

Commercial Leasing Office
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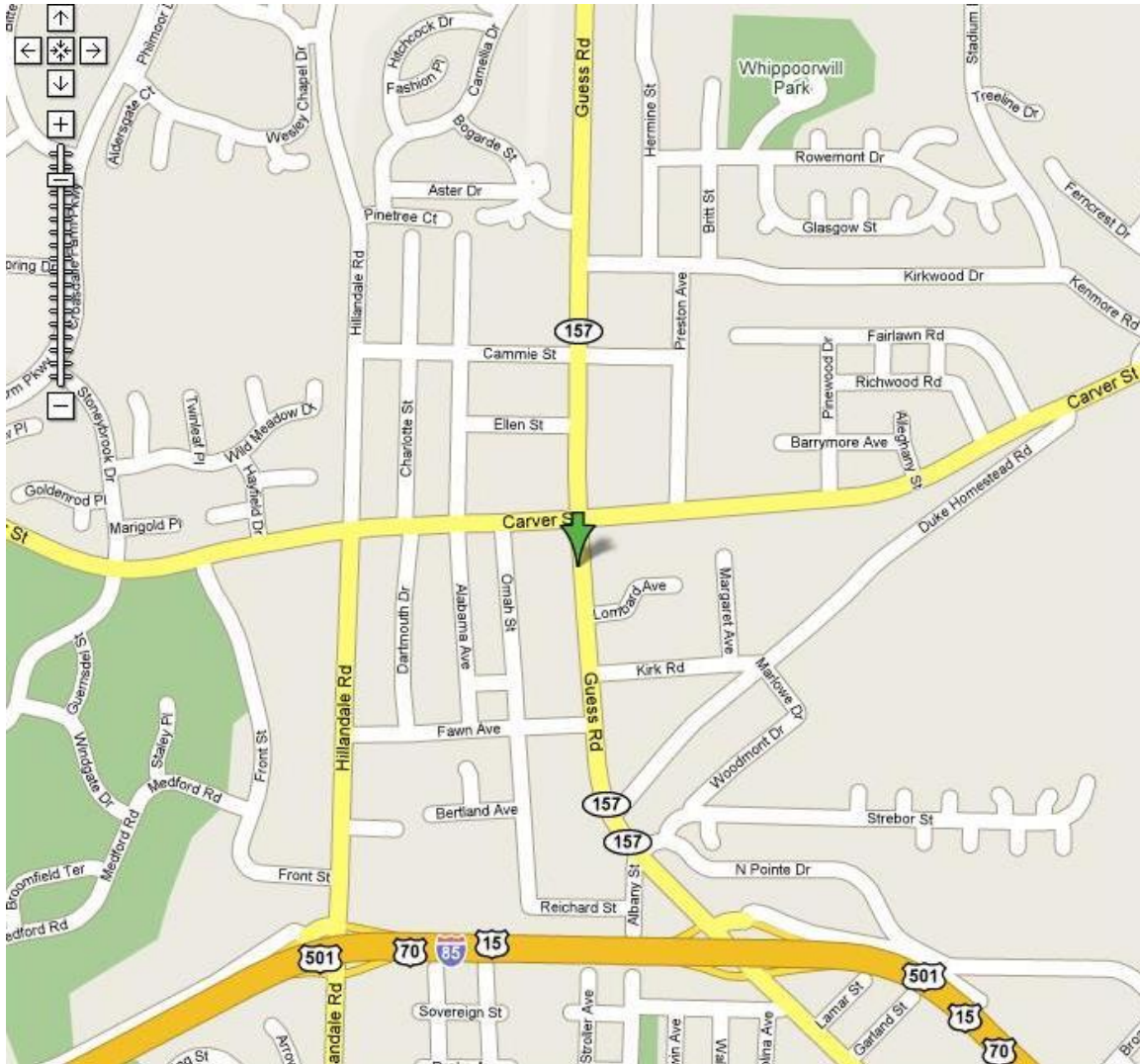


3209 Guess Road Office Space available for Lease

- **First & Second Floor Office space**
- **\$13.50 - \$15.00 per square foot**
- **3 year lease term**
- **Tenant responsible for electricity, janitorial, phone/internet**
- **Water, Sewer, and Trash service included**
- **3% annual rent increases**
- **Personal guarantor with approved credit required**

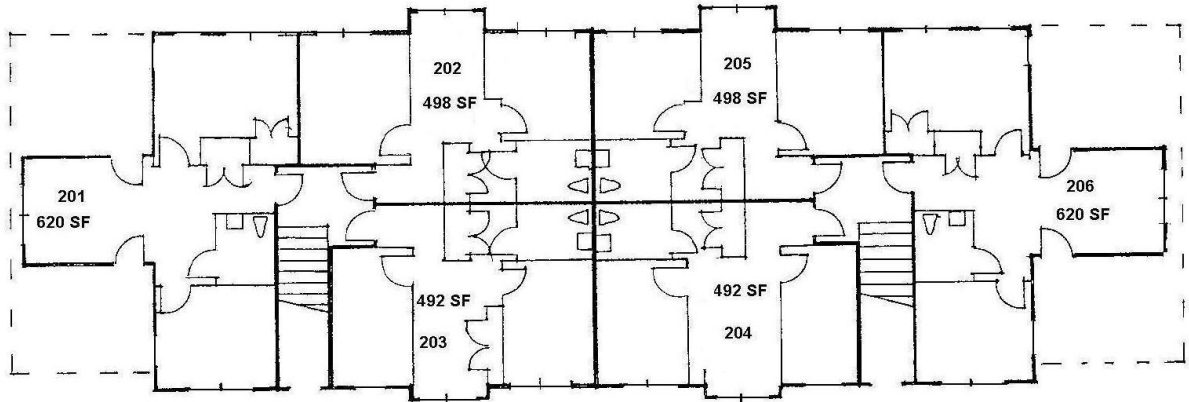
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**LOCATION:
3209 GUESS RD
DURHAM, NC 27701**

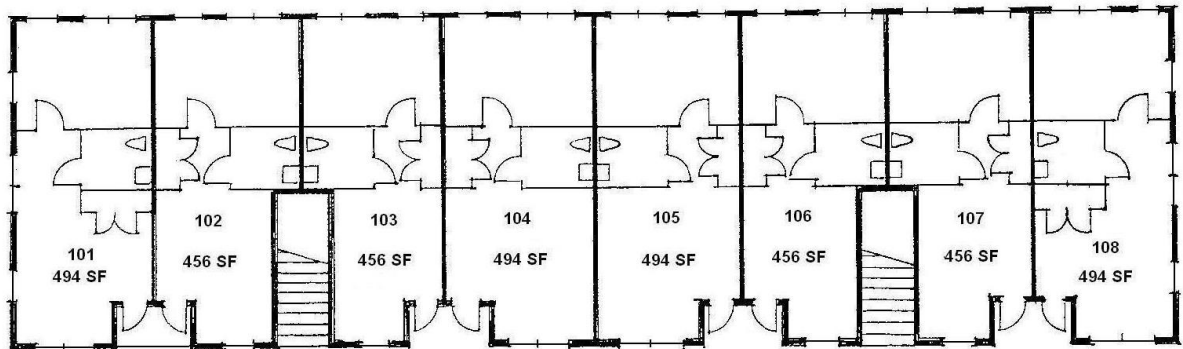


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Building Plan



SECOND FLOOR

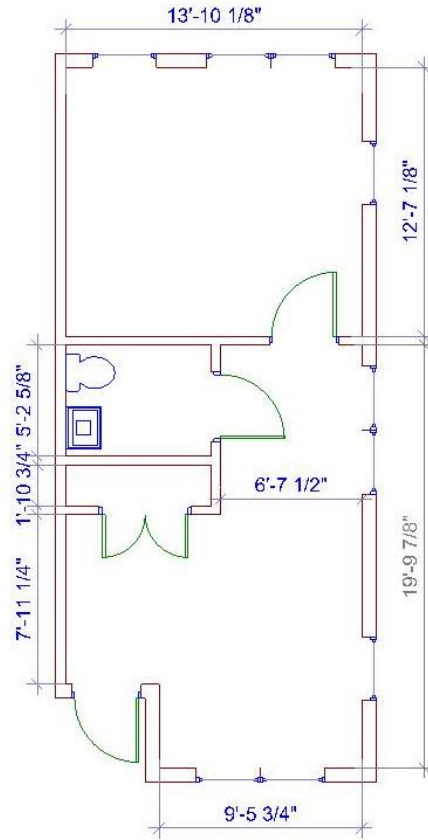


FIRST FLOOR

GUESS ROAD

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Suites 108
Approx 494 SF
\$15.00 PSF or \$617.50 / Month
First Floor Corner Office
Interior dimensions are estimated



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