

Commercial Leasing Office
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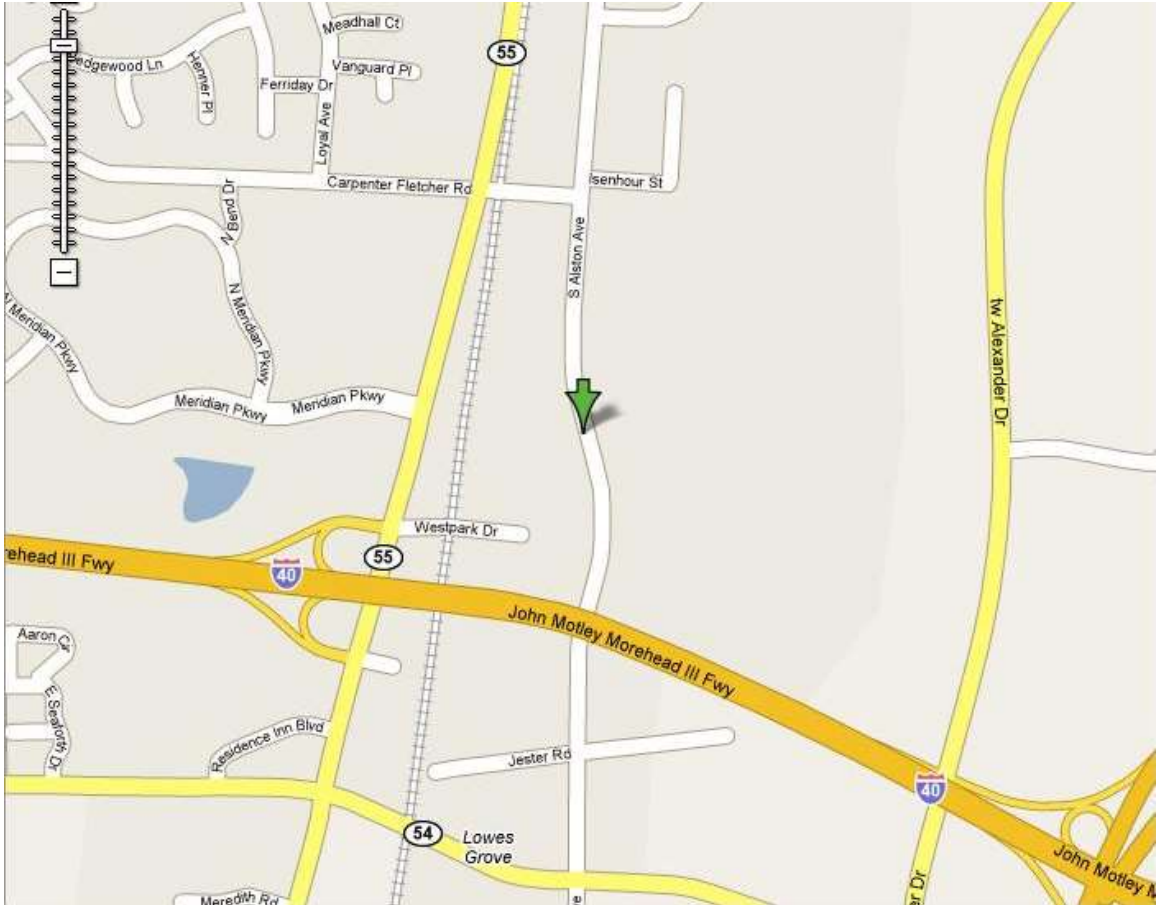


4324 S. Alston Avenue Office Space available for lease

- **Office space with elevator access**
- **Lease term: 3 to 5 years**
- **3% annual rent increases**
- **Personal guarantor with approved credit required**
- **Minutes from Research Triangle Park**
- **15% Common Area Core factor**
- **Common area restrooms and break room**
- **No TICAM**
- **Electricity included**

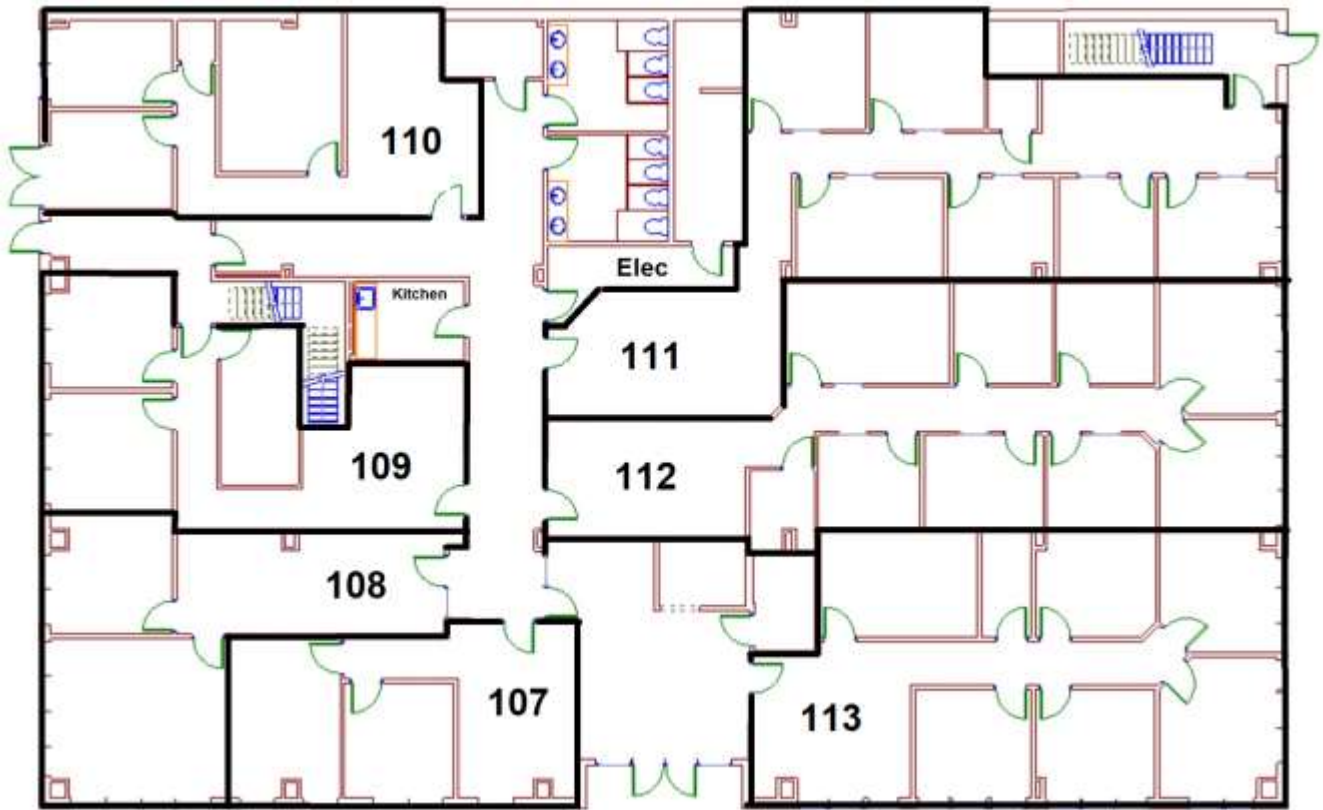
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**Located at:
4324 South Alston Avenue
Durham, NC 27713**



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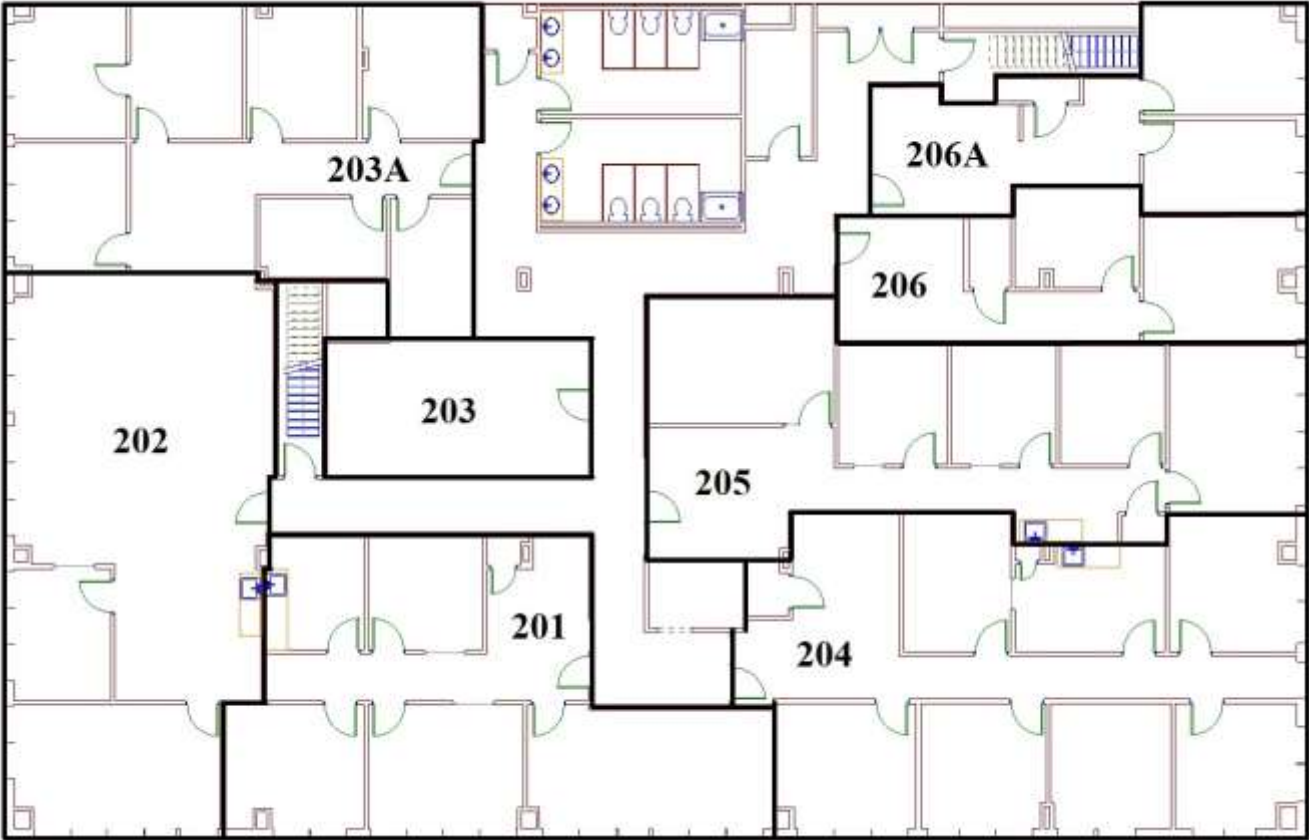
First Floor



First Floor Leased

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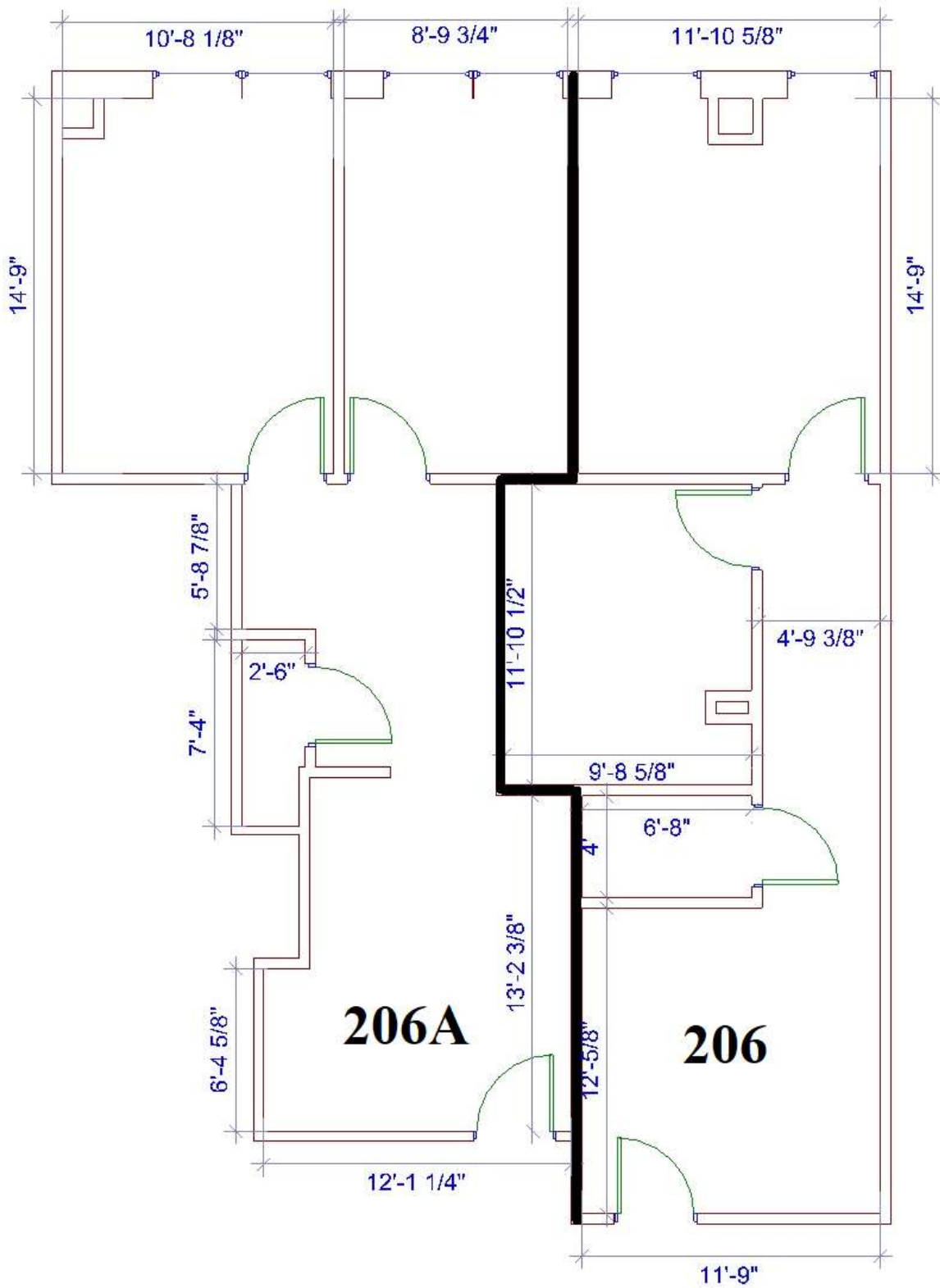
Second Floor



Available:

Suite	Useable SF	Rentable SF	Rate	Monthly Rent	Available
206	627	721	\$ 18.00	\$ 1,081.58	Now
206A	600	690	\$ 18.00	\$ 1,035.00	Now

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