

Commercial Leasing Office
2828 Pickett Rd, Suite 120
Durham, NC 27705
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www.ticonproperties.com
brent@ticonproperties.com



TICON PROPERTIES

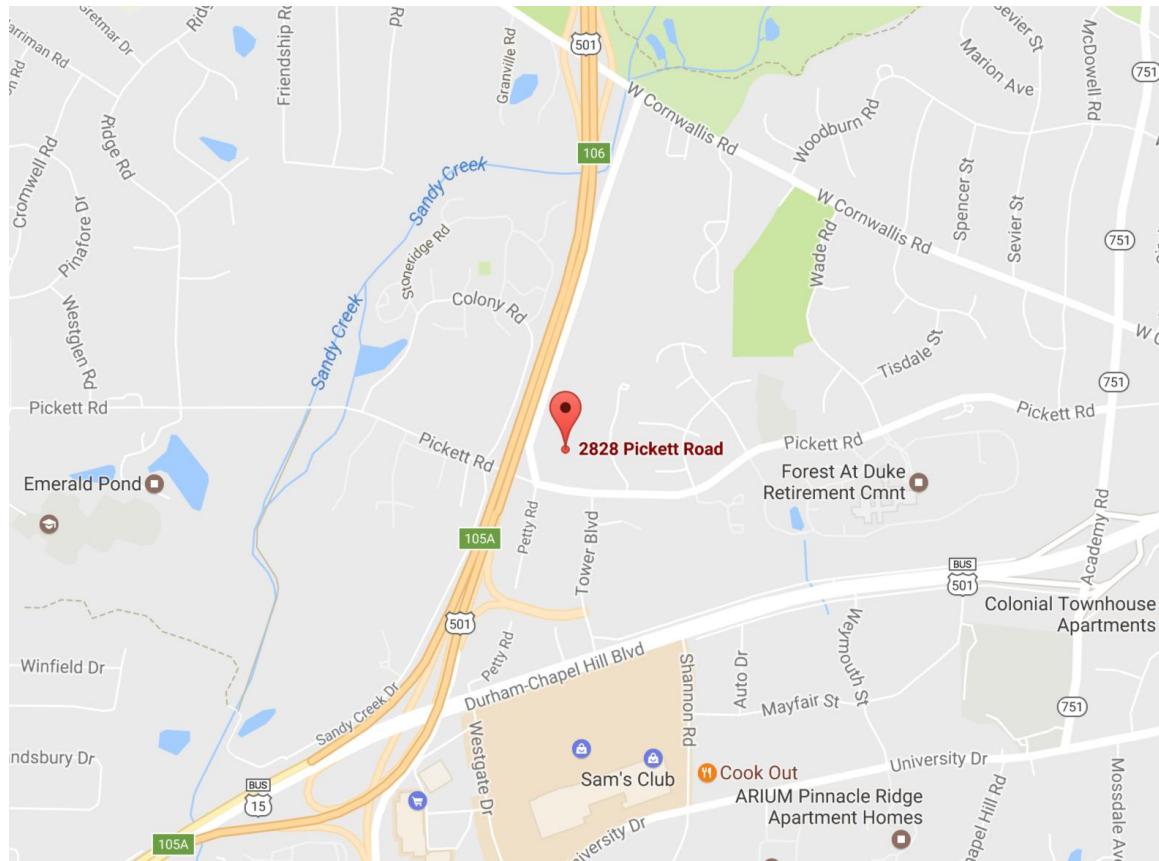


2828 Picket Road Office Space for Lease

- **\$22.00 - \$45.00 PSF**
- **Second floor office space with elevator**
- **Electricity and Water included**
- **Tenant responsible for phone/internet and janitorial**
- **3% annual rent increases**
- **3 year lease term minimum**
- **15% Core Factor**
- **Personal Guarantor required**

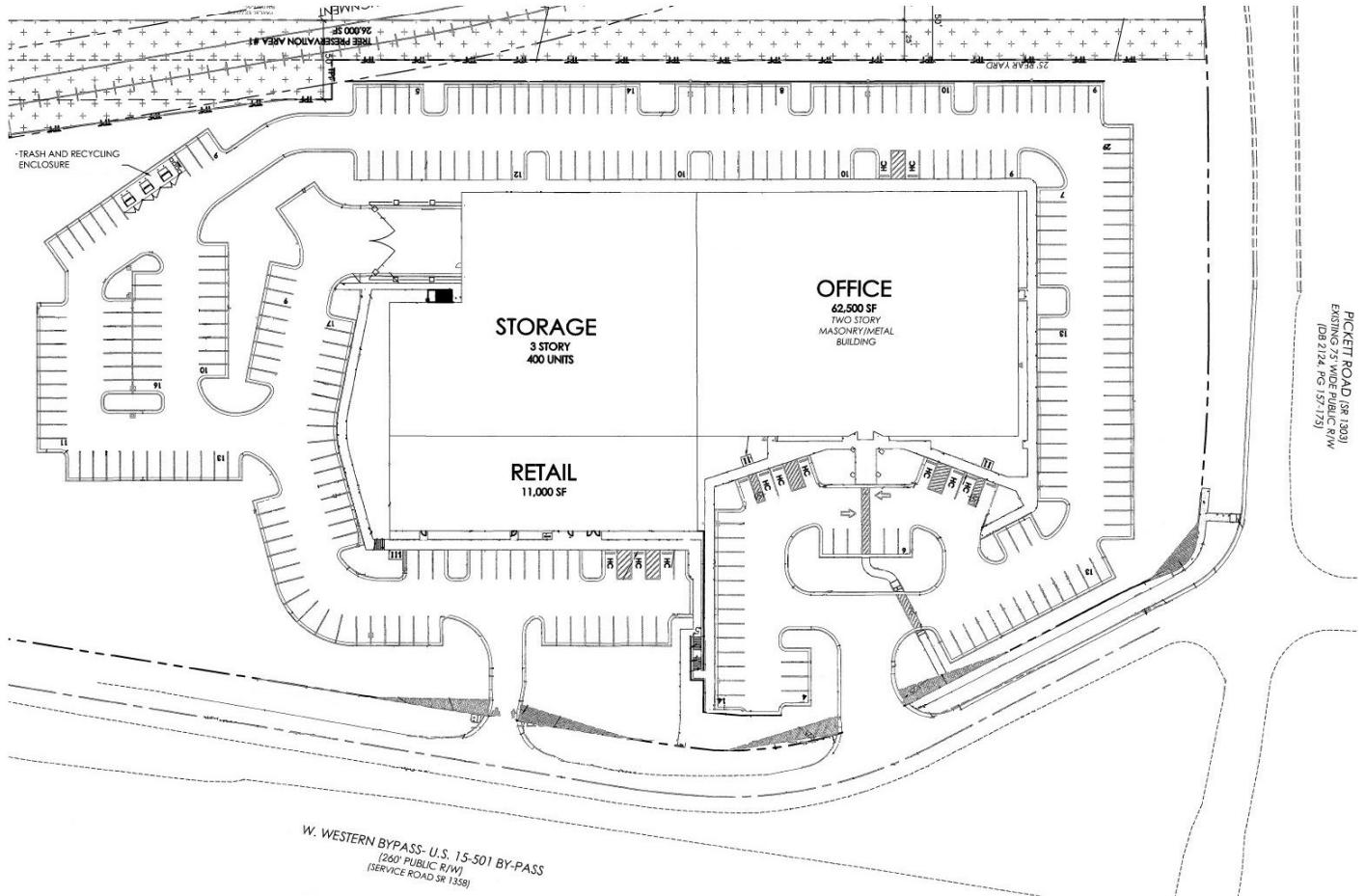
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Location:
2828 Pickett Road
Durham, NC 27705



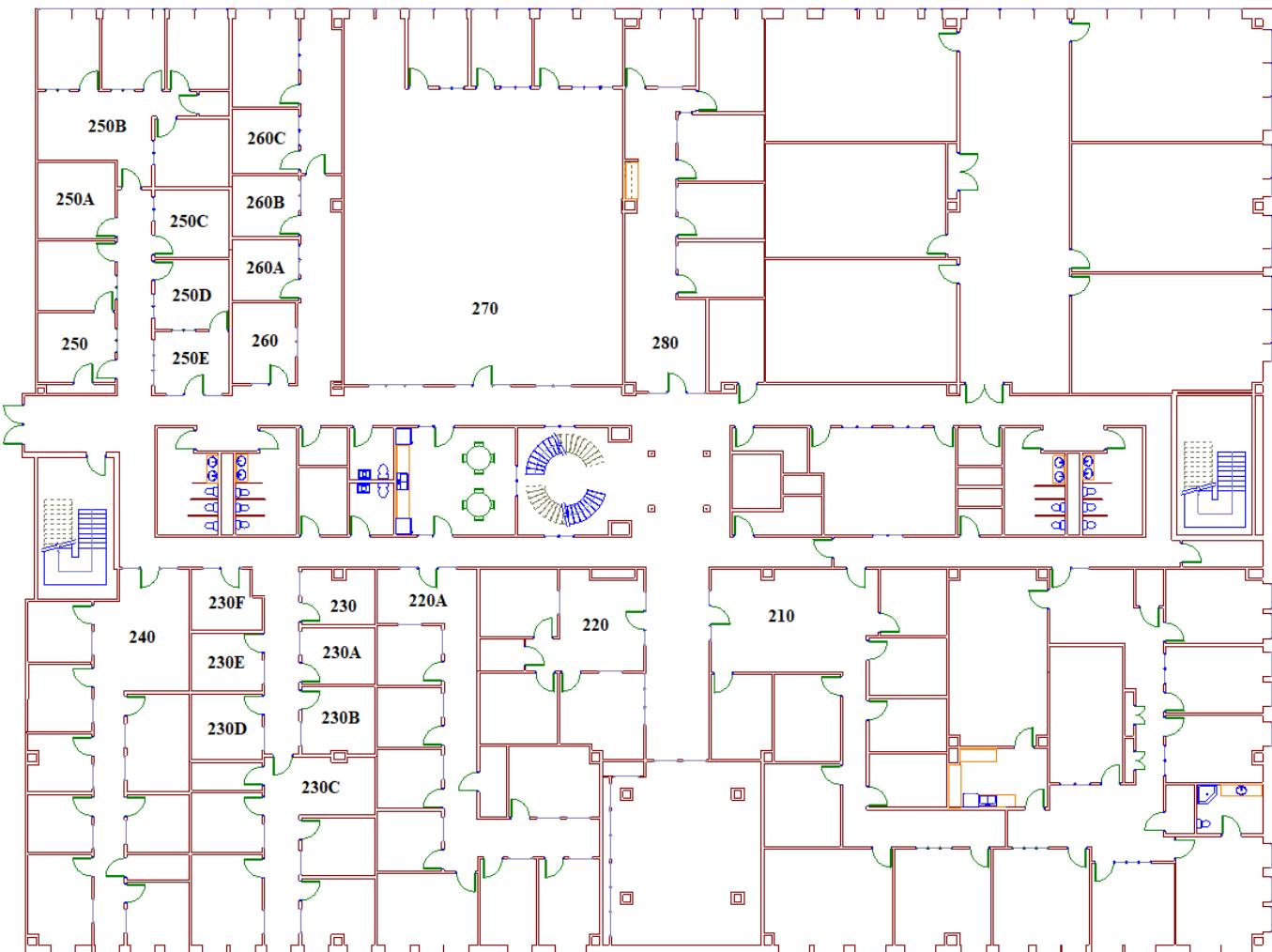
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Site Plan



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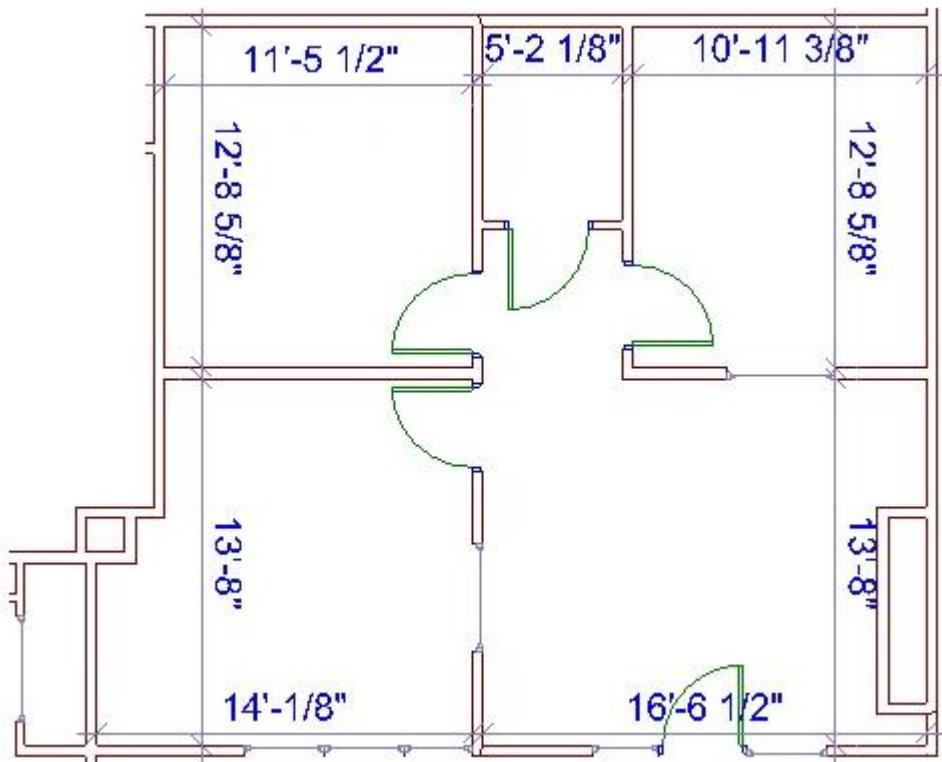
Second Floor



Suite	Useable SF	Rentable SF	Rate	Monthly Rent	Available
220	820	943	\$ 22.00	\$ 1,728.83	September
230	117	135	\$ 44.44	\$ 500.00	NOW
230A	119	137	\$ 43.80	\$ 500.00	NOW
230B	140	161	\$ 40.99	\$ 550.00	NOW
230D	134	154	\$ 42.86	\$ 550.00	NOW
230E	118	136	\$ 44.12	\$ 500.00	NOW
230F	117	135	\$ 48.89	\$ 550.00	NOW
260	146	168	\$ 39.29	\$ 550.00	NOW
260A	118	136	\$ 44.12	\$ 500.00	NOW
270	2818	3241	\$ 22.00	\$ 5,941.83	3-6 months

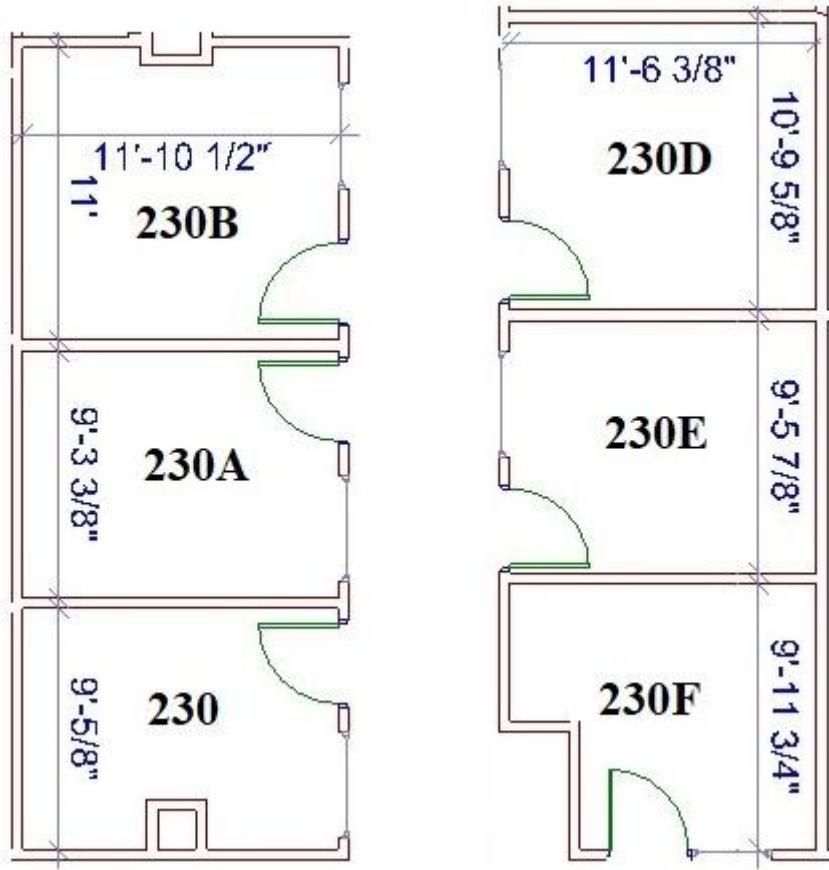
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Suite 220



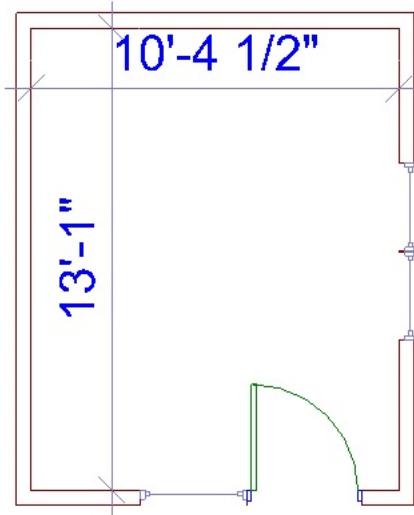
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**Suites 230-230F
Single office spaces**

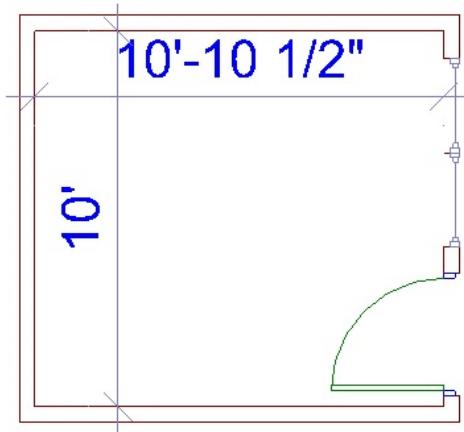


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Suite 260

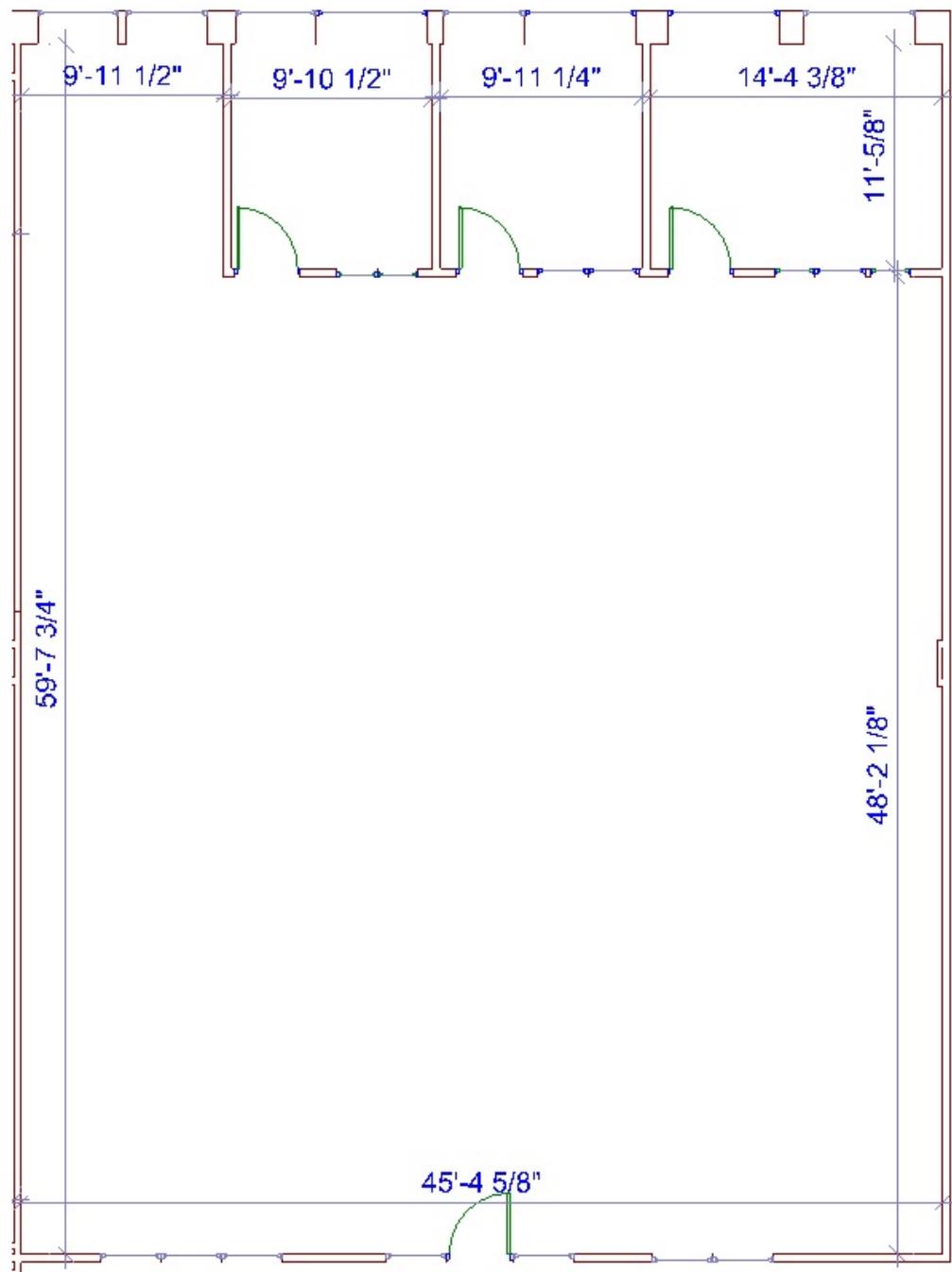


Suite 260A



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Suite 270



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