

Commercial Leasing Office
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brent@ticonproperties.com



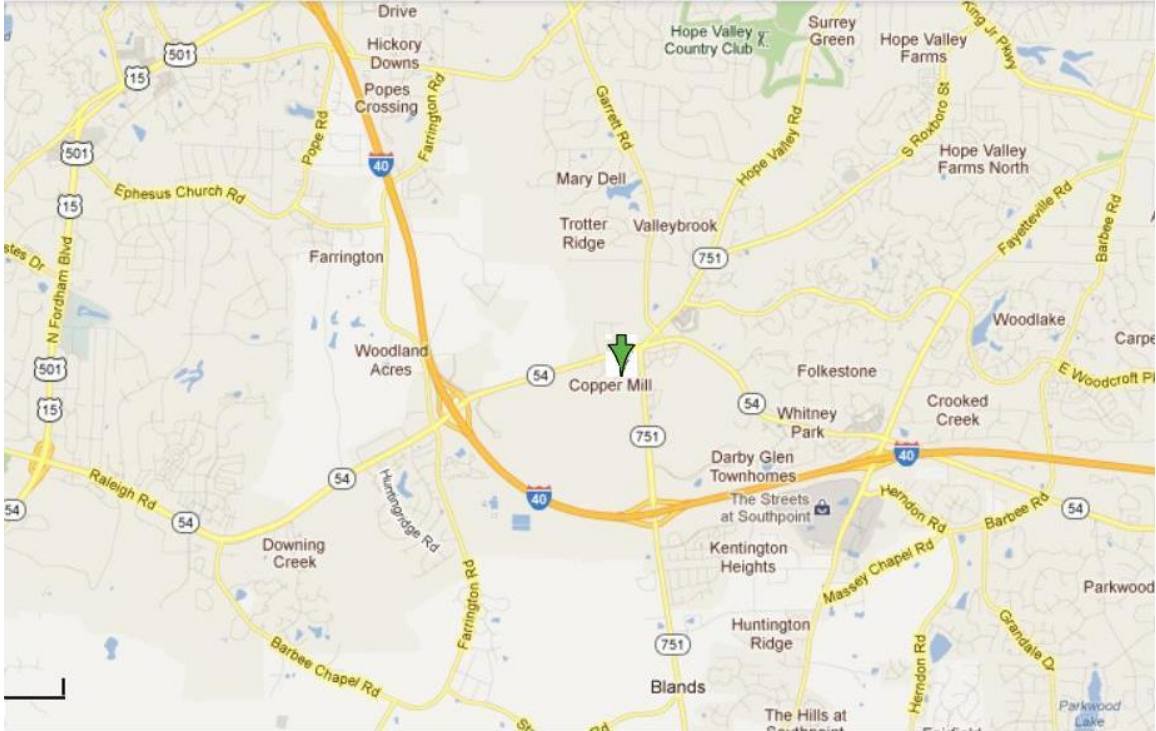
Available for Lease 7072 NC HWY 751 Durham

- **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 estimated at \$4.25 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.

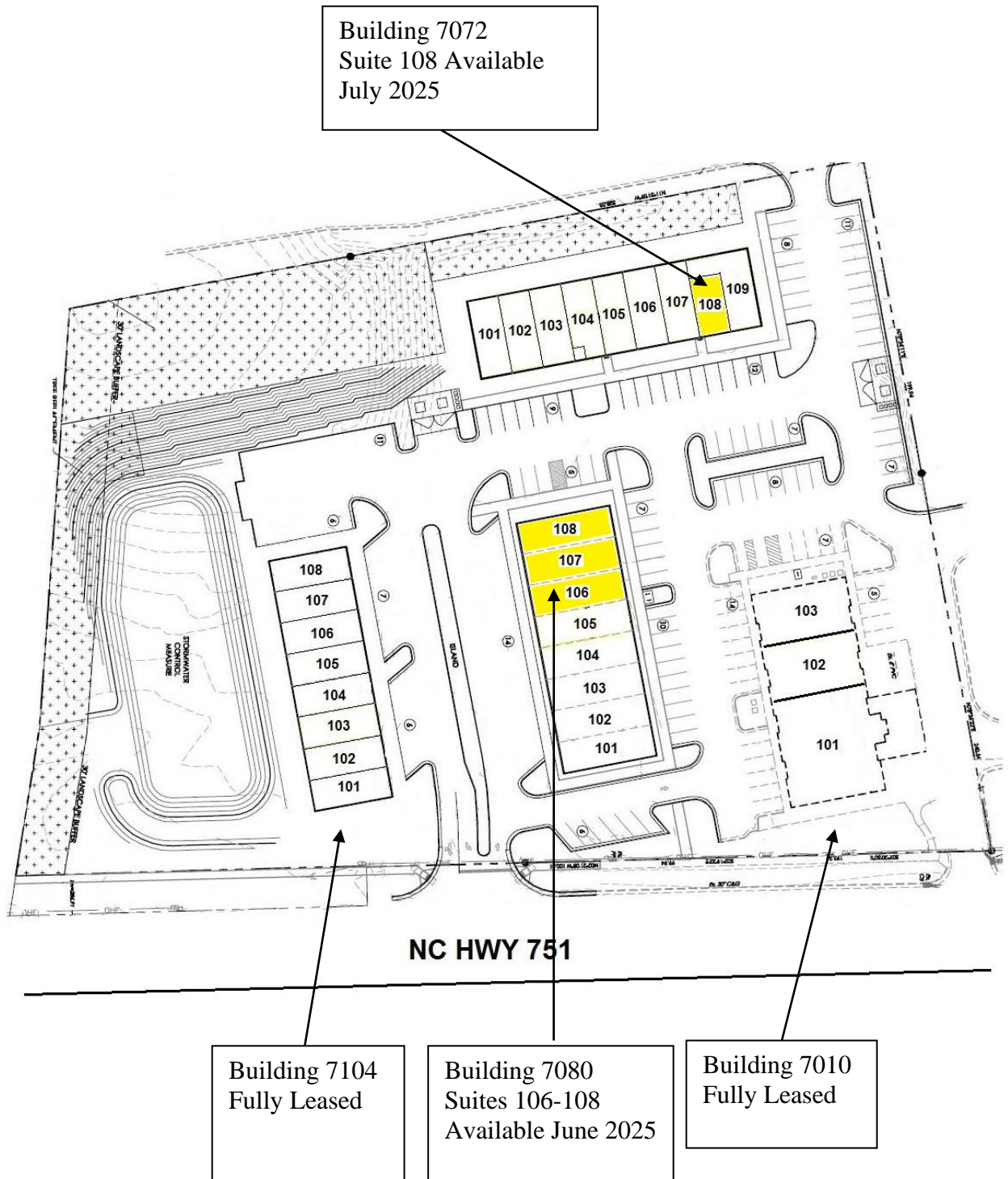
Location:

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



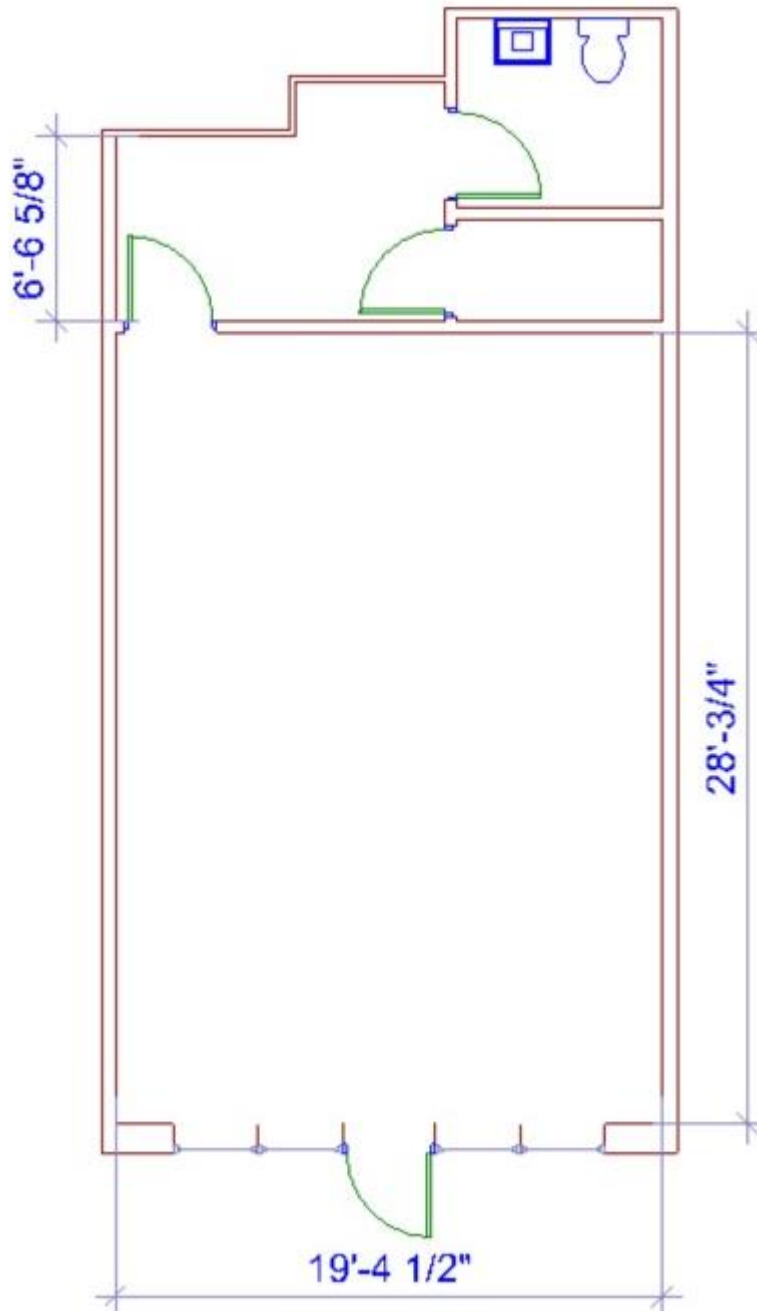
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Site Plan



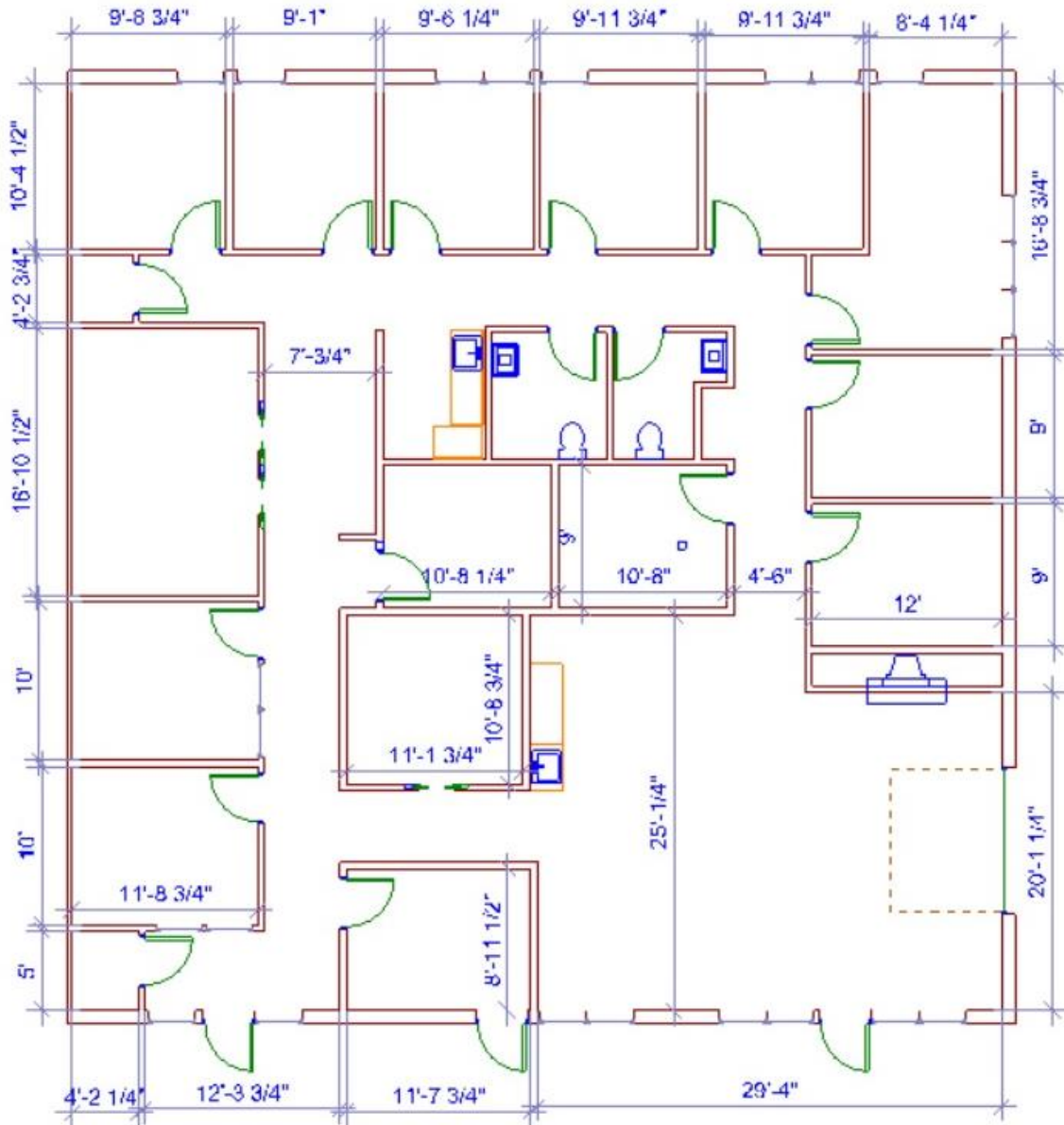
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Building 7072 Suite 108
Approximately 750 SF
Base Rent \$25.00 PSF or \$1,562.50/ month plus TICAM
TICAM estimated at \$4.25 psf or \$265.63/ month
Total Rent Plus Ticam \$1,828.13/ month
Available July 2025



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Building 7080 Suites 106-108
Approximately 3,600 SF
Base Rent \$25.00 PSF or \$7,500.00/ month plus TICAM
TICAM estimated at \$4.25 psf or \$1,275.00/ month
Total Rent Plus Ticam \$8,775.00/ month
Available June 2025



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