



# Lease Proposal

MCS Building Suite 101, Ponce PR



606 Ave. Tito Castro, Ste. 601  
Ponce, PR 00716-0218

Ph. 787.840.1313 Fax: 787.843.5065

Email: [fbadmin@fbpropertygroup.com](mailto:fbadmin@fbpropertygroup.com)

[www.fbpropertygroup.com](http://www.fbpropertygroup.com)



# MCS Building

Ponce's most modern and magnificent office building.

This one of a kind building was planned thoroughly to be Ponce's most modern and magnificent office building.

This is an excellent to expand the market of those who already have successful careers or those that are looking for an exclusive and professional space to grow their business.

This unique site has public transportation on-site and proximity to major arterial roads such as:

- Tito Castro Ave. (PR-14)
- Luis A. Ferré Highway (PR-52)
- PR-10, Ponce-Adjuntas-Arecibo
- PR-12, Ave. Santiago de los Caballeros

# Property at a Glance

Some of the amenities of this prime office space are:

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Located on the 1st floor of the MCS Building

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1,573 square feet

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Reception area

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Multiple private spaces, ideal for medical office

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Two bathrooms

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Ceramic tiles floors

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Full load generator

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Cistern

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Air conditioning

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Ample parking space

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Remodeled

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Enjoy your new office space  
Offered for lease at:  
\$19.95 per sf & CAM



The floor plan shows a building layout with the following dimensions and features:

- Reception area:** Located on the left side of the plan. It has a main area with a width of 15'-2 3/4" and a depth of 20'-0". There is a smaller section with a width of 8'-9 5/8" and a depth of 29'-0".
- Bathrooms:** There are two bathrooms on the right side. Each bathroom has a width of 6'-0" and a depth of 9'-0". They contain fixtures including sinks, toilets, and showers.
- Dimensions:** The plan includes numerous dimensions for walls, openings, and fixtures. Key dimensions include:
  - Overall width: 15'-2 3/4"
  - Overall depth: 29'-0"
  - Reception area width: 8'-9 5/8"
  - Reception area depth: 20'-0"
  - Bathroom width: 6'-0"
  - Bathroom depth: 9'-0"
  - Various smaller dimensions for openings and fixtures, such as 3'-8", 5'-2 1/4", and 9'-8".



# Aerial

Saint Luke's  
Hospital

Site

GPS Coordinates

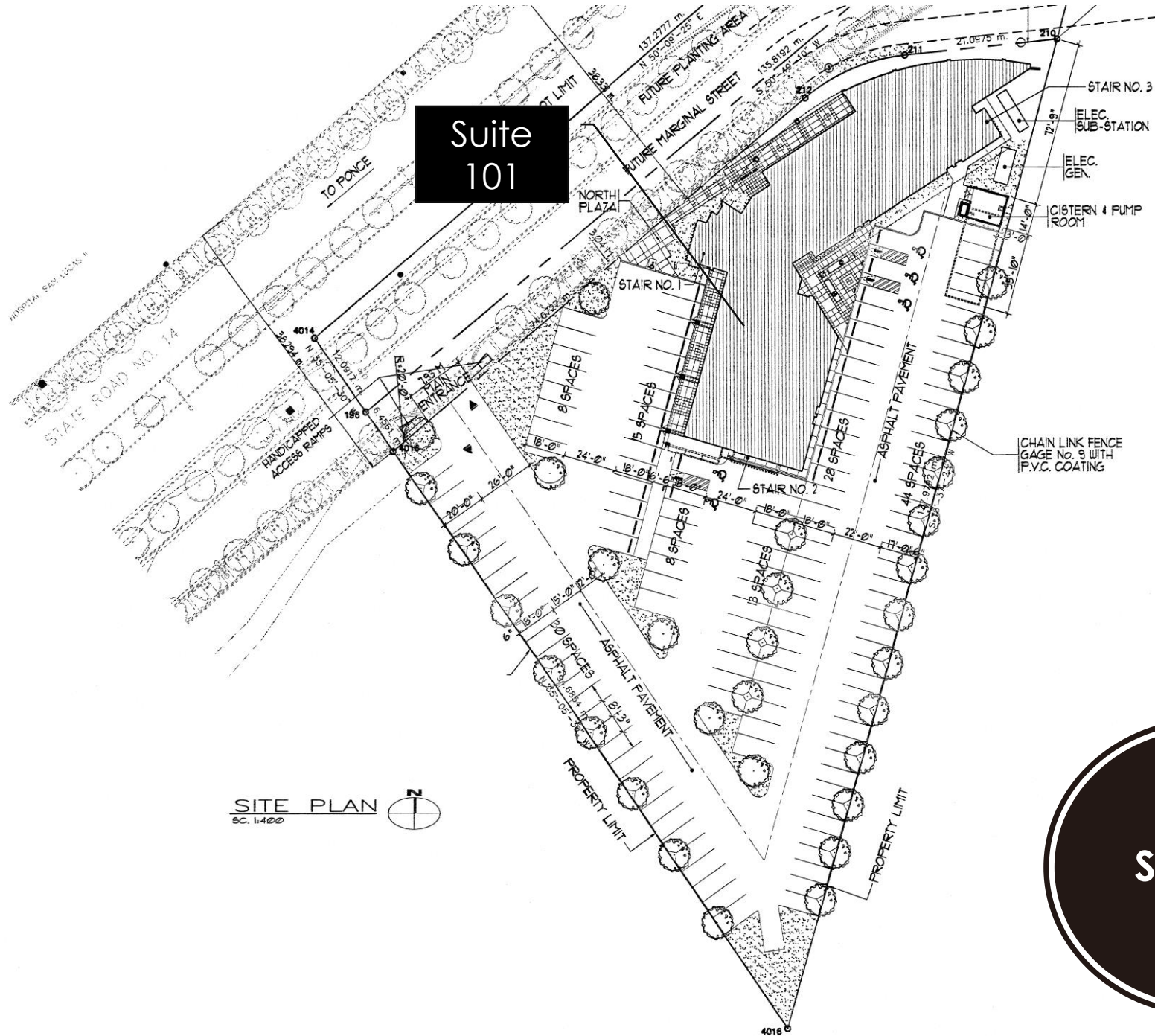
18.030809,  
-66.593290

PR-14

VA Clinic  
(Under Construction)



7





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