

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

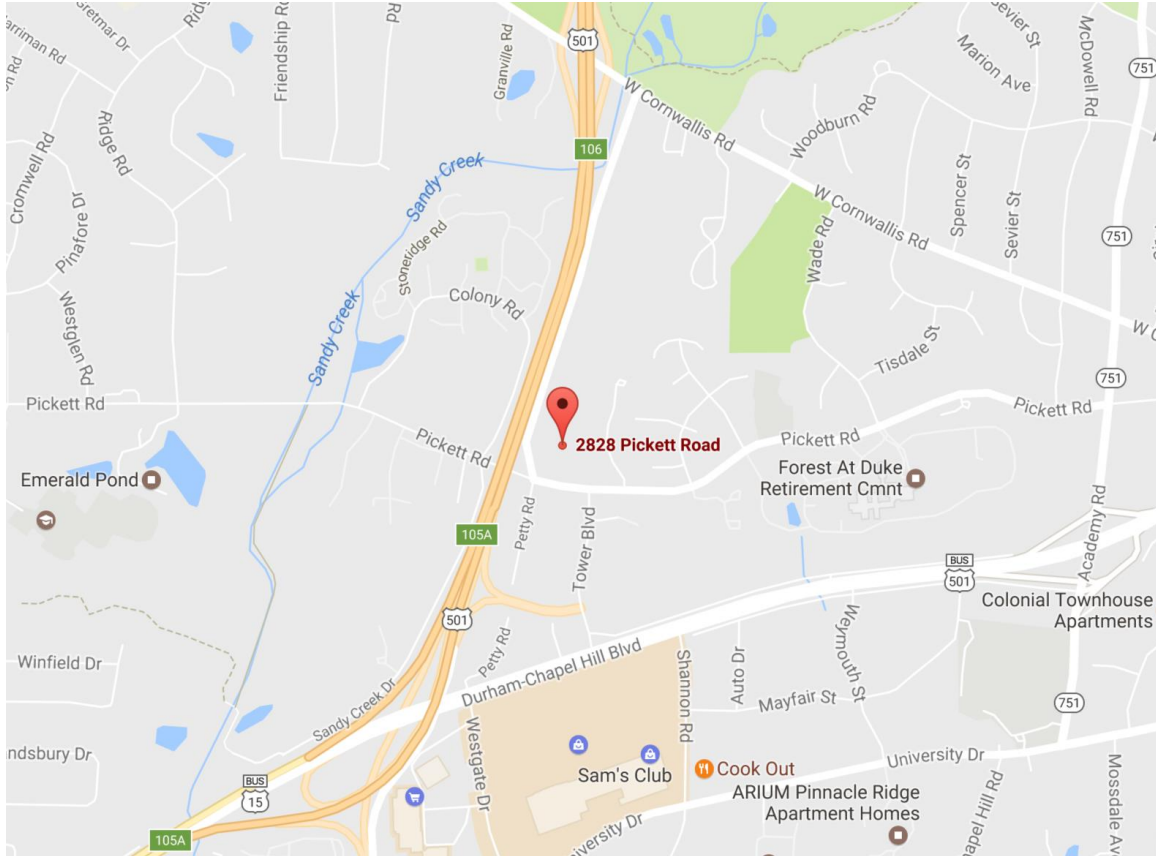


## **2828 Picket Road Office Space for Lease**

- **\$22.00 - \$45.00 PSF**
- **First and 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**

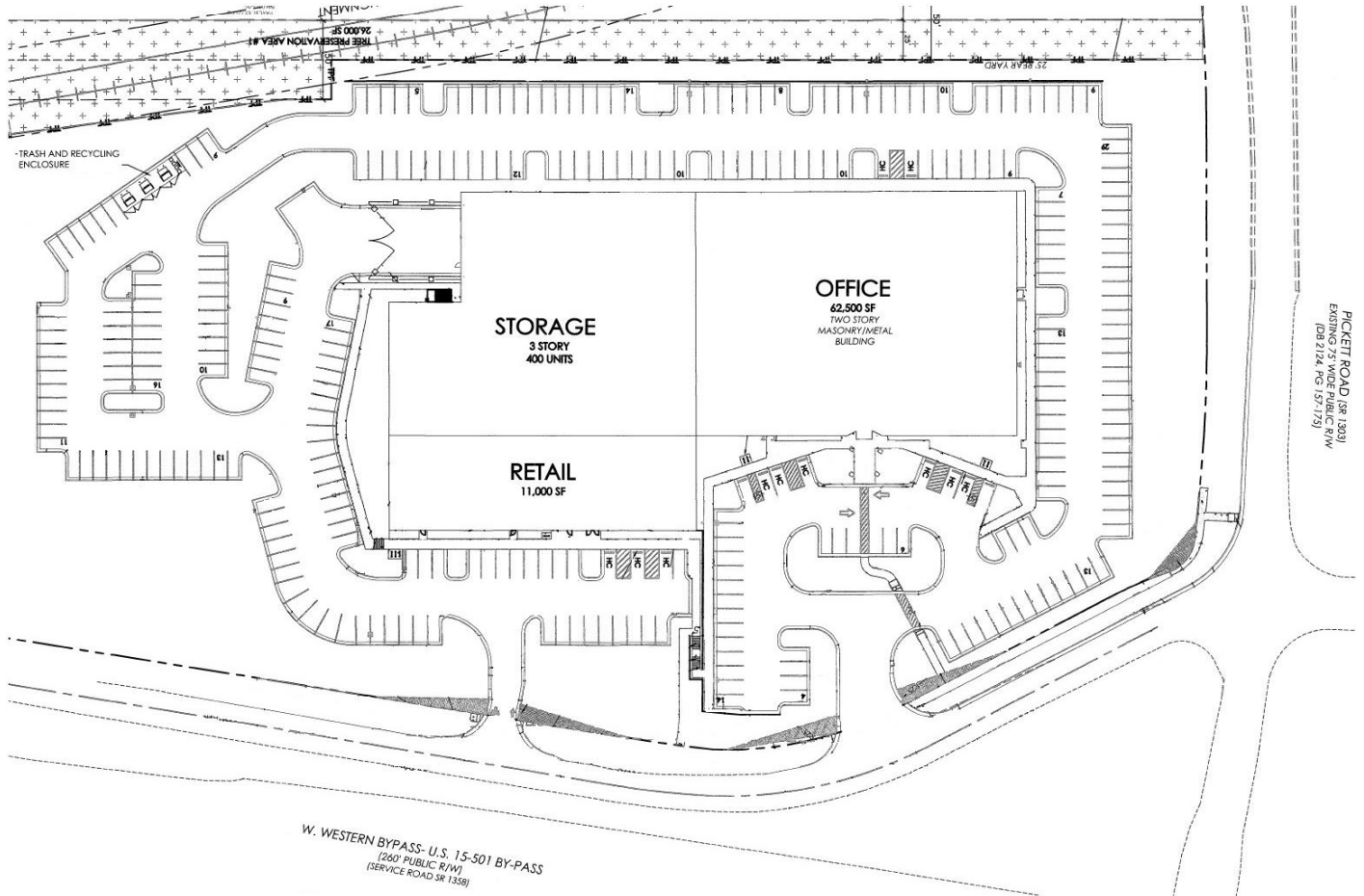
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

**Location:**  
**2828 Pickett Road**  
**Durham, NC 27705**



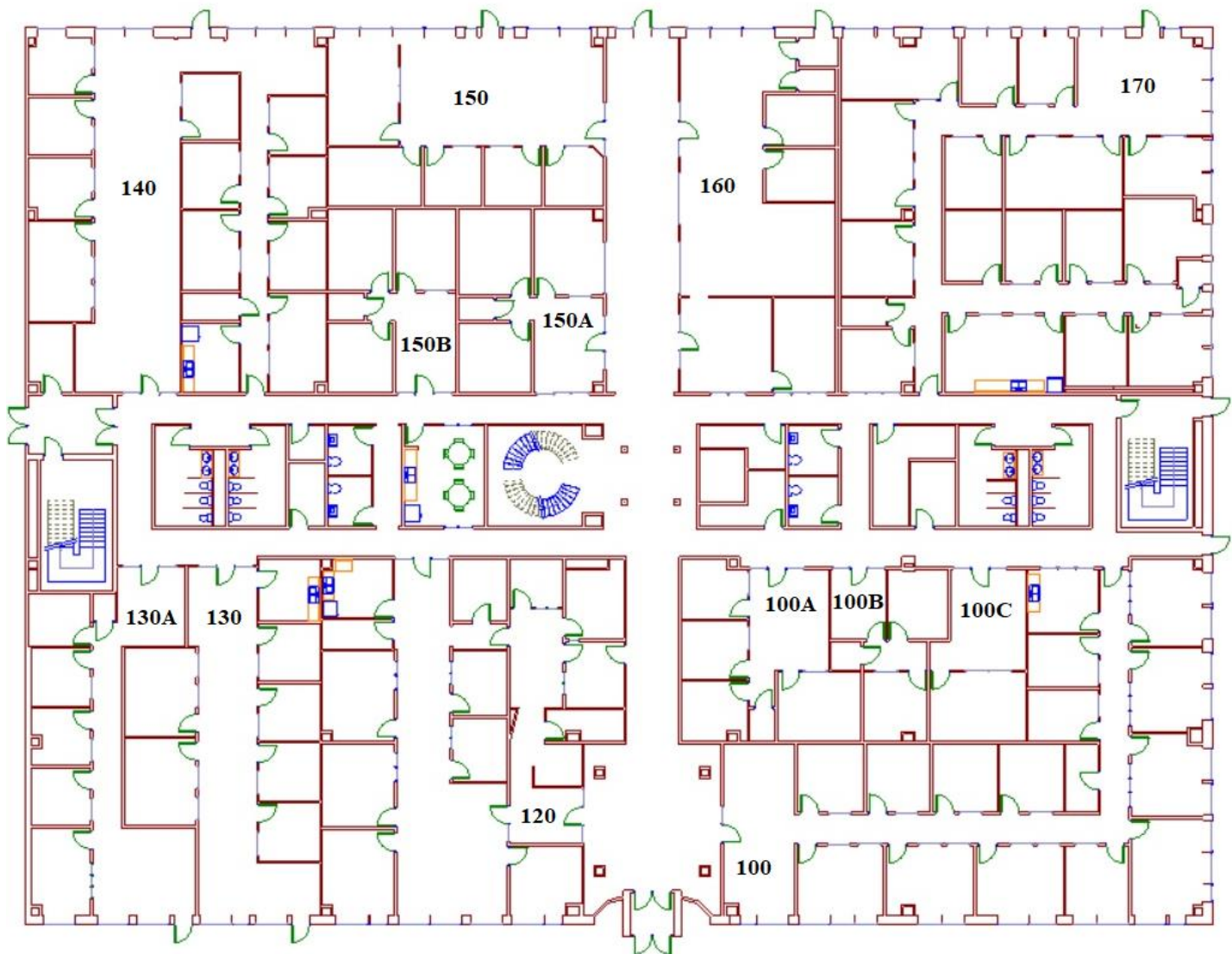
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

## Site Plan



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.

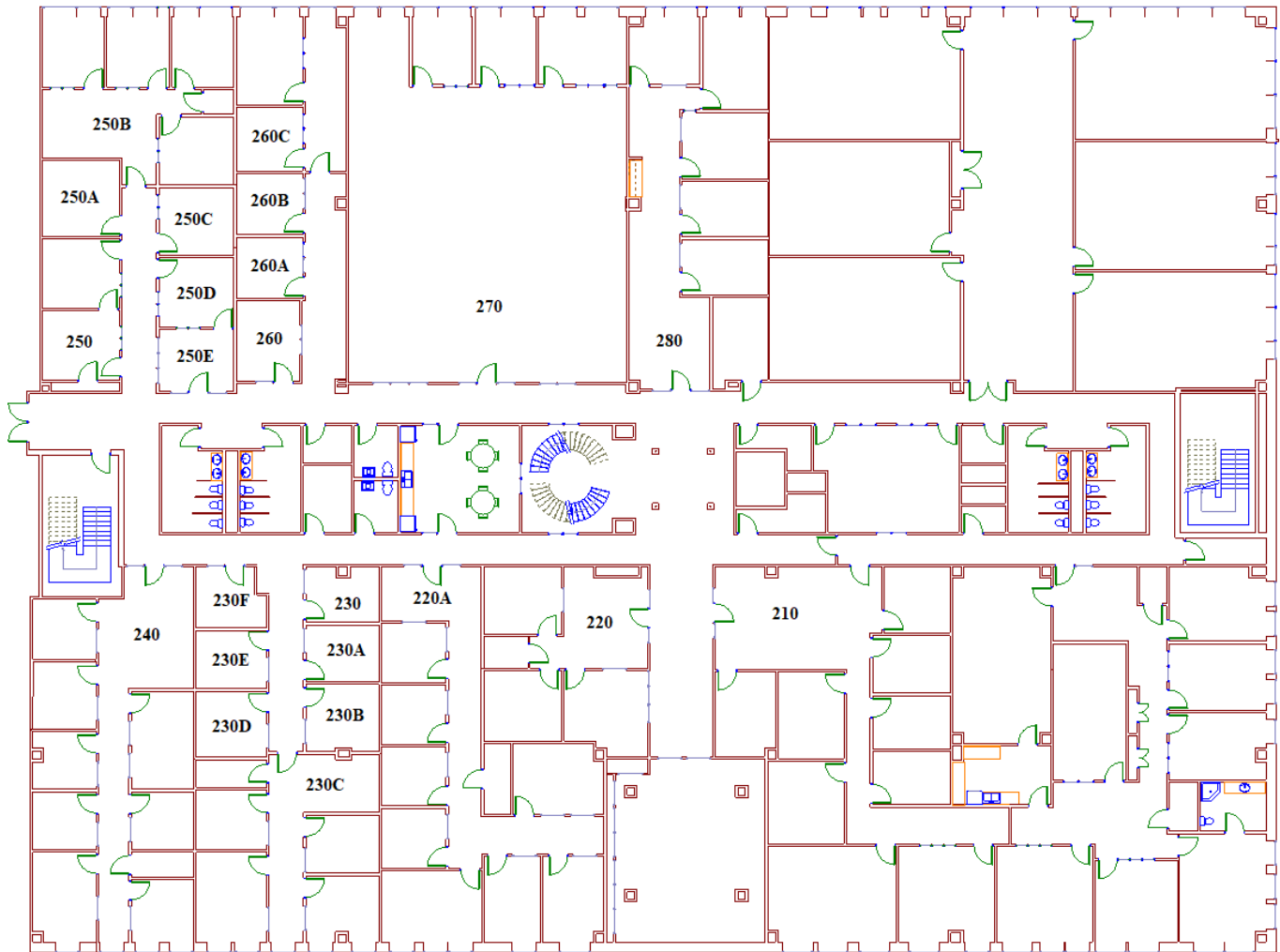
**First Floor**



Suite	Useable SF	Rentable SF	Rate	Monthly Rent	Available
150	1480	1702	\$ 23.00	\$ 3,262.17	NOW

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.

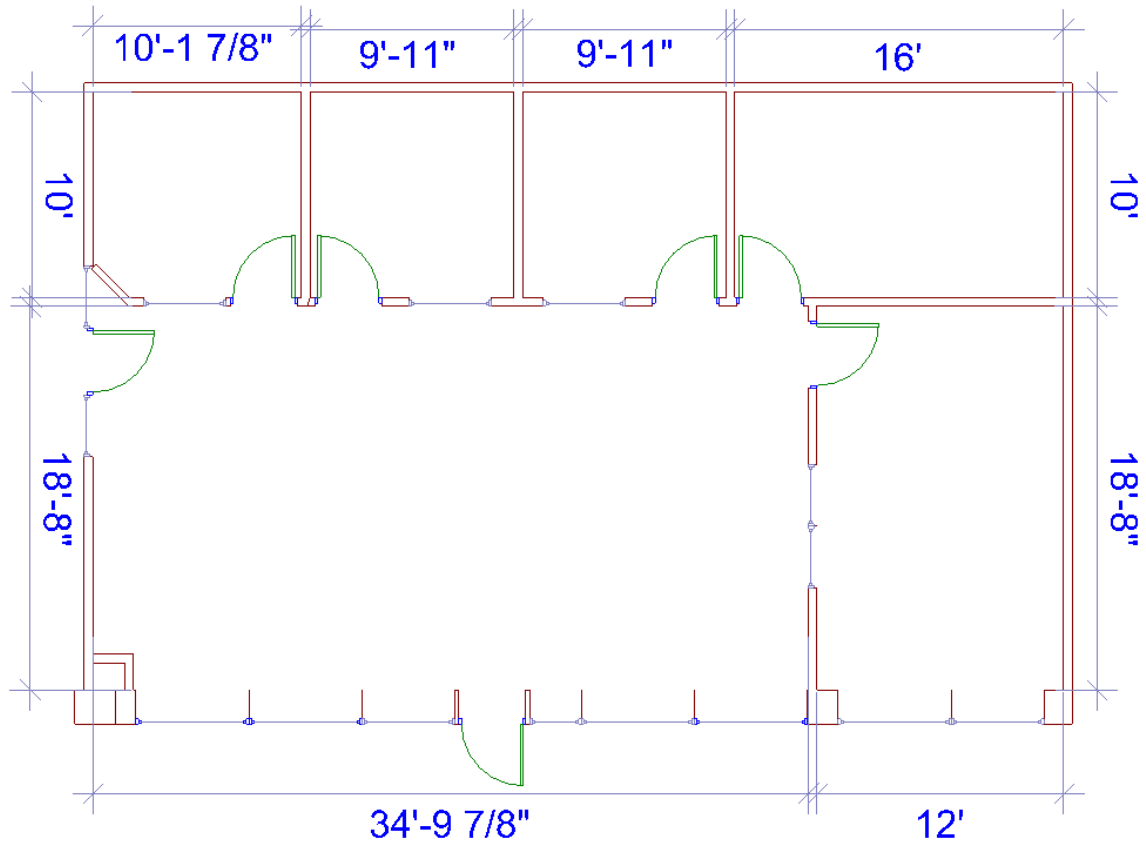
## Second Floor



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
230C	974	1120	\$ 23.00	\$ 2,146.67	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

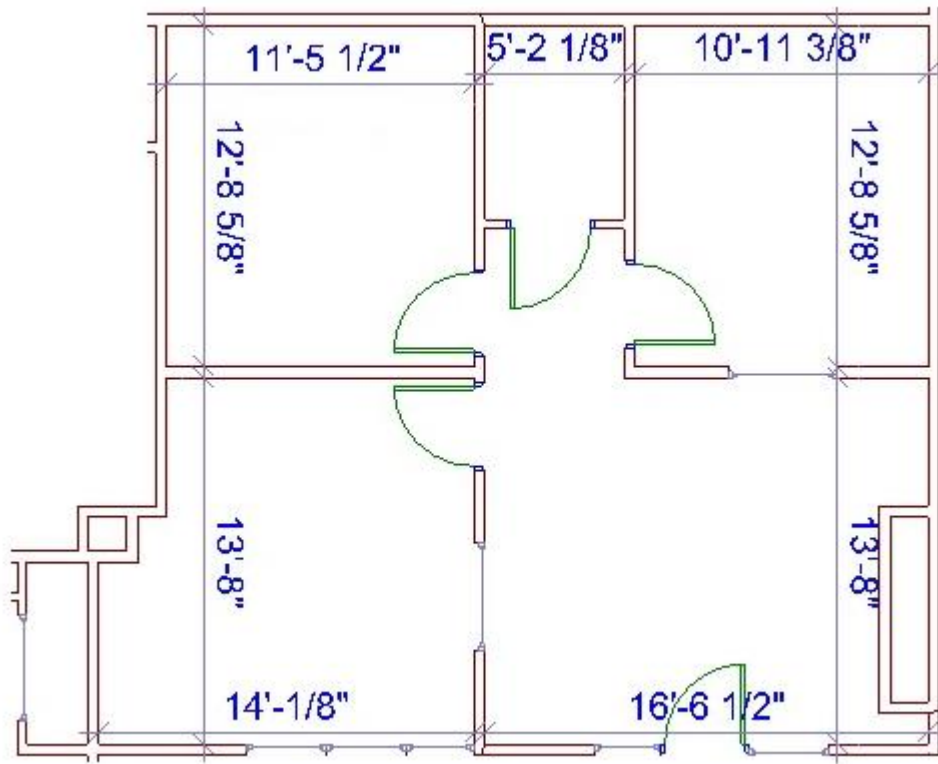
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

## Suite 150



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 220

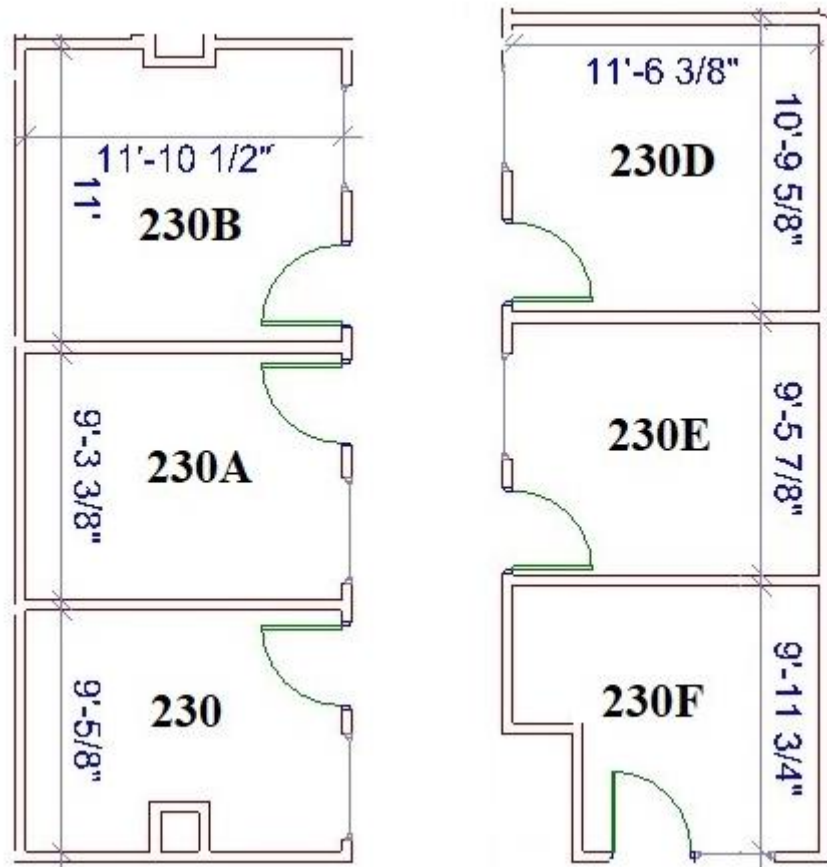


INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.



## Suites 230-230F

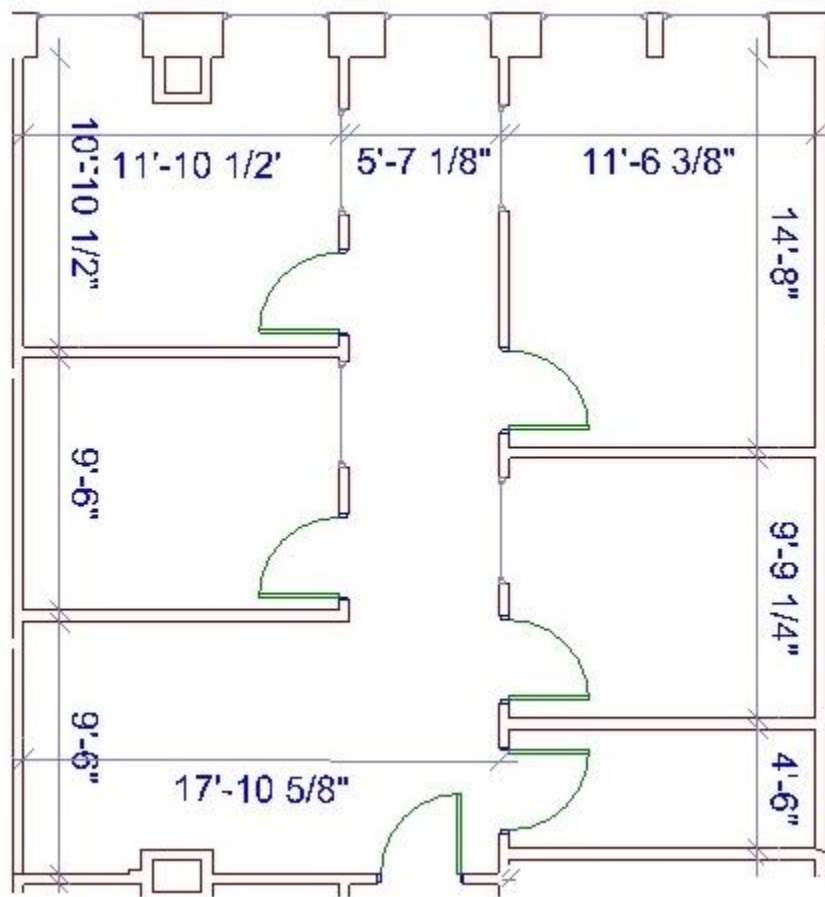
### Single office spaces



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.

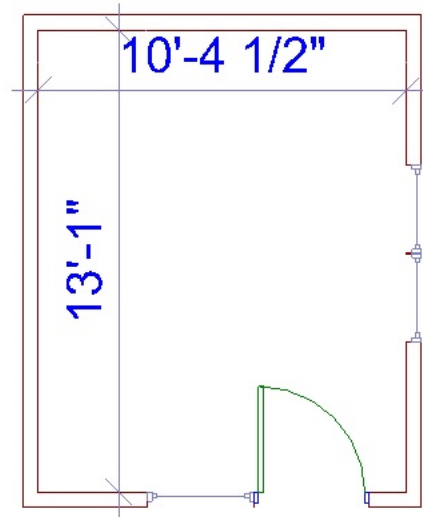


## Suite 230C

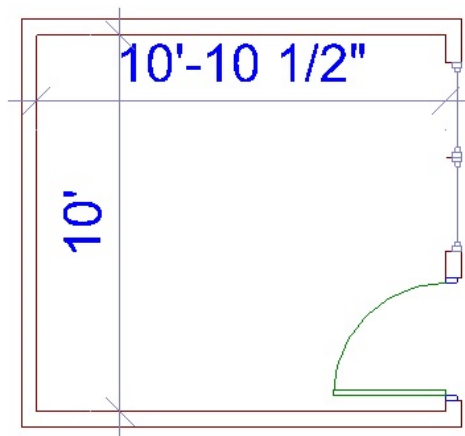


INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

## Suite 260

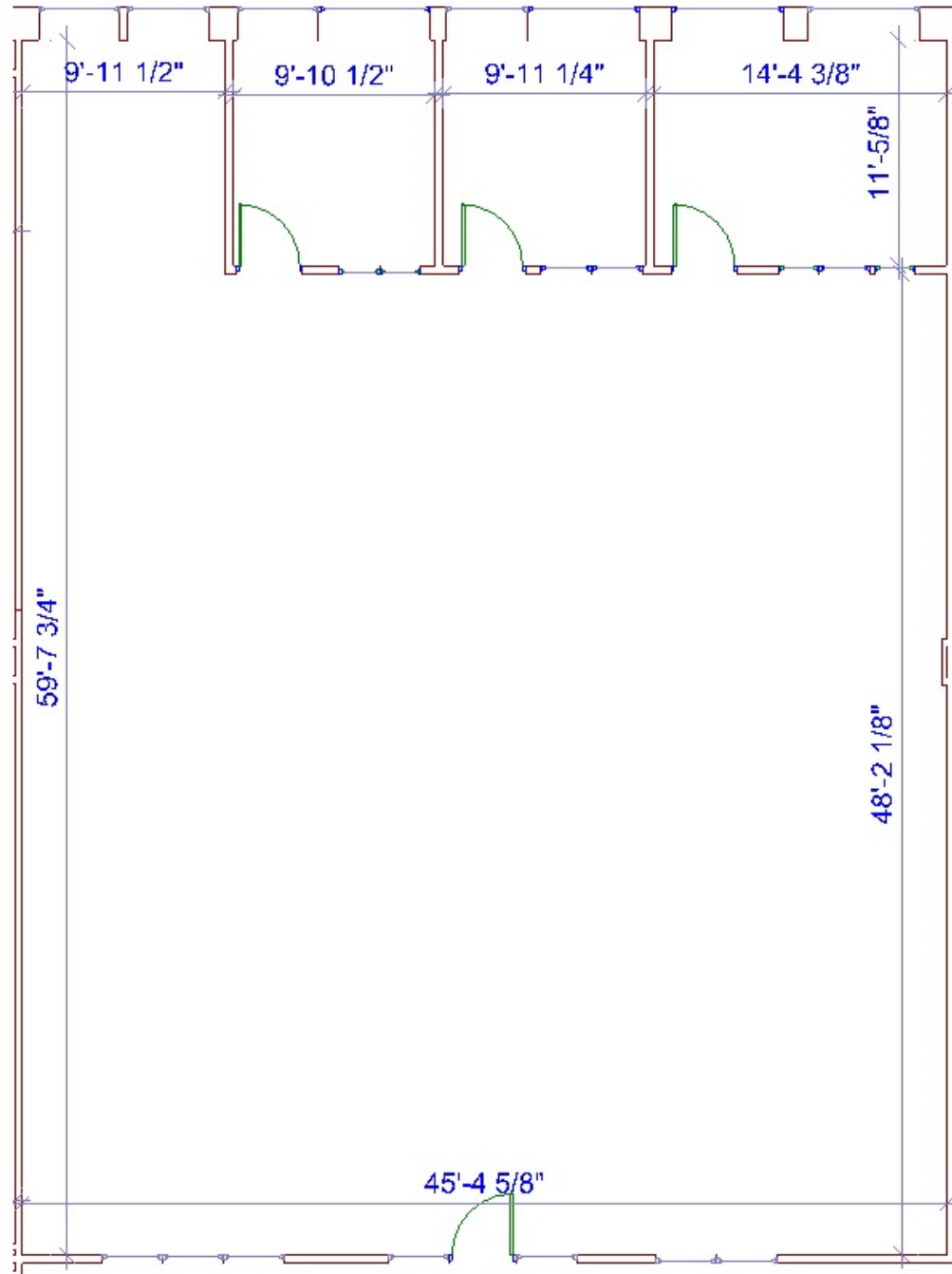


## Suite 260A



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 270



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.