

Commercial Leasing Office
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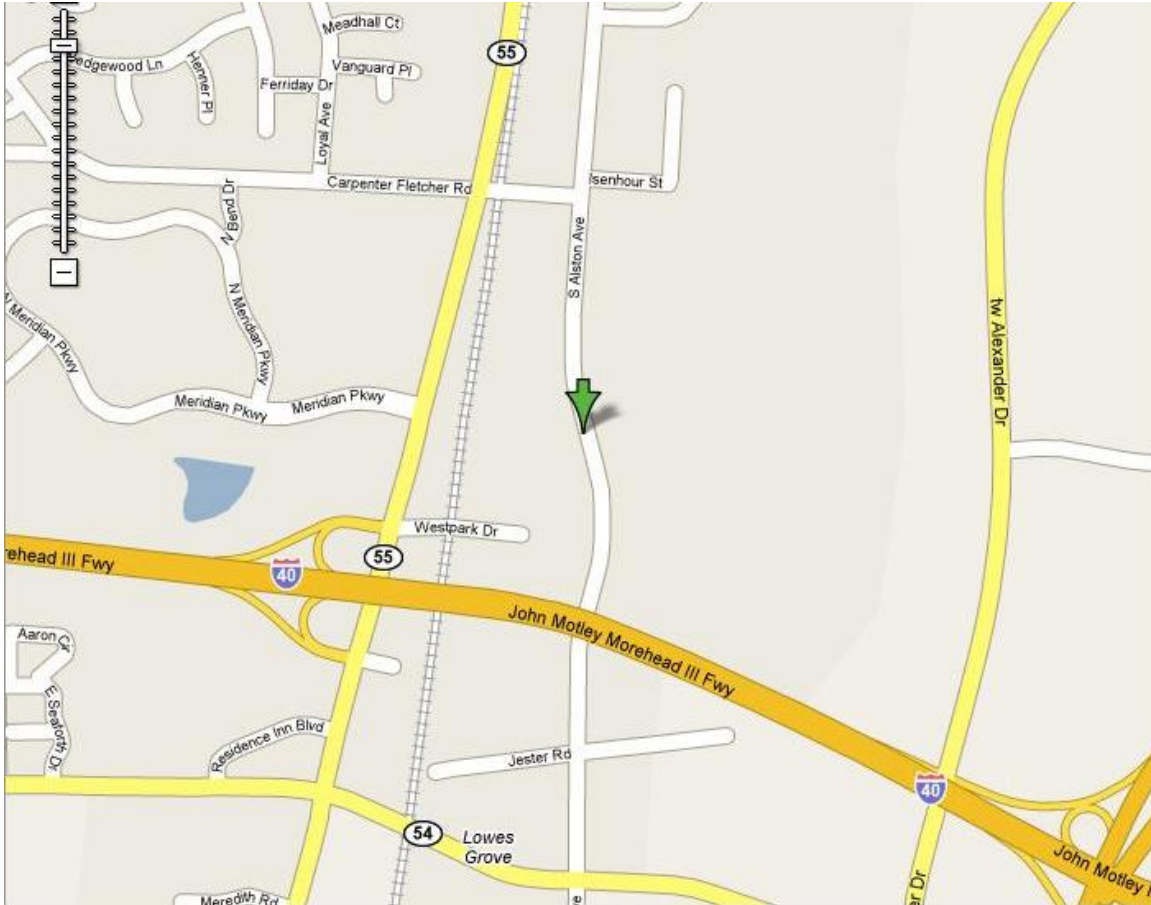


4324 S. Alston Avenue Office Space available for lease

- **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**

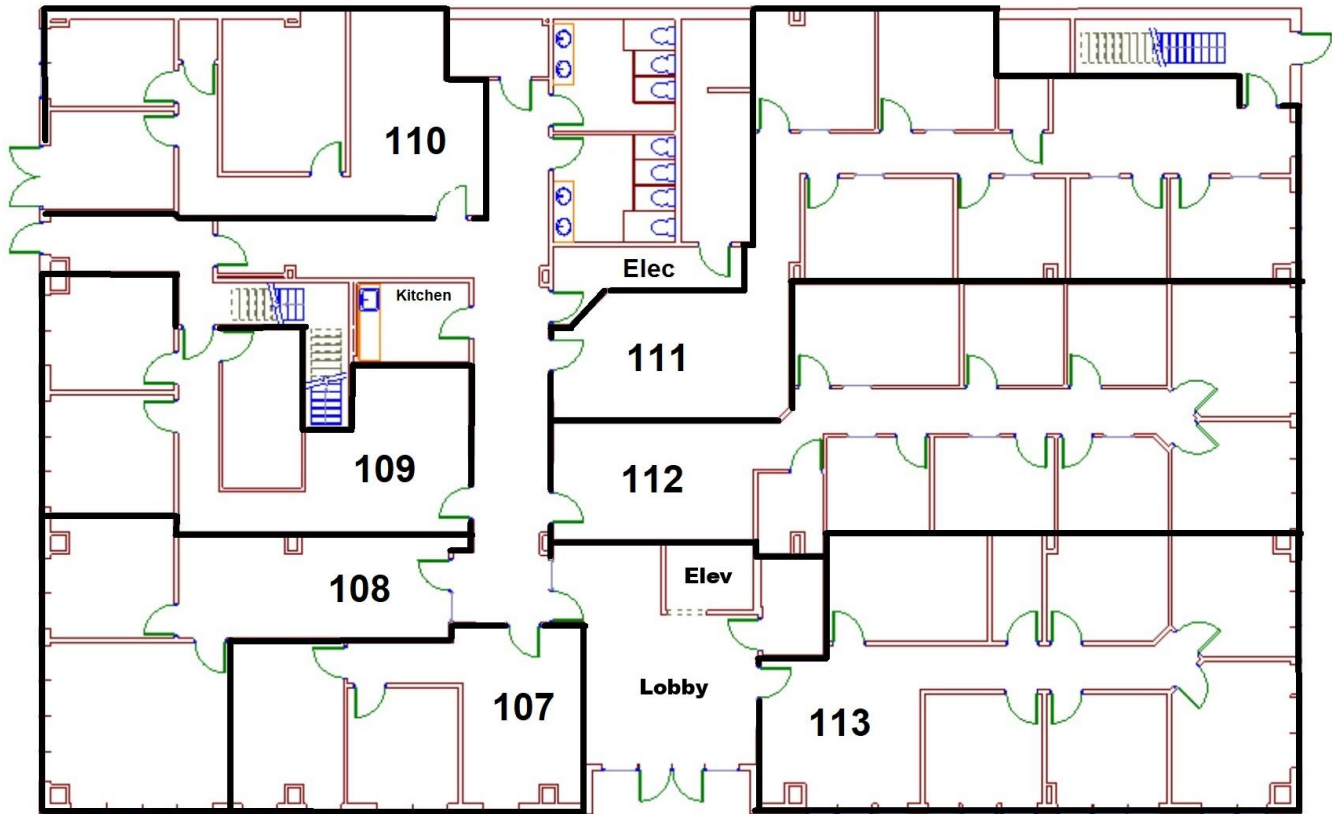
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**Located at:
4324 South Alston Avenue
Durham, NC 27713**



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First Floor

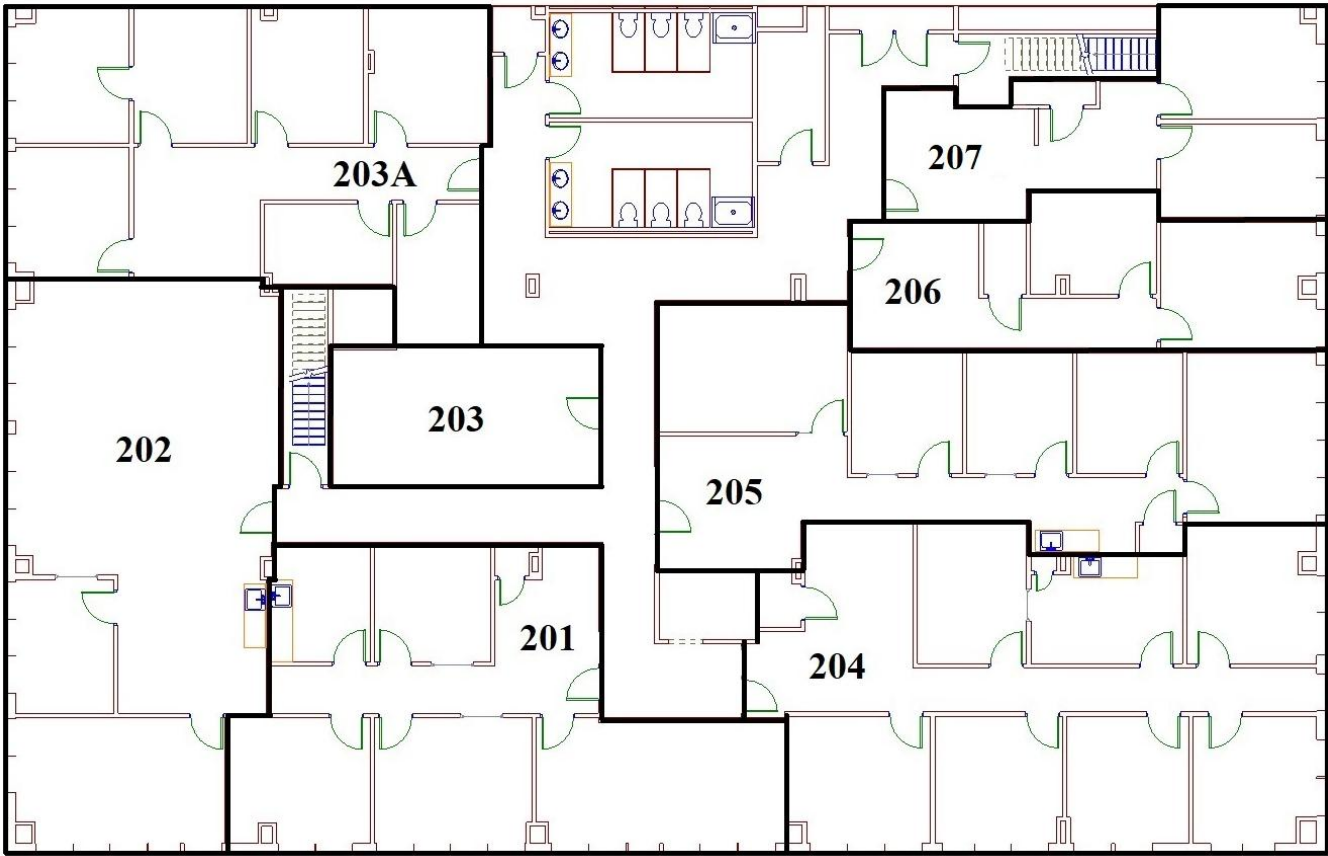


Available:

Suite	Useable SF	Rentable SF	Rate	Monthly Rent
108	805	926	\$ 18.00	\$ 1,389.00

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Second Floor

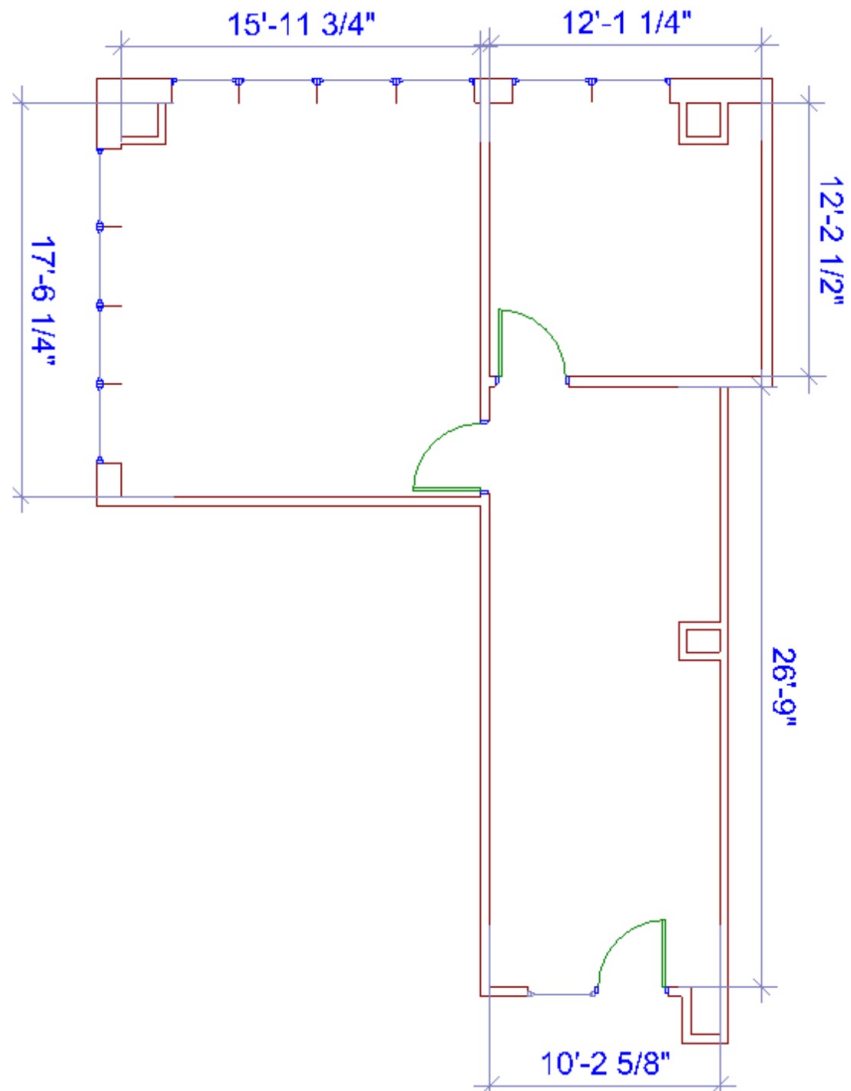


Available:

Suite	Useable SF	Rentable SF	Rate	Monthly Rent
205	1241	1427	\$ 18.00	\$ 2,140.50

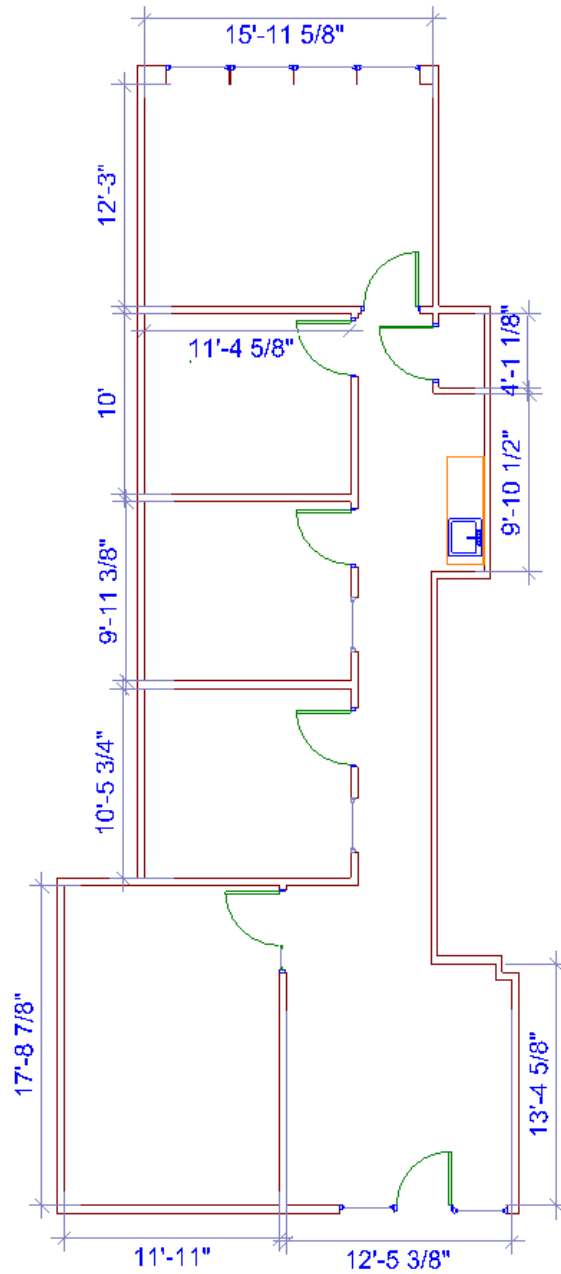
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Suite 108
Approx 926 Rentable Square Feet
First Floor Corner Office
\$18.00 PSF (\$1,389.00 per month)



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Suite 205
Approx 1,427 Rentable Square Feet
Second Floor Office with elevator access
\$18.00 PSF (\$2,140.50 per month)



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