

Commercial Leasing Office
2828 Pickett Rd, Suite 120
Durham, NC 27705
Ph: 919-484-1053
Fax: 919-484-1996
www.ticonproperties.com
brent@ticonproperties.com

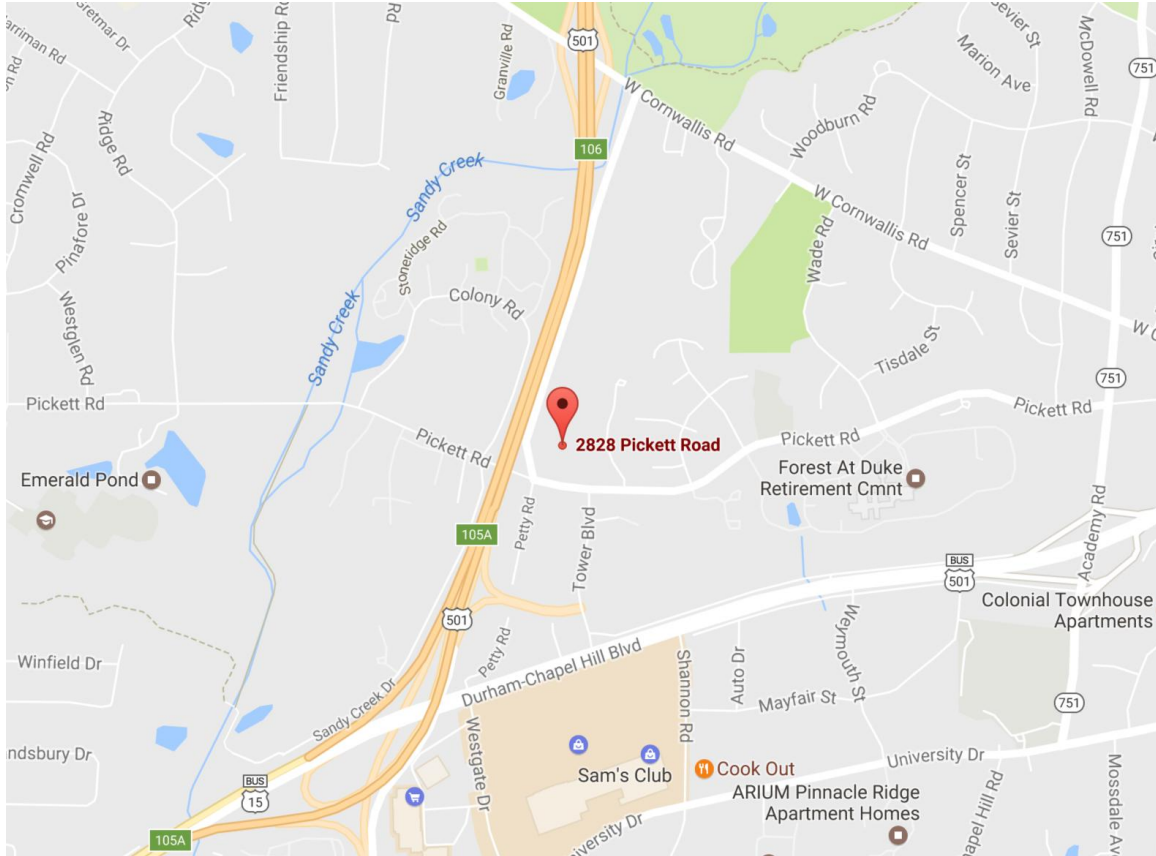


2828 Picket Road Office Space for Lease

- **\$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**

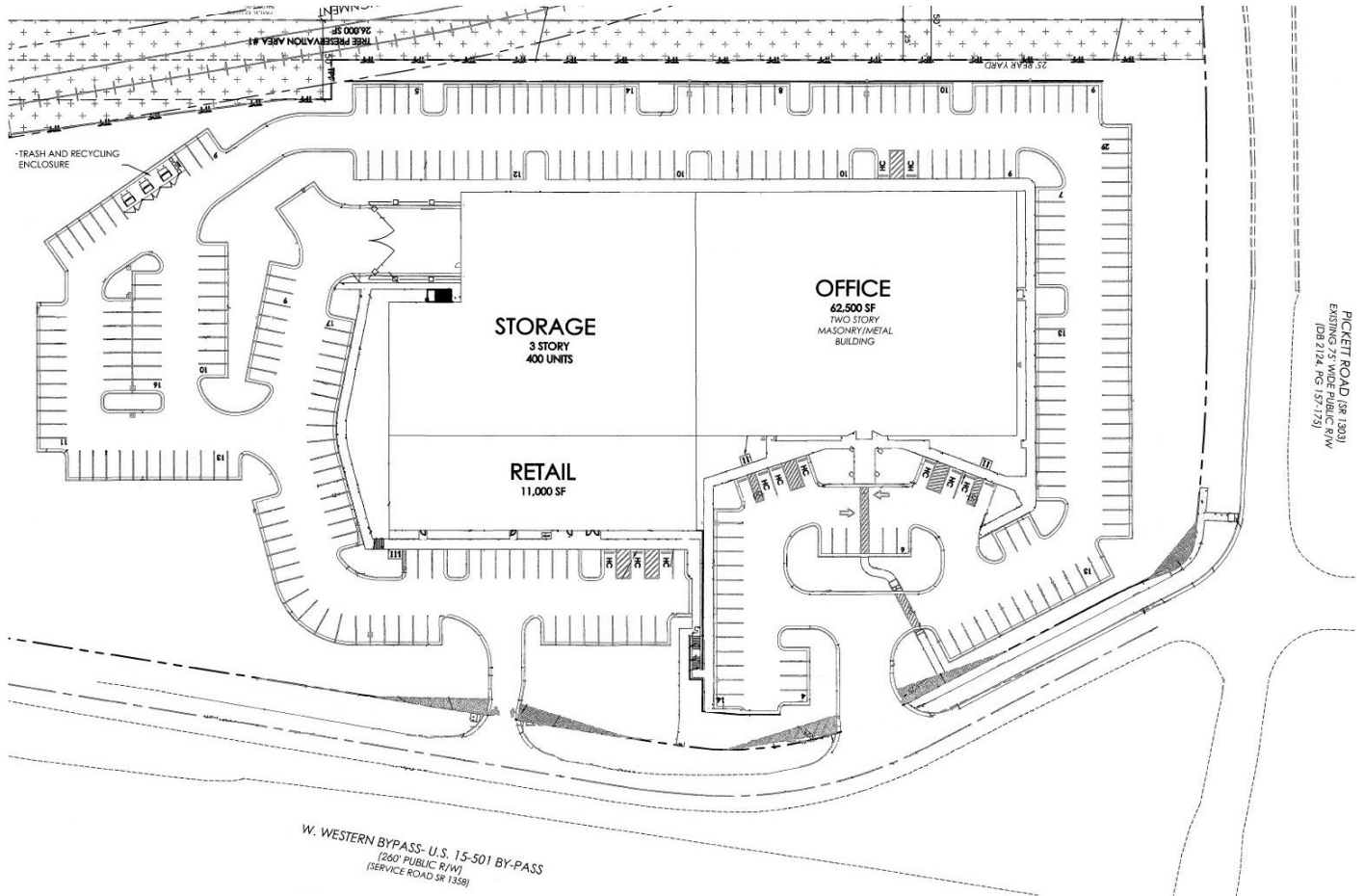
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Location:
2828 Pickett Road
Durham, NC 27705



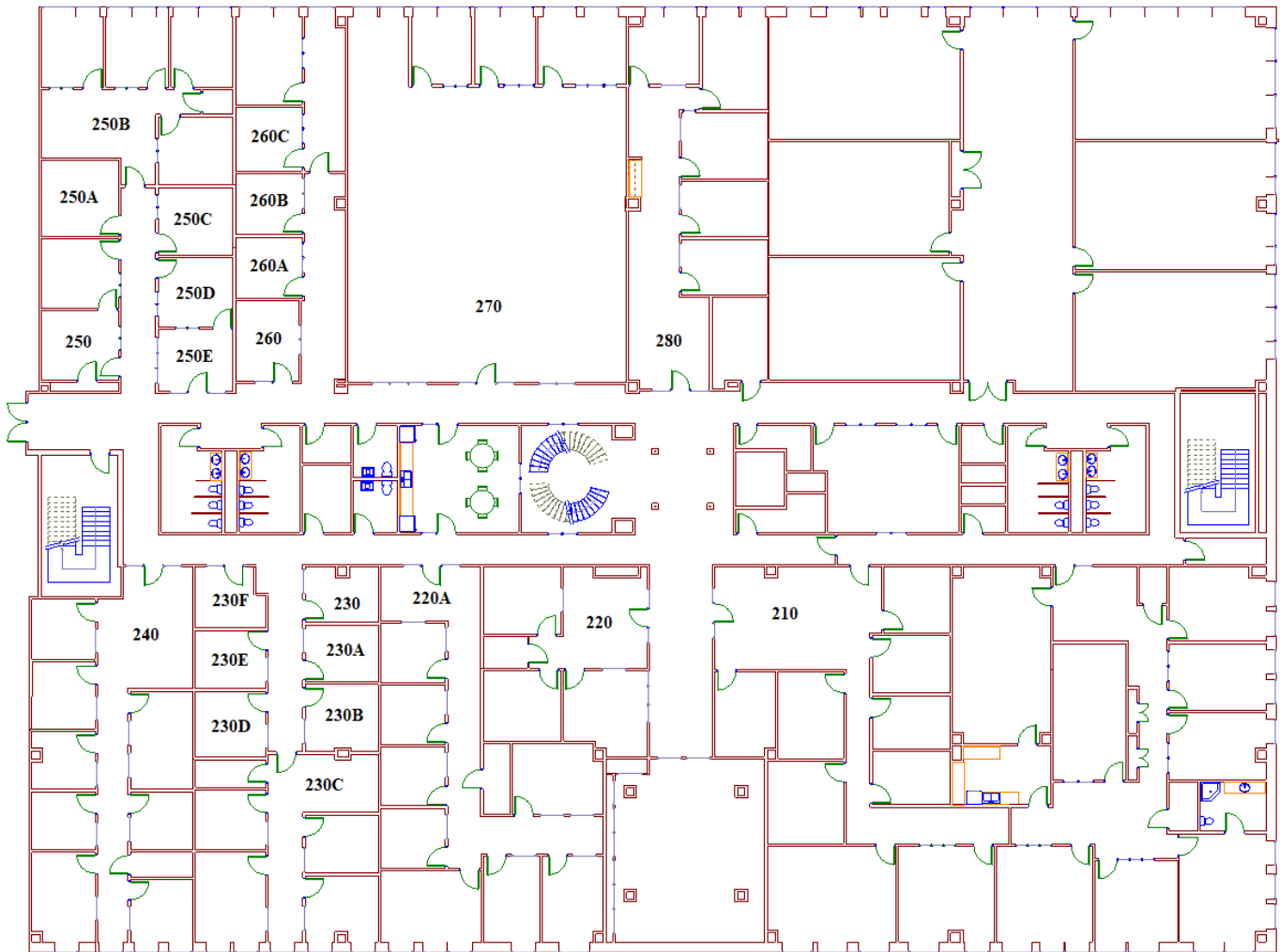
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Site Plan



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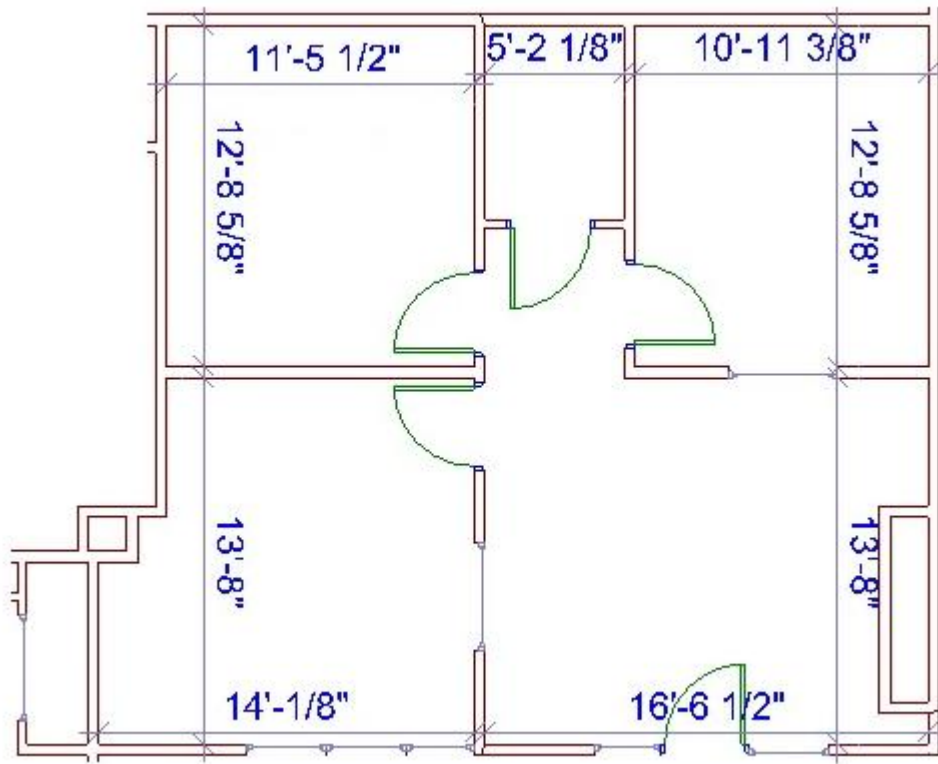
Second Floor



| 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 |

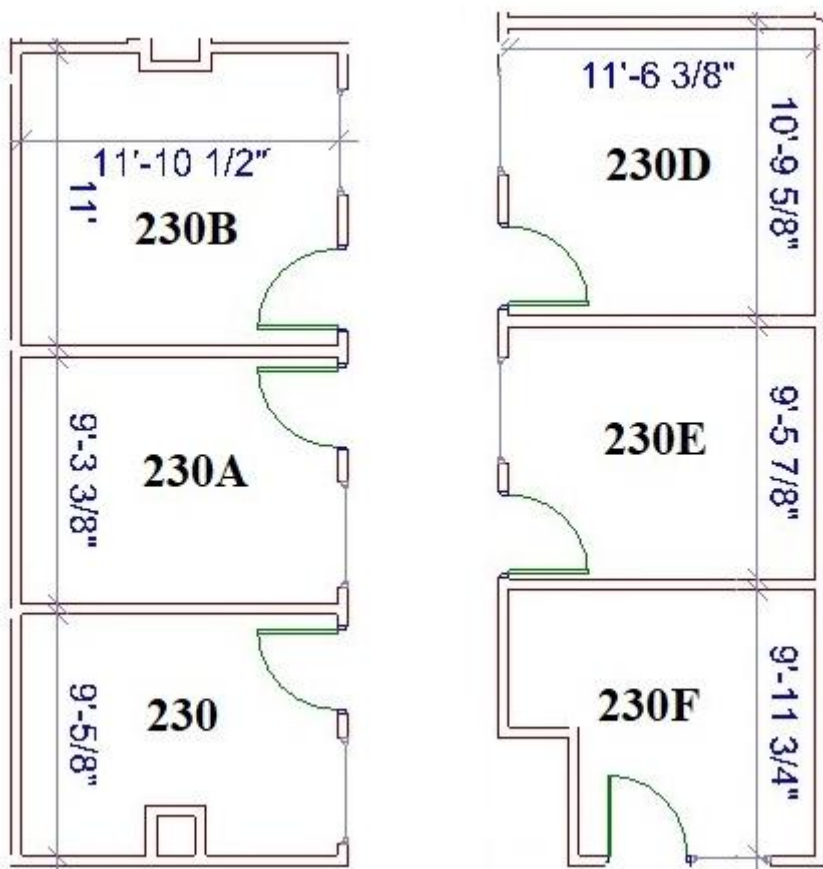
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Suite 220



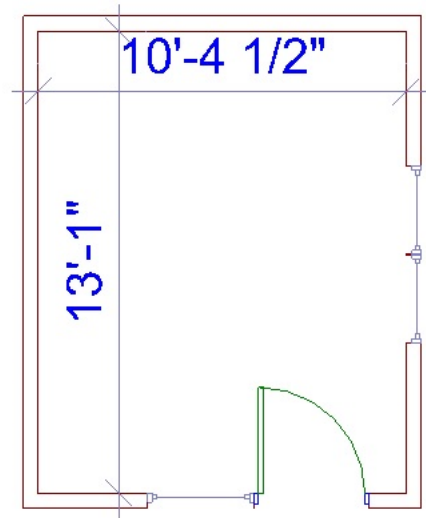
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Suites 230-230F
Single office spaces

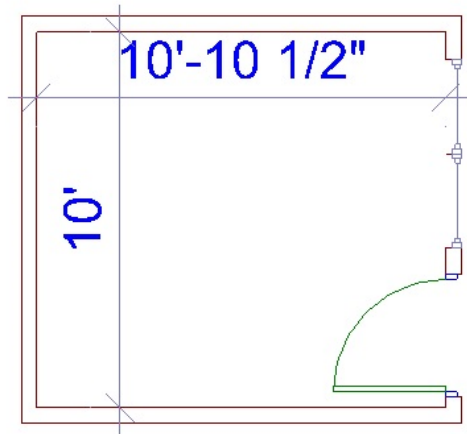


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Suite 260

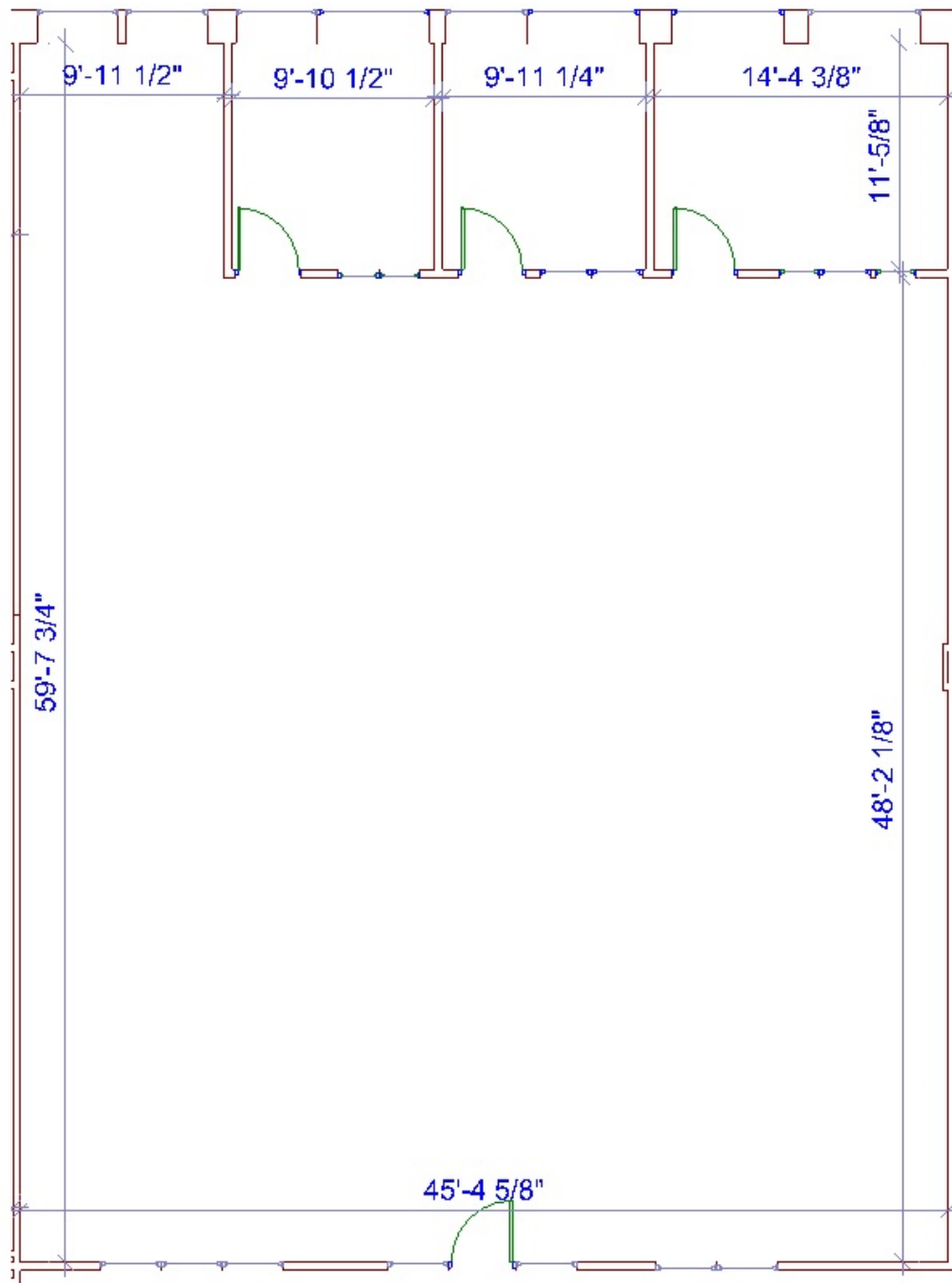


Suite 260A



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Suite 270



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