Hernández Macías 101
Centro, San Miguel de Allende, Gto
(52) 415 185 8311
SanMiguelRealEstate.com



Edificio Comercial Las Brisas

$30,000,000 MXN

MLS ID	**SMA10355**
Location	**Las Brisas**
Bathrooms	**5**
Half Bathrooms	**5**
Lot Size	**2,443 ft² · 227 m²**
Construction	**10,760 ft² · 1,000 m²**

YOUR AGENT
Realty San Miguel
415.185.8311
info@realtysanmiguel.com

Prime Commercial Office Building in Las Brisas – Flexible, Turn-Key, and Ready for Growth Strategically located at Esmeralda 3 in Las Brisas, just off the José Manuel Zavala bypass, this four-story commercial building offers a modern, efficient, and highly visible base of operations for your company. Built in 2020 and renovated in 2021, the property features approximately 1,000 m^2 (10,764 ft^2) of construction on a 226.54 m^2 (2,438 ft^2) lot, designed to accommodate executive offices, co-working, or multi-tenant use. The building includes an executive basement level, ideal for private offices, archives, or back-of-house operations, plus four above-ground floors configured with ample office cubicles and private workspaces, all wired for high-speed internet. Large windows fill each level with natural light, while the solid construction and layout maintain a quiet, focused work environment throughout. For comfort and convenience, the building is equipped with air conditioning on every level, an executive kitchen, and an internal...





