

PROPERTY BROCHURE

Mundo Urbano · 15 Sep 2026

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Operation: Renta

Office for rent in Anzures Miguel Hidalgo Polanco

Office · 31 sqm · 1 bathroom · Rent · Unfurnished  
descartes, 33, veronica anzures, miguel hidalgo, Ciudad de México

ASKING PRICE

\$ 16,200 MXN



1

BEDROOMS



1

PARKING



31.43

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

Commercial Space for Rent · Medical or Professional Office · Anzures (next to Polanco) · Descartes 33

31 sqm (338 sqft) · Ground floor · Independent 24/7 access · 24/7 security

Commercial space for rent on Calle Descartes 33 in Colonia Anzures, on the border with Polanco. Ground floor unit with independent street access, and 24/7 building security. Ideal for a professional practice or service office. Immediate availability.

#### Features

- Total Area: 31.44 sqm (338 sqft)
- Reception area
- 1 large open space for consultation room or office
- Powder room
- Drywall partition walls allow the reception and consultation room to be opened into a single integrated space

#### Operational Features

- Ground floor with independent access from Calle Descartes — no shared residential lobby
- 24/7 security with permanent surveillance
- 24/7 access to the unit
- Window facing Calle Descartes with good natural light
- Sufficient electrical capacity for a medical or dental practice — previously operating as a dental clinic
- Delivered freshly painted and in excellent condition
- Zoning permits medical practice and professional services office use

Note: there are steps from street level to the unit entrance — not at sidewalk grade.

#### Suitable For

- Medical, dental, psychological, or specialist practice
- Professional office: lawyer, accountant, architect, financial advisor, boutique agency
- Low-impact professional services

#### Rental Conditions

- Legal guarantee policy with joint obligor
- 1 month's rent + 1 month's security deposit
- Promissory notes in addition to the lease contract
- Pets allowed

Location. On Calle Descartes 33 in Colonia Anzures, Miguel Hidalgo, steps from Av. Ejército Nacional, Av. Mariano Escobedo, and Av. Marina Nacional. A 10-minute walk from Metro Polanco and Metro Auditorio (Line 7). A high-prestige residential and corporate corridor with embassies,

hotels, and corporate offices nearby, minutes from Polanco, Paseo de la Reforma, Auditorio Nacional, and Bosque de Chapultepec.

Schedule your visit or request more information.

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