

Commercial Leasing Office
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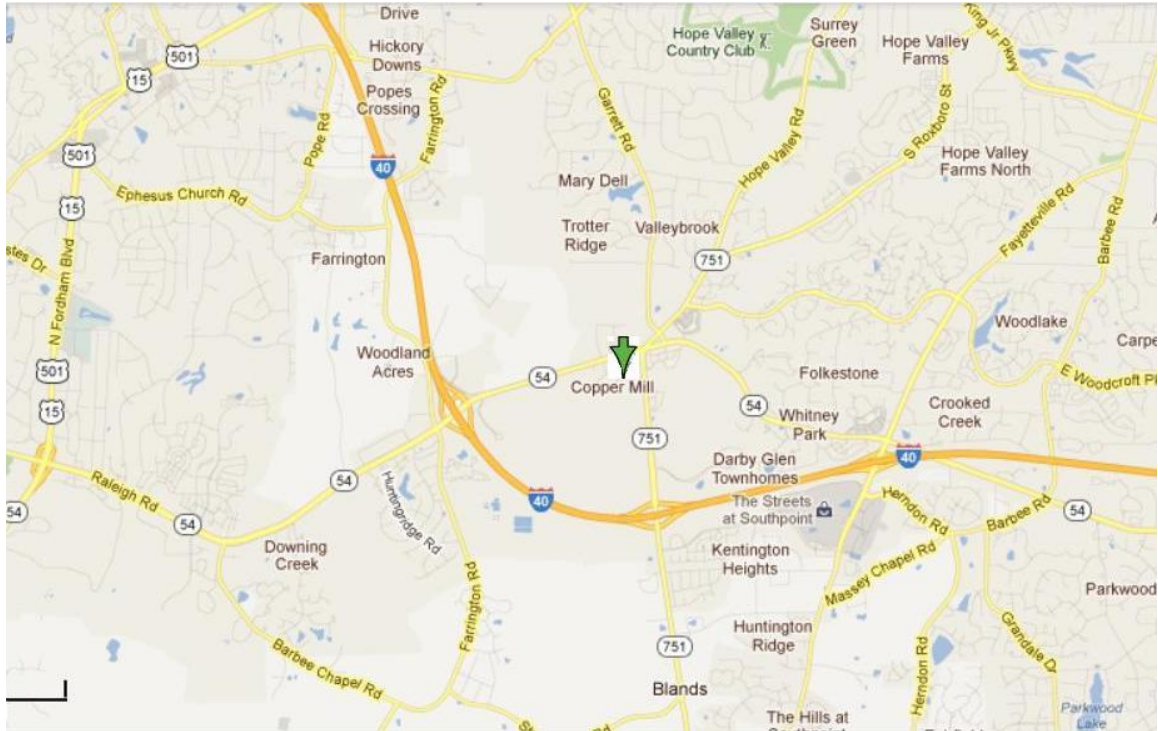
Available for Lease 7080 NC HWY 751 Durham

- **Located at the intersection of Hwy 751 and Hwy 54**
- **CG(D) Zoning**
- **\$25.00 PSF plus TICAM**
- **NNN Lease terms**
- **Minimum 3 year lease term**
- **3% annual rent increases**
- **TICAM currently estimated at \$4.85 PSF**
- **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.

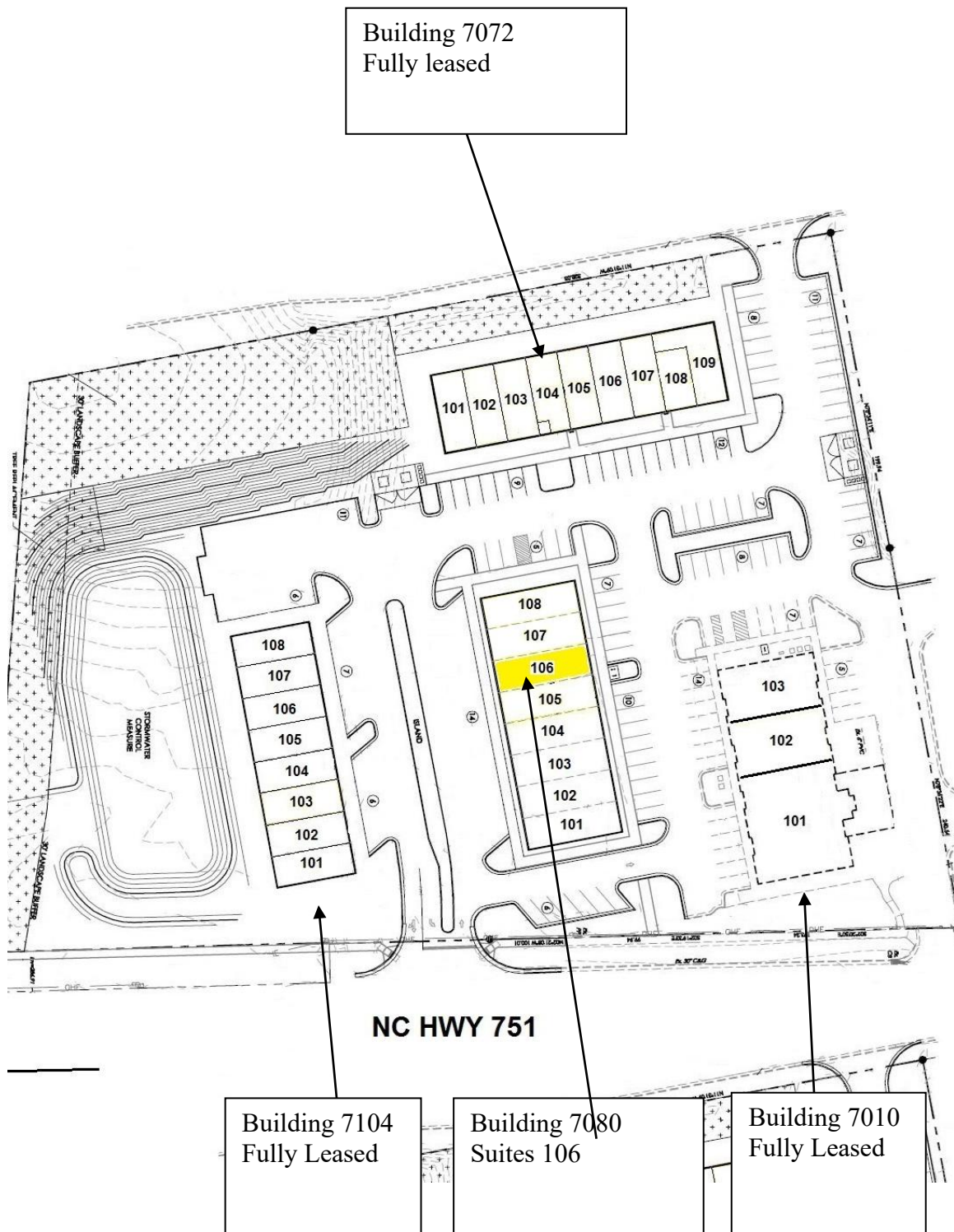
Location:

7010, 7072, 7080, 7104 NC HWY 751, Durham, NC 27707



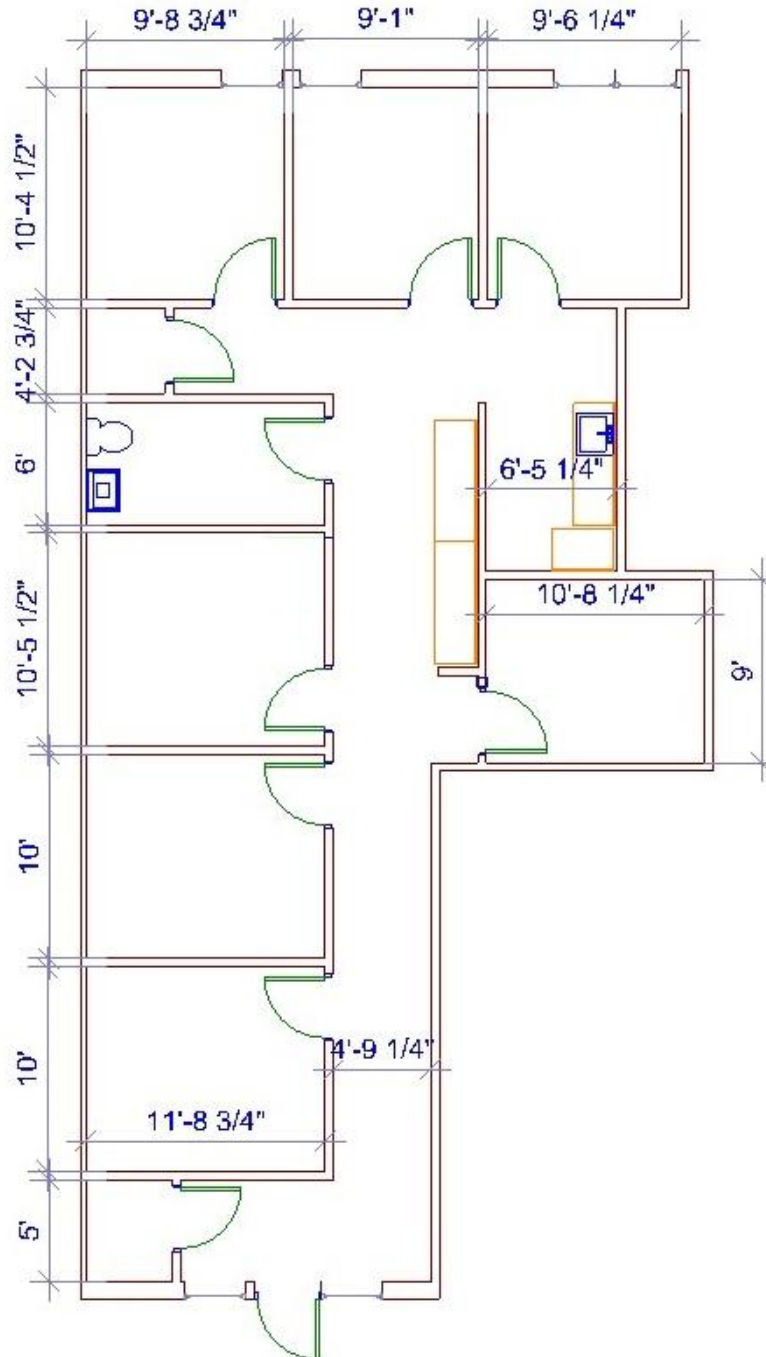
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Site Plan



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Building 7080 Suite 106
Approximately 1,433 SF
Base Rent \$25.00 PSF or \$2,985.42/ month plus TICAM
TICAM estimated at \$4.85 psf or \$579.17/ month
Total Rent Plus Ticam \$3,564.59/ month



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