

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

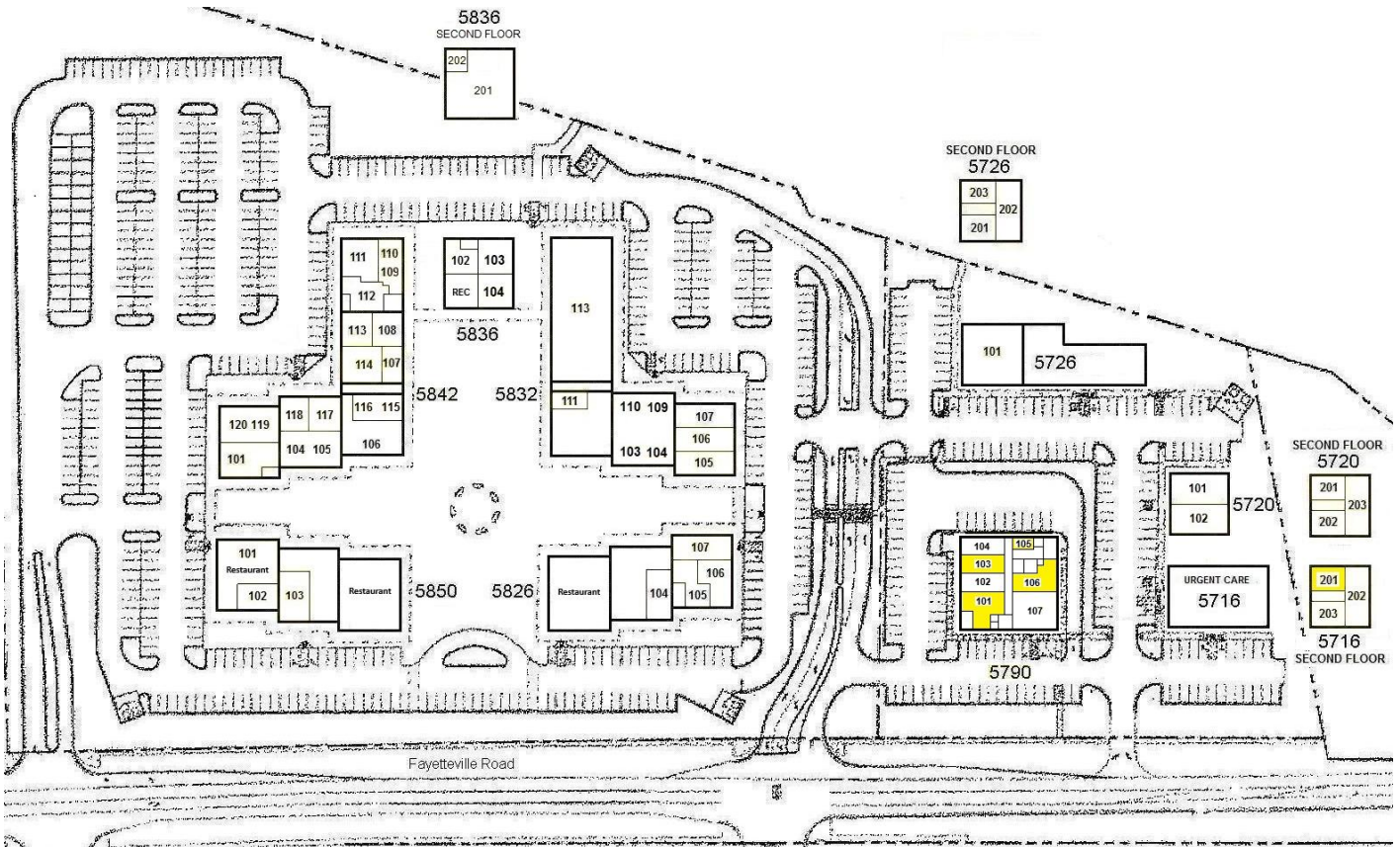


Sutton Station Office Space Available for Lease

- **Mixed use development with Retail, Office & Residential**
- **Convenient to shopping, dining, medical and greenway**
- **Tenant responsible for janitorial, & communication services**
- **3% annual rent increases**
- **Personal guarantor required**

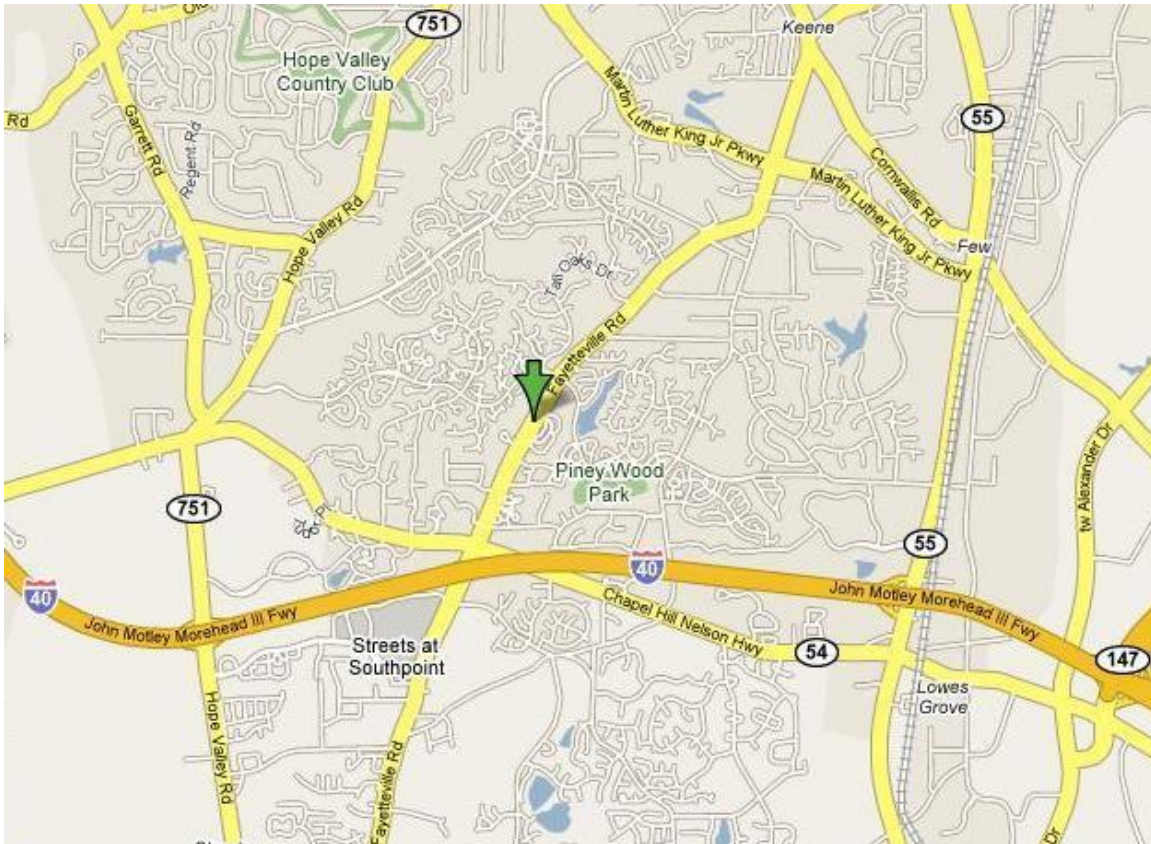
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Available space is highlighted



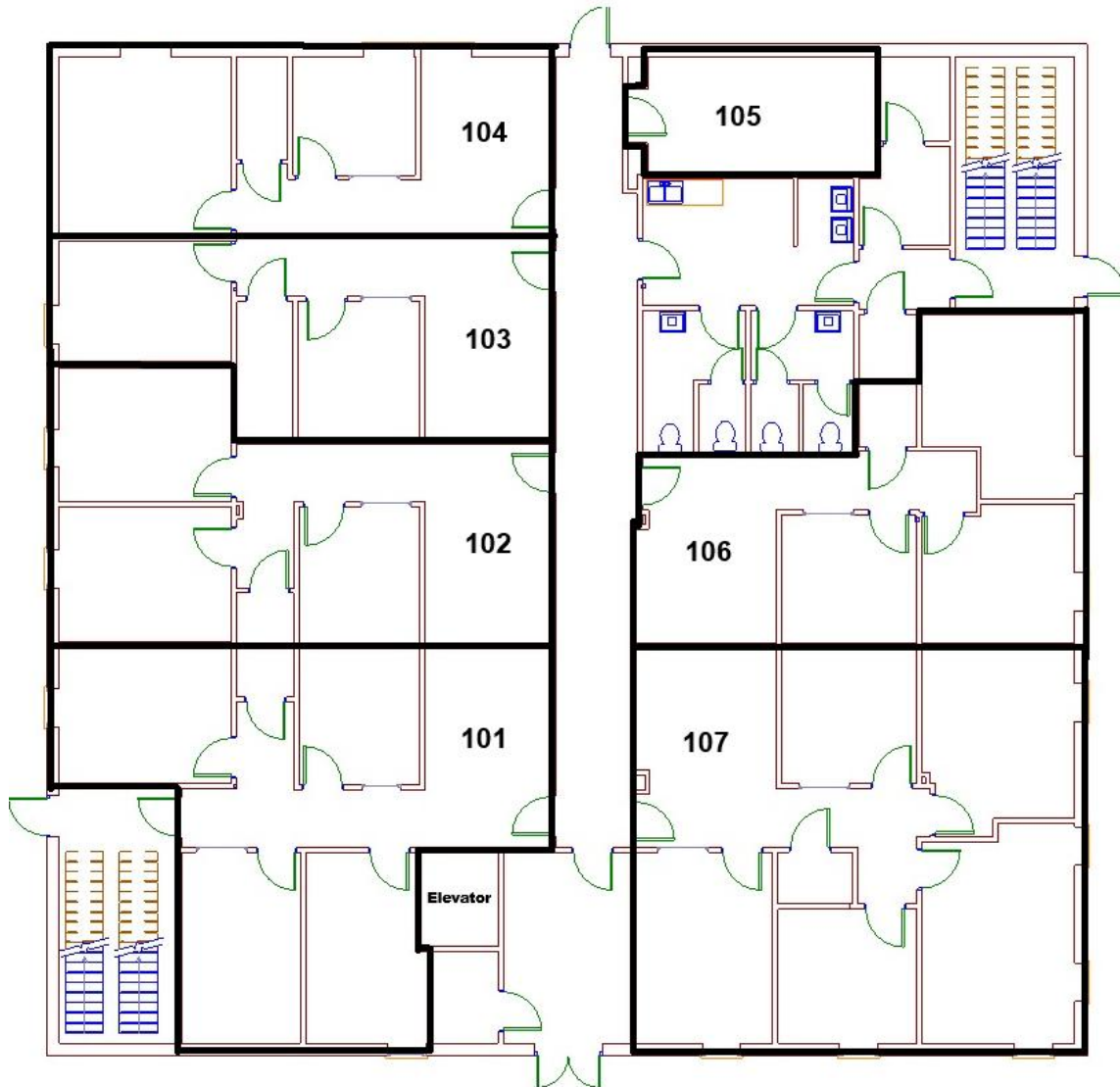
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Location:
5720 – 5850 Fayetteville Rd.
Durham, NC 27713



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

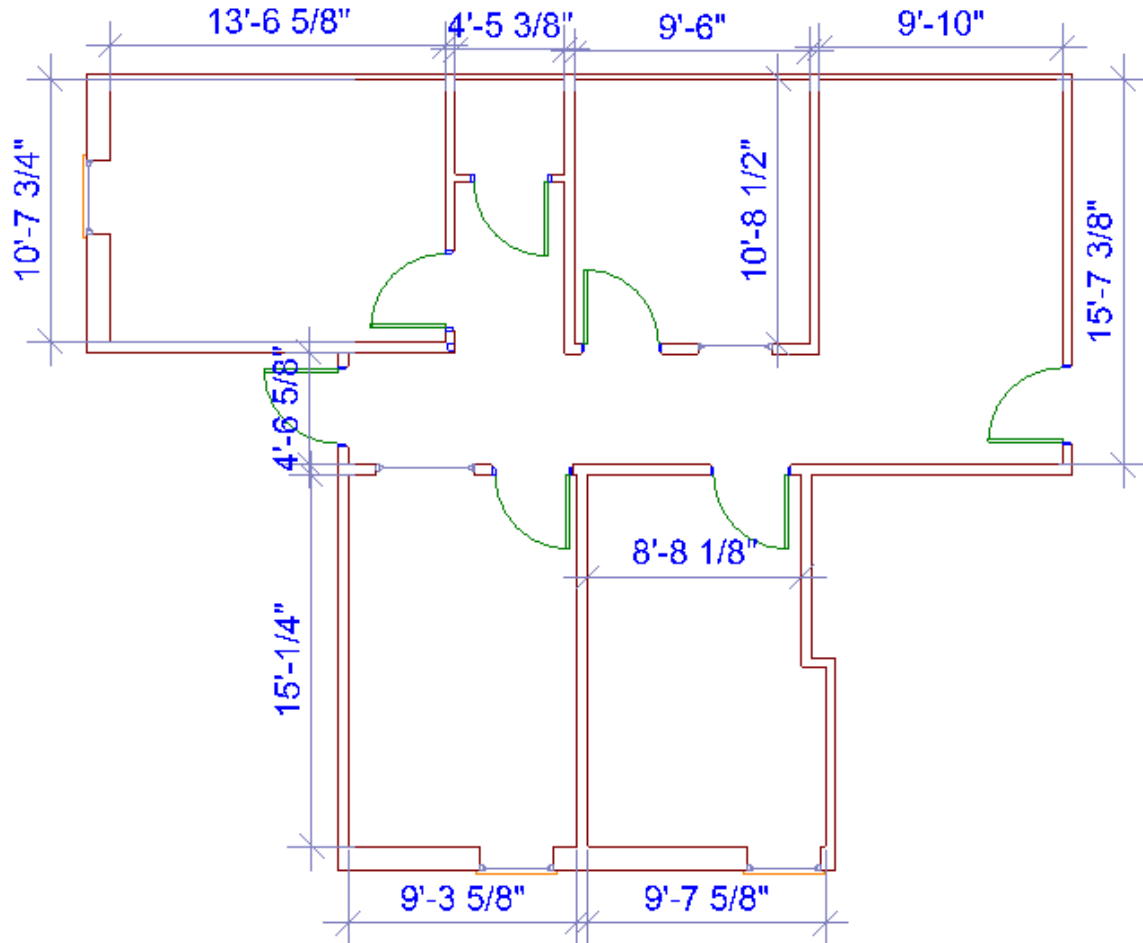
Building 5790
\$25.00 PSF
First Floor office space



Suite	Useable SF	Rentable SF	Rate	Monthly Rent
101	915	1052	\$25.00	\$2,191.67
102	730	840	Leased	
103	552	635	\$25.00	\$1,322.92
104	604	695	Leased	
105	206	237	\$25.00	\$493.75
106	726	835	\$25.00	\$1,739.58
107	1149	1321	Leased	

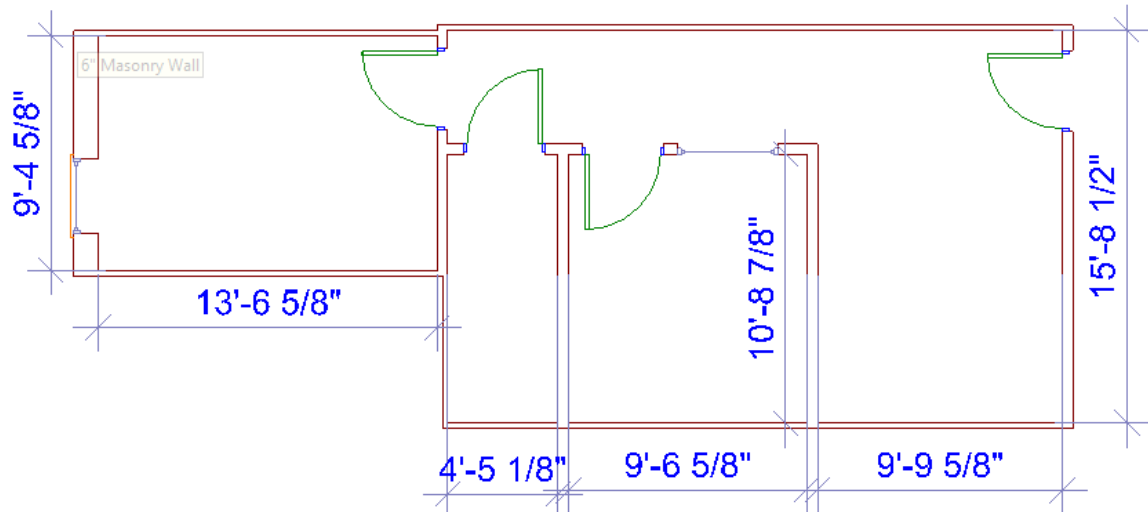
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Suite 101
Approx 1052 SF Including Core Factor
Monthly Rent \$2,191.67
First Floor Corner Office

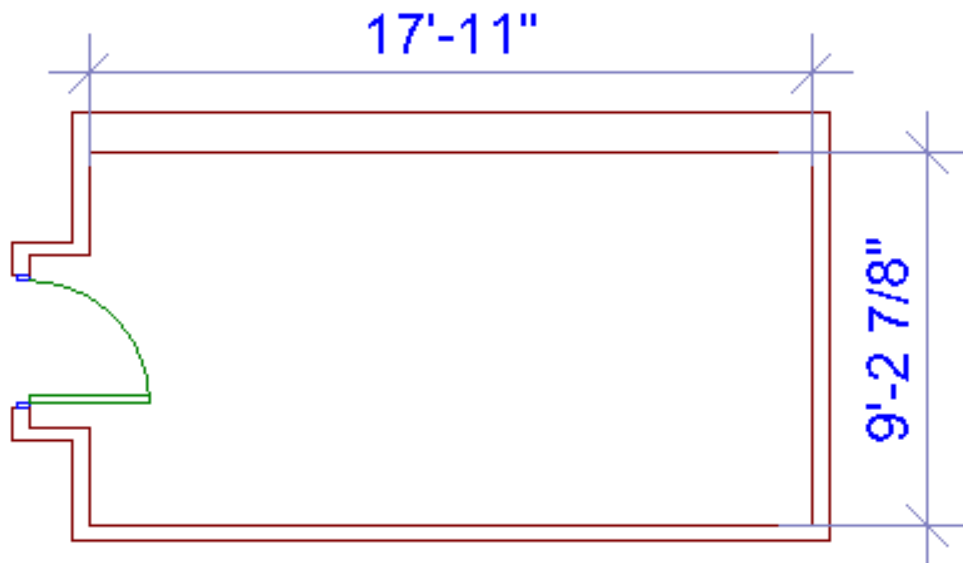


INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Suite 103
Approx 635 SF Including Core Factor
Monthly Rent \$1,322.92
First Floor Office

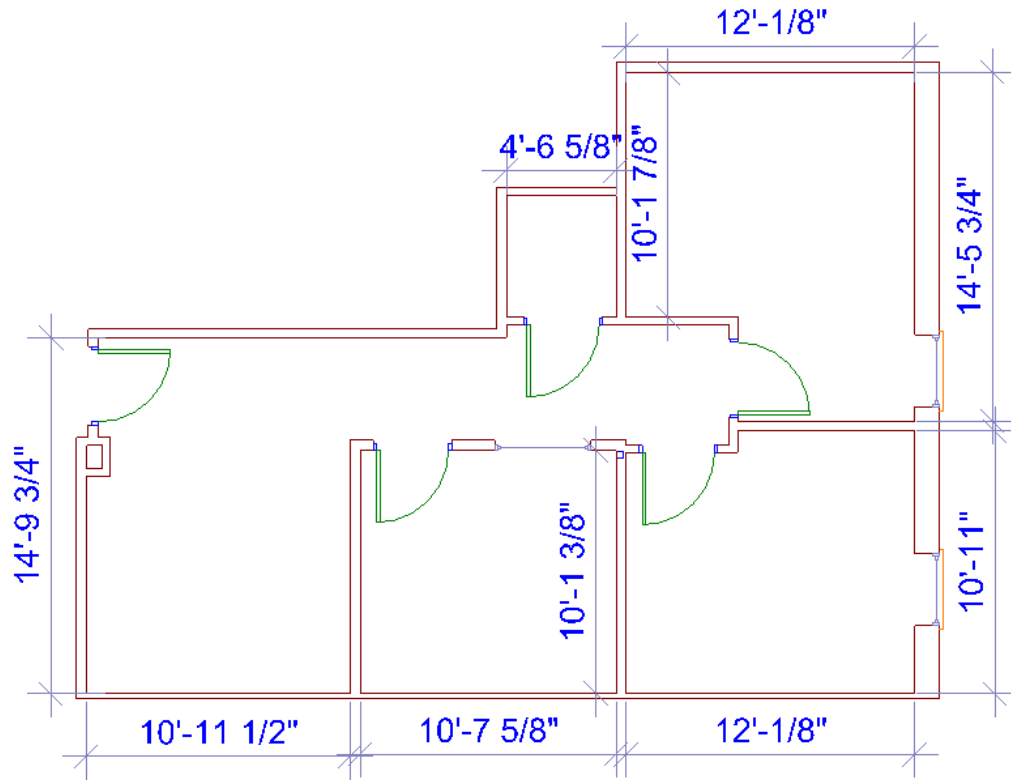


Suite 105
Approx 237 SF Including Core Factor
Monthly Rent \$493.75
First Floor Interior Single Office



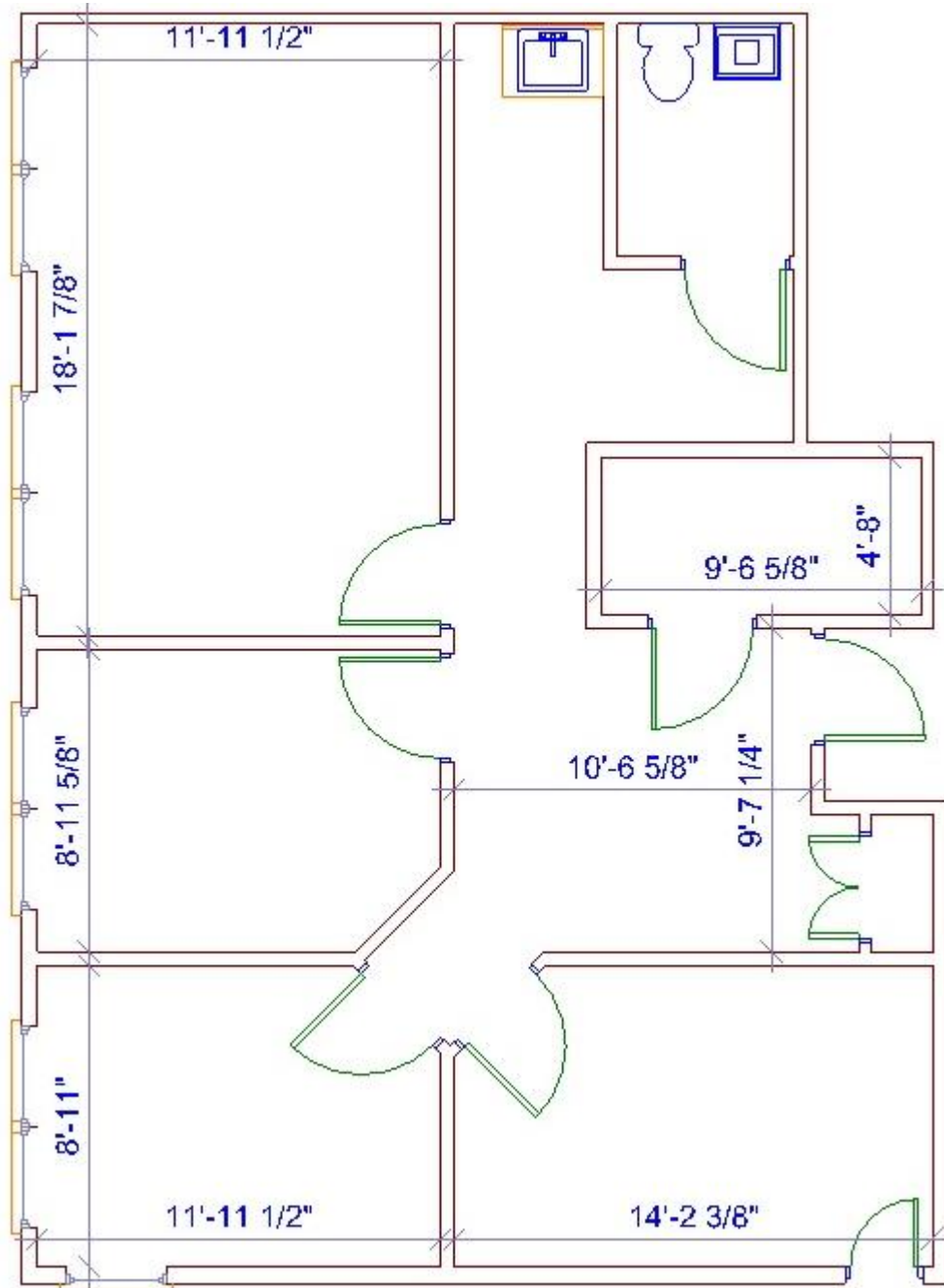
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Suite 106
Approx 835 SF Including Core Factor
Monthly Rent \$1,739.58
First Floor Office



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Building 5716 Suite 201
Approx 965 SF
\$20.00 PSF or \$1,608.33 per month plus TICAM overages
Second Floor Walk Up Corner Office



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.