

FOR LEASE

5310 200 S Alston Ave  
Suite 210  
Durham, NC 27713



Listing Agent:

**Paulina Bohorquez**

**919-985-9416**

paulina@elitecrenc.com

License: 222259



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Suite 210  
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LEASE RATE: \$20 PSF  
TICAM: \$4.46 PSF



## PROPERTY SUMMARY

**Lease Rate:** \$20.00 PSF

**TICAM:** \$4.46 PSF

**Size:** 12,000 SF, if looking for a smaller space, an adjoining space can be subdivided to meet the tenant's needs

**Designated use:** Traditional Office

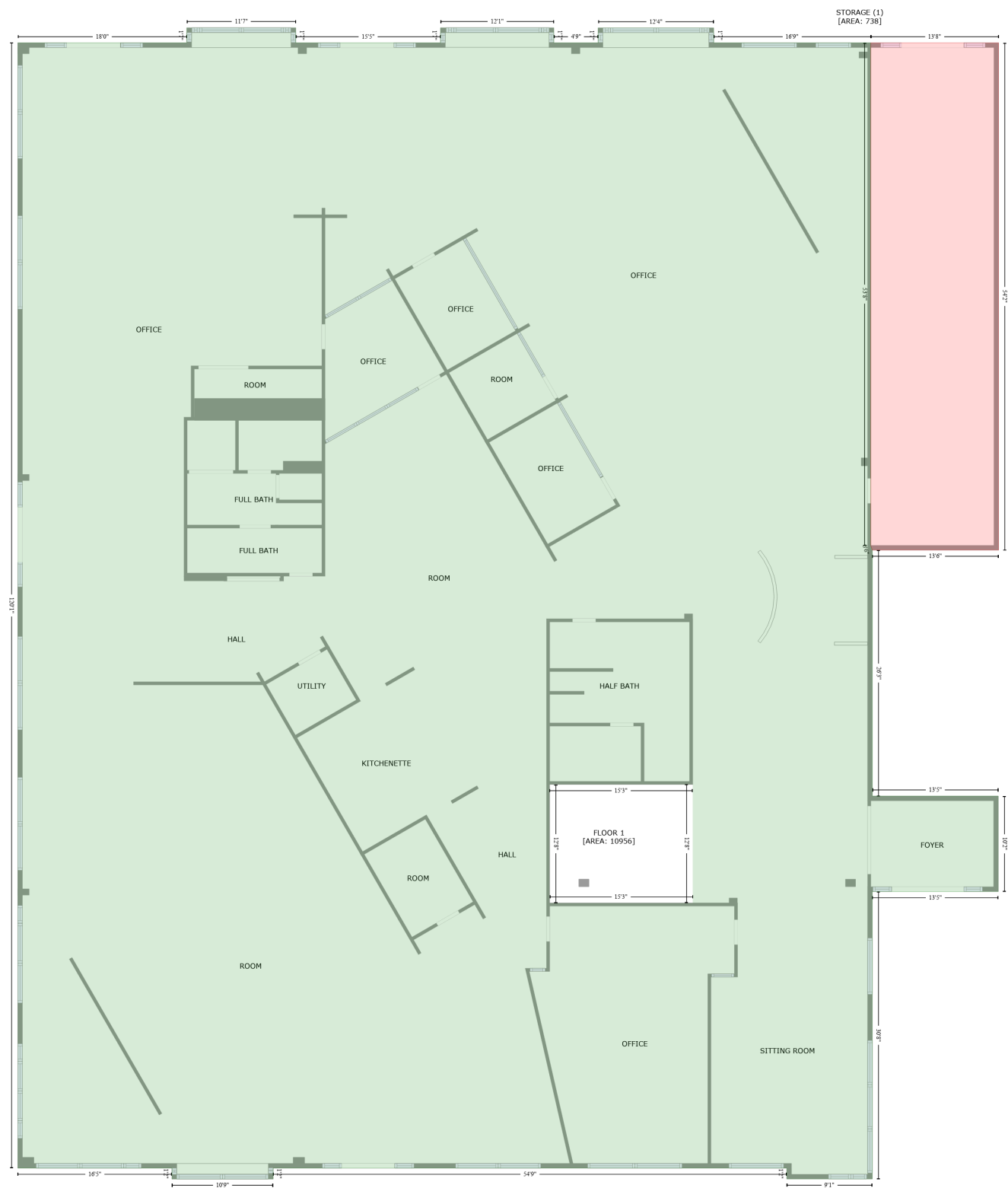
**Zoning:** OI-2

**Property type:** Office

**Layout:** Open

**Features:** modern architecture, natural light features, very well maintained interior and exterior



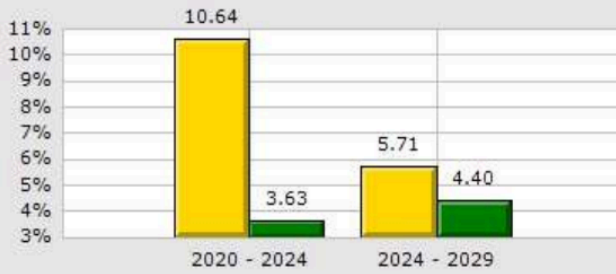




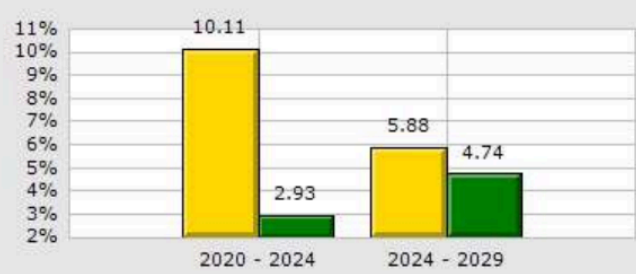
Type: **Class A Office/Medical**  
 County: **Durham**

**1 Mile**  
**County**

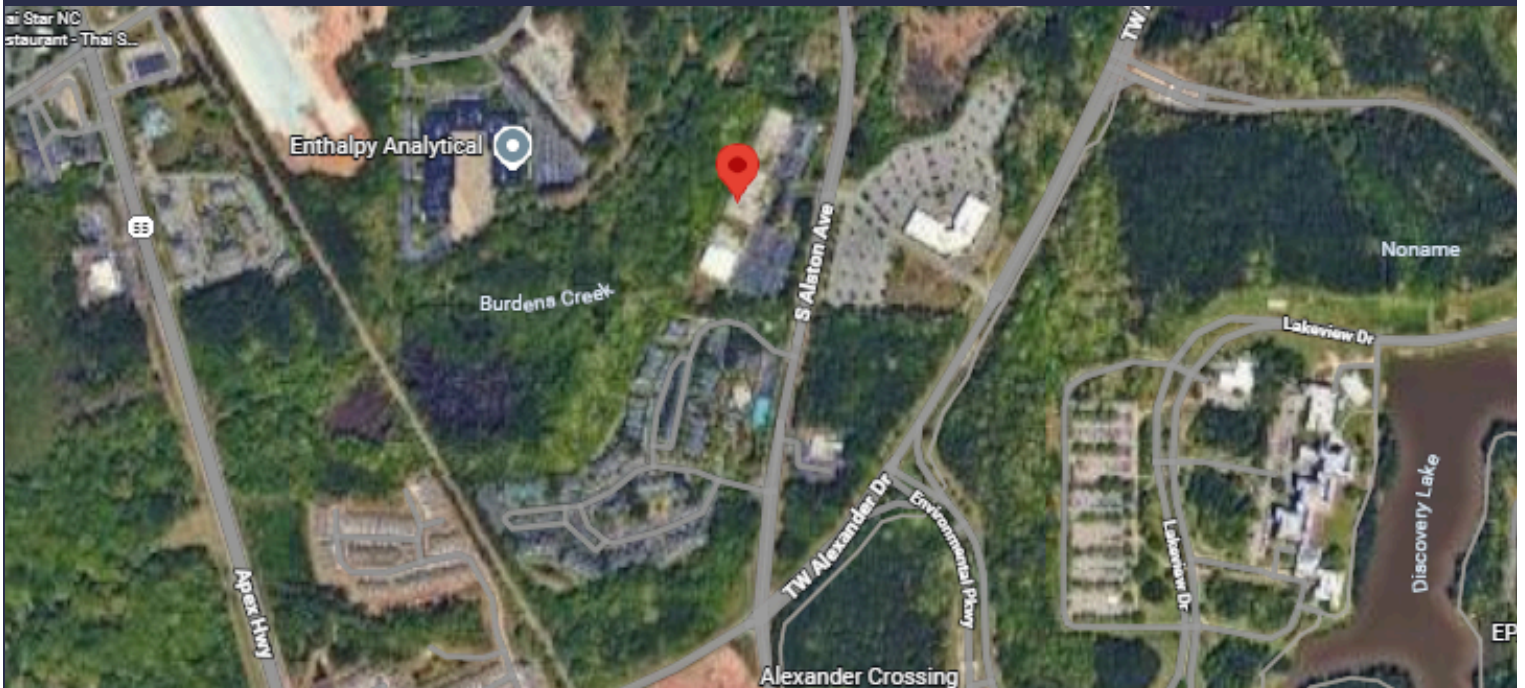
**Population Growth**



**Household Growth**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	1,814	39,891	153,173
2024 Estimate	1,716	37,929	143,183
2020 Census	1,551	37,329	133,549
Growth 2024 - 2029	5.71%	5.17%	6.98%
Growth 2020 - 2024	10.64%	1.61%	7.21%



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