

Commercial Leasing Office  
2828 Pickett Rd, Suite 120  
Durham, NC 27705  
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brent@ticonproperties.com

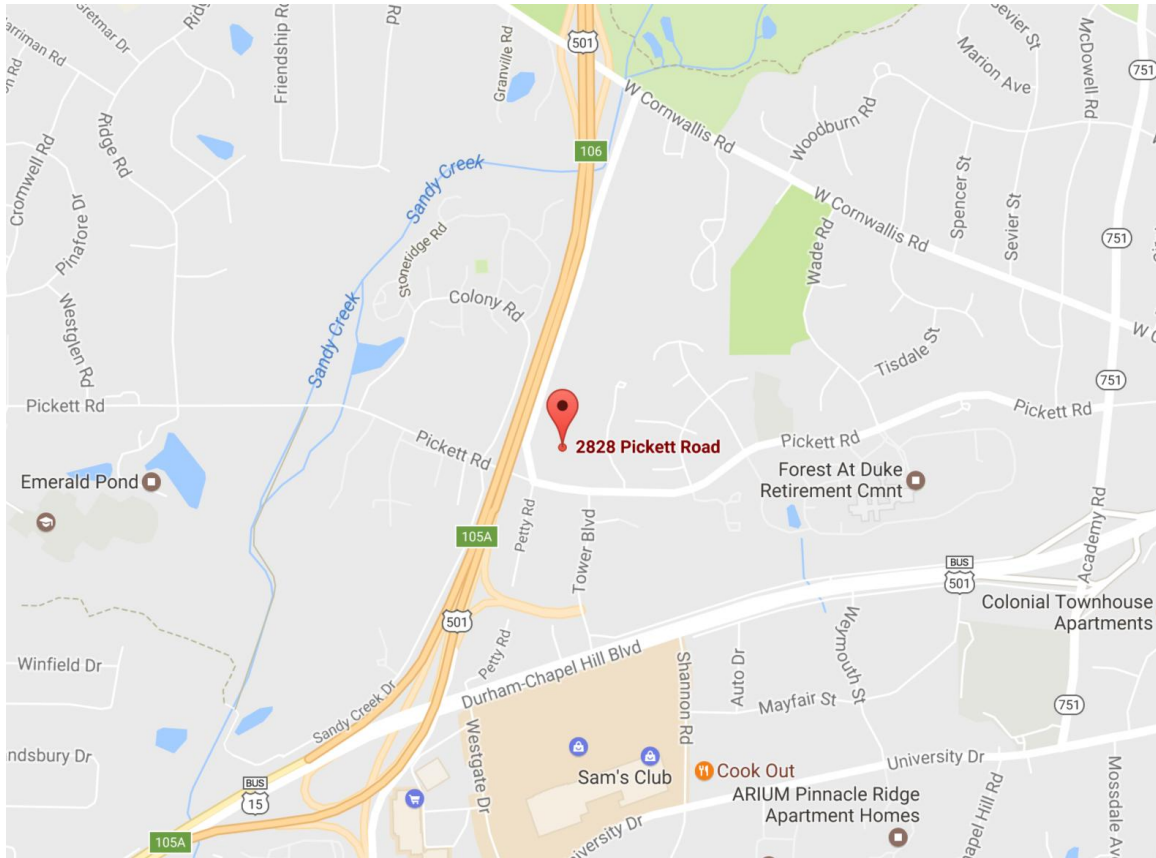


## **2828 Picket Road Office Space for Lease**

- **\$22.00 - \$32.00 PSF**
- **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**

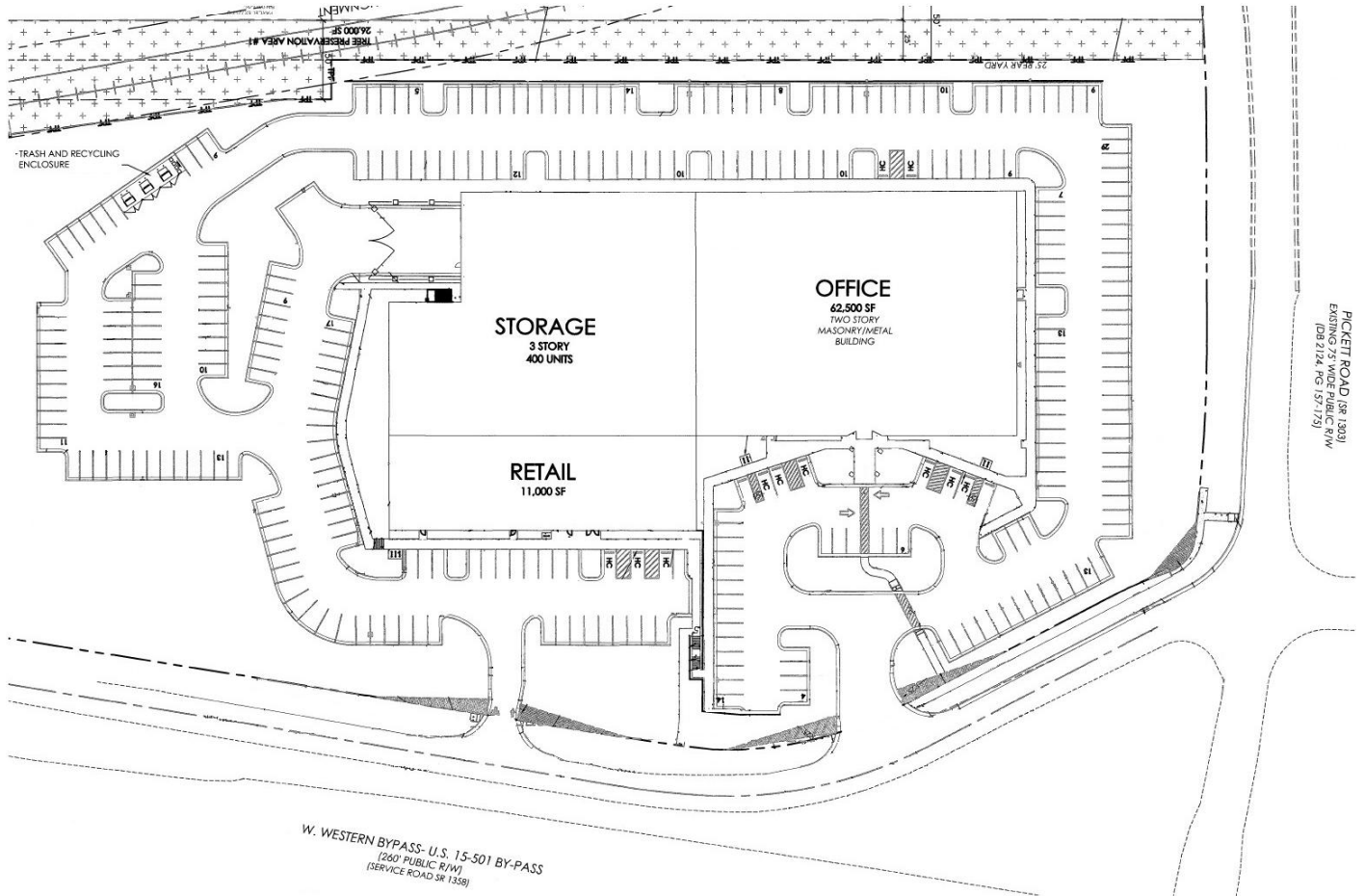
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**Location:  
2828 Pickett Road  
Durham, NC 27705**



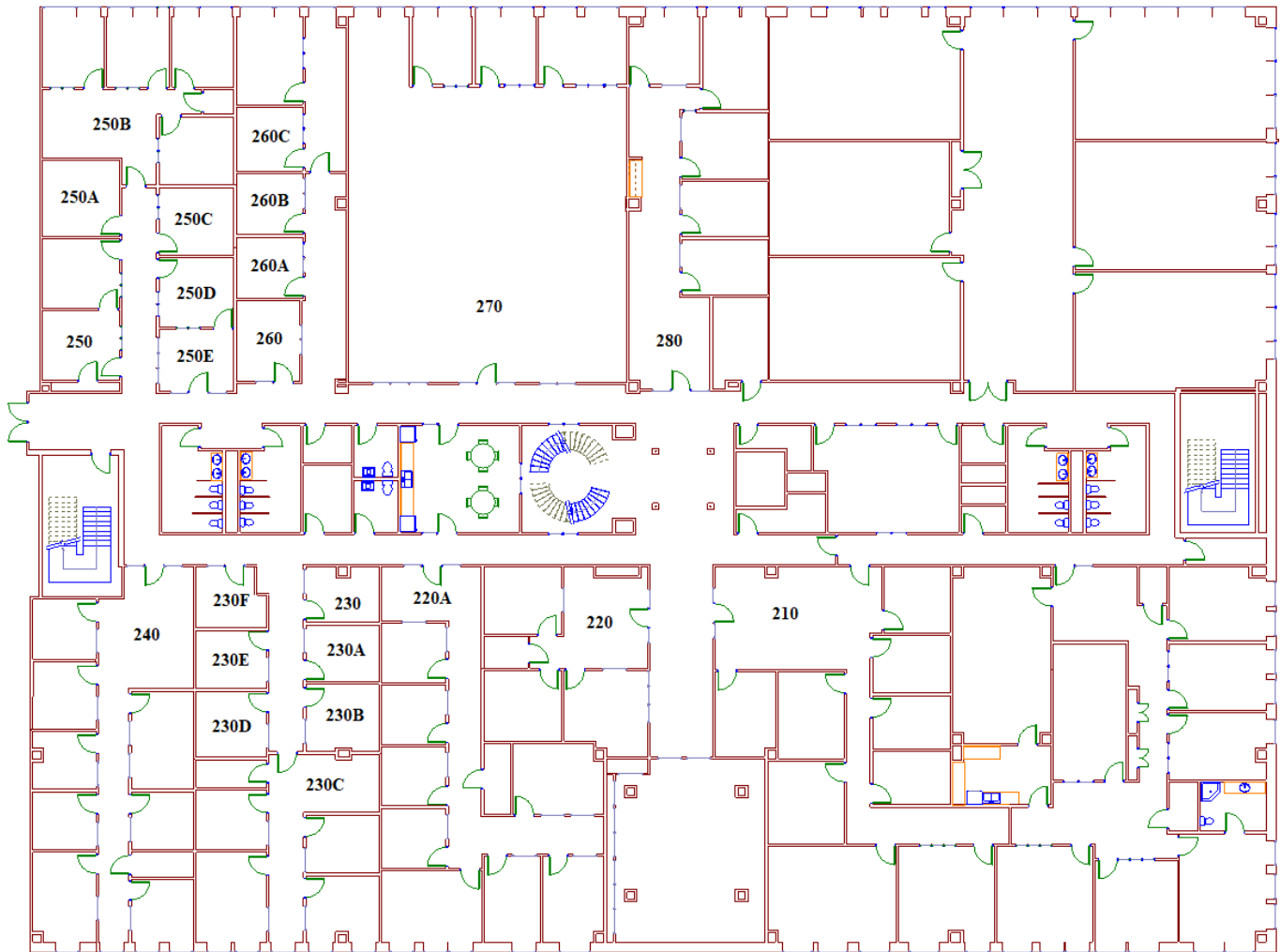
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## Site Plan



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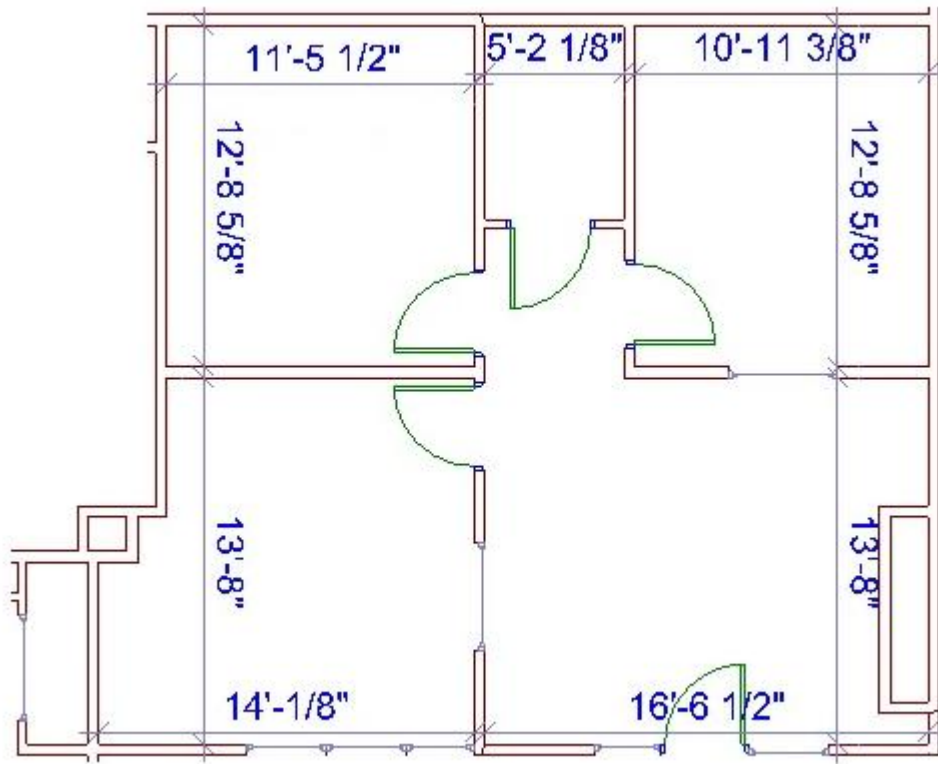
## Second Floor



| Suite | Useable SF | Rentable SF | Rate     | Monthly Rent | Available  |
|-------|------------|-------------|----------|--------------|------------|
| 220   | 820        | 943         | \$ 22.00 | \$ 1,728.83  | NOW        |
| 220A  | 1796       | 2065        | \$ 22.00 | \$ 3,785.83  | September  |
| 230   | 117        | 135         | \$ 31.11 | \$ 350.00    | NOW        |
| 230A  | 119        | 137         | \$ 30.66 | \$ 350.00    | NOW        |
| 230B  | 140        | 161         | \$ 26.09 | \$ 350.00    | NOW        |
| 230D  | 134        | 154         | \$ 27.27 | \$ 350.00    | NOW        |
| 230E  | 118        | 136         | \$ 30.88 | \$ 350.00    | NOW        |
| 230F  | 117        | 135         | \$ 31.11 | \$ 350.00    | NOW        |
| 260   | 146        | 168         | \$ 25.00 | \$ 350.00    | NOW        |
| 260A  | 118        | 136         | \$ 30.88 | \$ 350.00    | NOW        |
| 270   | 2818       | 3241        | \$ 22.00 | \$ 5,941.83  | 3-6 months |

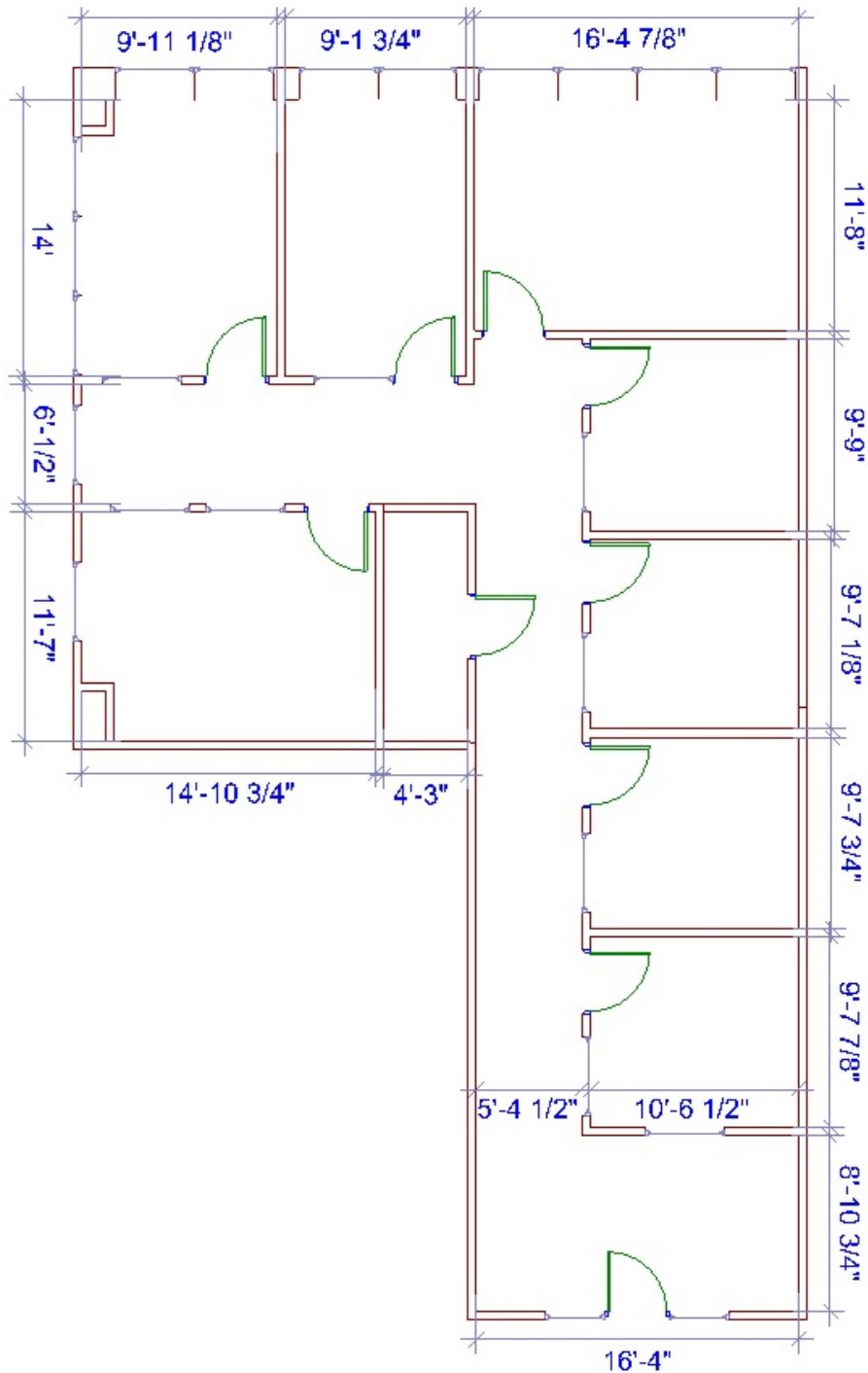
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## Suite 220



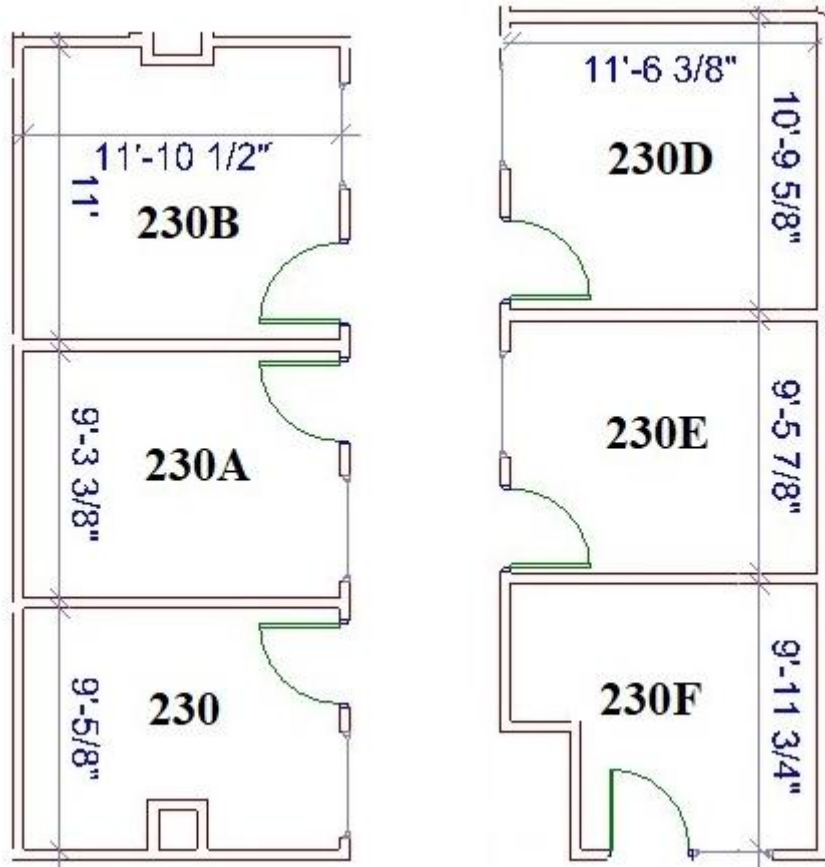
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**Suite 220A**  
**Available September**



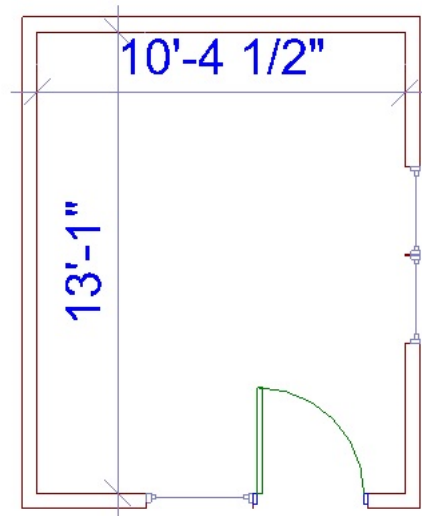
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**Suites 230-230F**  
**Single office spaces**

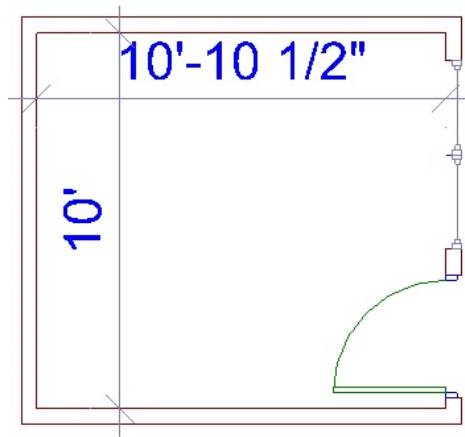


**Suite 260**

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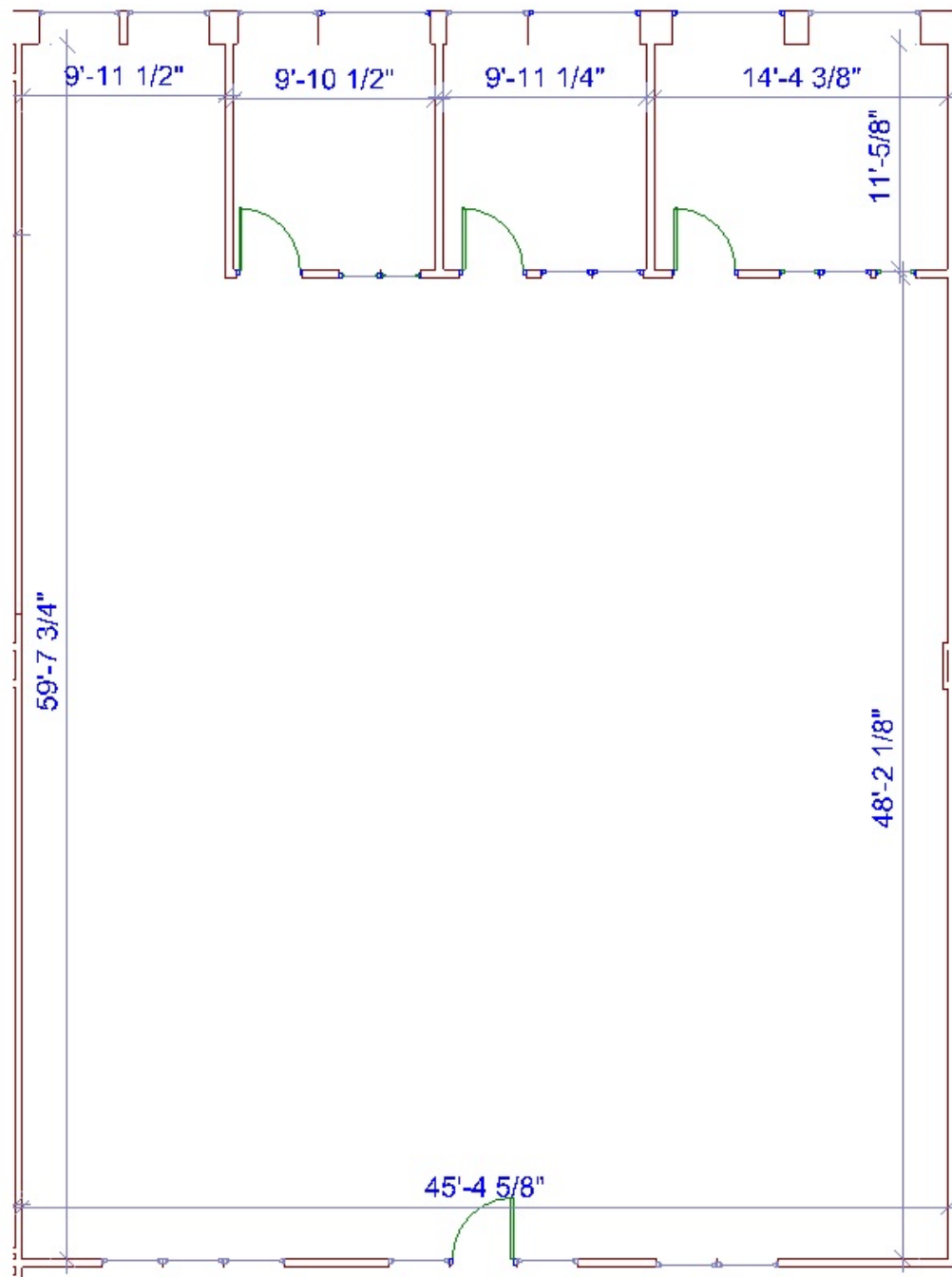


**Suite 260A**



**Suite 270**

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