

Commercial Leasing Office  
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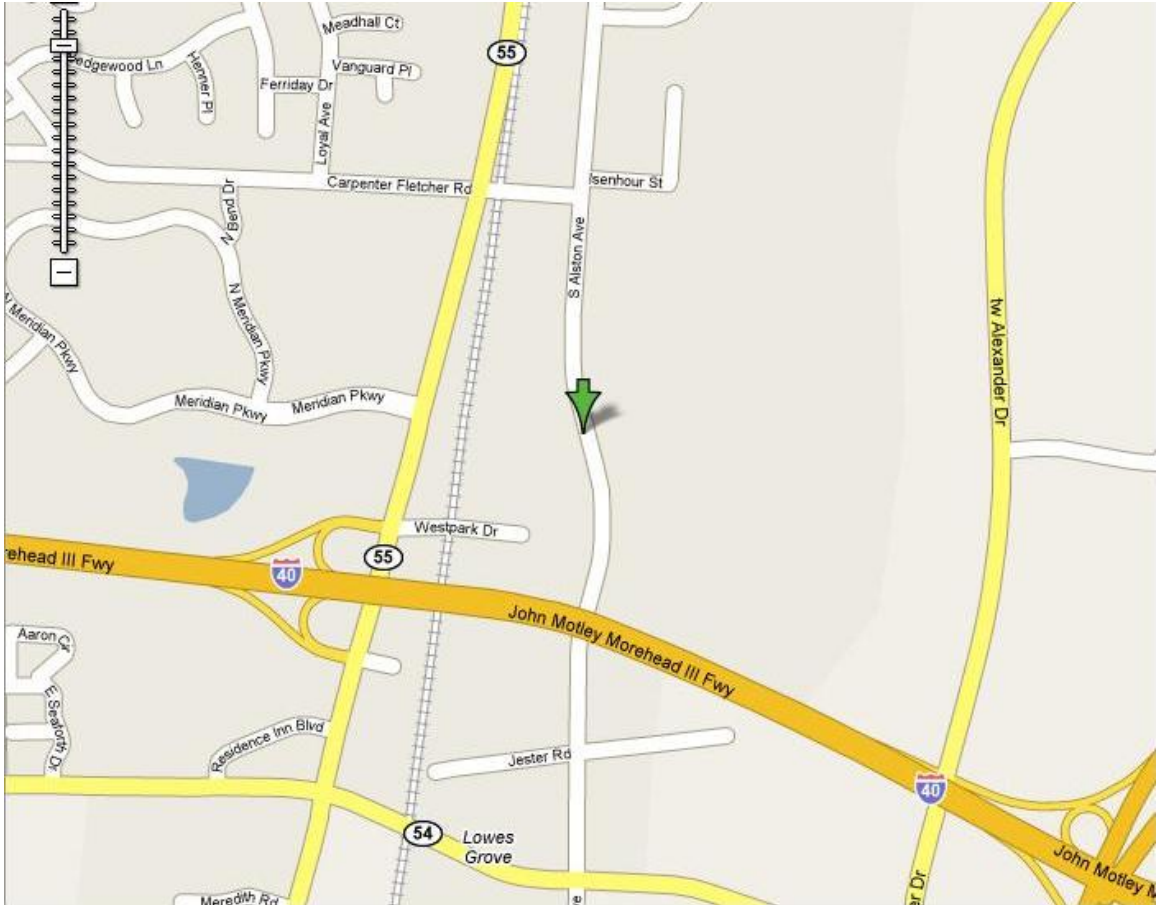


## **4324 S. Alston Avenue Office Space available for lease**

- **Office space with elevator access**
- **Lease term: 3 to 5 years**
- **3% annual rent increases**
- **Personal guarantor with approved credit required**
- **Minutes from Research Triangle Park**
- **15% Common Area Core factor**
- **Common area restrooms and break room**
- **No TICAM**
- **Electricity included**

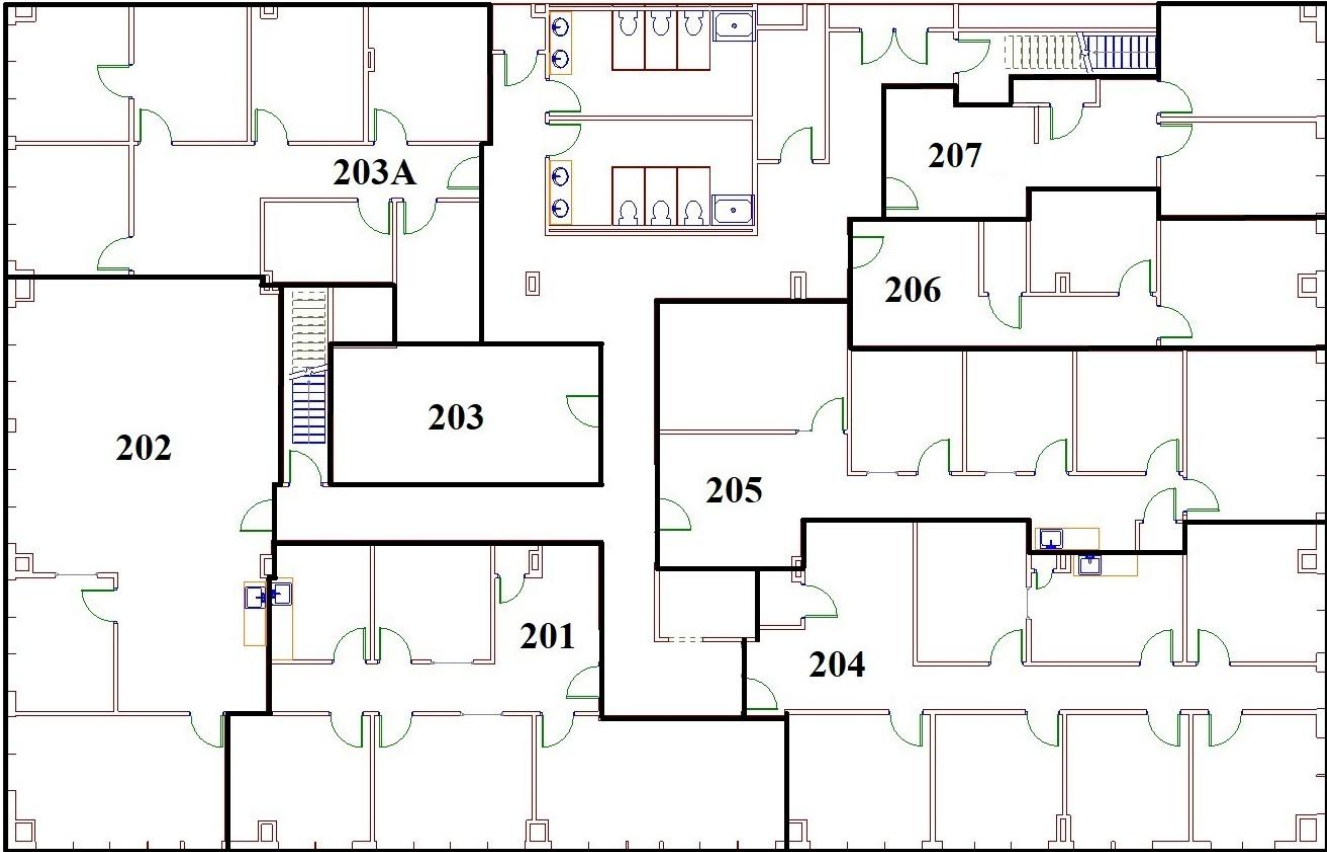
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**Located at:  
4324 South Alston Avenue  
Durham, NC 27713**



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**Second Floor**

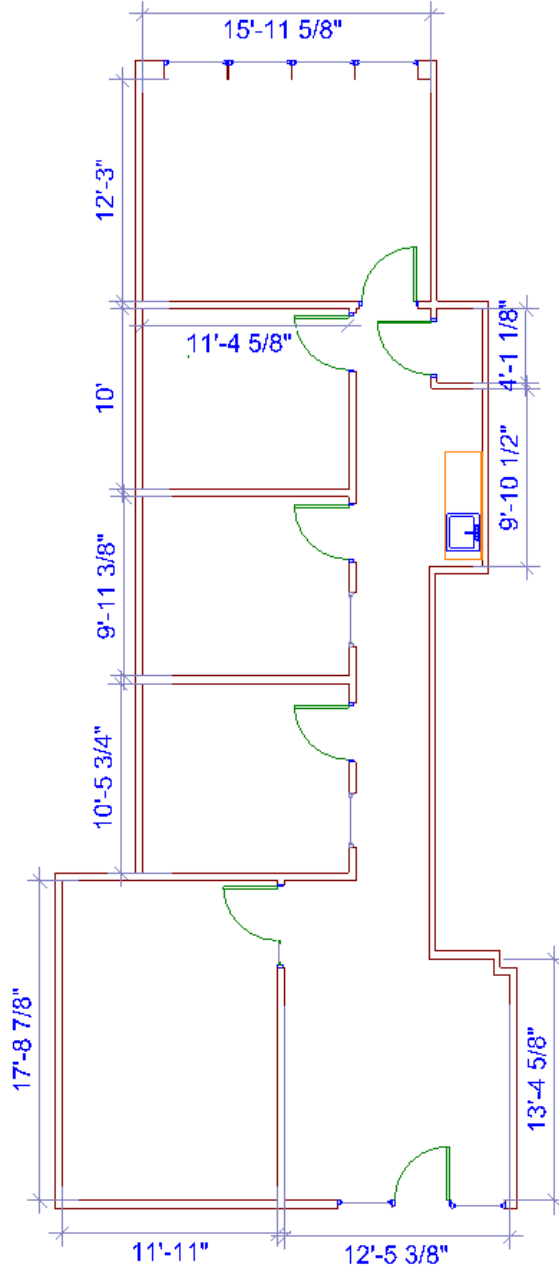


**Available:**

Suite	Useable SF	Rentable SF	Rate	Monthly Rent
205	1241	1427	\$ 18.00	\$ 2,140.50

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**Suite 205**  
**Approx 1,427 Rentable Square Feet**  
**Second Floor Office with elevator access**  
**\$18.00 PSF (\$2,140.50 per month)**  
**Available March 2026**



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