

SHARYLAND PROFESSIONAL CENTER

4101 S SHARY RD | MISSION, TX 78572



OFFICE SPACE FOR LEASE

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NAI Rio Grande
Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY OVERVIEW

Sharyland Professional Center is a Class A office building located in the heart of the Sharyland Plantation development located in Mission, Texas. The property is located on Shary Road just 2 miles south of Interstate 2, and less than 2 miles from the Anzalduas International Bridge. The development is located in the heart of the Hunt family (former developer) master planned development of Sharyland Plantation, which includes corporate users like T-Mobile, Panasonic, GE Aviation, DHL and many other corporate users.



S H A R Y L A N D
P L A N T A T I O N

SHARYLAND PROFESSIONAL CENTER

4101 S Shary Rd (Bldg. A & B)

KEY FEATURES

- Excellent location with Shary Road frontage and only minutes from Interstate 2
- Located in an Opportunity Zone
- Flexible floor-plans with space availabilities ranging from 2,817 square feet to 14,844 square feet
- Well above standard parking with a parking ratio of 10.96 spaces per 1,000 rentable square feet
- Premium Class A finishes provided for each space
- Strong corporate demographics with nearby neighbors such as the T-Mobile call center, Commscope, Rexnord Industries and Panasonic.

Lot Size:	4.97 Acres
Floors	2 Story
Building Size:	47,434 RSF
Year Built:	2003
Parking:	10.96 Per 1,000
Car Parks	10.96 Per 1,000
Zoning:	Planned Unit Development
Market:	McAllen MSA
Sub Market:	Sharyland Plantation
Cross Streets:	Shary Rd & San Gabriel St
Traffic Count:	18,610 VPD*

(* DATA ACQUIRED FROM TEXAS DEPARTMENT OF TRANSPORTATION 2018

AVAILABLE SUITES

Suite	Condition	Available Area	Maximum Area
102 A	Shell	2,817 SF	5,918 SF
103 A	Finished Out	3,101 SF	
101 B	Finished Out	3,832 SF	14,850 SF
102 + 103 B	Finished Out	11,018 SF	
Total Available		20,768 SF	44% Available

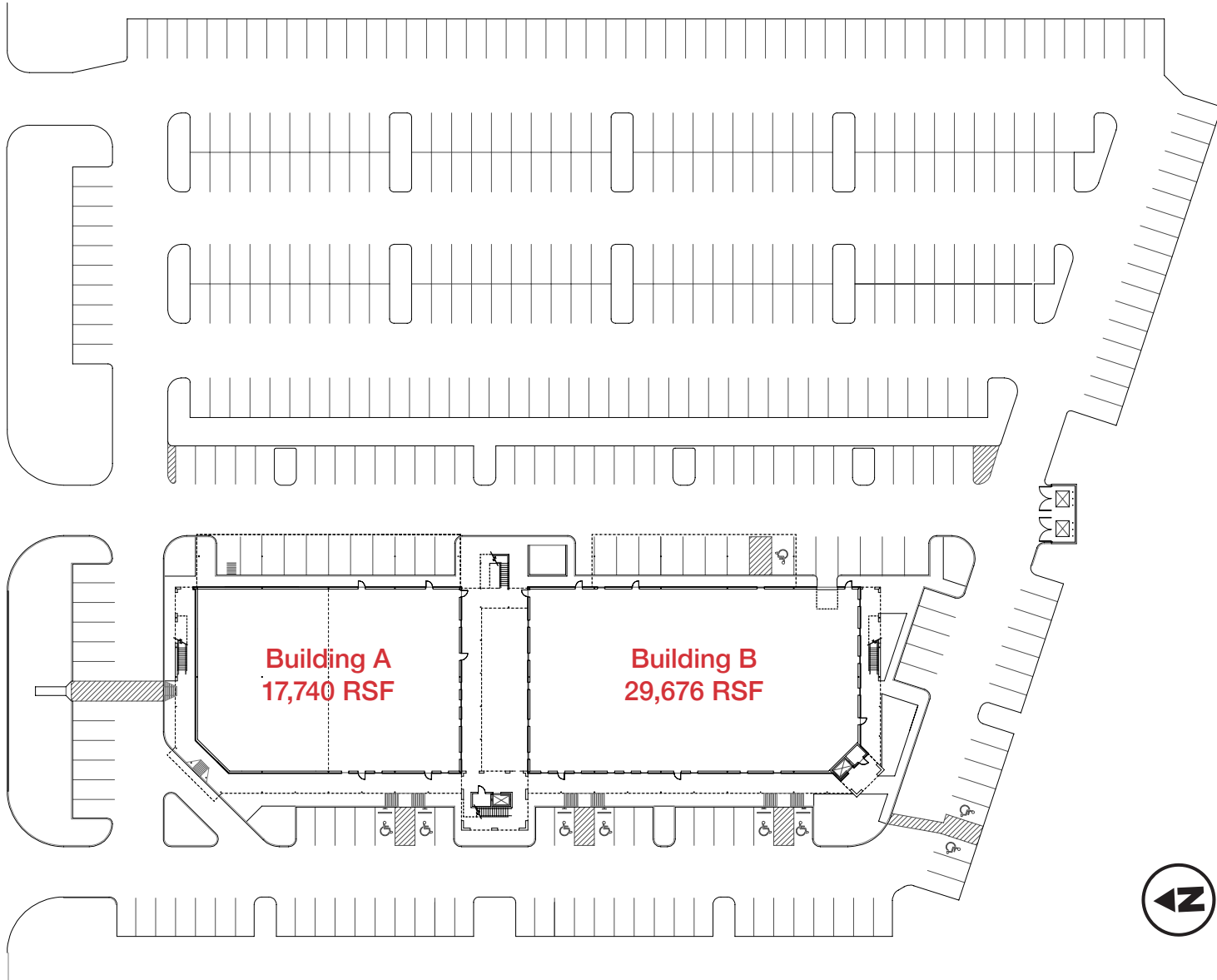
LEASED SUITES

Suite	201 A	201 B
Area (SF)	11,822 SF	14,844 SF
Total Leased	26,666 SF	56% Leased

4101 S Shary Rd (Bldg. A & B)

SITE PLAN

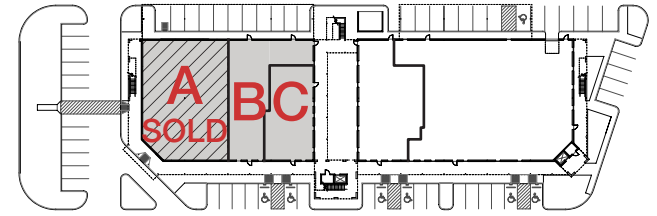
San Gabriel St



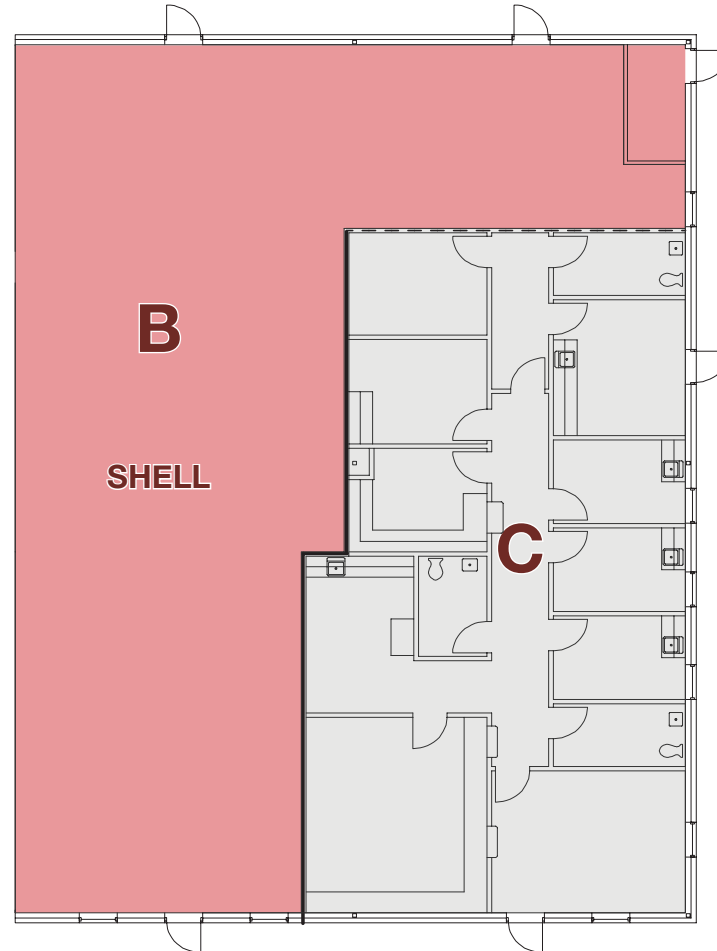
Shary Rd

Building A

FIRST FLOOR

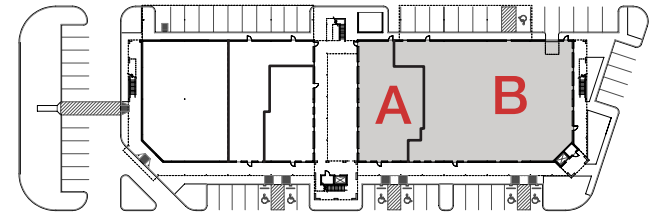


B. Suite 102A | 2,817 RSF



C. Suite 103A | 3,101 RSF

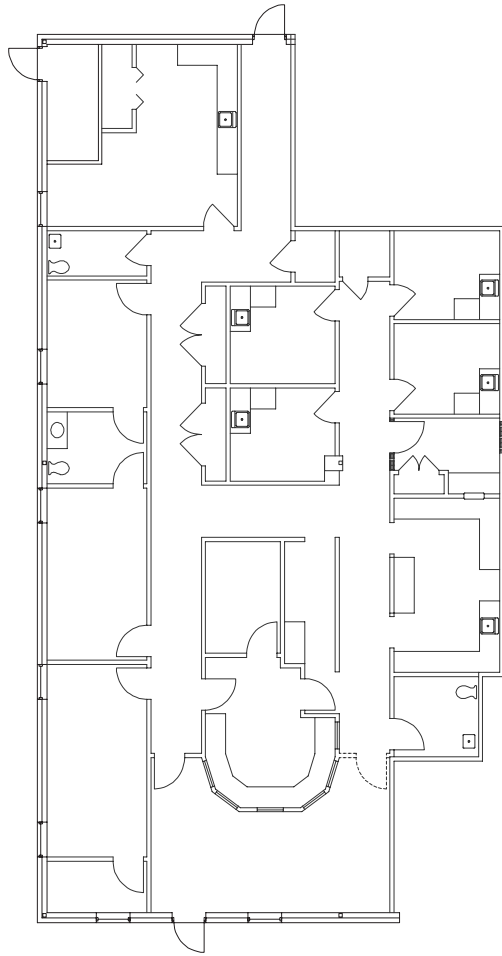
4101 S Shary Rd (Bldg. A & B)
SITE PLAN



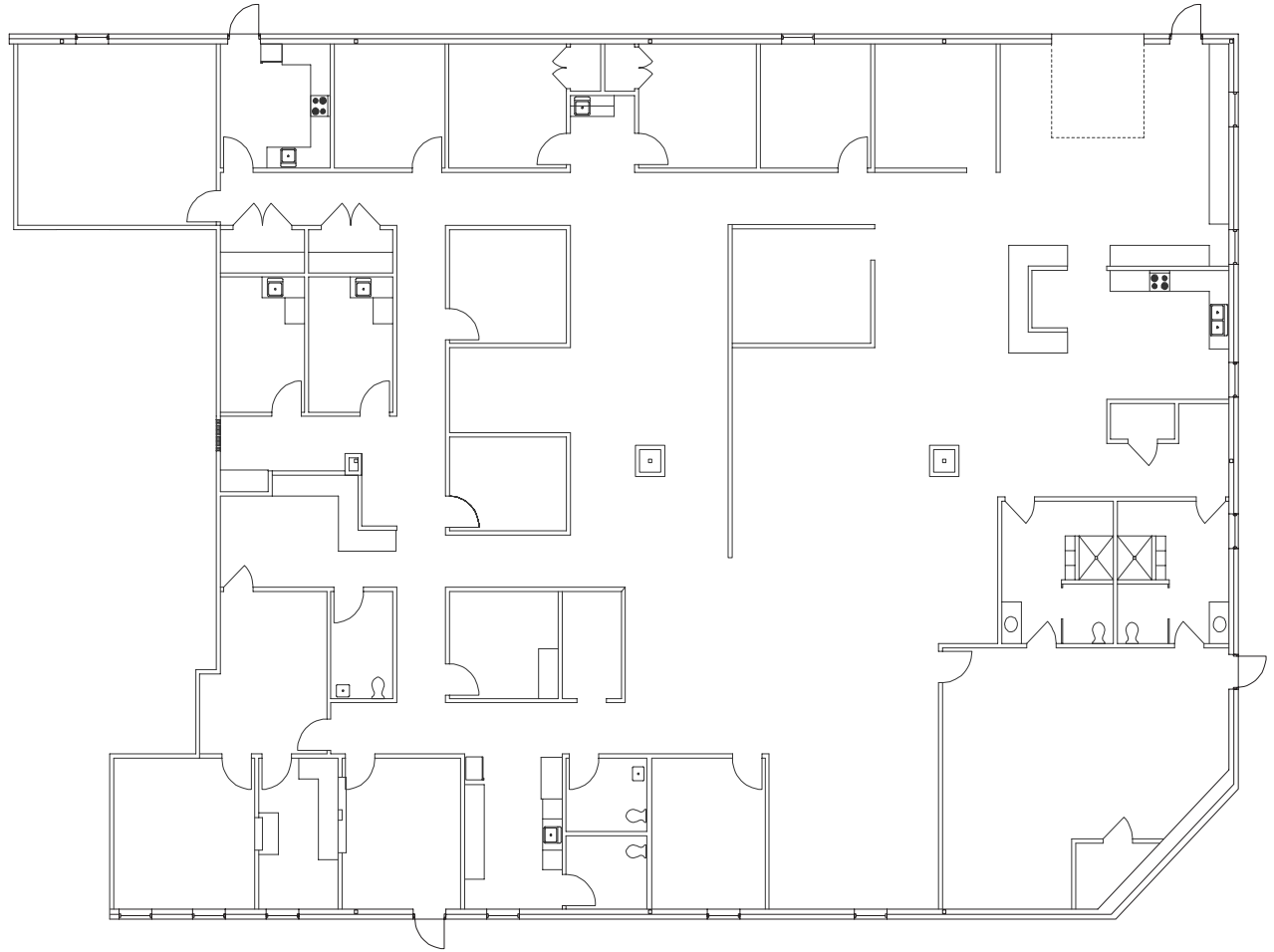
Building B

FIRST FLOOR

A. Suite 101B | 3,832 RSF



B. Suite 102B & 103B | 11,018 RSF



LOCATION OVERVIEW

Sharyland Professional Center is a Class A office building located in the heart of the Sharyland Plantation development located in Mission, Texas. The property is located on Shary Road just 2 miles South of Interstate 2, and less than 2 miles from the Anzalduas International Bridge. The development is located in the heart of the Hunt family master planned development of Sharyland Plantation, which includes corporate users like T-Mobile, Panasonic, GE Aviation, Bissell, DHL and many other corporate users.

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