The Future of Office Lives Here



Capital Center

CUSHMAN & WAKEFIELD

Property Overview

New Ownership Group Committed to Turnkey Deliveries



- Flexible Lease Terms
- Move-In ready suites
- 1,000-75,000 SF Available today, including large block options
- Outdoor amenity space with lake views, seating, green space and access to walking trails
- Tenant HUB with Grab & Go micro market
- Shared training/conference room, seating up to 30 people
- Fitness center renovations in process
- Highly visible with easy access to US-1, I-440 and I-40
- Improved stoplight access from Jones Franklin Road
- Asking Rate: $28.25/RSF

A New Work Life Balance

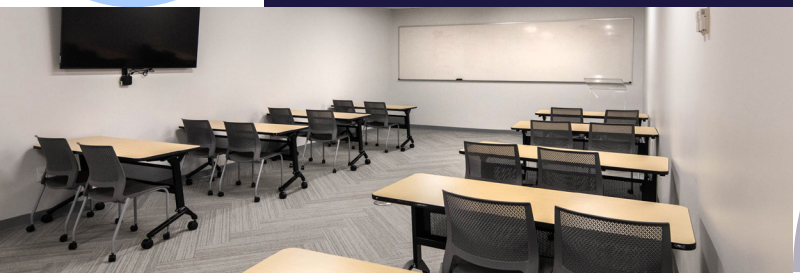


Walking Trails and Fitness Center



Outdoor gathering space with comfortable seating and courtyard

Shared Training/ Conference Center



Grab & Go Tenant HUB



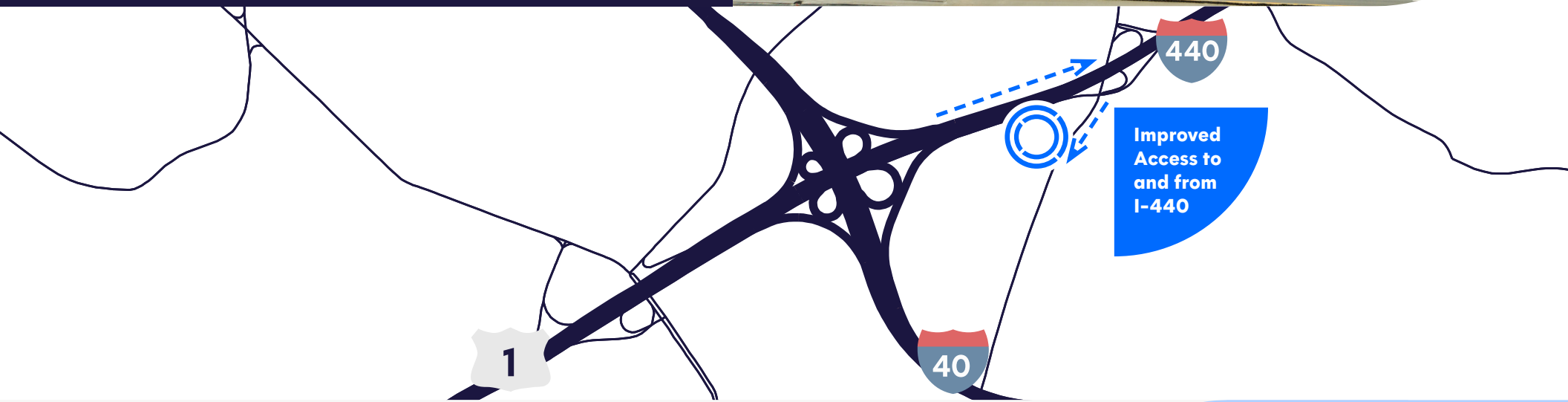
Local Amenities



New And Improved Access

- 0.13 Miles to I-40
- 0.33 Miles to I-440
- 1 Mile to Crossroads Plaza
- 5 Miles to Downtown Raleigh
- 1.2 Miles to RDU International Airport





Availability



6th Floor | 25,201 RSF

5th Floor | 6,804 RSF

4th Floor | 13,270 RSF

3rd Floor | 21,181 RSF

2nd Floor | 2,158 RSF

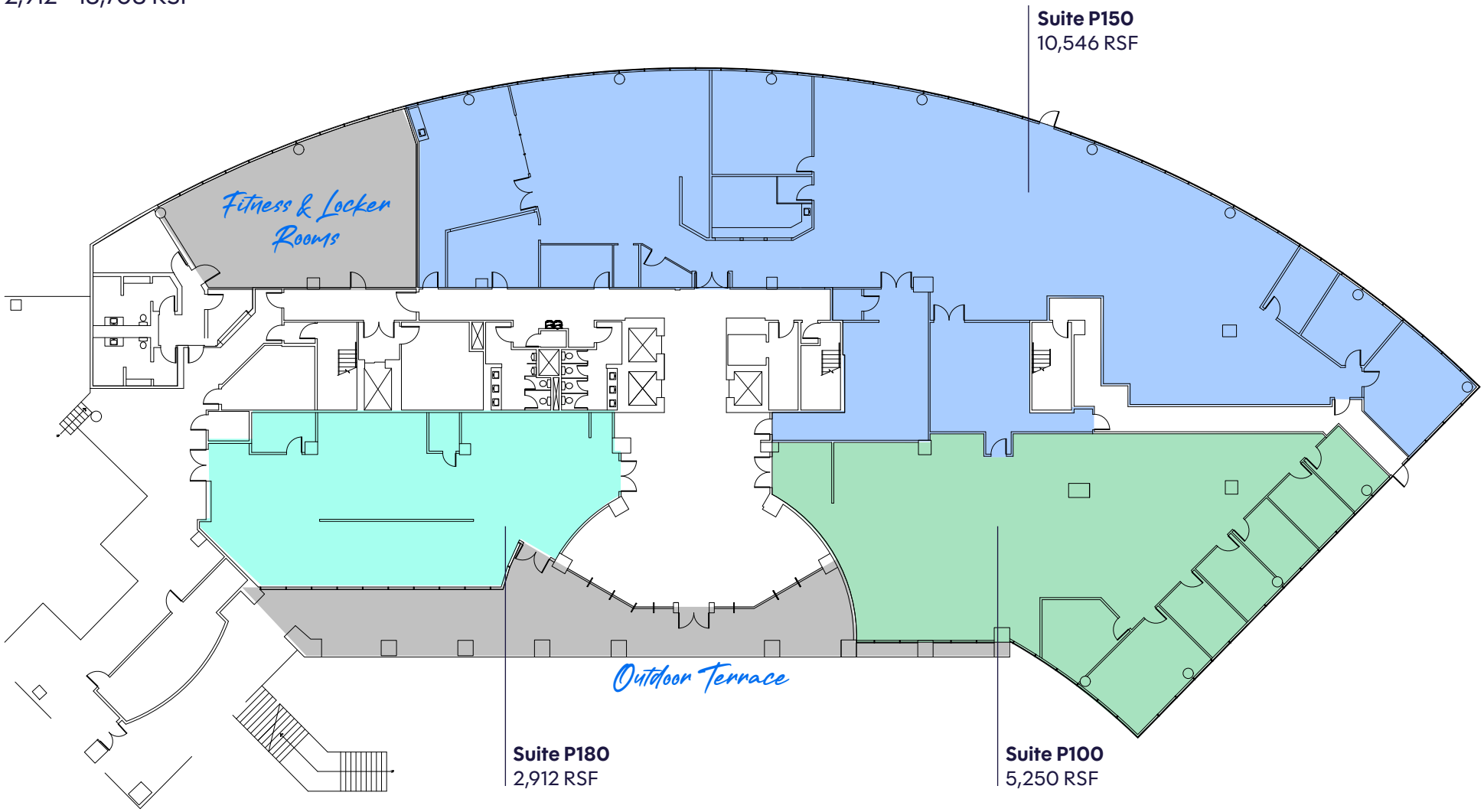
1st Floor | 4,916 RSF

Ground Floor | 18,708 RSF

Floorplan

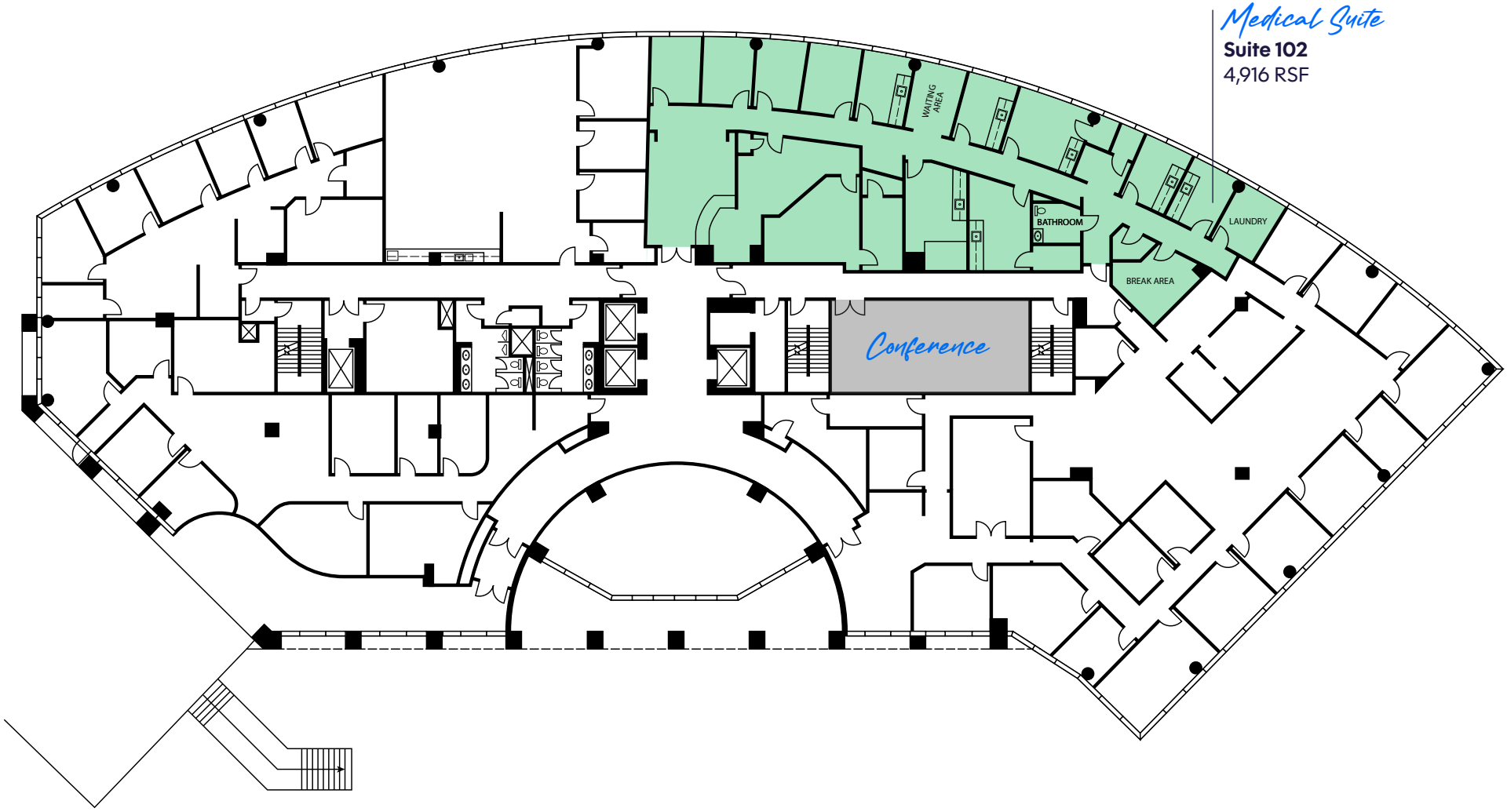
Ground Floor

2,912 - 18,708 RSF



Floorplan

First Floor
4,916 RSF



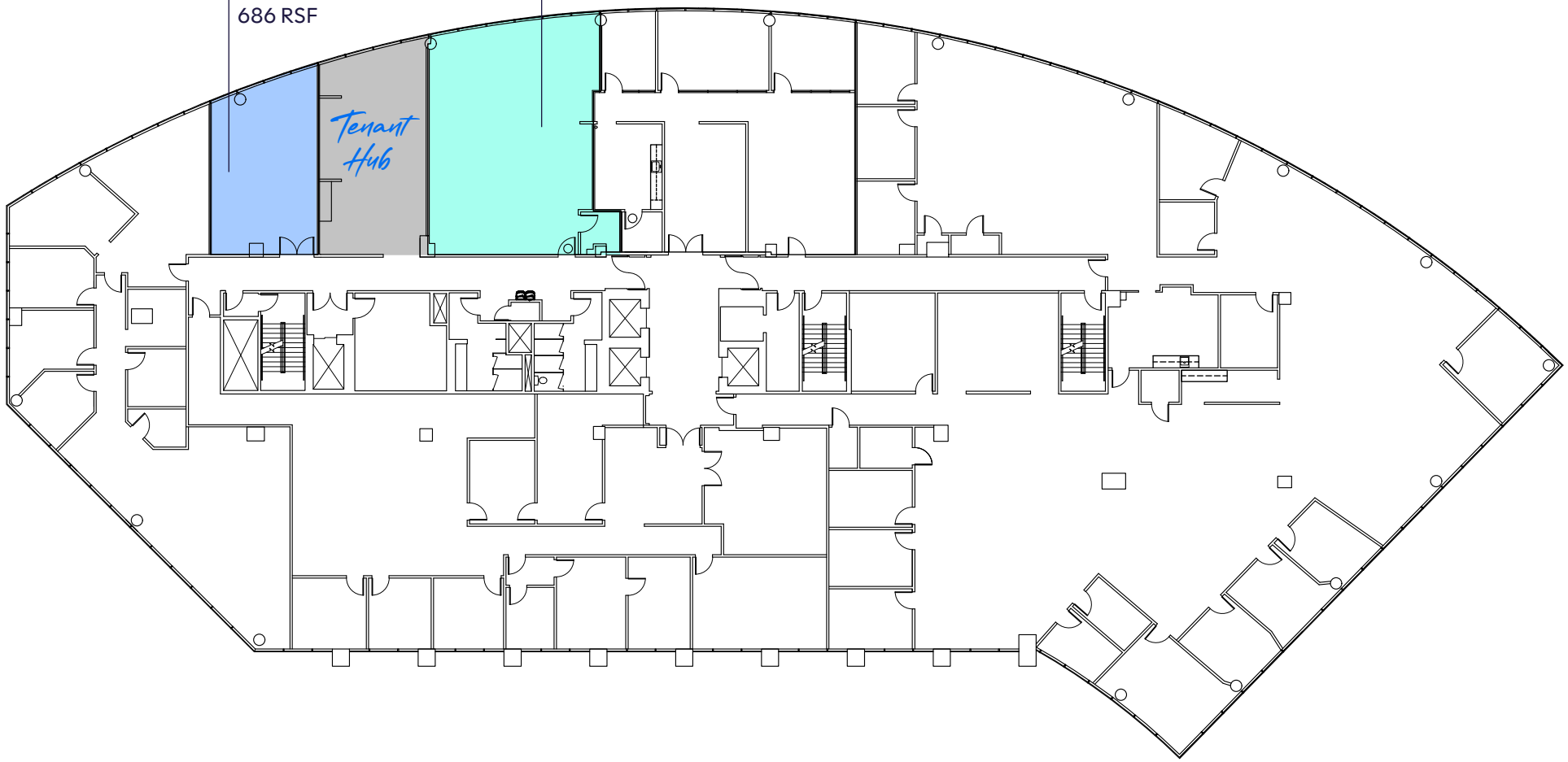
Floorplan

Second Floor

686 - 2,158 RSF

Suite 220
686 RSF

Suite 212
1,472 RSF



Floorplan

Third Floor

3,523 - 21,181 RSF



Floorplan

Fourth Floor

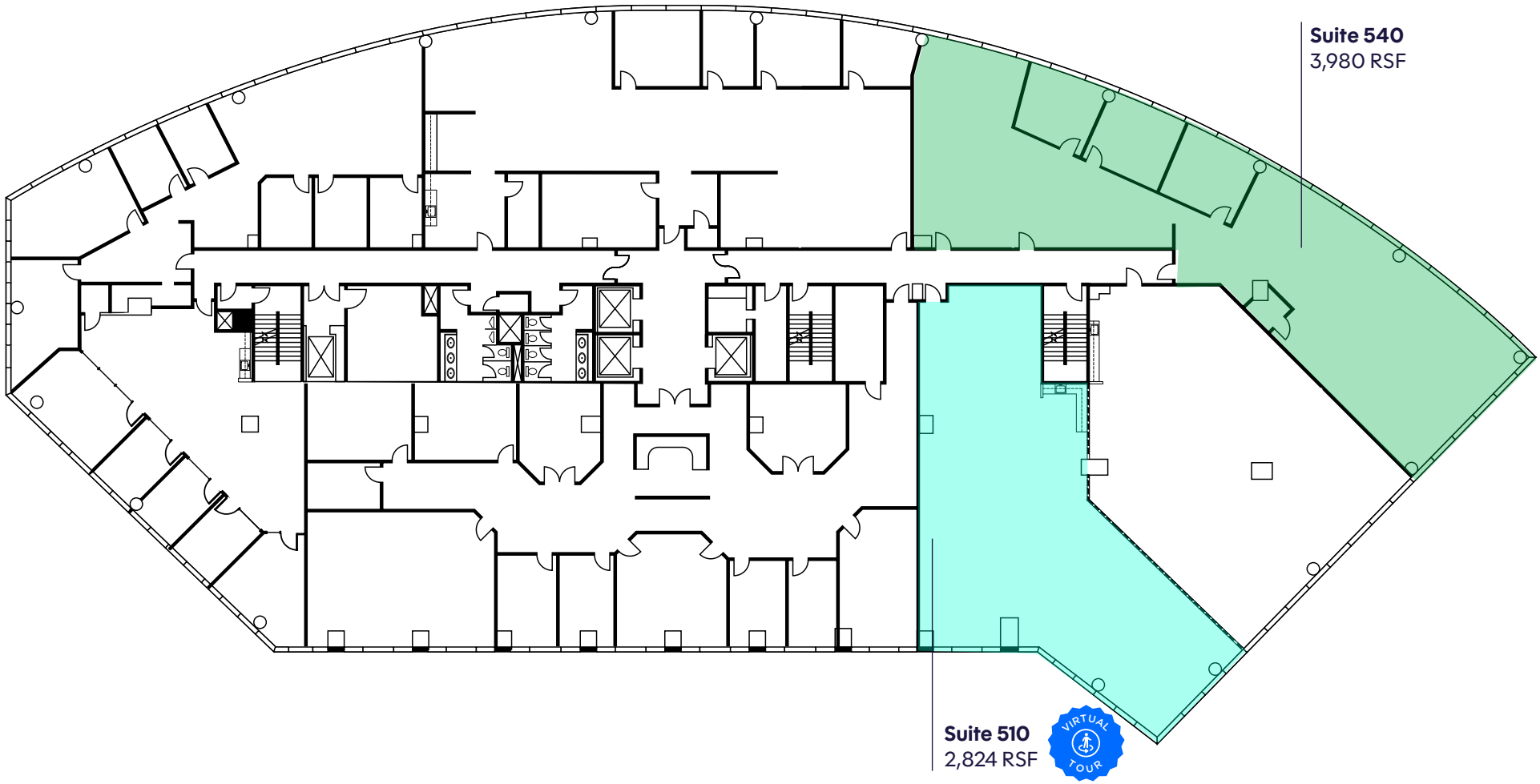
4,034 - 13,270 RSF



Floorplan

Fifth Floor

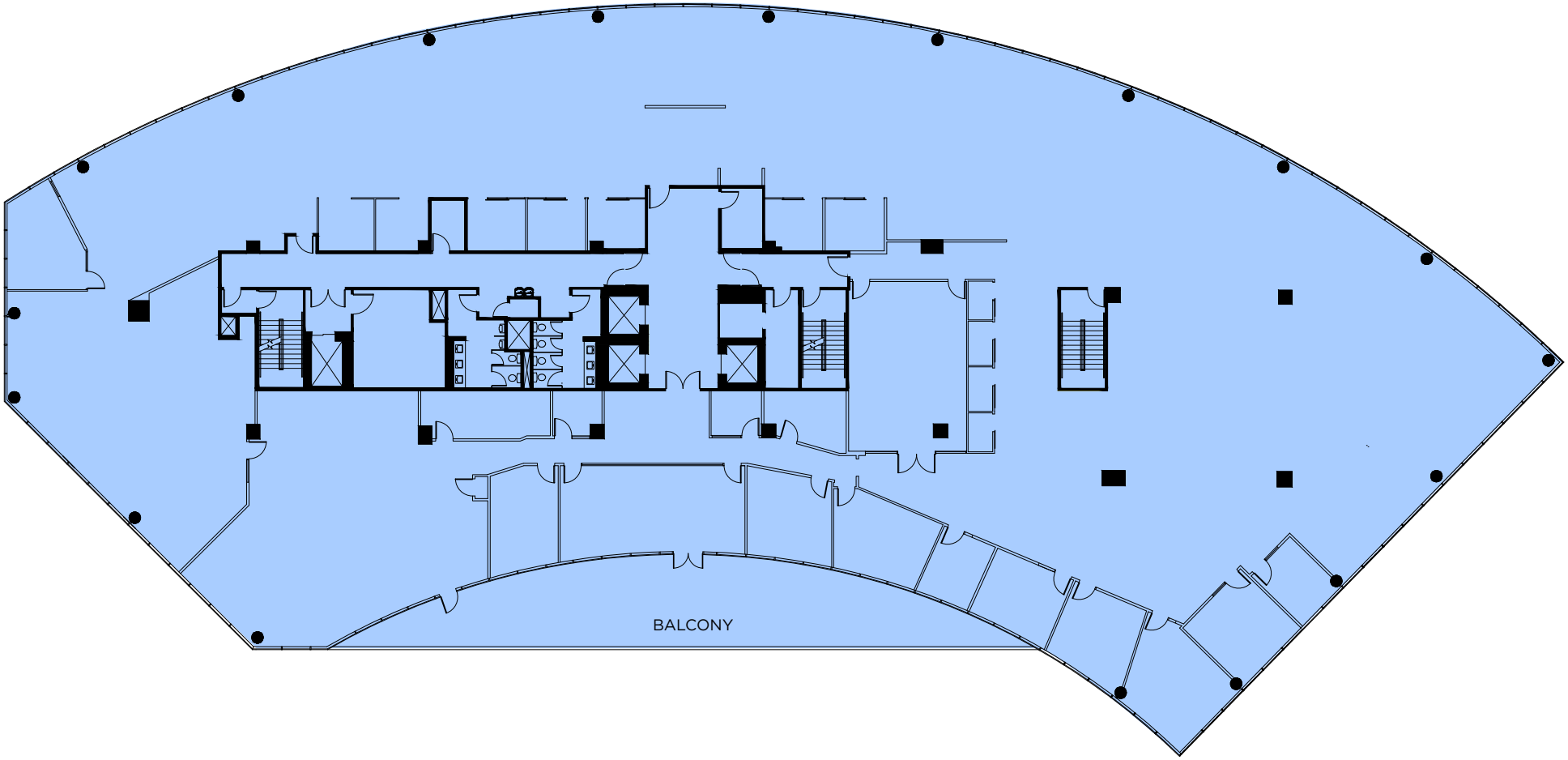
2,824 - 6,804 RSF



Floorplan

Sixth Floor

25,201 RSF



Capital Center

Come Together

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