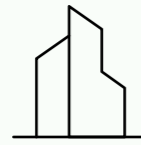
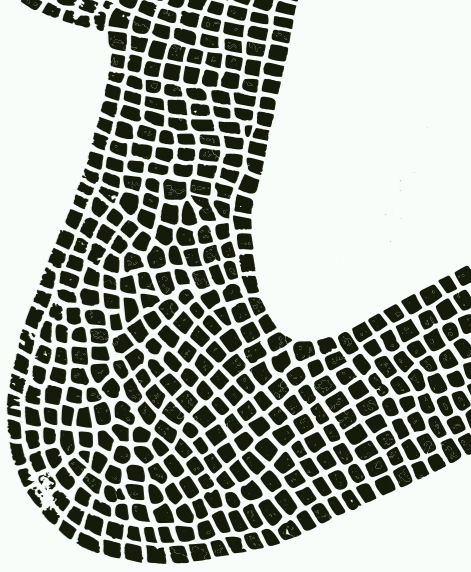


# SONORA 46

**SPACES THAT DRIVE YOUR COMPANY'S GROWTH.**  
MORE THAN JUST OFFICES, AN ENVIRONMENT DESIGNED FOR PRODUCTIVITY AND SUCCESS.

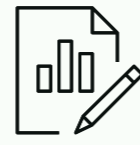
# THE OPTION YOUR BUSINESS NEEDS.

MODERN SPACES THAT ADAPT TO YOUR NEEDS AND BOOST CREATIVITY.



## 8,000 M<sup>2</sup> OF SPACE

A+ offices, commercial area and terraces designed for your company's growth.



## 250 A 800 M<sup>2</sup> PER LEVEL

Adjustable and customizable floor plans to fit your needs.



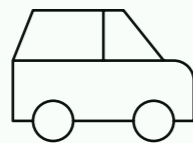
## 3.80 M INTERNAL CEILING HEIGHTS

Spacious, bright, and well-ventilated areas that create comfortable work environments.



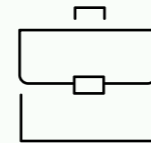
## 24/7 SECURITY SYSTEM

CCTV monitoring, controlled access, and presence of the Industrial Banking Police.



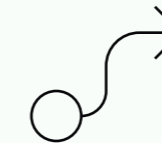
## 6 LEVELS OF PARKING

Parking for cars, bicycles, and motorcycles, designed to optimize mobility.



## 7 FLOORS OF PREMIUM OFFICES

Premium A+ offices, some with private balconies for greater exclusivity and productivity.



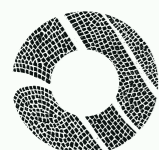
## FIBER OPTIC AND CONNECTIVITY

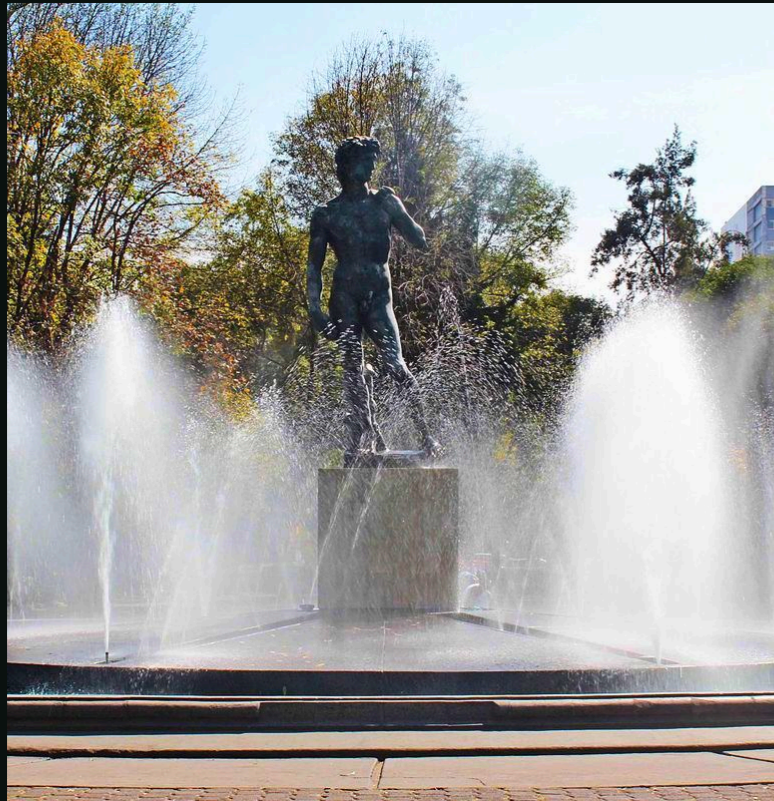
Reliable and efficient connectivity on every level, optimizing costs and productivity.



## LEED® GOLD CERTIFICATION

Energy efficiency and sustainability that reduce costs and enhance well-being.





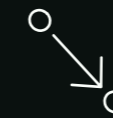
# THE PERFECT LOCATION.

A+ OFFICES IN THE HEART OF LA ROMA



## WHERE EVERYTHING CONNECTS

Located in one of Mexico City's most vibrant areas, surrounded by services, culture, and top-tier connectivity.



## SEAMLESS ACCESS TO THE CITY'S BEST

Just minutes from Reforma and Polanco, providing easy access to the city's prime business and cultural hubs, ideal for networking and growth.



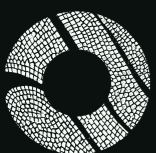
## A CREATIVE & DYNAMIC ENVIRONMENT

The only building of its kind in the area, offering a premium yet accessible setting for business success.



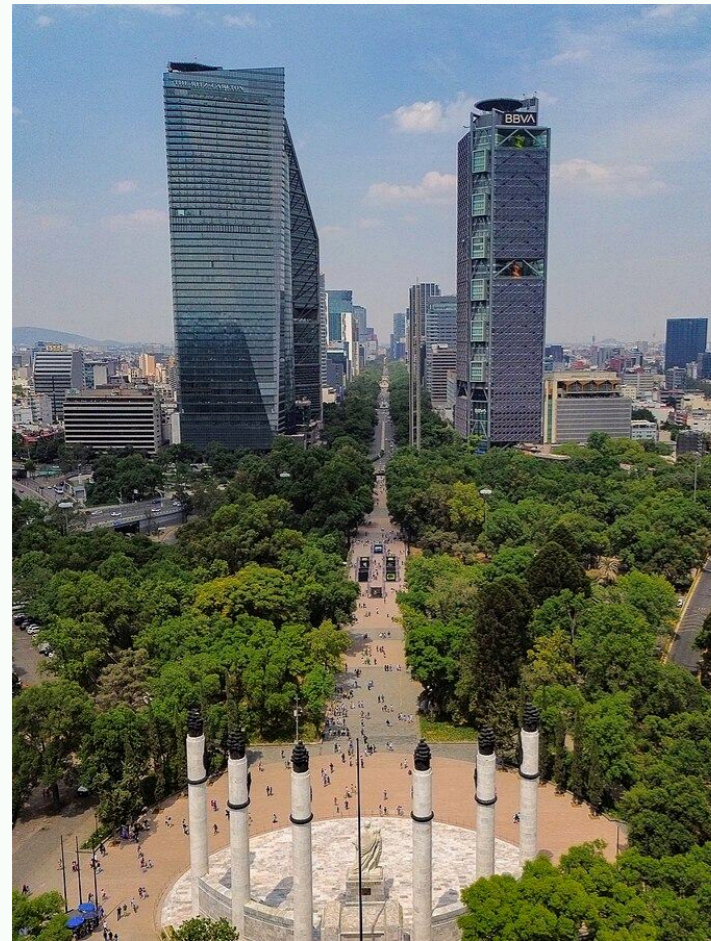
## PREMIUM & EXCLUSIVE CONCEPT

Boutique-style A+ offices designed for companies that want to stand out in a distinctive and inspiring space.



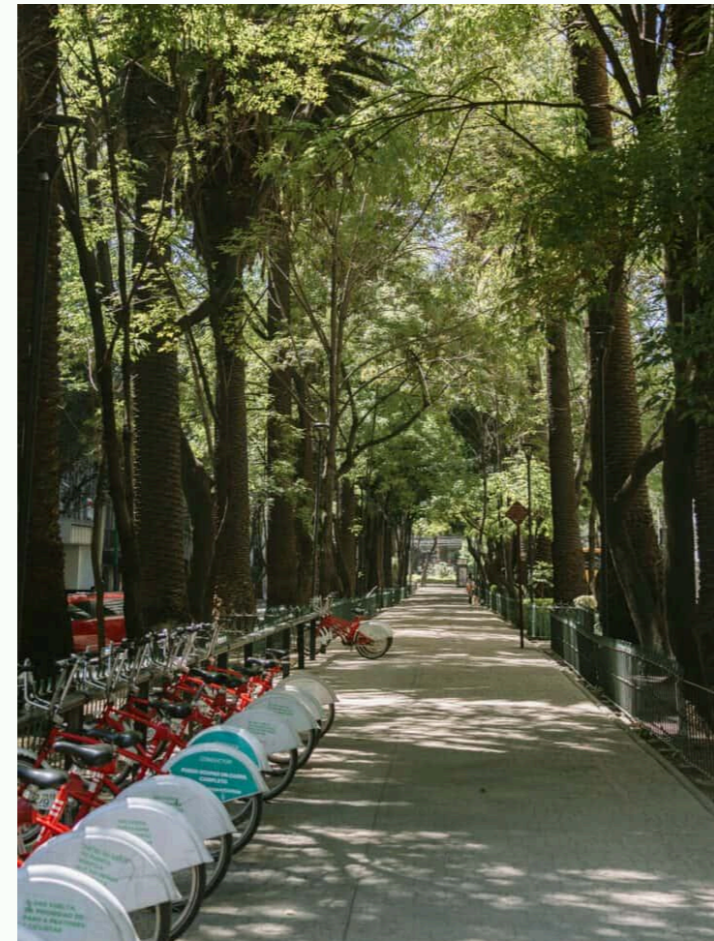
# THE PERFECT SPACE IN THE IDEAL LOCATION.

GROW YOUR BUSINESS IN MEXICO CITY'S MOST DYNAMIC AREA.



## PRINCIPAL AVENUES

|                    |        |
|--------------------|--------|
| AV. CHAPULTEPEC    | 300 m  |
| AV. ÁLVARO OBREGÓN | 550 m  |
| AV. REFORMA        | 700 m  |
| AV. INSURGENTES    | 1.1 km |



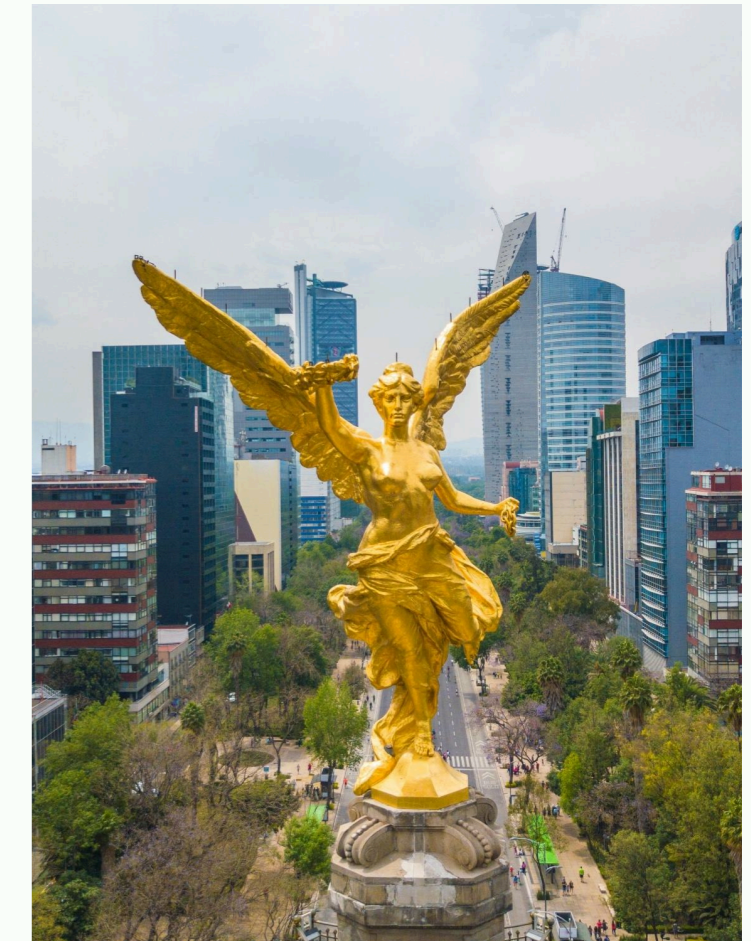
## TRANSPORTATION

|                   |        |
|-------------------|--------|
| MÓDULO ECOBICI    | 170 m  |
| METRO SEVILLA     | 450 m  |
| METRO CHAPULTEPEC | 450 m  |
| METROBUS DURANGO  | 1.2 km |



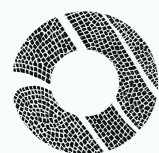
## GREEN SPACES

|                   |        |
|-------------------|--------|
| PARQUE ESPAÑA     | 450 m  |
| PARQUE MÉXICO     | 700 m  |
| FUENTE DE CIBELES | 700 m  |
| CHAPULTEPEC       | 2.1 km |



## LANDMARK POINTS

|                  |        |
|------------------|--------|
| DIANA CAZADORA   | 1.2 km |
| EL ÁNGEL         | 1.6 km |
| POLANCO          | 3.6 km |
| CENTRO HISTÓRICO | 6.6 km |





**INNOVATION, PRESTIGE AND CONNECTIVITY IN  
EVERY CORNER.**

# EXCLUSIVE AND ADAPTABLE SPACES.

COMFORT, INSPIRATION AND FLEXIBILITY FOR EVERY BUSINESS.



## EXCLUSIVE ROOFTOP GARDEN

A panoramic terrace with breathtaking views of Chapultepec forest-perfect for unwinding, finding inspiration and generating new ideas.



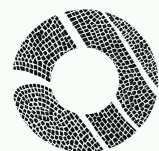
## COMMON SPACES FOR INTERACTION

Shared areas designed to promote well-being and team collaboration.



## FLEXIBLE FLOOR PLANS TAILORED TO YOU

Each space is delivered in shell condition, allowing business to customize it to their specific needs and reflect their identity.





# LEED® GOLD CERTIFICATION.

FOR AN EFFICIENT AND RESPONSIBLE ENVIRONMENT.

From energy efficiency to the comfort of every space, we provide an environment that minimizes environmental impact and maximizes value for your business.



## SUSTAINABLE CONSTRUCTION

Low-impact materials and efficient processes.



## OPTIMIZED ENERGY

Thermal facades and advanced ventilation for lower consumption.



## EFFICIENT WATER USE

Rainwater and greywater recycling for irrigation and maintenance.



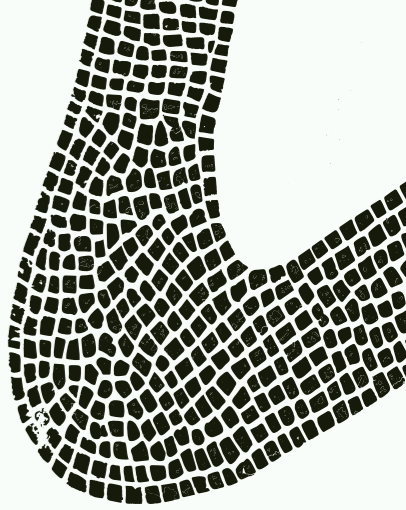
## WELL-BEING IN EVERY SPACE

Natural lighting, fresh air and green areas.



# ADVANCED TECHNOLOGY & SECURITY.

COMFORT, EFFICIENCY AND PROTECTION IN EVERY SPACE.



## NEXT-GENERATION ELEVATORS

Four elevators with Smart Destination Control, remote monitoring and video surveillance for safe and efficient transport. Private and controlled access to the offices.



## SPECIALIZED 24/7 SECURITY

Security personnel from the Industrial Banking Police (PBI) supported by professional security managers.



## EMERGENCY & ALARM SYSTEMS

Seismic alarm connected to the city's emergency network and robust fire safety protocols.



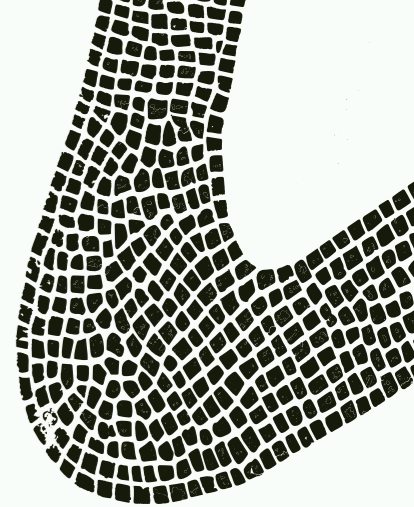


**A SPACE THAT REFLECTS YOUR BUSINESS VISION.**

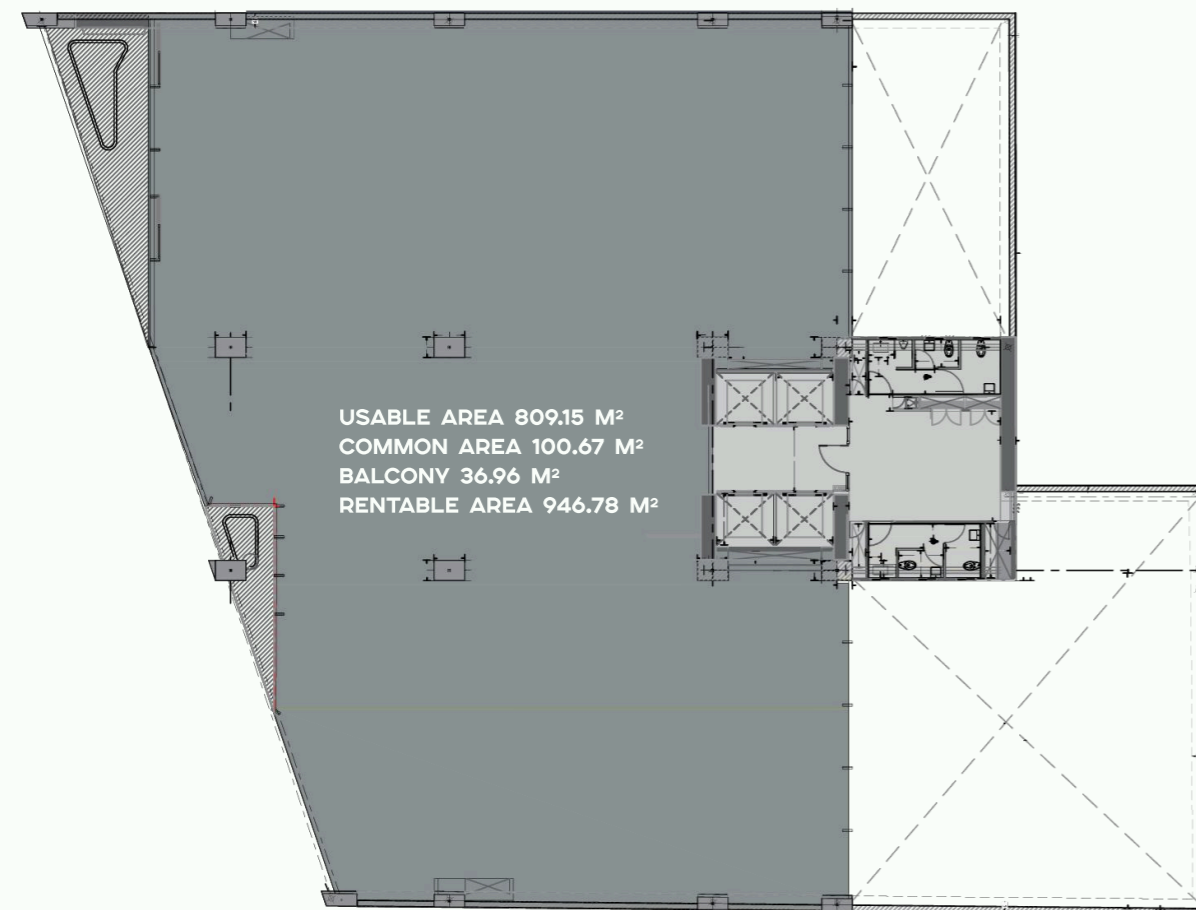
# ADJUSTABLE AND CUSTOMIZABLE FLOOR PLANS.

SPACES THAT ADAPT TO YOUR NEEDS.

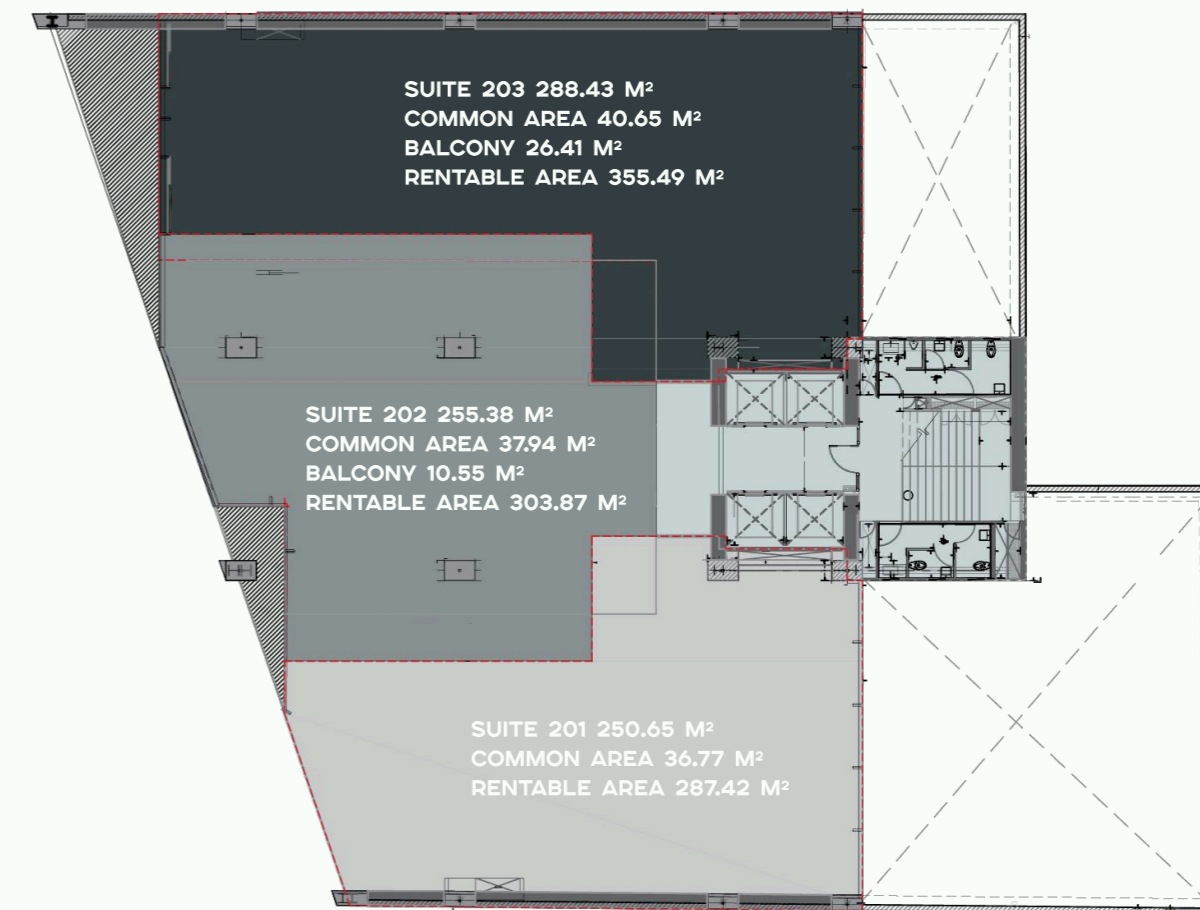
Efficient and versatile design, allowing configurations from private offices to open collaborative workspaces. With surfaces that optimize natural lighting and generous internal heights, each level is designed to maximize comfort and productivity.



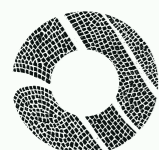
## FLOOR 2



## SPLIT FLOOR



- USABLE AREA
- SERVICES
- PRIVATE BALCONY





# SUSTAINABLE & FUNCTIONAL ARCHITECTURE.

CONTRIBUTING TO A LOWER CARBON FOOTPRINT.



## LOCAL & RECYCLABLE MATERIALS

Built with certified materials designed for efficiency from production to installation, reducing environmental impact.



## INSULATED GLASS FACADES

Reduce air conditioning usage and block external noise, creating quieter and more efficient workspaces..



## WATER RECYCLING

Incorporates rainwater and greywater recycling systems for irrigating green areas with native, low-water-consumption vegetation.



# DEVELOPED BY INMOBILIARIA BROM.

## +40 YEARS OF EXPERIENCE

A track record that ensures trust and stability.

## 11 OFFICE BUILDINGS

Strategically located for high-level businesses.

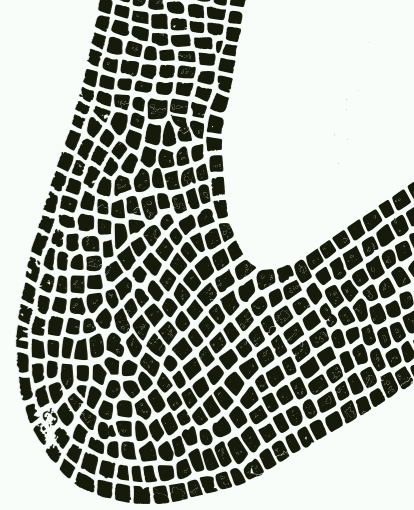
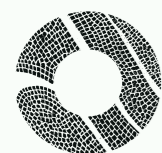
Sonora 46 is a project developed by Inmobiliaria Brom and designed by Arquitectos Brom Asociados, firms with extensive in creating spaces that combine functionality, design and sustainability. Recognized for their commitment to quality, Brom develops projects that transform urban environments and maximize each location's potencial.

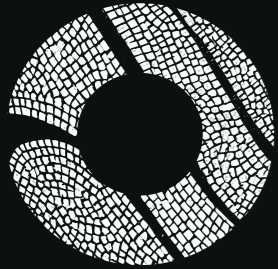
## +90,000 M<sup>2</sup> OF SPACE

Infrastructure designed to grow with you.

## +10 RESIDENTIAL PROJECTS

Nearly 300 apartments that blend design and quality of life.





# GROW, CREATE & TRANSFORM YOUR BUSINESS AT SONORA 46.

## CONTACT

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inmobiliaria

arquitectos  
brom  
asociados

