



# Lease Proposal

MCS Building Suite 101, Ponce PR



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

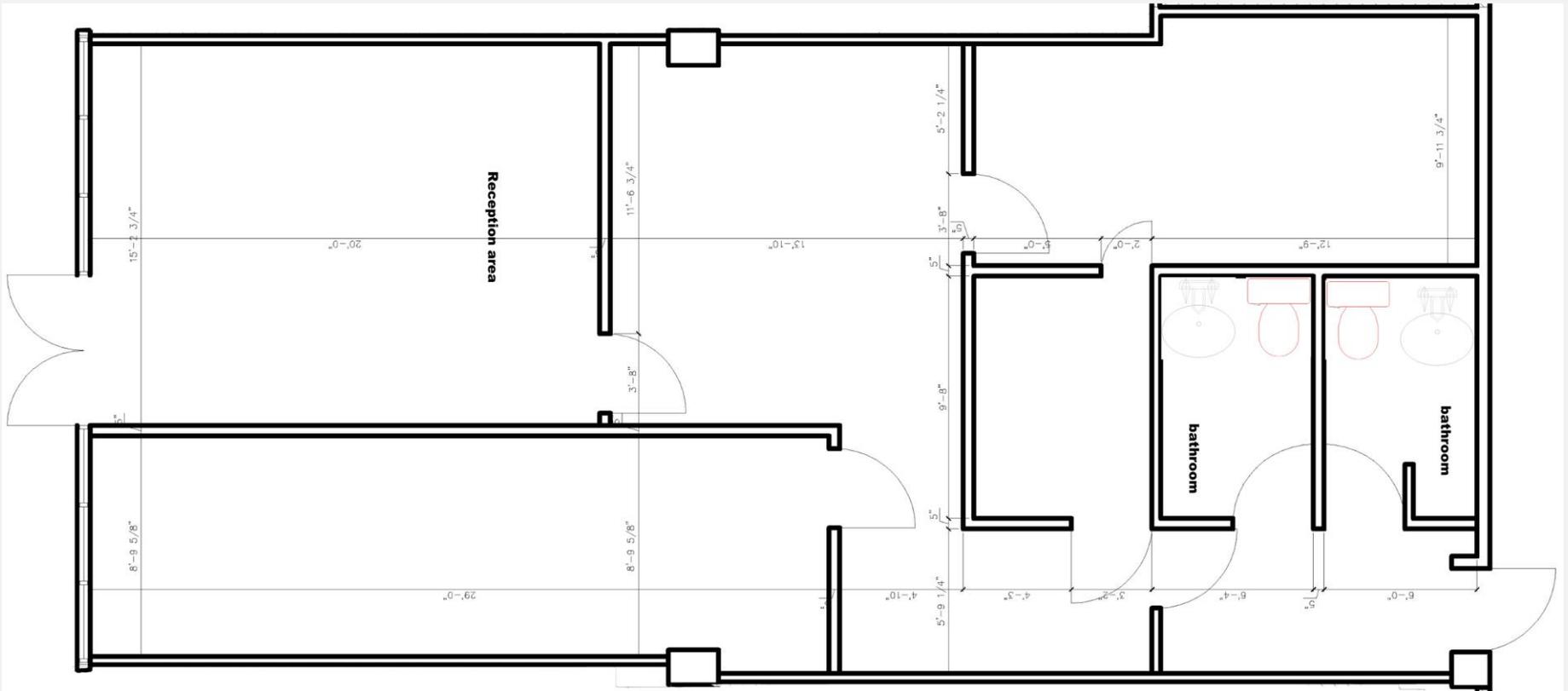
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Enjoy your new office space  
Offered for lease at:  
\$19.95 per sf & CAM



# MCS Building Suite 101-Layout



**Aerial**

Saint Luke's  
Hospital

Site

**GPS Coordinates**

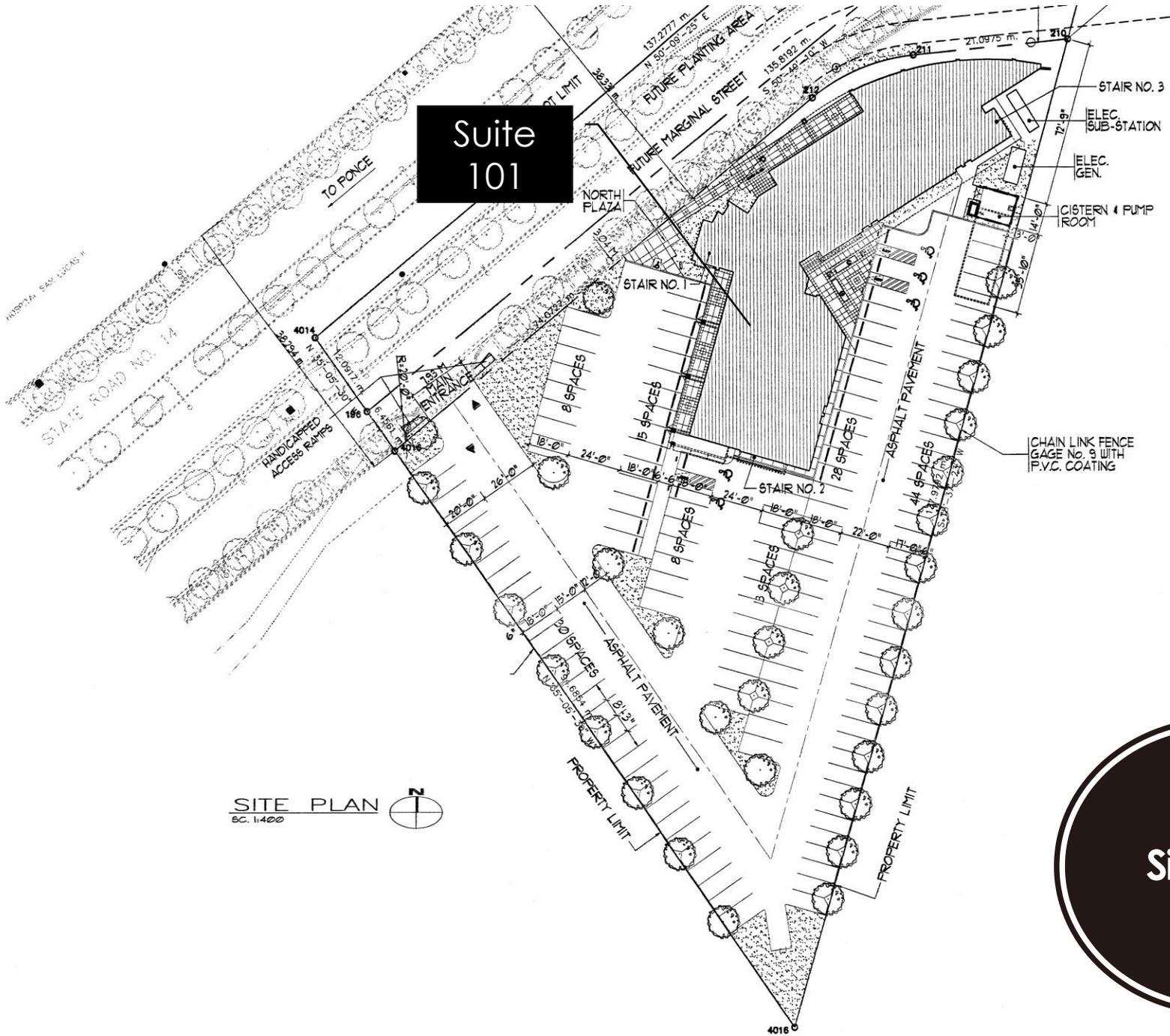
18.030809,  
-66.593290

PR-14

VA Clinic  
(Under Construction)



Suite 101



SITE PLAN  
SC. 1/4" = 1'-0"

Site Plan



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