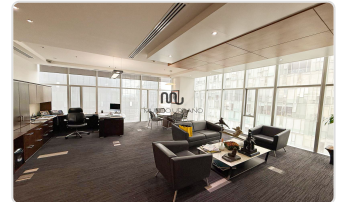
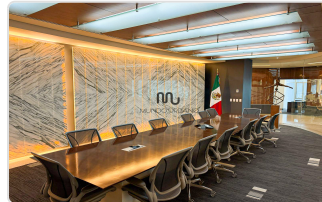
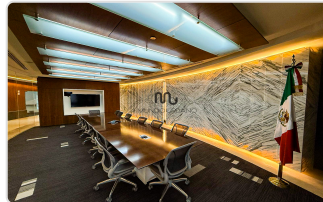
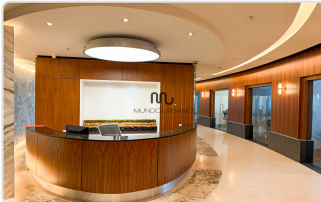
SQUARE METERS

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

Triple AAA Office for Sale – Fully Furnished, Luxury Finishes, Ready to Operate in Plaza Carso, Nuevo Polanco

Located in the corporate heart of Plaza Carso, Nuevo Polanco, this Triple AAA office space spans 972m² in total (including common areas) and represents a unique opportunity to establish your company in one of the most prestigious and strategic business hubs in Mexico City. Designed with luxury finishes, efficient layout, and high functionality, this property is move-in ready and includes high-end furnishings.

Key Information:

- + Office for sale furnished and fully equipped
- + Total area: 972m² (796.66m² private area + shared/common area proportion)
- + Location: Plaza Carso, Nuevo Polanco

Layout:

- Reception with waiting area and receptionist
- 8 private offices: 1 presidential office with private bathroom and closet, 1 medium-sized office, 6 executive offices
- 2 meeting rooms: 1 large boardroom (presidential) and 1 executive meeting room
- Open-plan workstations ("double-row bullpen") with space for 22 people (4 rows)
- Fully equipped kitchen
- Copy/printing area
- IT/server room
- Storage room and filing archive
- Driver/security detail area
- 32 exclusive parking spaces

Additional Features:

- Includes unfinished space ready to be adapted to your company's specific needs – ideal for future expansion, social areas, or technical rooms
- Corner unit with exceptional natural light on two sides
- High ceilings and premium finishes in wood and architectural lighting

Office Advantages:

- 24/7 security and controlled access

- Independent air conditioning system
- Panoramic views thanks to corner location
- Excellent connectivity via major roads (Ejército Nacional, Periférico, Río San Joaquín)
- Surrounded by amenities: restaurants, shopping centers (Antara, Miyana), hotels, banks, and premium services

This office is ideal for corporate firms, law offices, multinational companies, financial groups, or creative agencies seeking a functional, elegant, and fully operational headquarters in one of the most desirable areas in Mexico City.

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