

Commercial Leasing Office  
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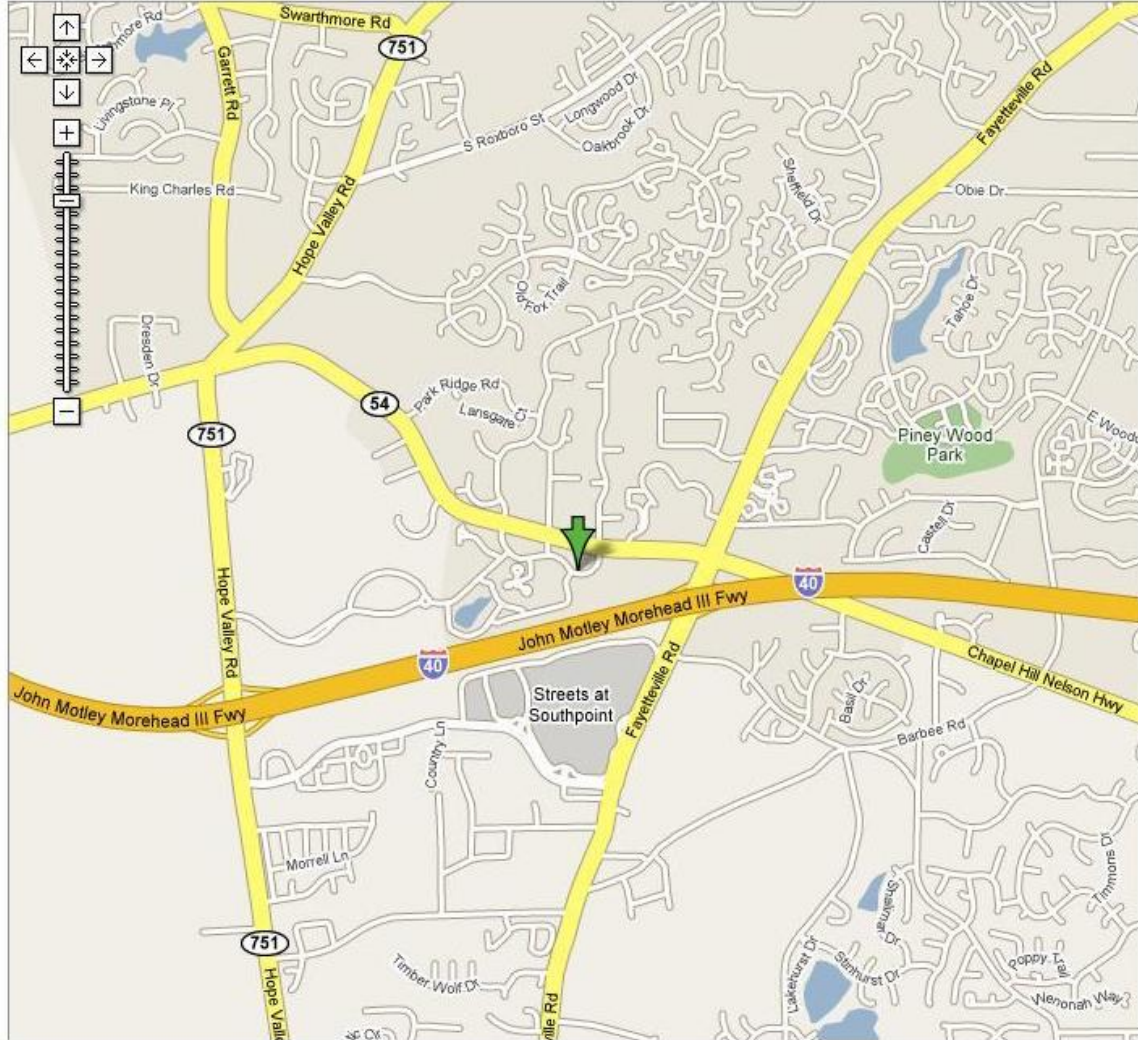


## Highgate Centre Office Space available for Lease

- **First and Second Floor Office Space**
- **3 to 5 year lease term**
- **Tenant responsible for electricity, janitorial, phone/internet**
- **TICAM, Water/Sewer, Trash service is included**
- **3% annual rent escalations**
- **Personal guarantor with approved credit required**

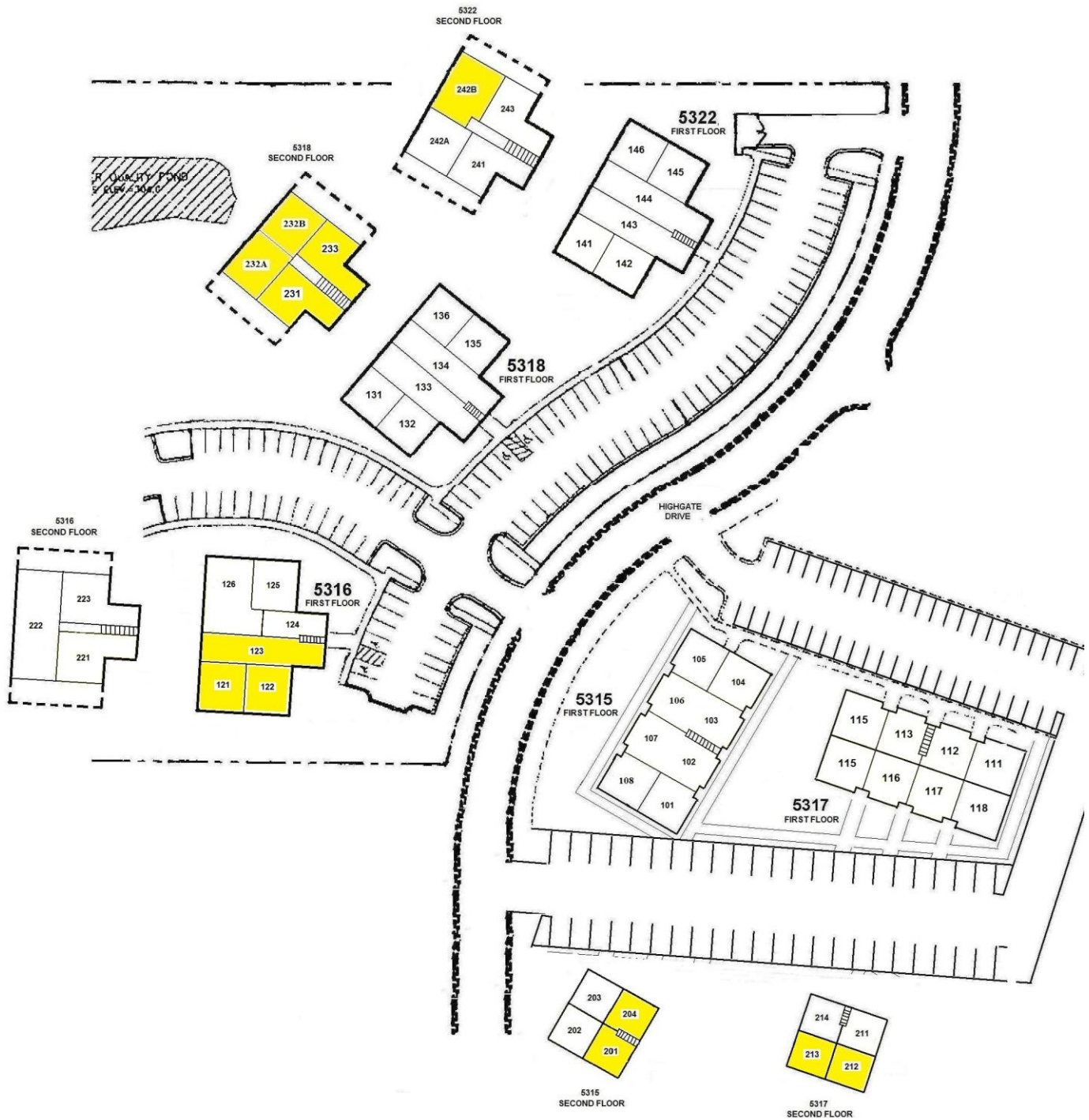
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**Location:  
5315, 5316, 5317, 5318 & 5322 High Gate Dr  
Durham, NC 27713**



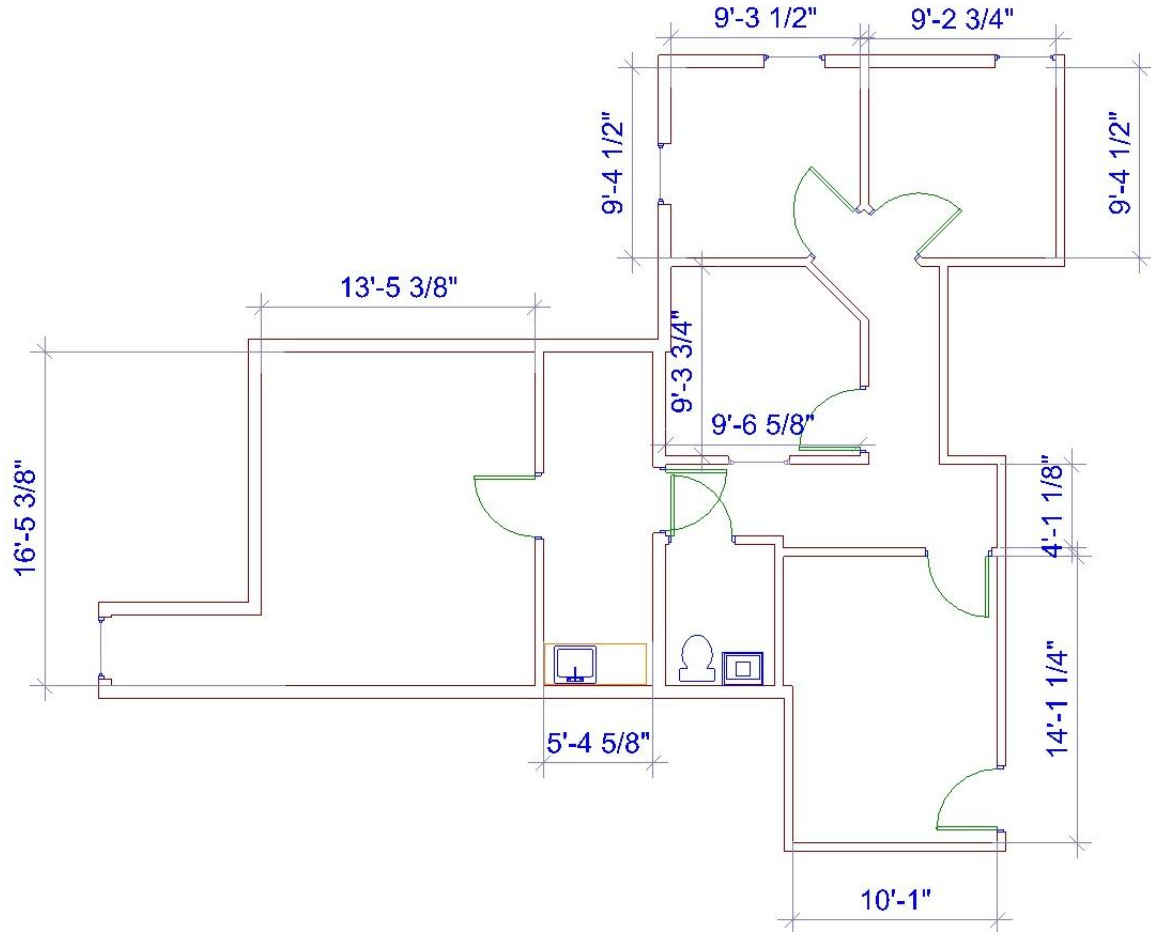
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# Available space is highlighted



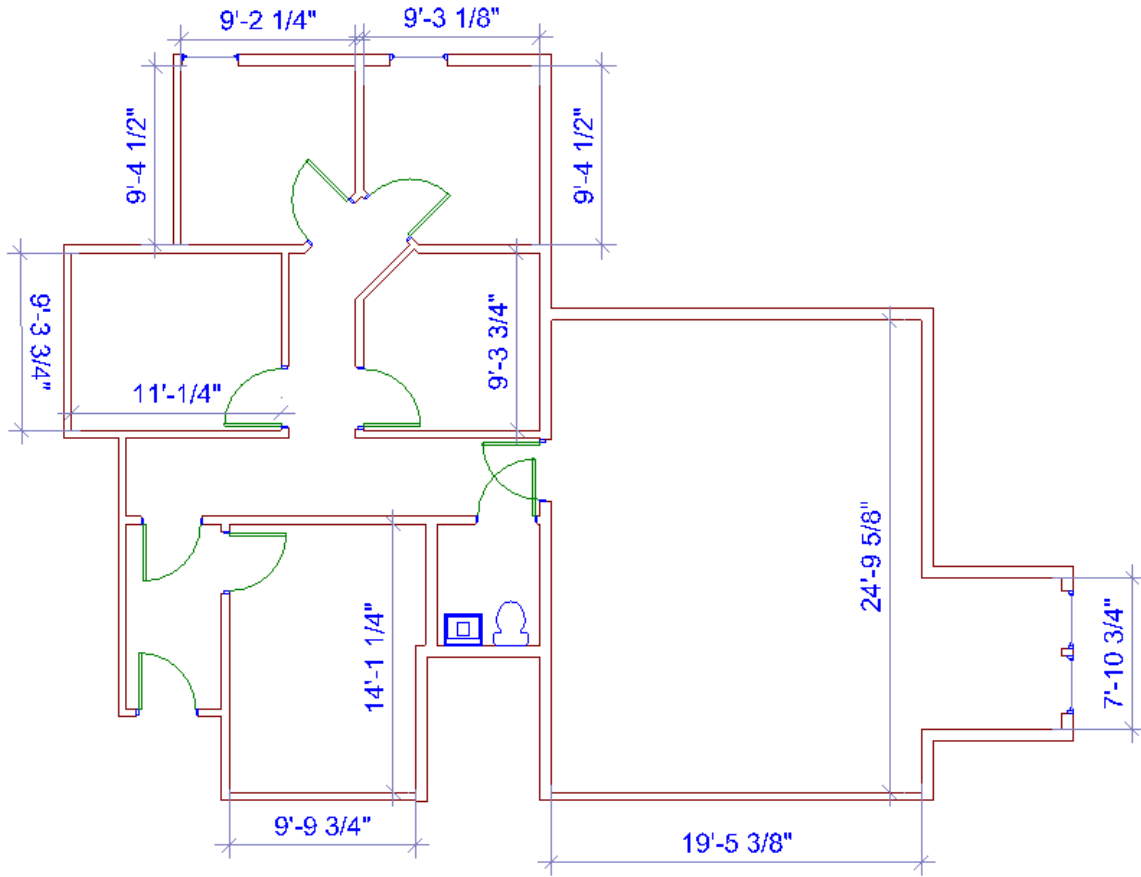
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**Building 5318 Suite 232A**  
**Approx 1,018 SF**  
**\$15.00 PSF or \$1,272.50 / month**  
**Second Floor Walk Up**



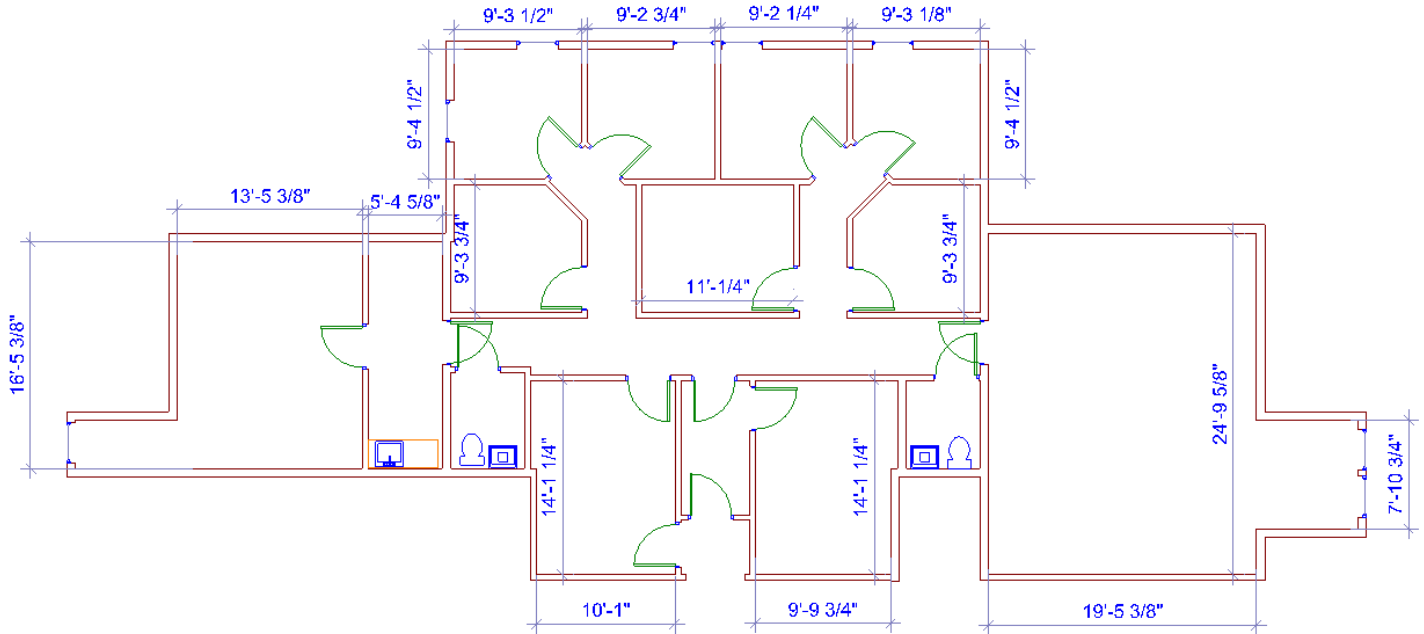
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**Building 5318 Suite 232B**  
**Approx 1,411 SF**  
**\$15.00 PSF or \$1,763.75 / month**  
**Second Floor Walk Up**

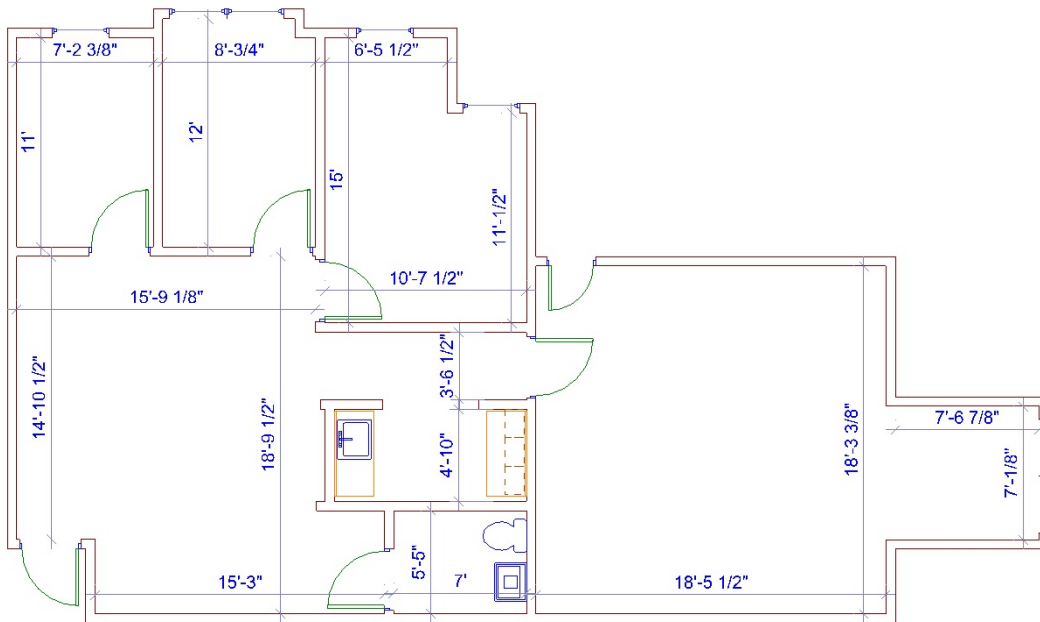


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**Building 5318 Suites 232A and 232B**  
**Approx 2,429 SF**  
**\$14.00 PSF or \$2,833.83 / month**  
**Second Floor Walk Up**

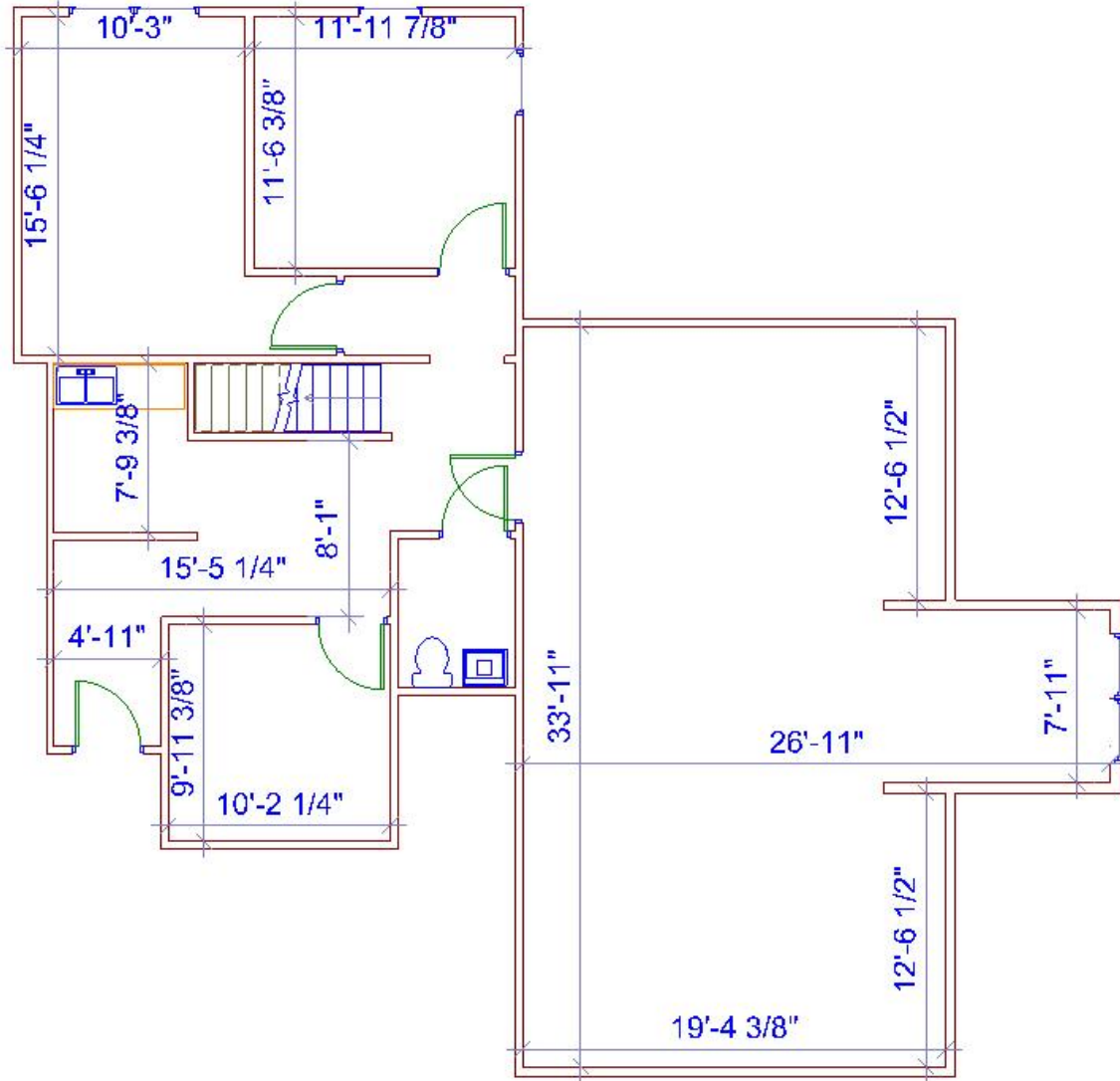


**Building 5315 Suite 201**  
**Approx 1,288 SF**  
**\$15.00 PSF or \$1,610.00 / month**  
**Second Floor Walk Up**



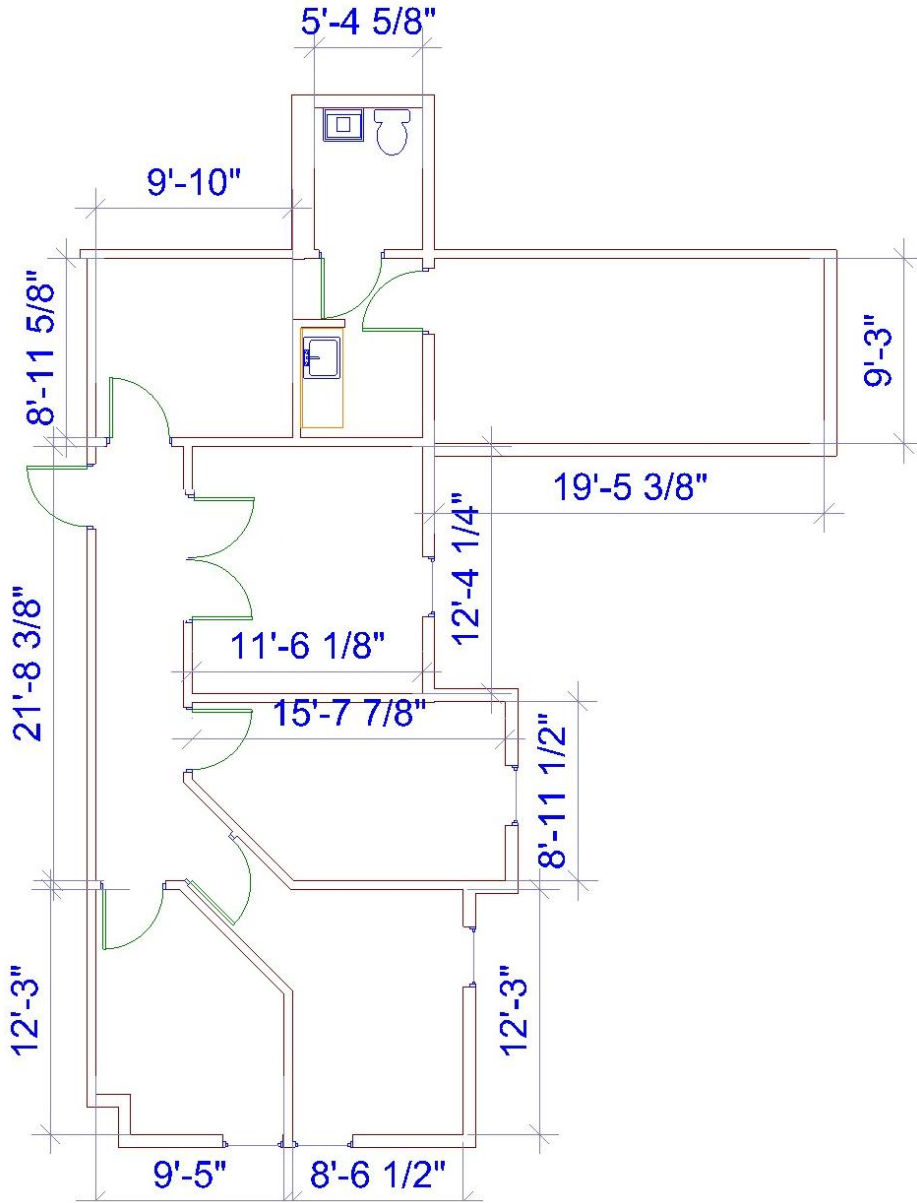
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**Building 5322 Suite 242B**  
**Approx 1,462 SF**  
**\$15.00 PSF or \$1,827.50 / month**  
**Second Floor Walk Up**



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**Building 5318 Suite 233**  
**Approx 1,101 SF**  
**\$15.00 PSF or \$1,376.25 / month**  
**Second Floor Walk Up**

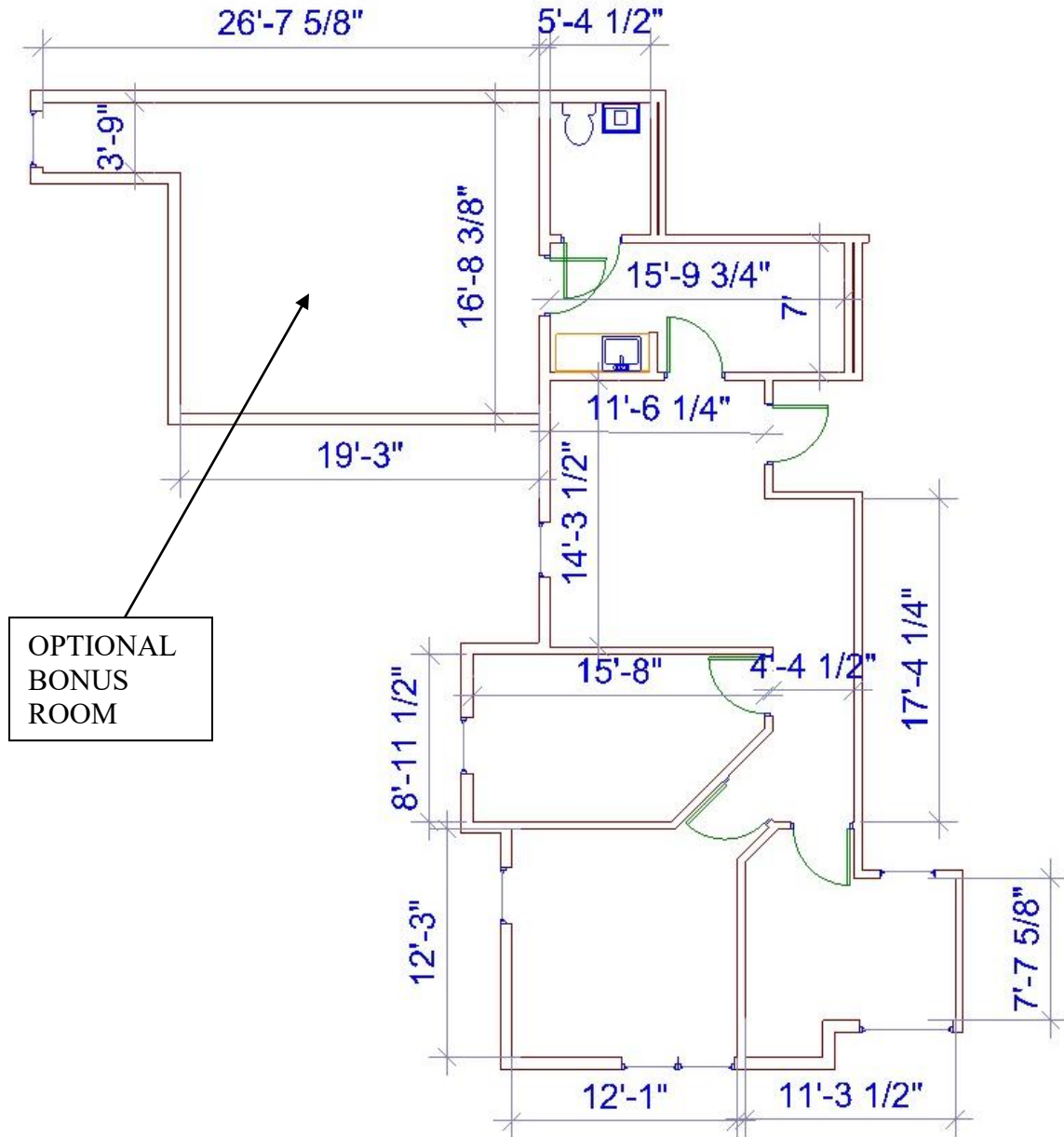


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**Building 5318 Suite 231**

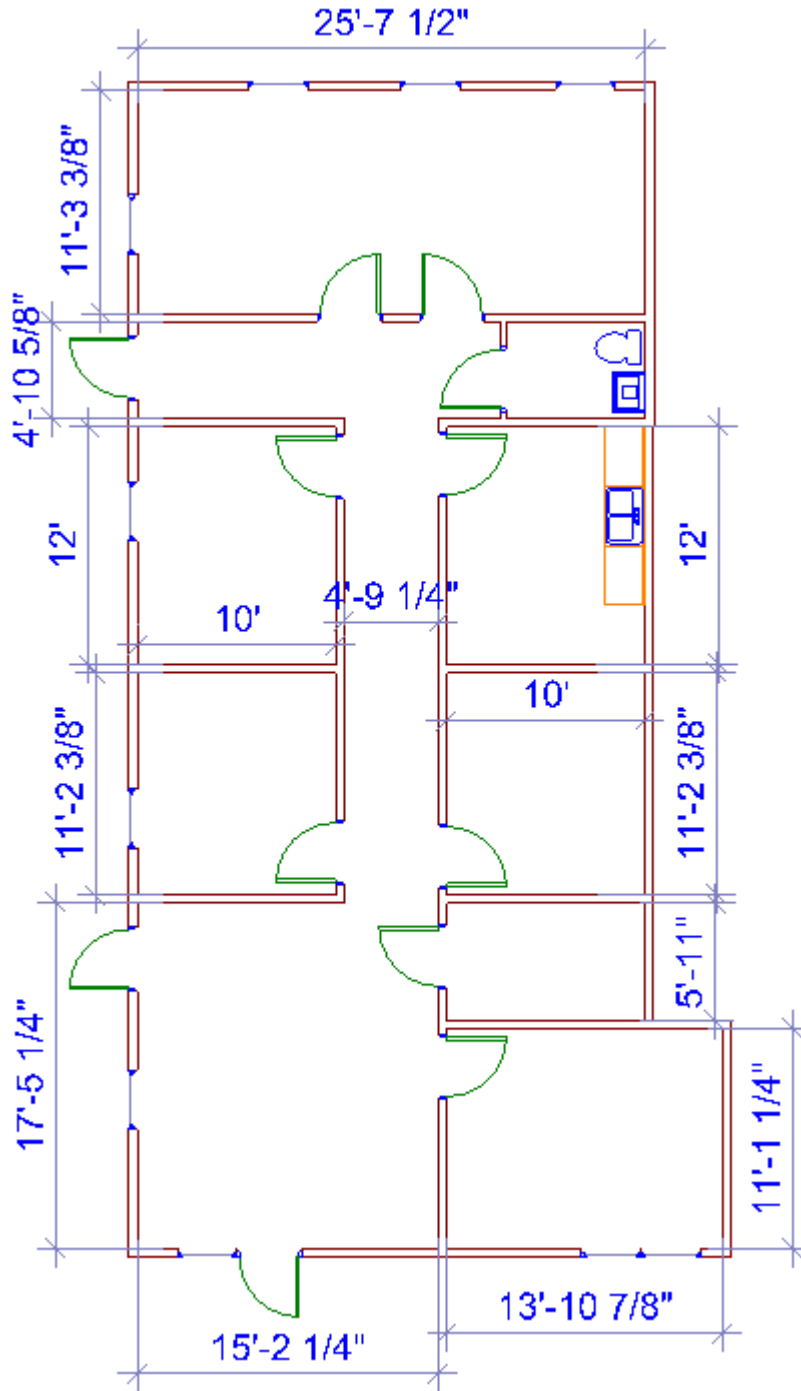
**Approx 1,301 SF with bonus room**  
**\$15.00 PSF or \$1,626.25 / month**

**Approx 907 SF without bonus room**  
**\$15.00 PSF or \$1,133.75 / month**  
**Second Floor Walk Up**



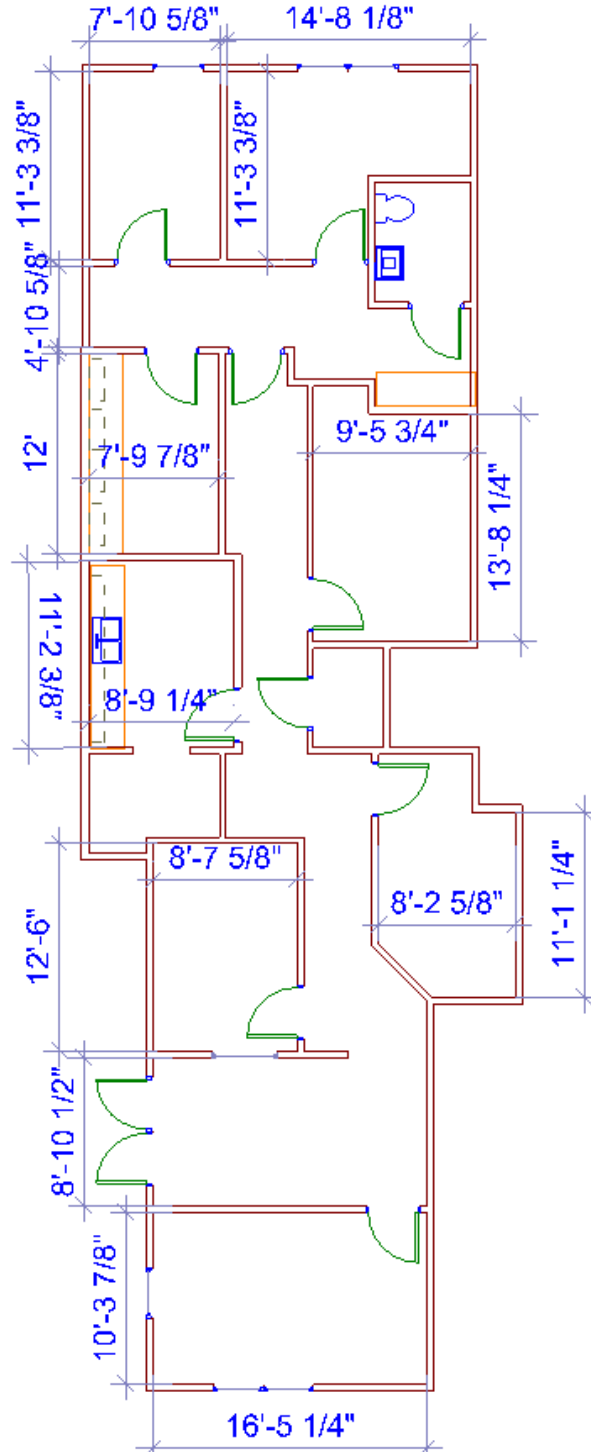
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**Building 5316-121 and 122**  
**Approx 1615 SF**  
**\$20.00 PSF or \$2,691.67 / Month**  
**First Floor Corner Office**



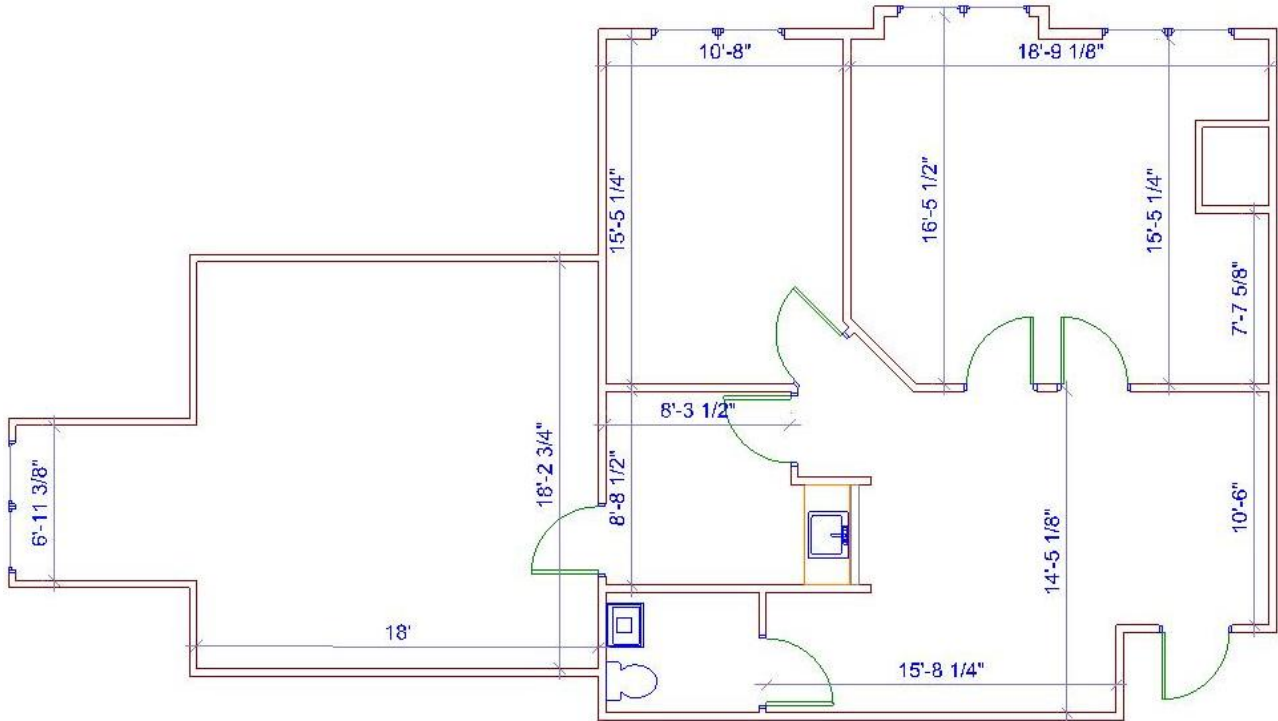
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**Building 5316-123**  
**Approx 1696 SF**  
**\$19.00 PSF or \$2,685.33 / Month**  
**First Floor Interior Office**



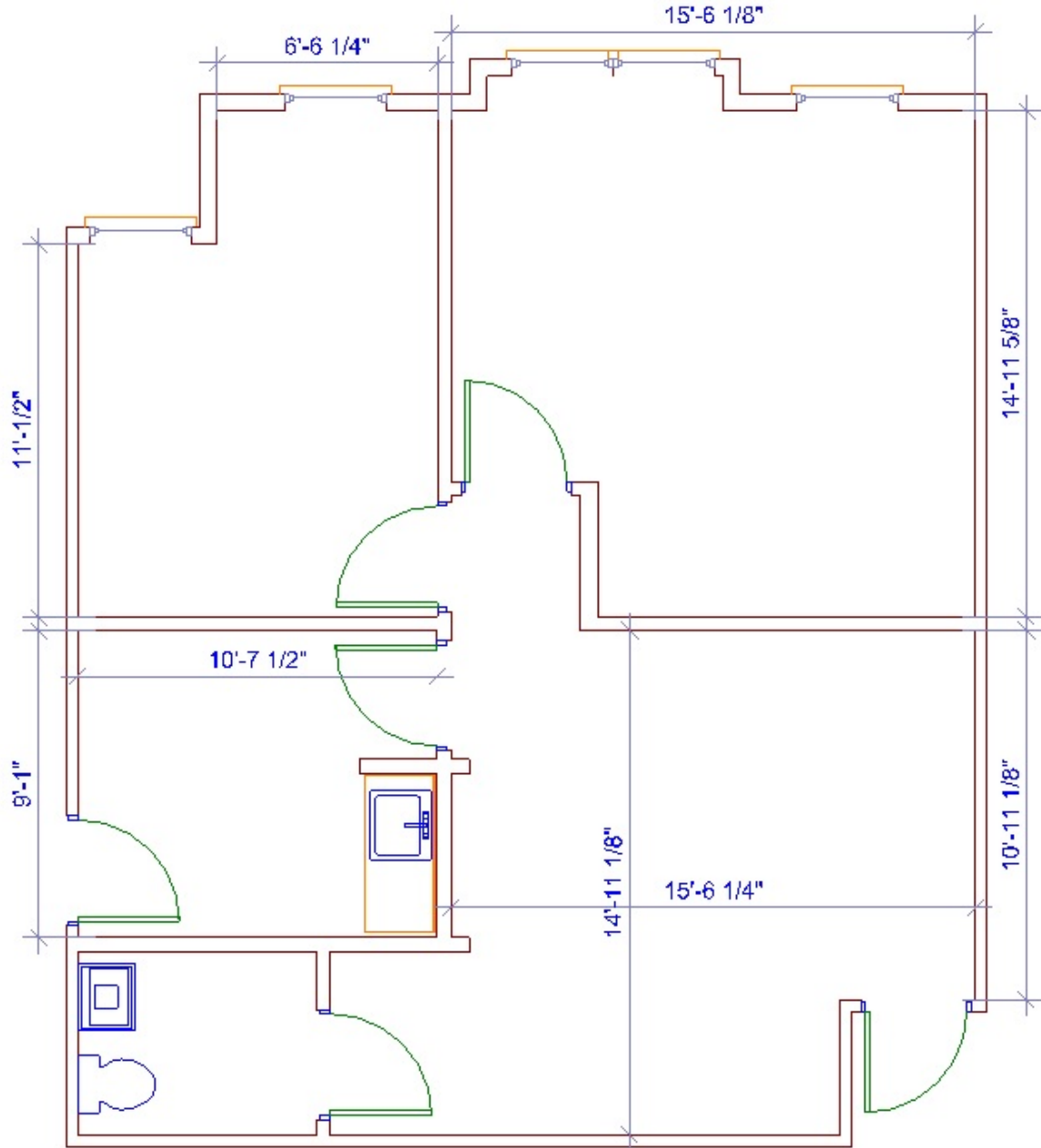
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**Building 5317-212**  
**Approx 1,266 SF**  
**\$15.00 PSF or \$1,582.50 / Month**  
**Second Floor Walk Up**



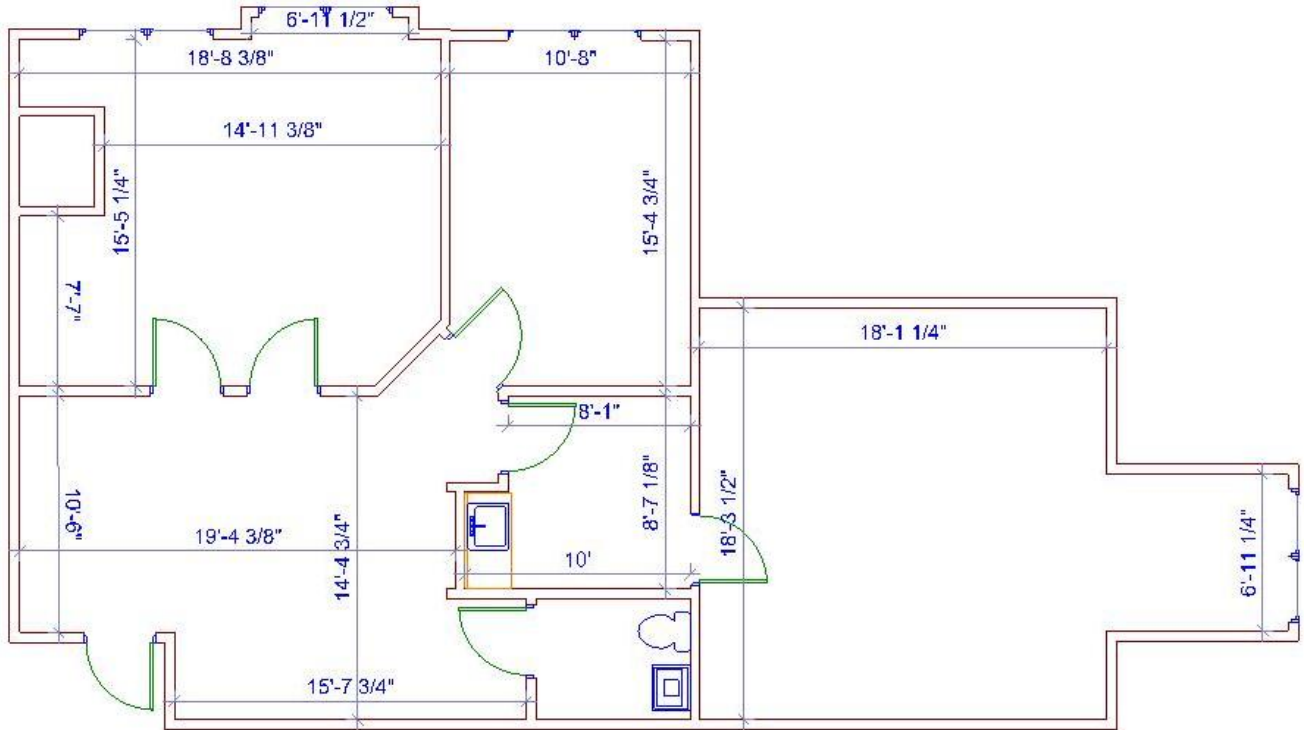
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**Building 5315-204**  
**Approx 800 SF**  
**\$15.00 PSF or \$1,000.00 / Month**  
**Second Floor Walk Up**



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**Building 5317-213**  
**Approx 1,241 SF**  
**\$15.00 PSF or \$1,551.25 / Month**  
**Second Floor Walk Up**



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