

PNC BUILDING

3900 N. 10th Street, McAllen, TX 78501

SUBLEASE AVAILABLE



ALEJANDRO GARZA, CCIM

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OFFERING SUMMARY

Available SF: 15,000 SF

Lease Rate: \$21.00 SF/yr (Gross; Full Service)

Building Size: 180,000 SF

Market: McAllen

PROPERTY OVERVIEW

Floors 4 and 6 available for sublease available for immediate occupancy. Ideal set up for call center, customer service center, or open floor plan office. Flexible terms available.

PROPERTY HIGHLIGHTS

- 4th Floor Available For Sublease
- 6th Floor Available For Sublease
- Sublease Expires 12/31/2025
- Turn key ready for open floor plan set up

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OFFICE BUILDING FOR LEASE



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LEASE RATE

\$21.00 SF/YR

LOCATION INFORMATION

Building Name	PNC Building
Street Address	3900 N. 10th Street
City, State, Zip	McAllen, TX 78501
County/Township	Hidalgo
Market	McAllen
Cross Streets	10th and Nolana
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	180,000 SF
Price / SF	\$21.00 SF/yr
Building Class	A
Tenancy	Multiple
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

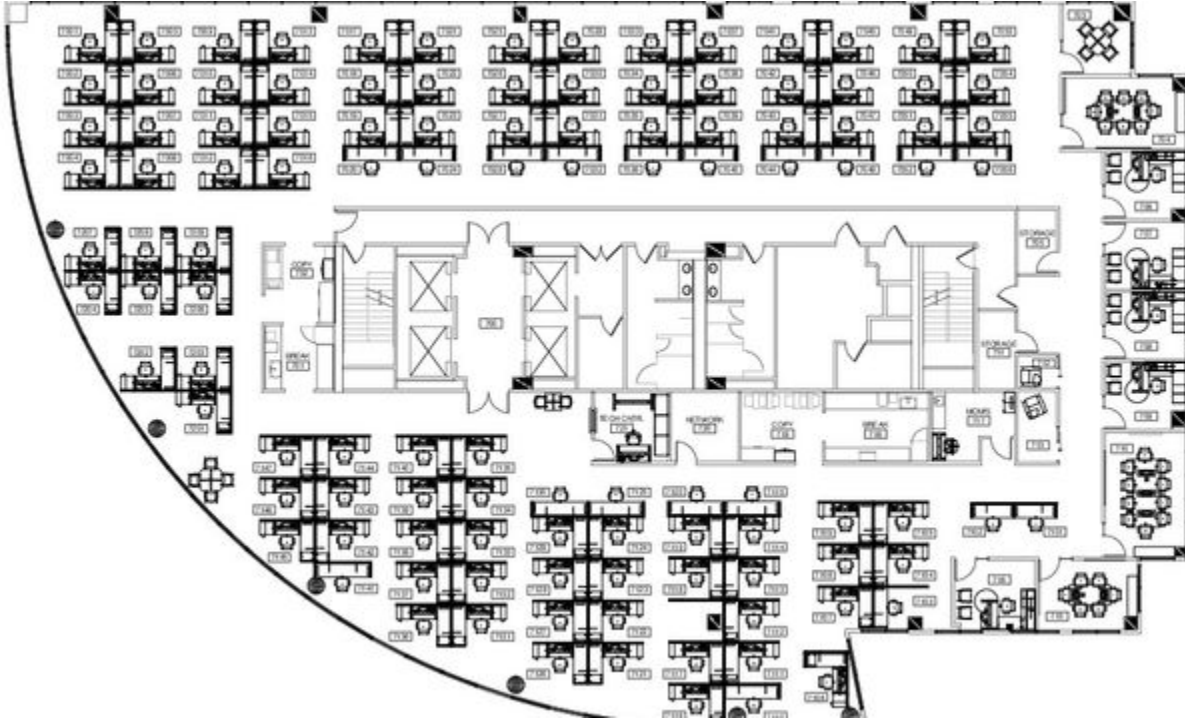
Property Type	Office
Property Subtype	Office Building
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Number Of Elevators	4
Centrix Equipped	Yes
Leed Certified	Yes



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