

Commercial Leasing Office
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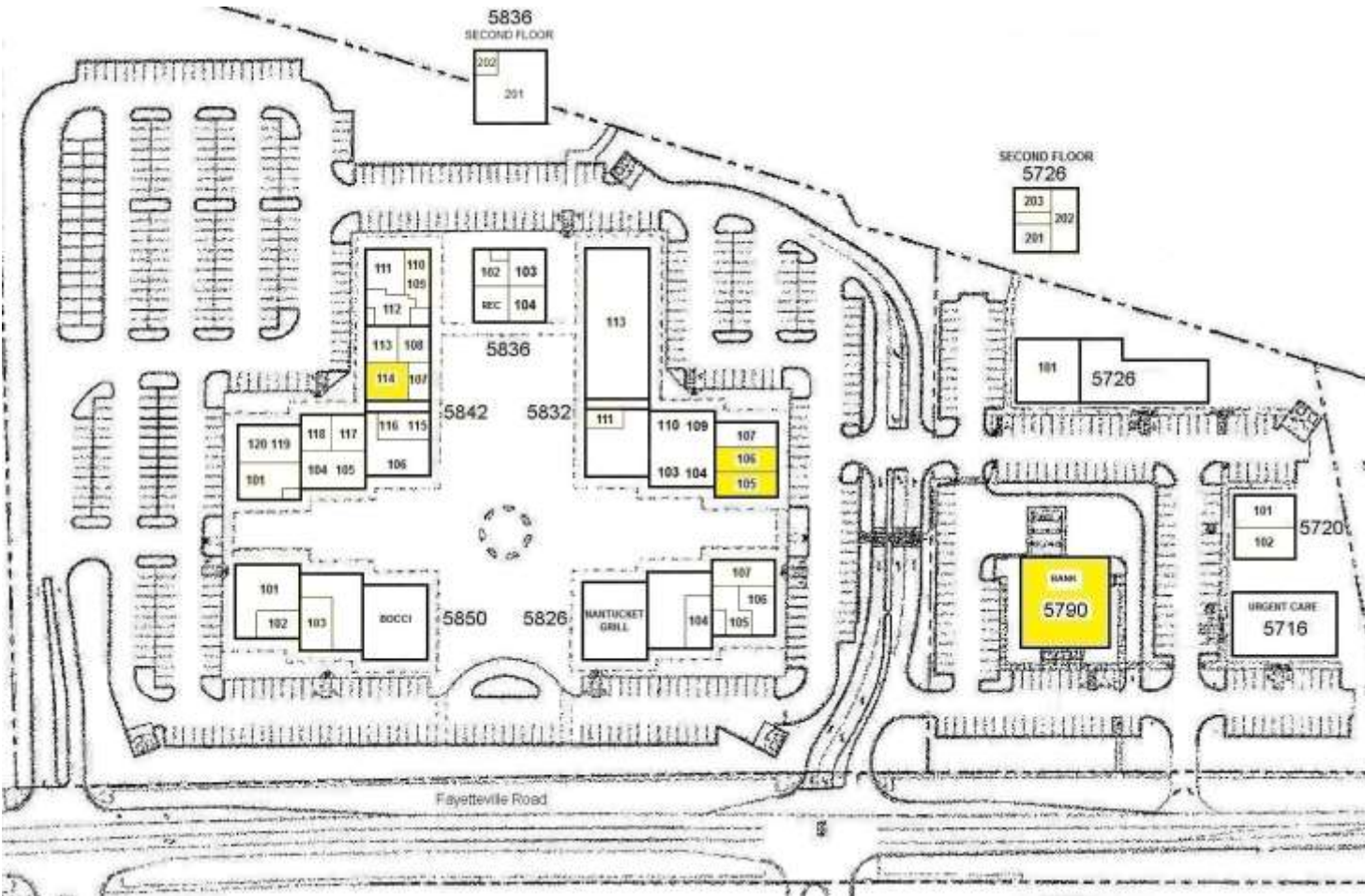


Sutton Station Office and Retail Space Available for Lease

- **Mixed use development with Retail, Office & Residential**
- **Walking distance to restaurants, medical and American Tobacco Trail**
- **Located 1 mile north of The Streets at Southpoint**
- **Tenant responsible for TICAM Overages, electricity, janitorial, & communication services**
- **3% annual rent increases**
- **Personal guarantor required**

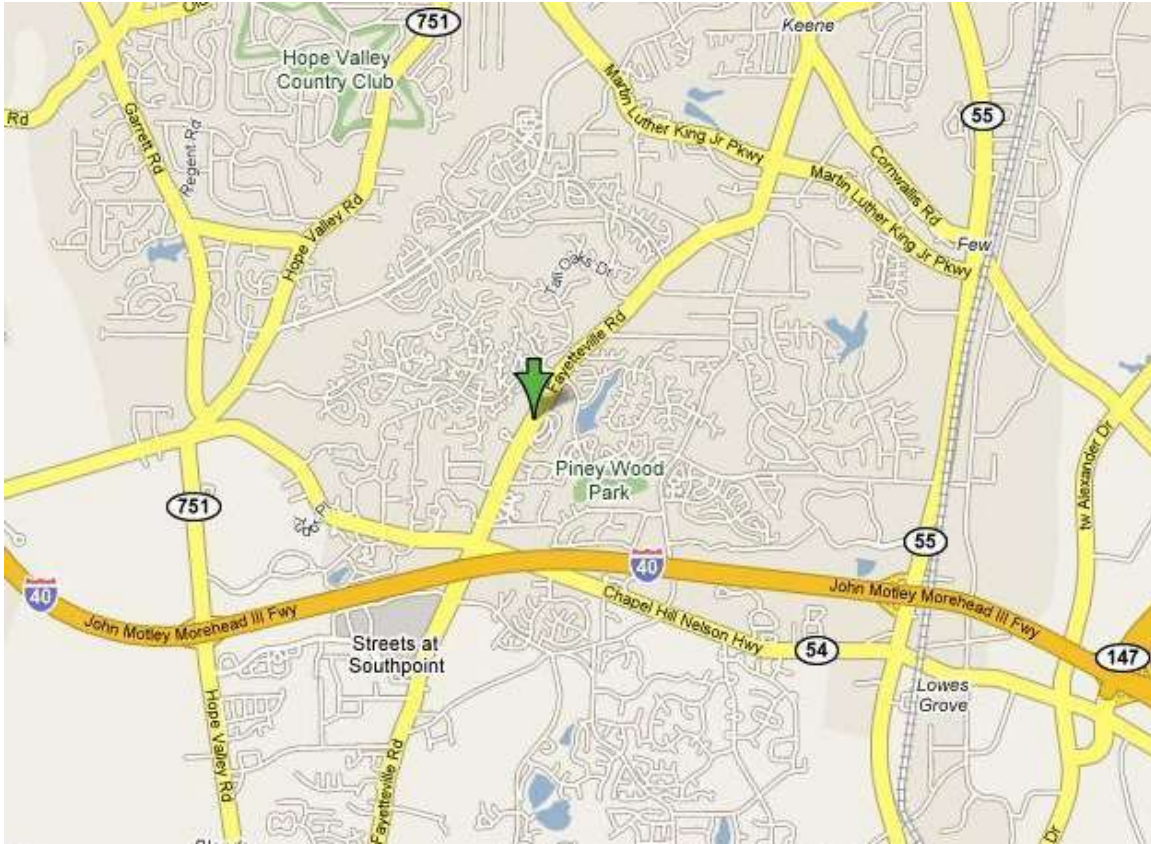
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Available space is highlighted



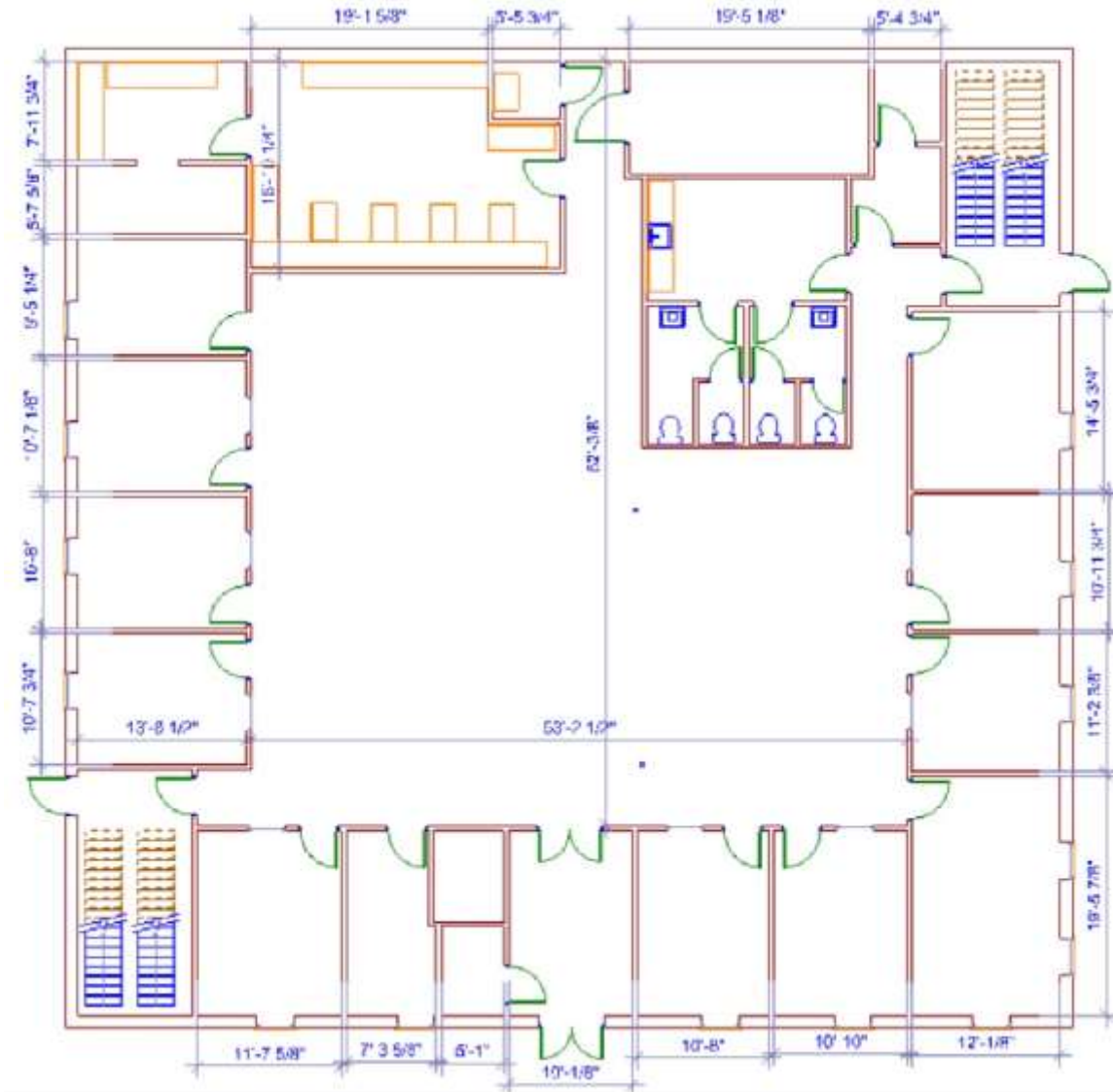
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**Location:
5720 – 5850 Fayetteville Rd.
Durham, NC 27713**



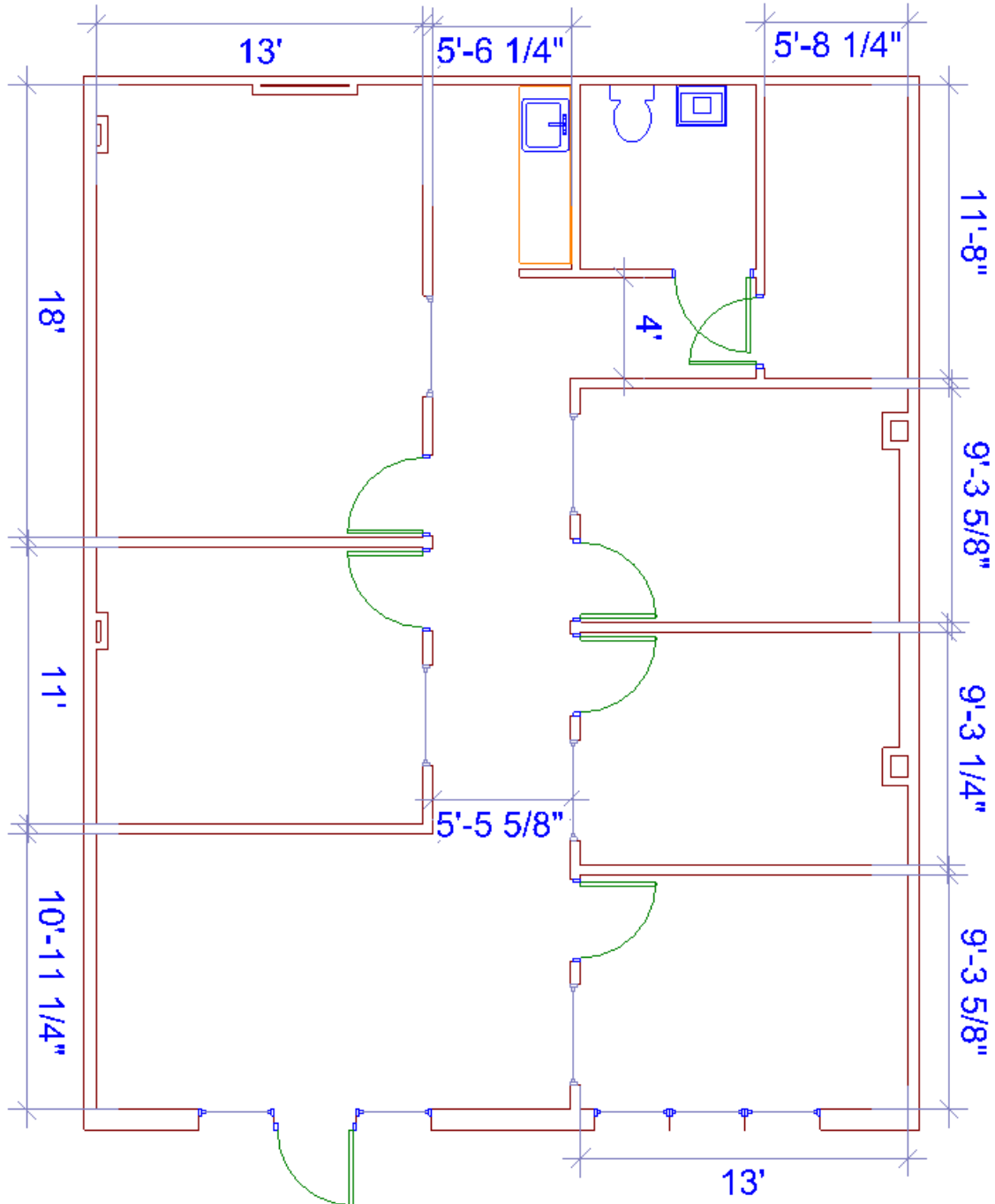
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Building 5790 Suite 100
Approx 6,587 SF
Devisable
Rate TBD
First Floor Bank space with drive-thru



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Building 5842 Suite 114
Approx 1,423 SF
\$22.00 PSF or \$2,608.83 / Month plus TICAM overages
First Floor Office



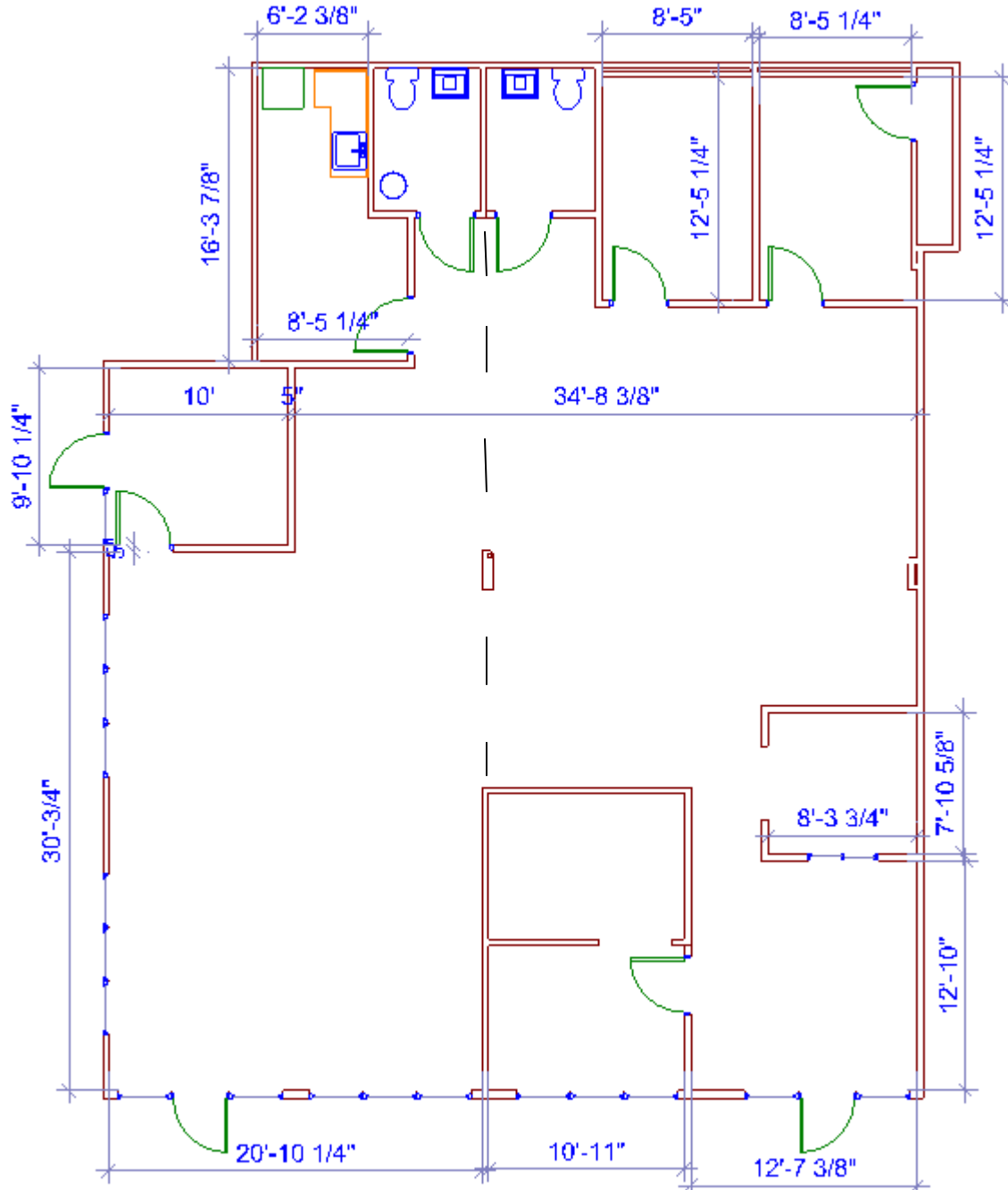
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Building 5832 Suites 105 and 106
Approx 2,656 SF
\$24.00 PSF or \$5,312.00 / Month plus TICAM overages

First Floor Corner Retail
Divisible as shown below:

Suite 105
Approx 1,160 SF
\$2,320.00 / Month

Suite 106
Approx 1,496 SF
\$2,992.00 / Month



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