

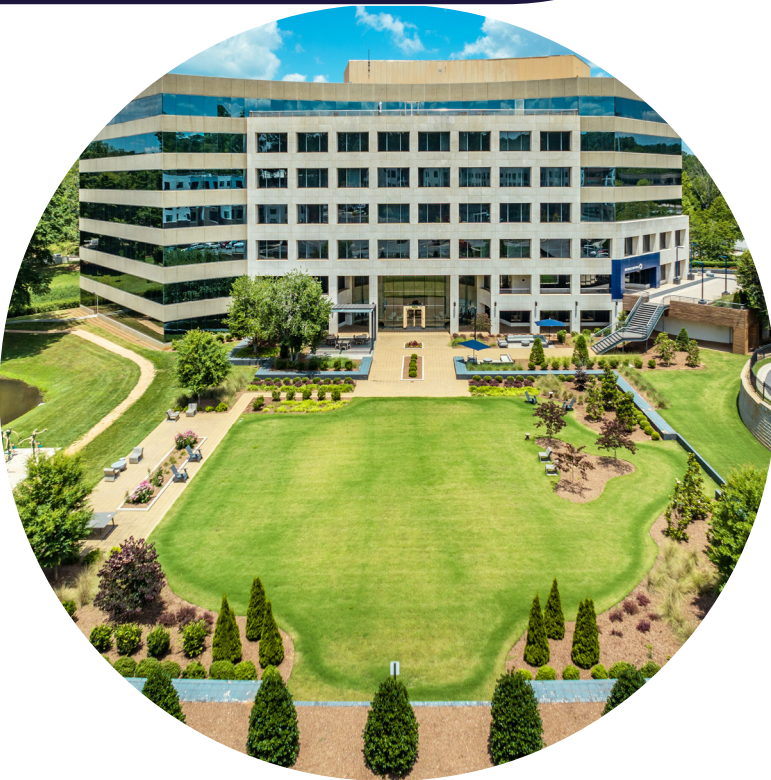
The Future of Office Lives Here

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



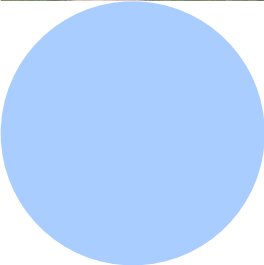
A New Work Life Balance



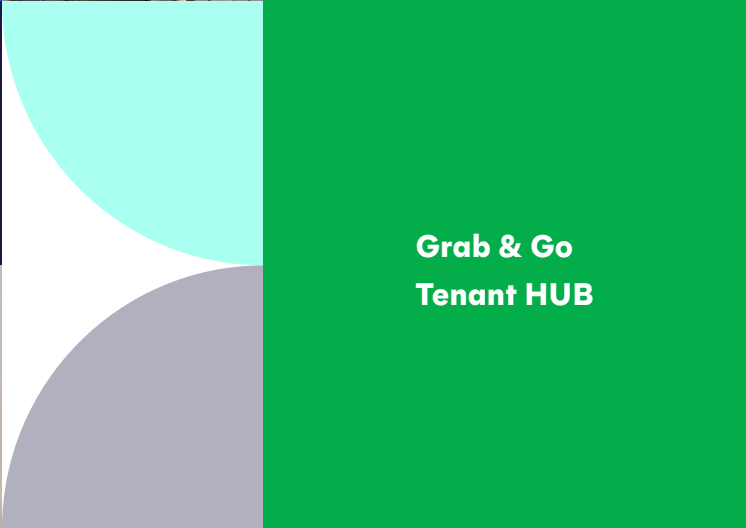
**Walking Trails and
Fitness Center**



**Outdoor gathering
space with comfortable
seating and courtyard**



**Shared Training/
Conference Center**



**Grab & Go
Tenant HUB**





Local Amenities



New And Improved Access

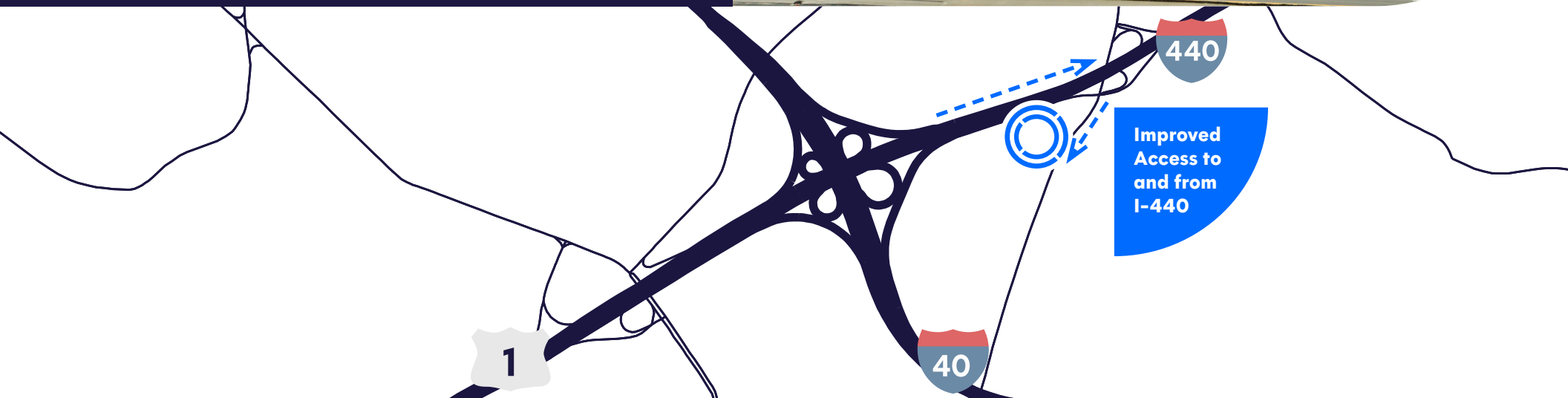
0.13 Miles to I-40

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 | 13,403 RSF

4th Floor | 20,159 RSF

3rd Floor | 21,181 RSF

2nd Floor | 2,158 RSF

1st Floor | 4,916 RSF

Ground Floor | 18,707 RSF



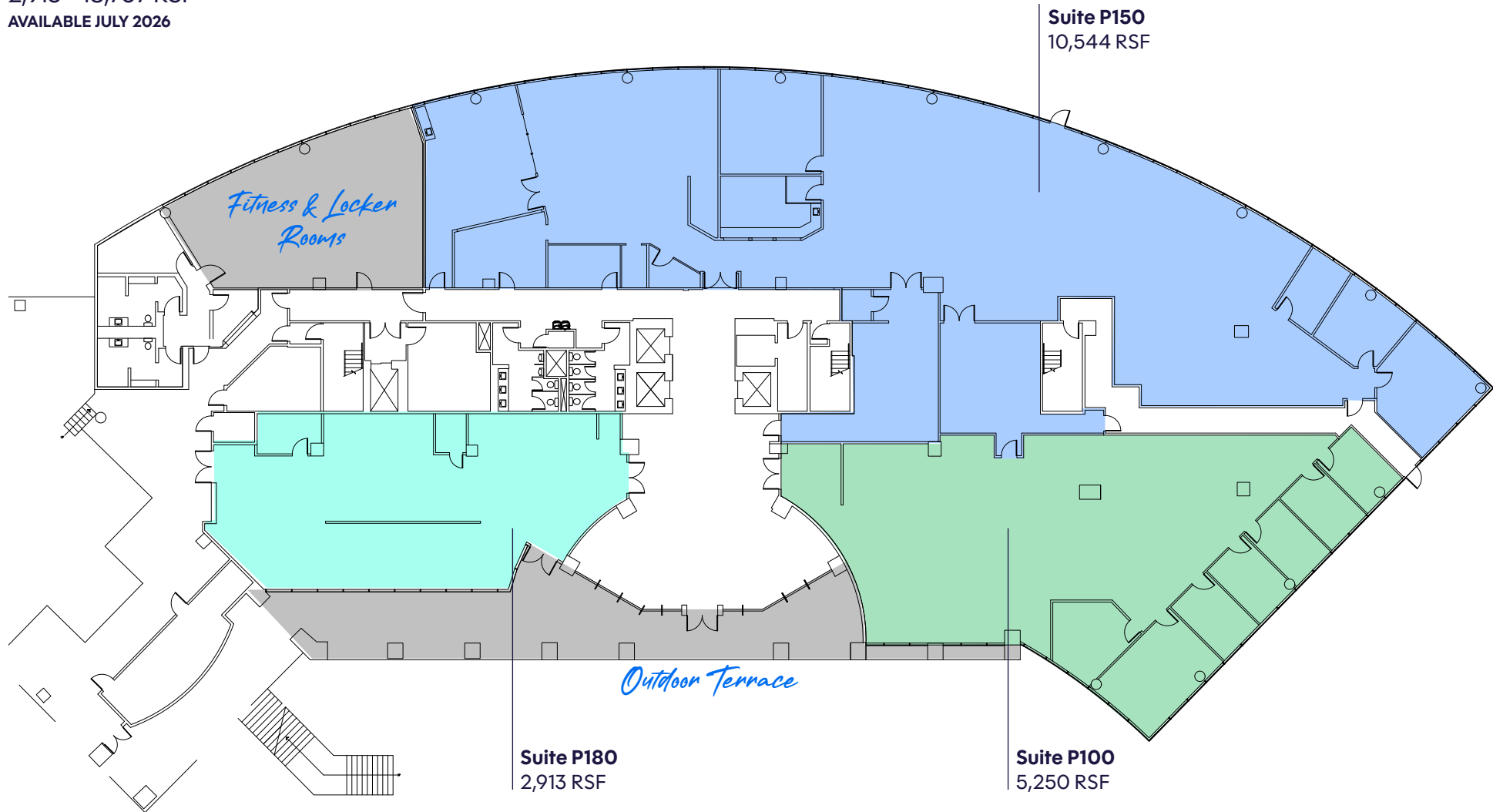
CAPITAL CENTER | 5511 CAPITAL CENTER DR RALEIGH, NC

Floorplan

Ground Floor

2,913 - 18,707 RSF

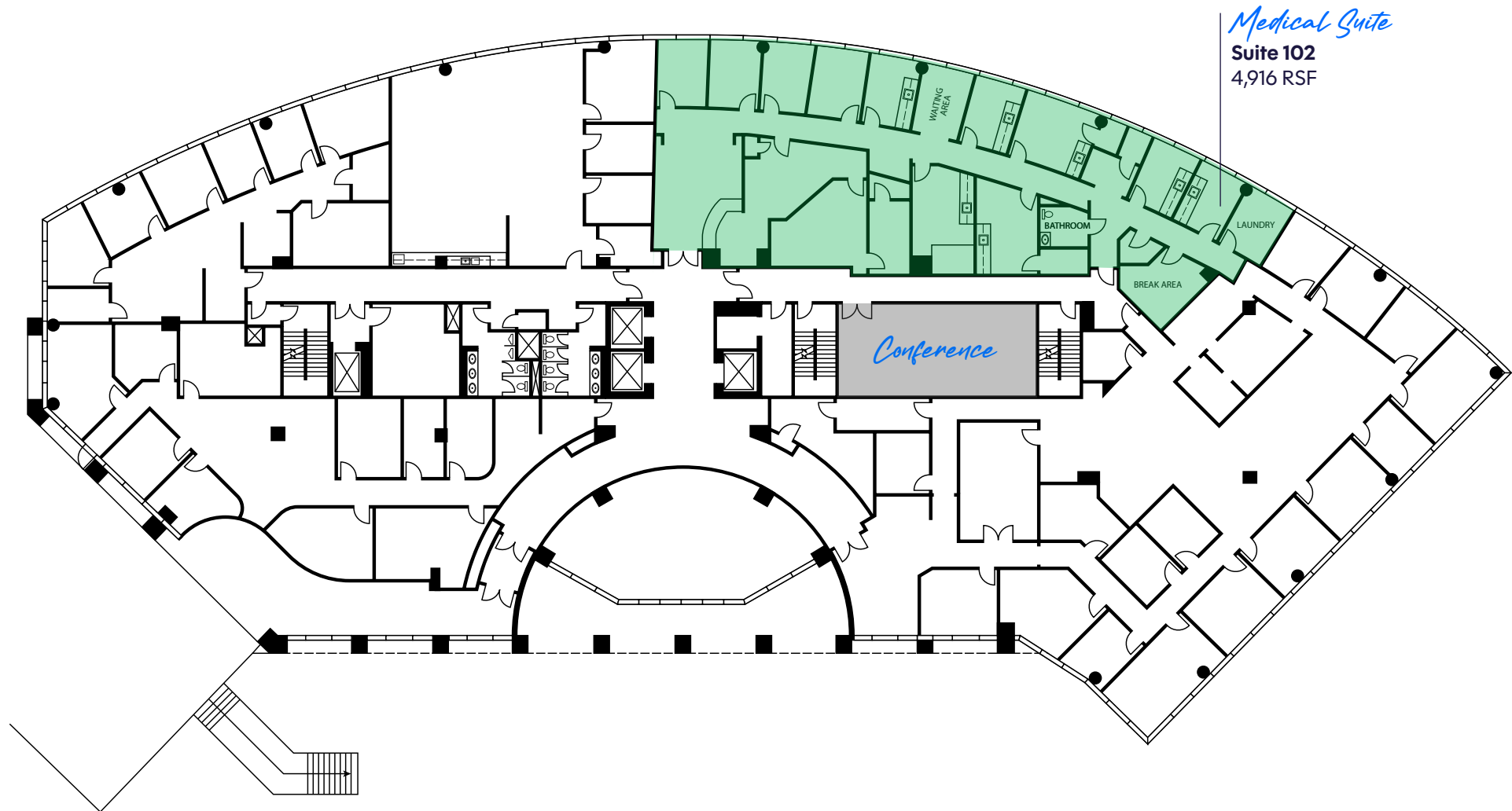
AVAILABLE JULY 2026



Floorplan

First Floor

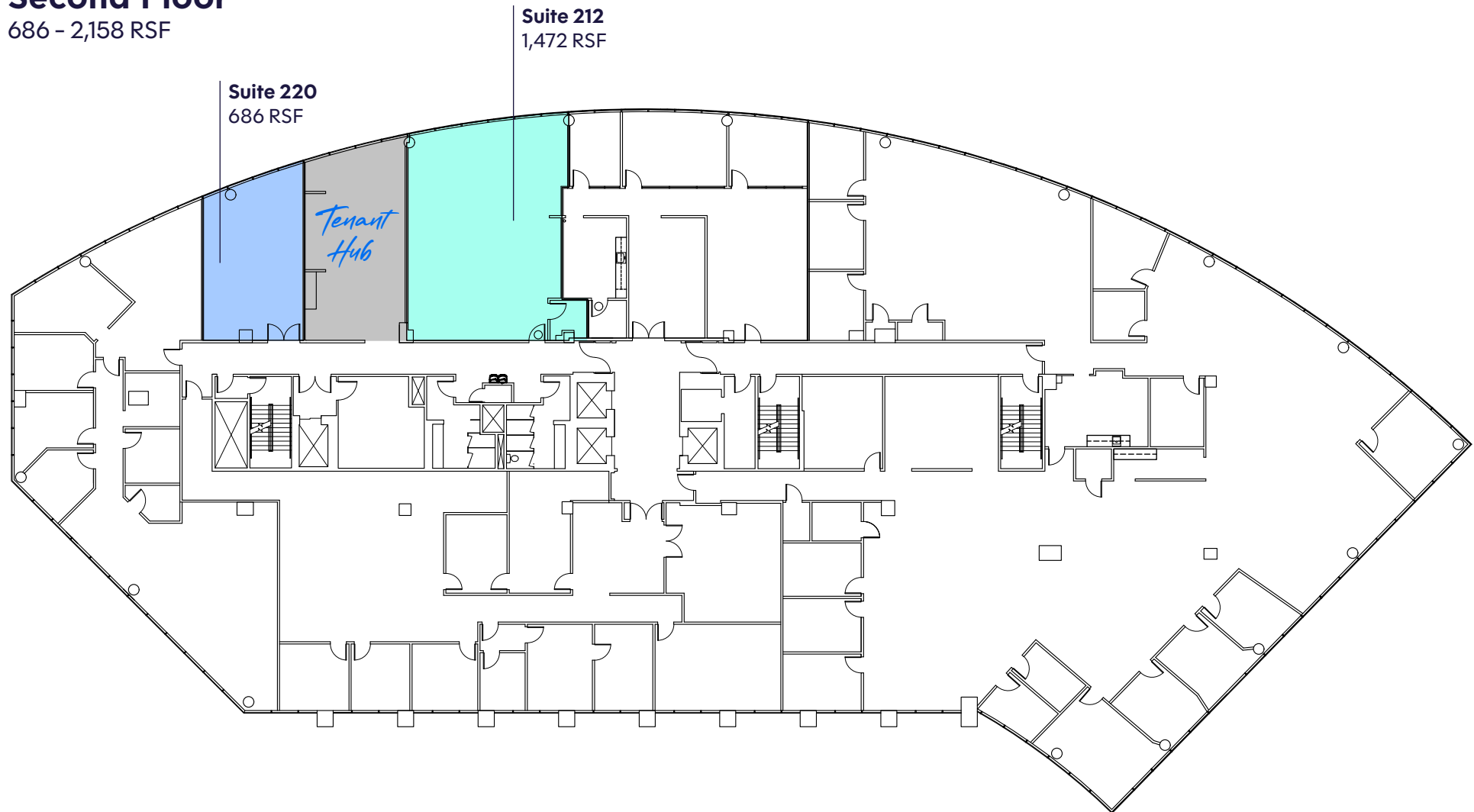
4,916 RSF



Floorplan

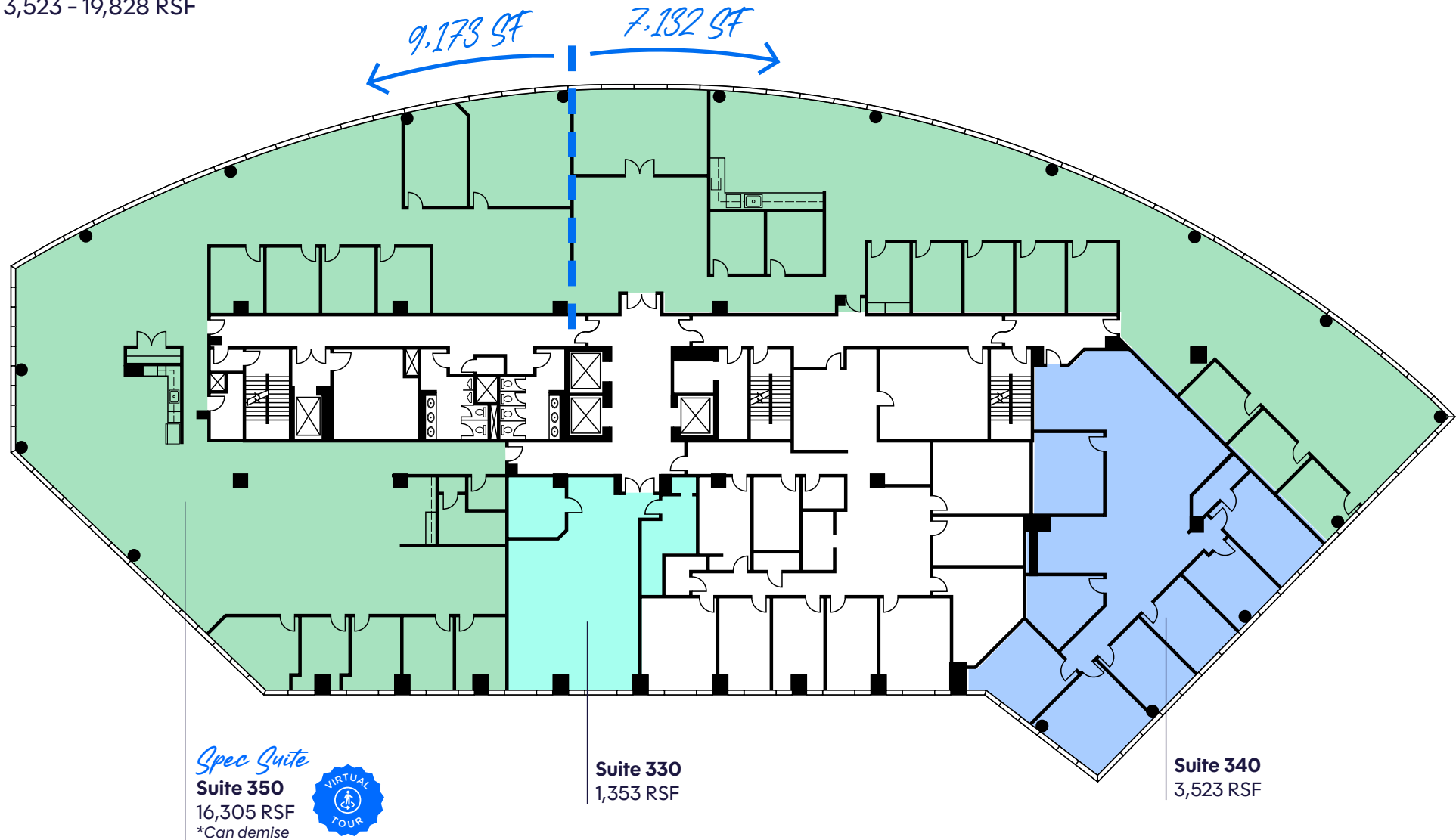
Second Floor

686 - 2,158 RSF



Floorplan

Third Floor 3,523 - 19,828 RSF

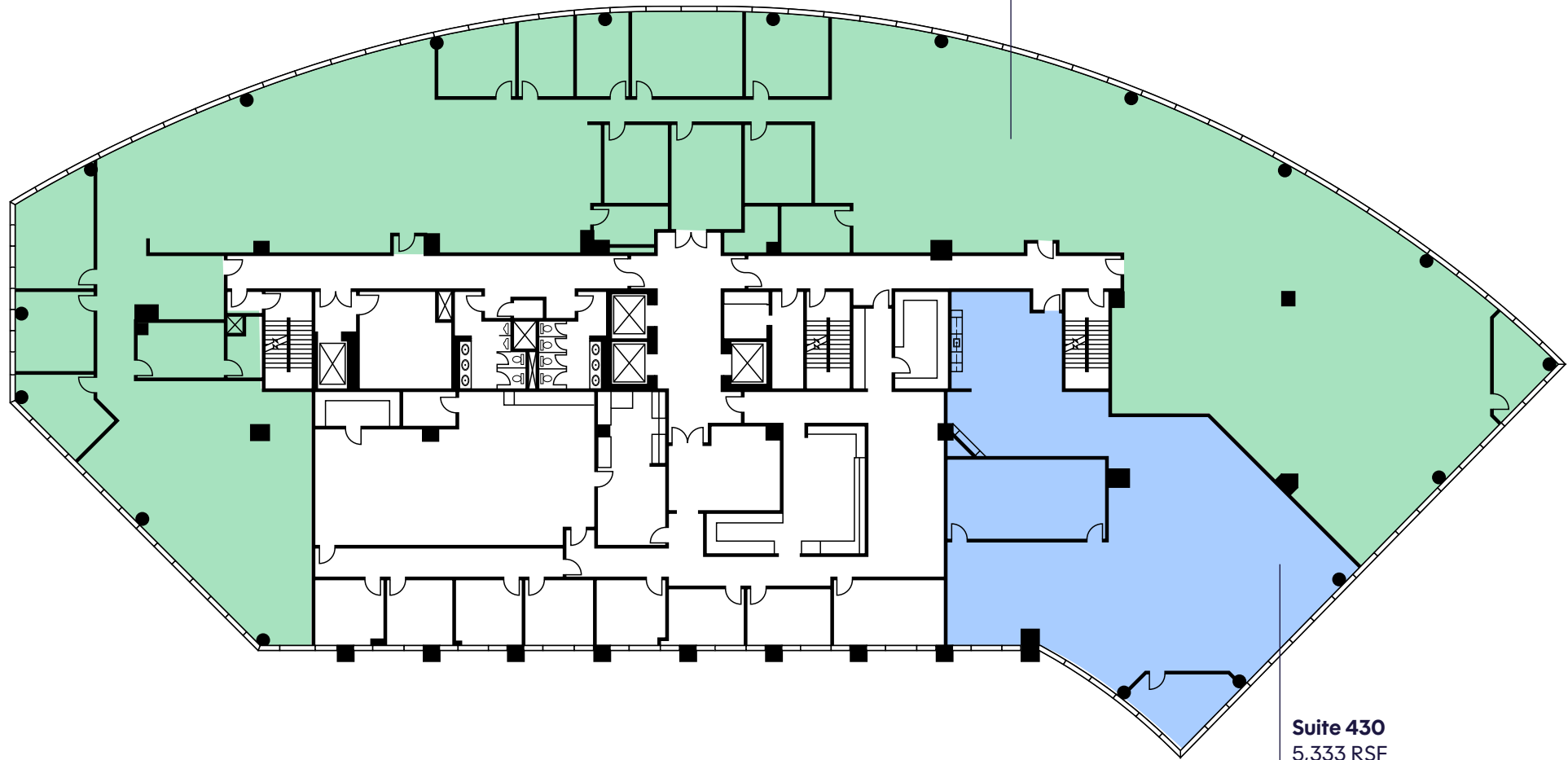


Floorplan

Fourth Floor

5,333 - 20,159 RSF

Suite 450
14,826 RSF



Suite 430
5,333 RSF



Floorplan

Fifth Floor 2,271 - 13,403 RSF

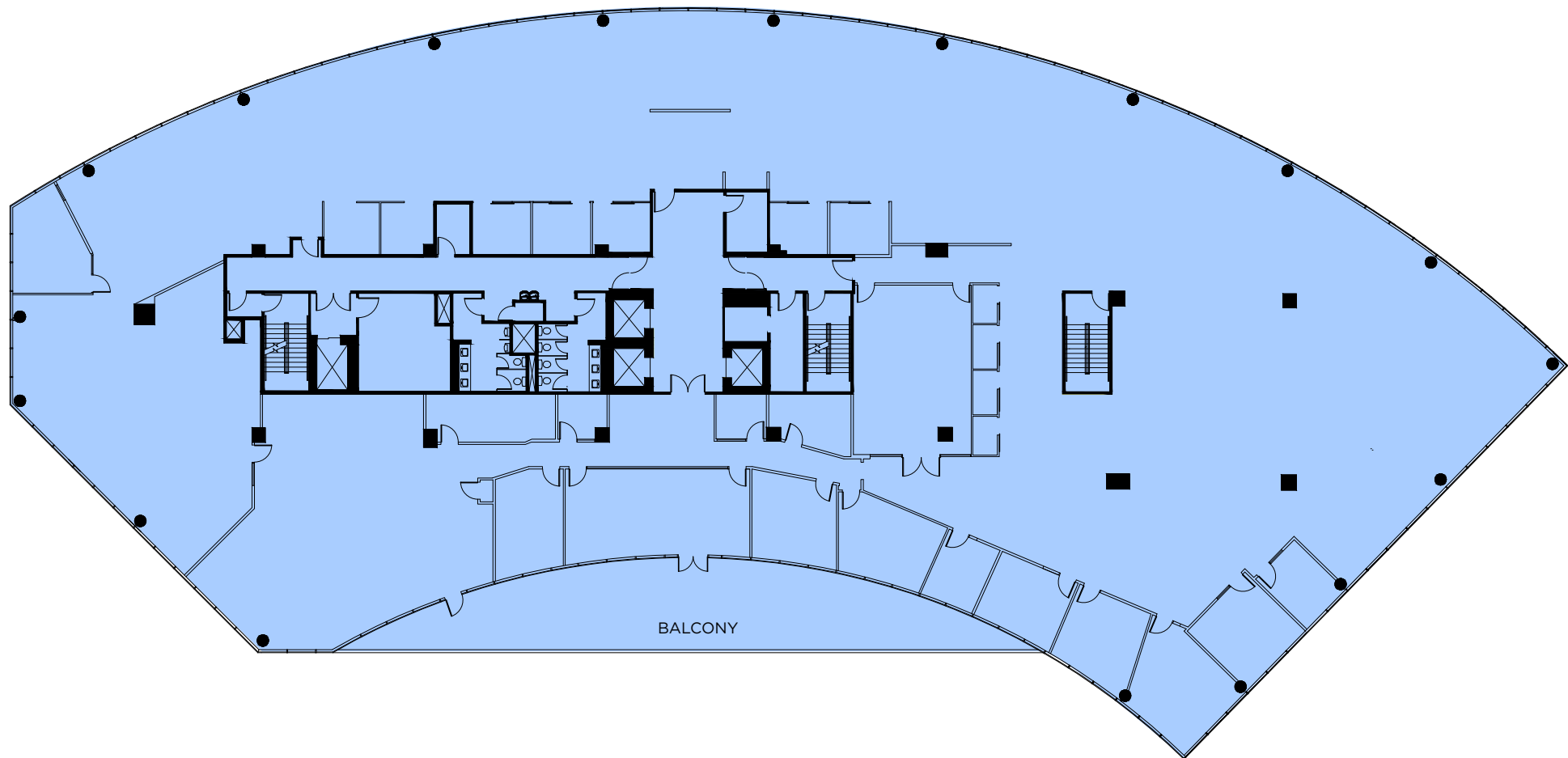


Floorplan

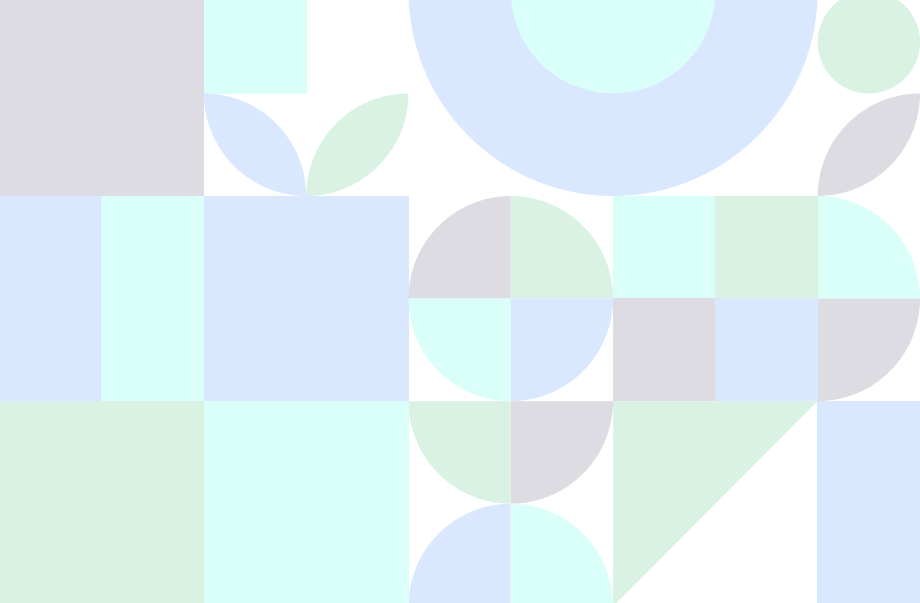
Sixth Floor

25,201 RSF

AVAILABLE JULY 2026



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Capital  *Center*

**Come
Together**

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