

4208 SOUTH ALSTON AVENUE, DURHAM, NC 27713

# Second Floor Durham Office for Lease

**Matthew Morton**

matthew@pickettsprouse.com  
(919) 864-0864

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE

**Emilee Collins, CCIM**

emilee@pickettsprouse.com  
(919) 730-7040



# Property Overview

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<b>ADDRESS</b>	4208 South Alston Avenue, Durham, NC 27713
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<b>OFFICE SIZE</b>	1,900 RSF
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<b>ZONING</b>	OI (Office Institutional)
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<b>LEASE RATE</b>	\$4,275/month
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Second-floor office space available at 4208 S. Alston Avenue in Durham—an excellent fit for a general contractor’s office, professional workspace, or art gallery/studio.

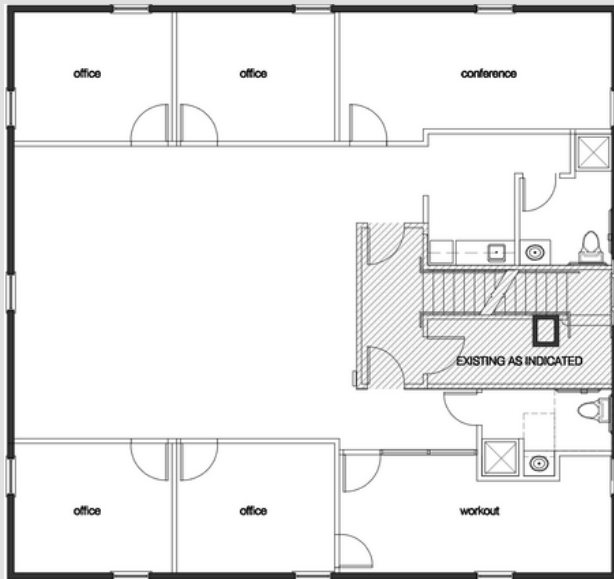
This warm, naturally lit shell space offers flexible layouts, with office plans available to meet your needs. Conveniently located just minutes from major highways, the property provides easy access to I-40, Research Triangle Park, and surrounding business hubs.

Tenants enjoy shared, ample parking in a quiet setting, offering both accessibility and a peaceful work environment.

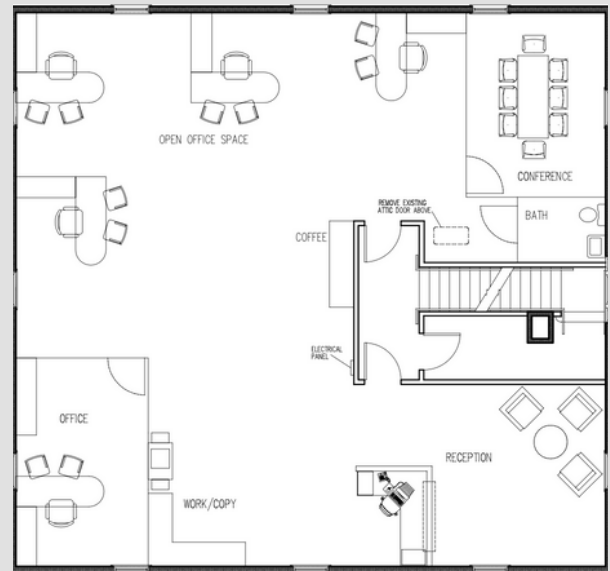


# Office Plans/Layouts

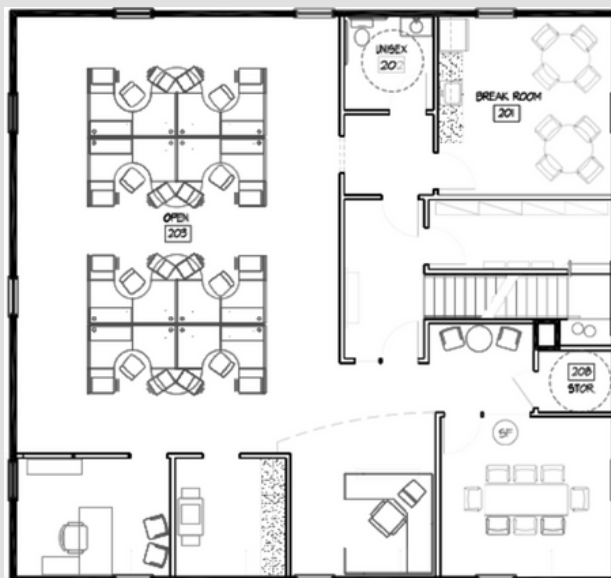
PRIVATE OFFICE CONCEPT



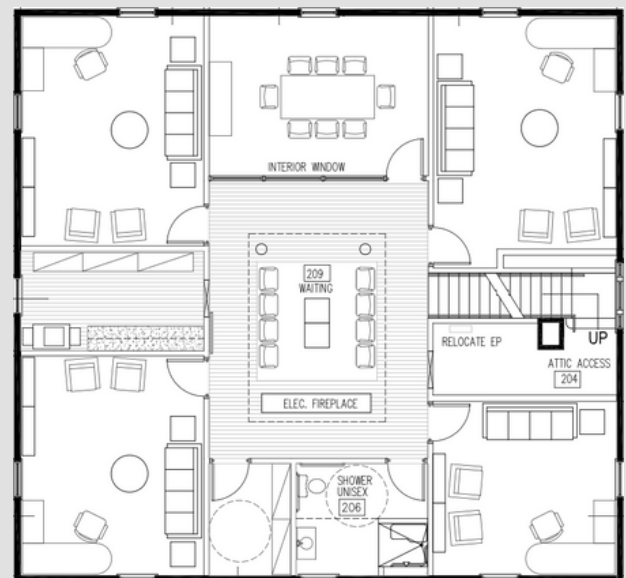
OPEN OFFICE CONCEPT



COWORKING OFFICE CONCEPT

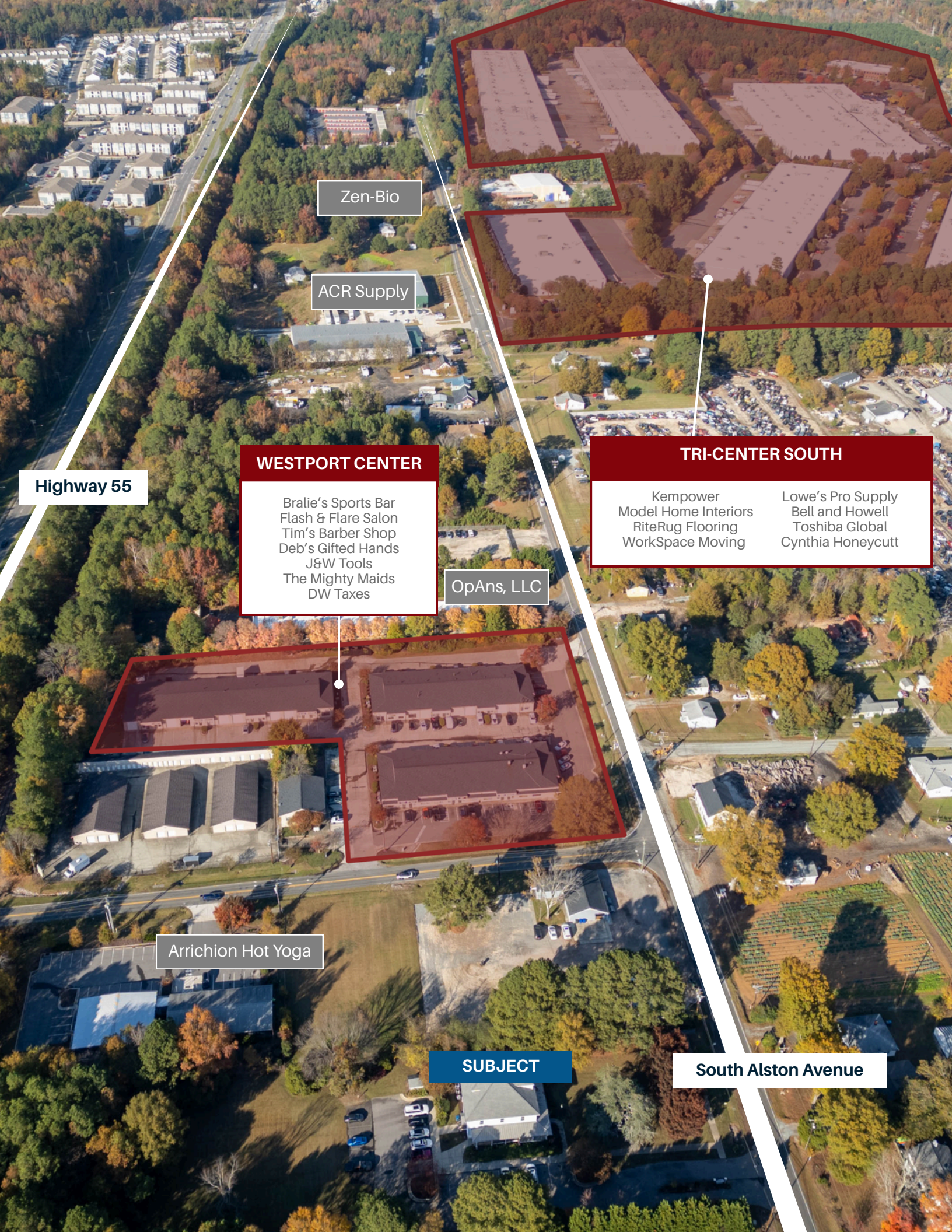


RECEPTION OFFICE CONCEPT



*Additional office plans and layout concepts are available upon request.*





Zen-Bio

ACR Supply

Highway 55

### WESTPORT CENTER

Bralie's Sports Bar  
Flash & Flare Salon  
Tim's Barber Shop  
Deb's Gifted Hands  
J&W Tools  
The Mighty Maids  
DW Taxes

OpAns, LLC

### TRI-CENTER SOUTH

Kempower  
Model Home Interiors  
RiteRug Flooring  
WorkSpace Moving

Lowe's Pro Supply  
Bell and Howell  
Toshiba Global  
Cynthia Honeycutt

Arrichion Hot Yoga

SUBJECT

South Alston Avenue





Streets at Southpoint →



La Quinta Inn & Suites

Red Roof Inn

Great Roofing & Restoration

Allstate Insurance

Sherwin-Williams

Palmetto Medicare Advisors

Highway 55

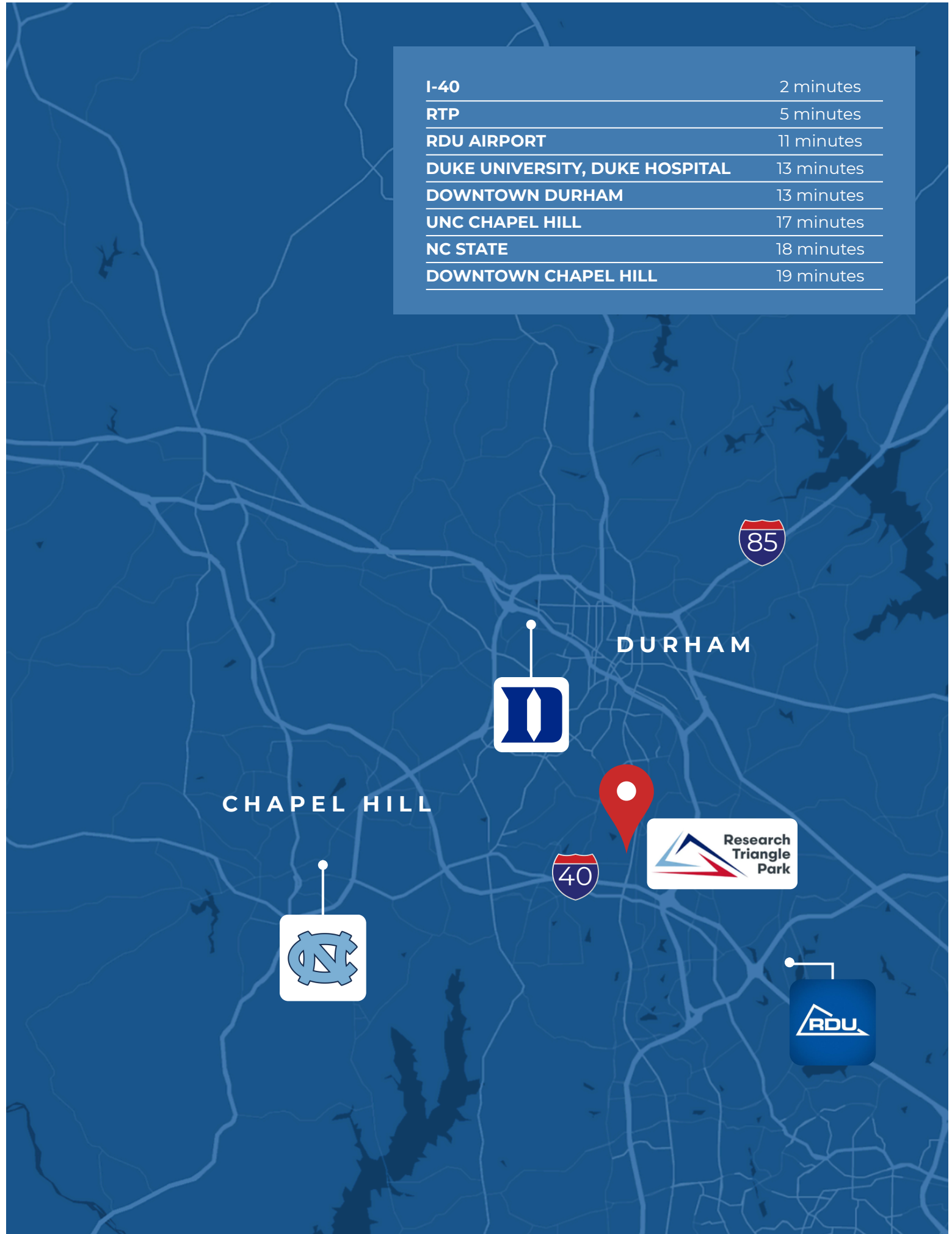
Caliber Collision

South Alston Avenue

SUBJECT



I-40	2 minutes
RTP	5 minutes
RDU AIRPORT	11 minutes
DUKE UNIVERSITY, DUKE HOSPITAL	13 minutes
DOWNTOWN DURHAM	13 minutes
UNC CHAPEL HILL	17 minutes
NC STATE	18 minutes
DOWNTOWN CHAPEL HILL	19 minutes







# Contact Us

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[pickettsprouse.com](https://pickettsprouse.com)

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