

Commercial Leasing Office
5836 Fayetteville Rd, Suite 201
Durham, NC 27713
Ph: 919-484-1053
Fax: 919-484-1996
www.ticonproperties.com
brent@ticonproperties.com

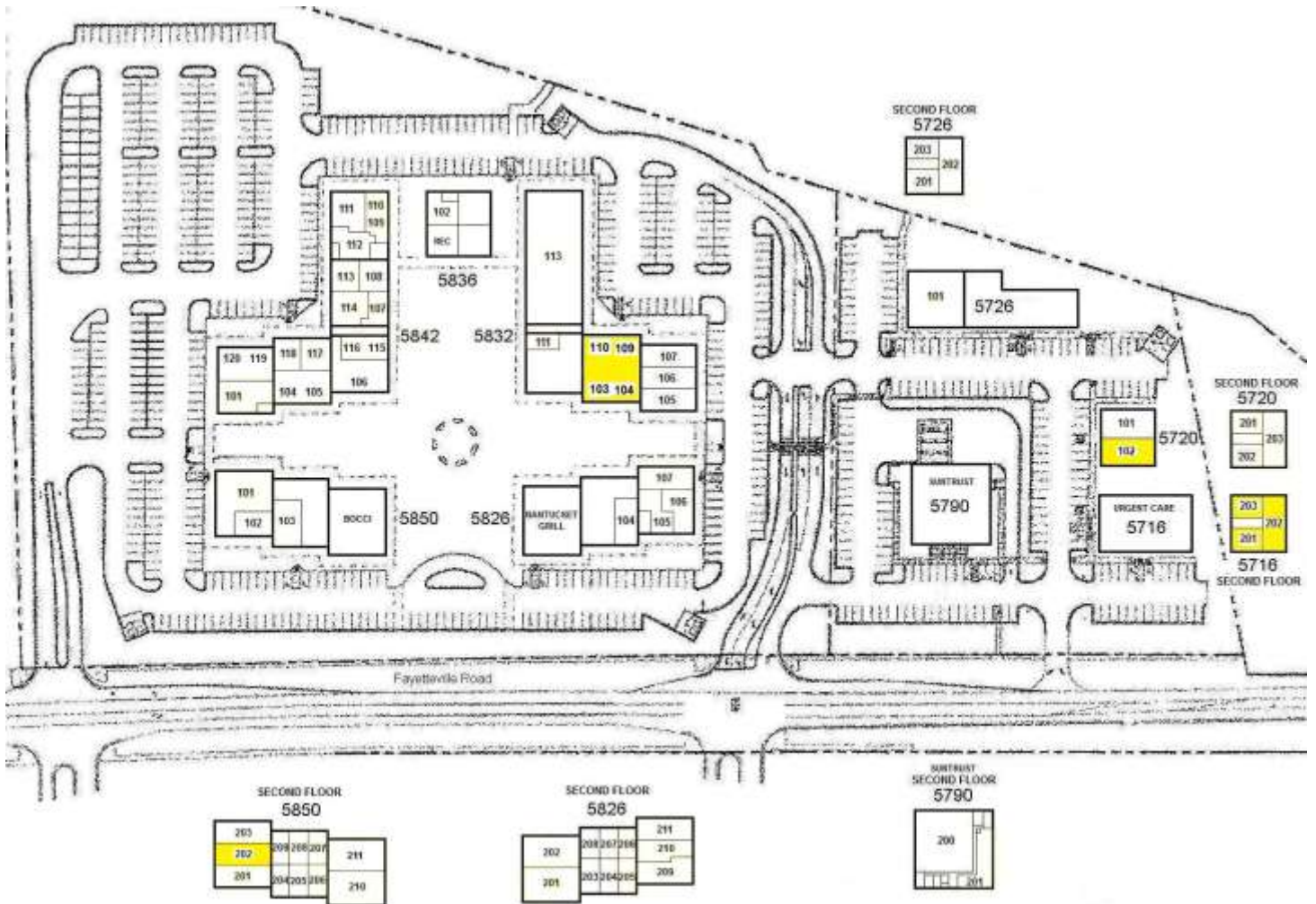


Sutton Station Office Space Available for Lease

- **Multiuse development with Retail, Office & Residential**
- **Office and Retail from \$17.00 - \$22.00 PSF**
- **Walking distance to restaurants and American Tobacco Trail**
- **Located 1 mile north of The Streets at Southpoint**
- **Tenant responsible for TICAM Overages, electricity, janitorial, & communication services**
- **3% annual rent increases**
- **Personal guarantor required**

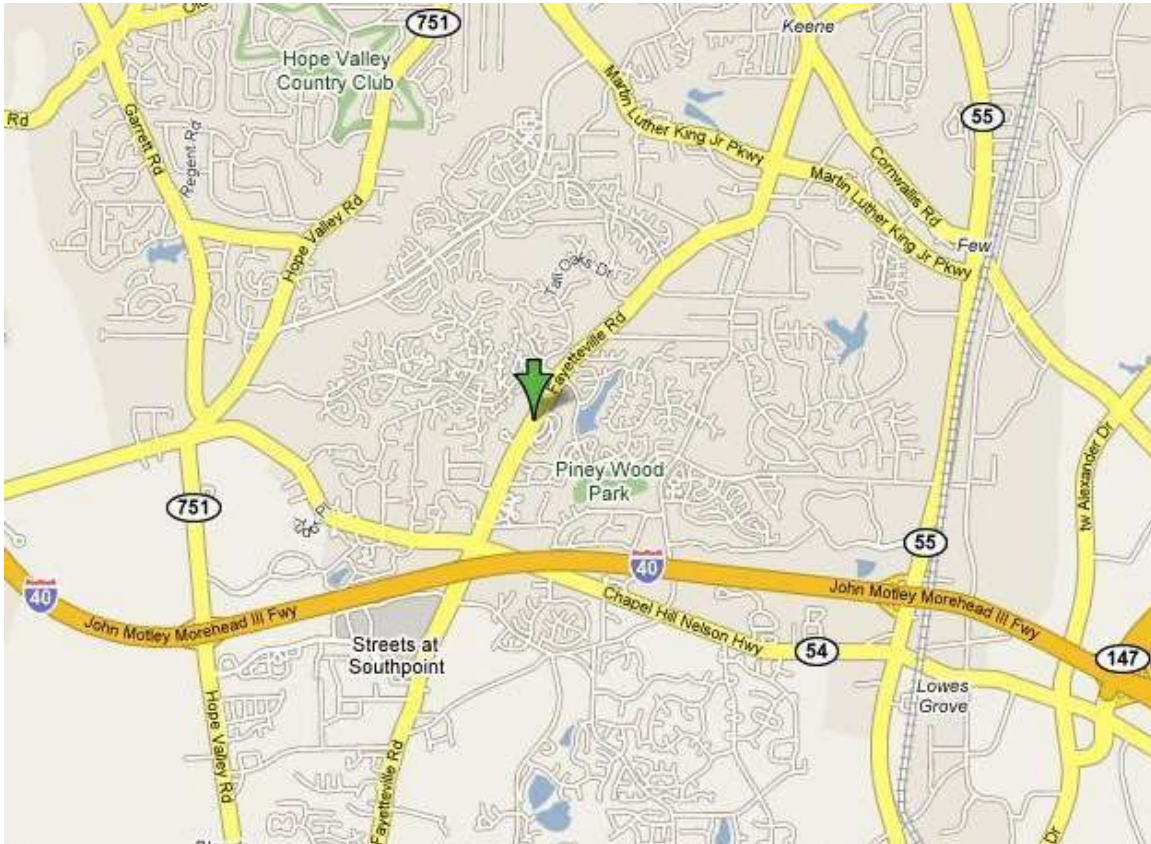
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Available space is highlighted



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.

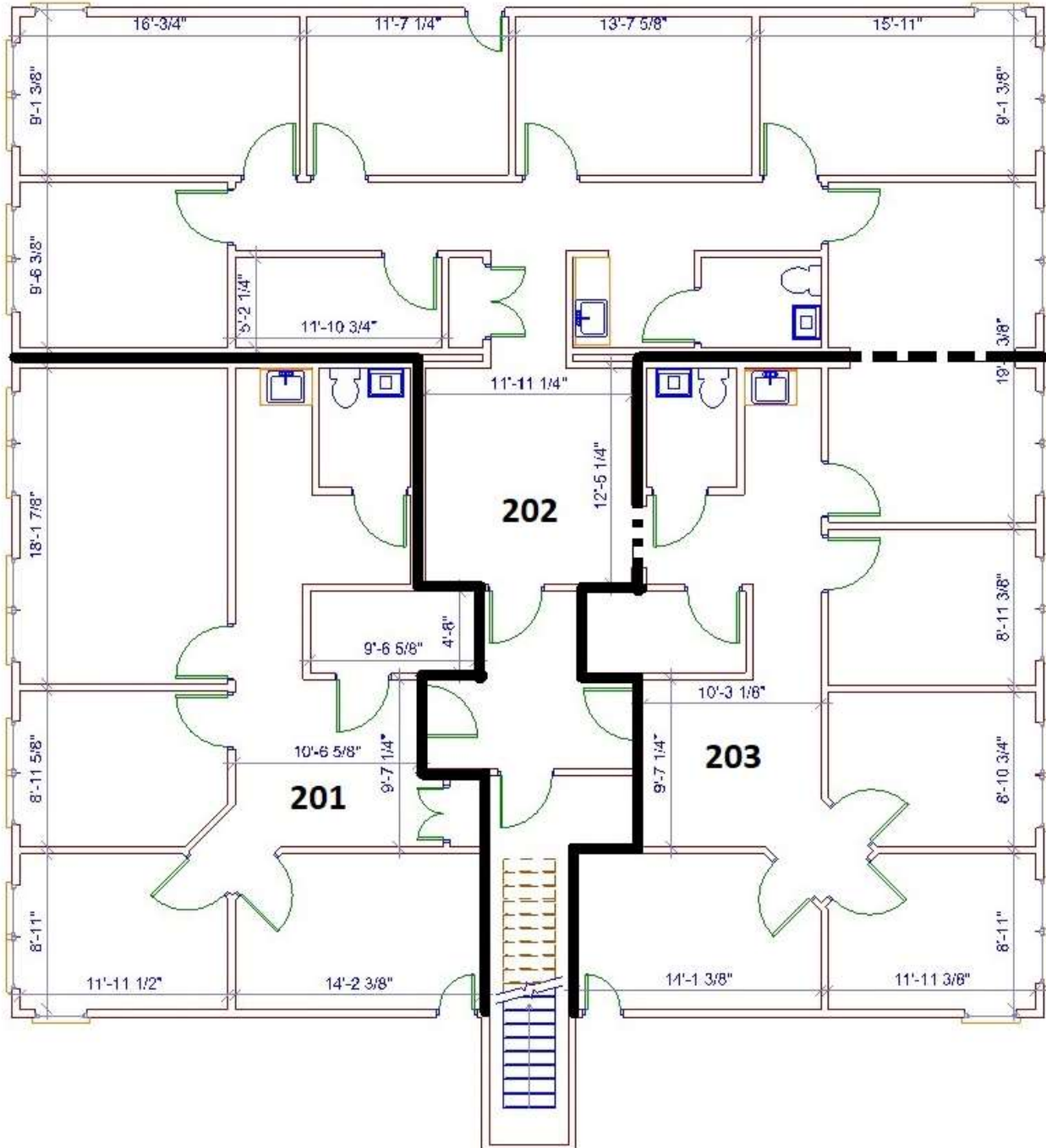
**Location:
5720 – 5850 Fayetteville Rd.
Durham, NC 27713**



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.

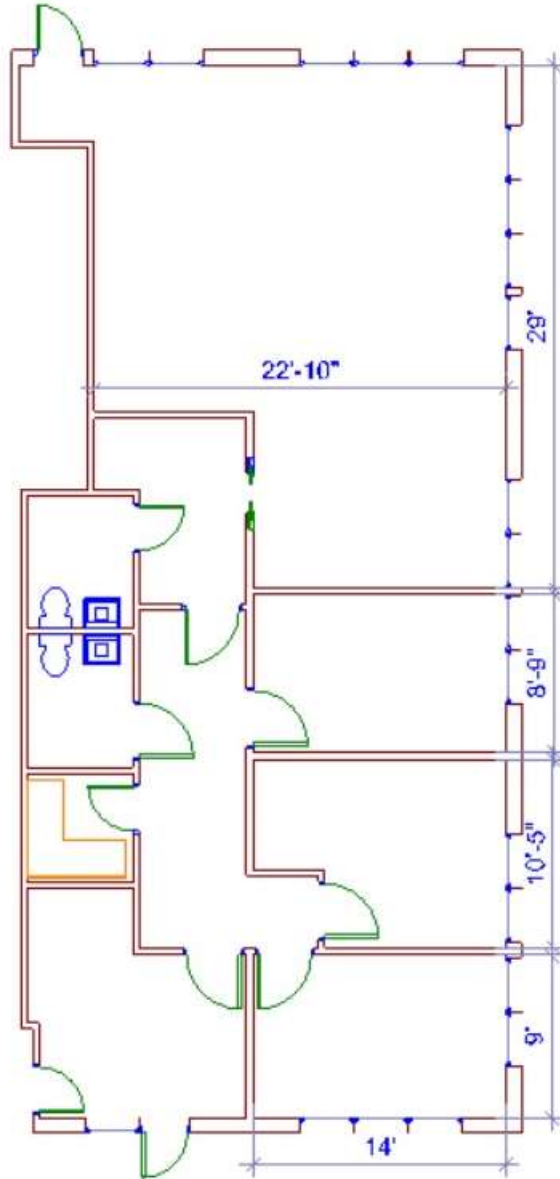
Building 5716 Suites 201 - 203
Approx 3,182 SF
\$17.00 PSF or \$4,507.83 / Month plus TICAM overages
Second Floor Walk Up Office

Suite 201	Approx 965 SF	\$1,367.08 / Month
Suite 202	Approx 1,275 SF	\$1,806.25 / Month
Suite 203	Approx 942 SF	\$1,334.50 / Month



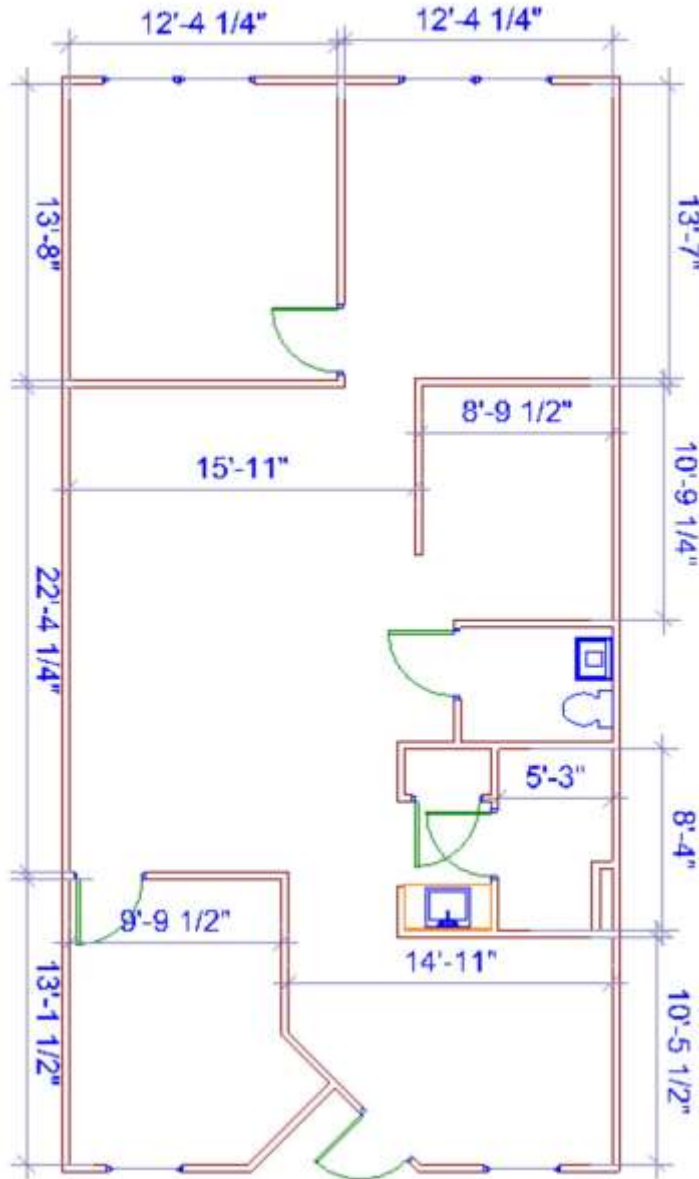
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Building 5720 Suite 102
Approx 1,620 SF
\$20.00 PSF or \$2,700.00 / Month plus TICAM overages
First Floor Corner Space



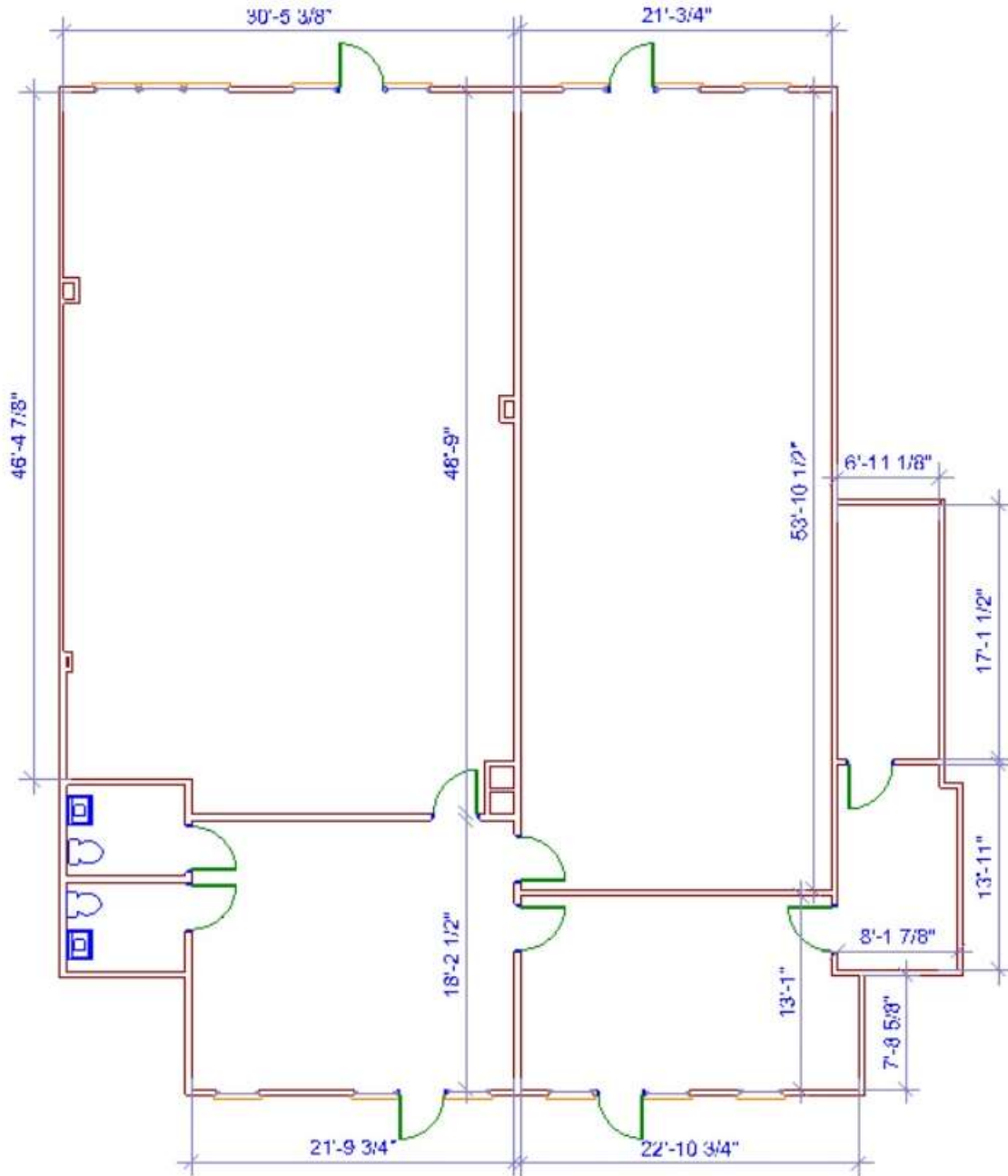
INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE. PLANS NOT TO SCALE; FOR GENERAL APPROXIMATION ONLY; SUBJECT TO CHANGE, REVISION, OMISSION AT ANY TIME.

Building 5850 Suite 202
Approx 1,292 SF
\$19.00 PSF or \$2,045.67 / Month plus TICAM overages
Second Floor Interior space with elevator access



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.

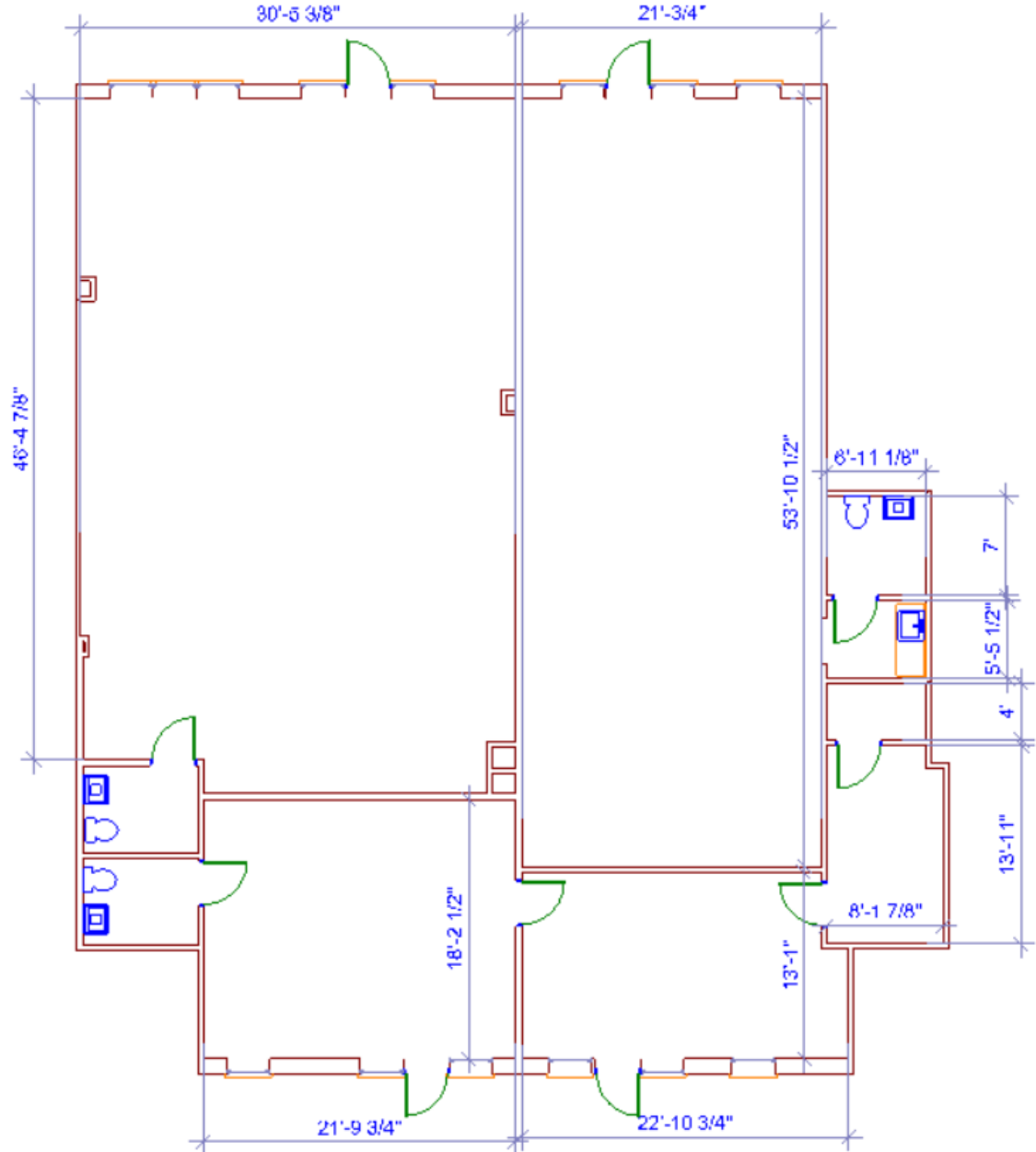
Building 5832 Suite 103, 104, 109, 110
Approx 4,000 SF
\$20.00 PSF or \$6,666.67 / Month plus TICAM overages
First Floor (Former Dance Studio)
Divisible as shown on the next page.



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.

Suite 104
Approx 1660 SF
\$2,766.67 / month

Suite 103
Approx 1343 SF
\$2,238.33 / month



Suites 109 and 110
Approx 997 SF
\$1,661.67 / month

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.