

PROPERTY BROCHURE

Mundo Urbano - 13 Jun 2026

Office for sale in Anzures Miguel Hidalgo Polanco

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

ASKING PRICE

\$ 1,550,000 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 Unit for Sale · Office or Medical Suite · Anzures (next to Polanco)

31.44 m² (339 sq ft) · Ground floor · 1 parking space · 24/7 security

Commercial unit for sale on Calle Descartes 33, in Colonia Anzures, right on the border with Polanco. Ground-floor unit with independent street access, an assigned parking space, and 24/7 building security. Ideal for a professional medical practice or office.

Availability: Immediate

Overview

- 31.44 m² (339 sq ft) of unit area
- Reception area
- 1 spacious main room for office or medical practice
- Half bathroom
- Drywall partition walls allow the reception area and main room to be combined into a single open layout

Operational Features

- Ground floor with independent street access from Calle Descartes (without passing through the residential lobby of the building)
- 1 parking space with usage rights (first-come, first-served basis)
- 24/7 building security with continuous on-site presence
- 24/7 access to the unit
- Window facing Calle Descartes with good natural light
- Electrical capacity sufficient for a medical practice (currently operating as a dental office)
- Delivered freshly painted and in excellent condition

Note: there are steps from street level up to the unit (not at sidewalk grade).

Suitable for

- Medical, dental, psychological, or other specialty practice
- Professional office (attorney, accountant, architect, advisor, boutique agency)

Property Information

- Condominium ownership regime (established in 1981)
- Utilities: individual electricity metering; water included in the maintenance fee
- Property taxes current; documentation ready for sale process

Prime Location Calle Descartes 33, Colonia Anzures, Miguel Hidalgo.

- Steps from Av. Ejército Nacional, Av. Mariano Escobedo, and Av. Marina Nacional
- ~10-min walk to Polanco (Line 7) and Auditorio (Line 7) subway stations
- Minutes from Polanco, Paseo de la Reforma, Auditorio Nacional, and Bosque de Chapultepec
- Prestigious residential-corporate district, with embassies, hotels, and corporate offices nearby

Ideal for An independent professional (physician, dentist, psychologist, attorney, accountant, architect, financial advisor) looking for their own workspace in a stable, prestigious area; or an investor seeking a small-format, high-liquidity asset with rental potential to professionals in the area.

Schedule a private viewing or request additional information.

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