

# 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
- 2,000-70,000 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
- 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**

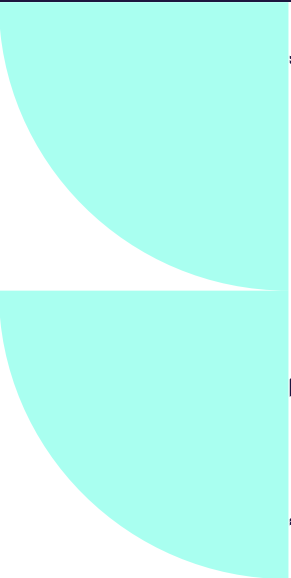


**Grab & Go  
Tenant HUB**





# Local Amenities





# New And Improved Access

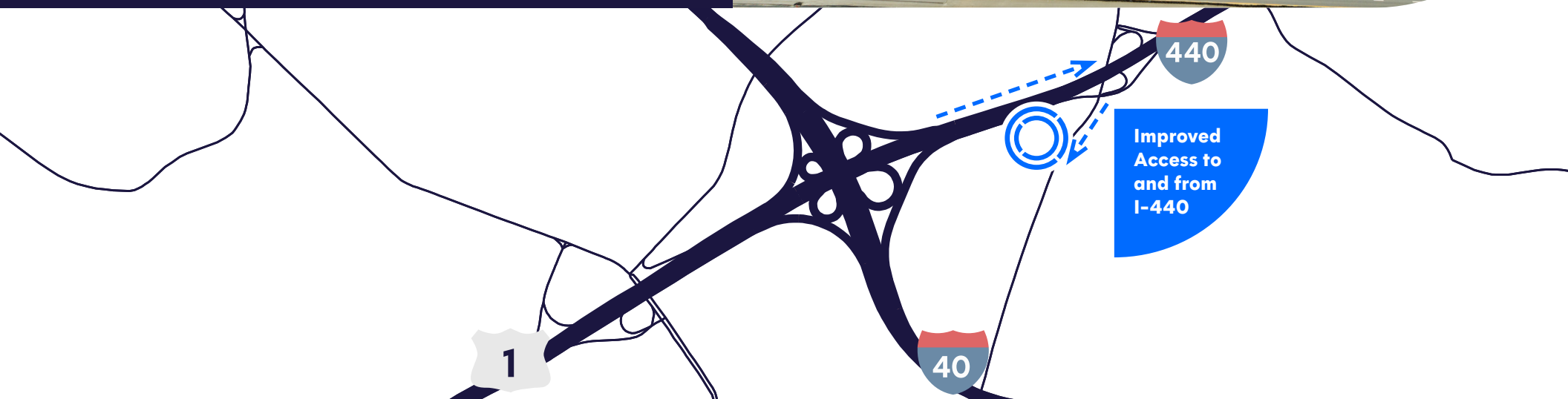
**0.13 Miles to I-40**

**0.33 Miles to I-440**

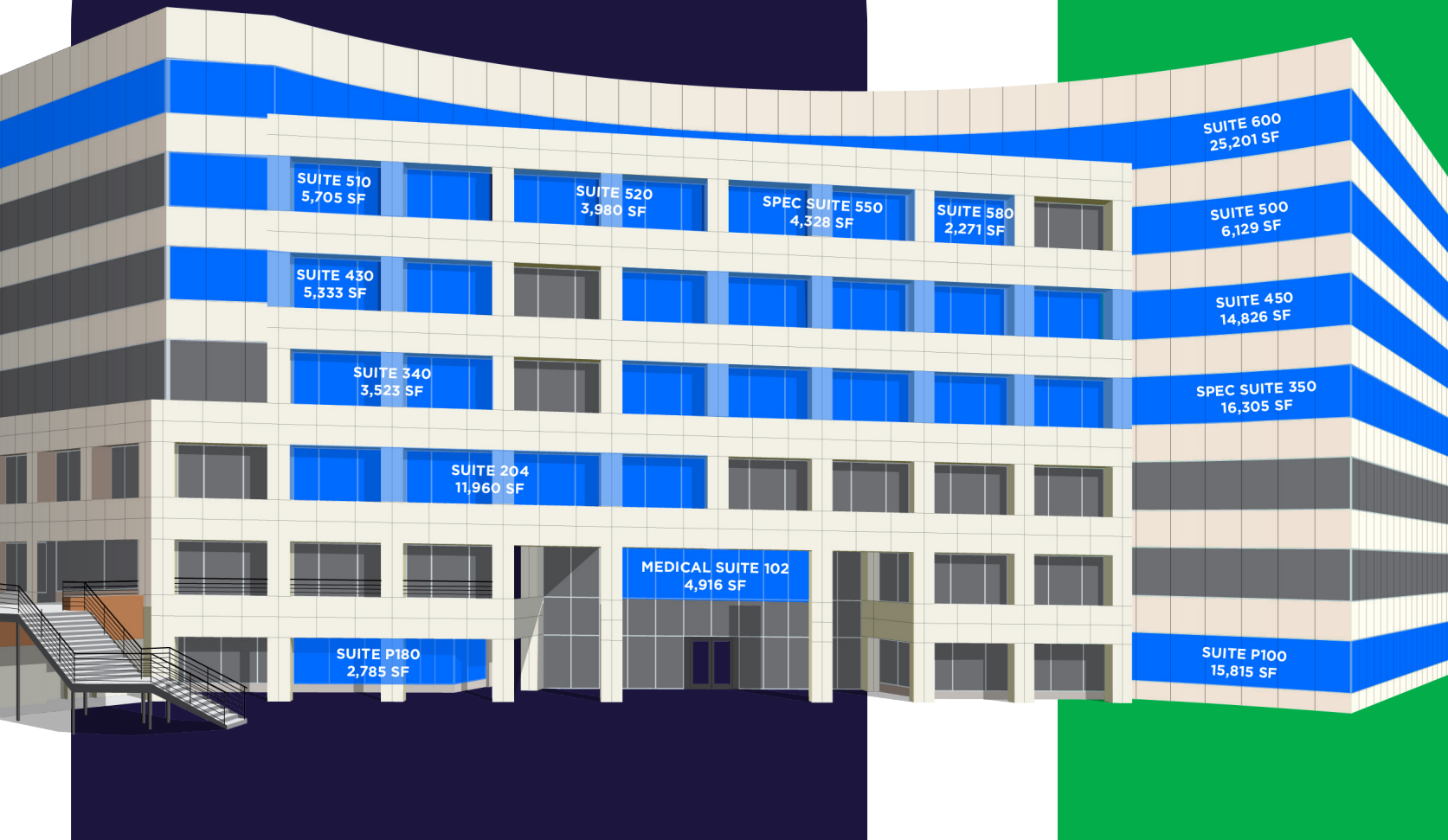
**1 Mile to Crossroads Plaza**

**5 Miles to Downtown Raleigh**

**1.2 Miles to RDU International Airport**



# Availability



**6th Floor** | 25,201 RSF

**5th Floor** | 22,413 RSF

**4th Floor** | 20,159 RSF

**3rd Floor** | 19,828 RSF

**2nd Floor** | 11,960 RSF

**1st Floor** | 4,916 RSF

**Ground Floor** | 18,600 RSF



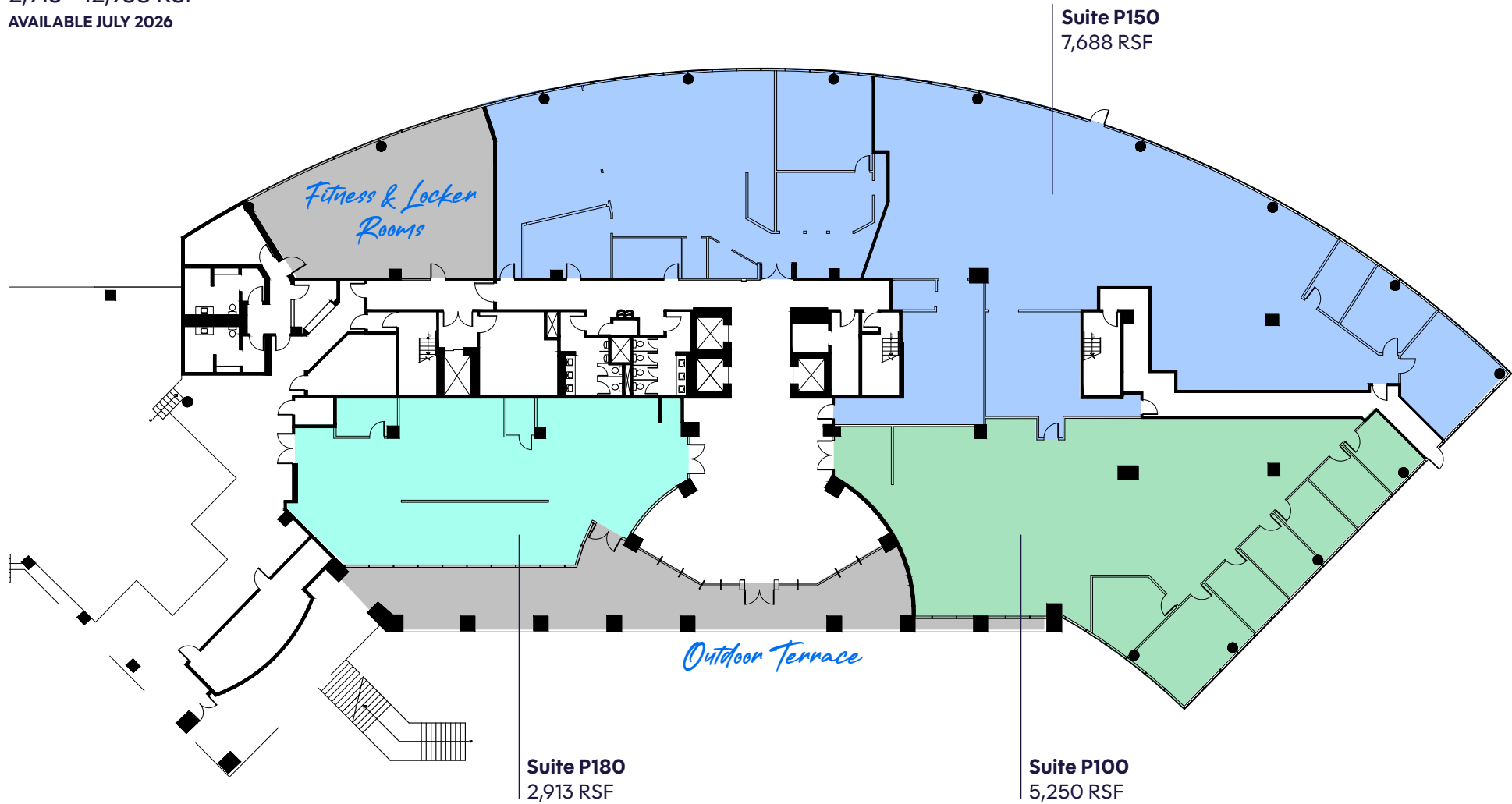
CAPITAL CENTER | 5511 CAPITAL CENTER DR RALEIGH, NC

# Floorplan

## Ground Floor

2,913 - 12,938 RSF

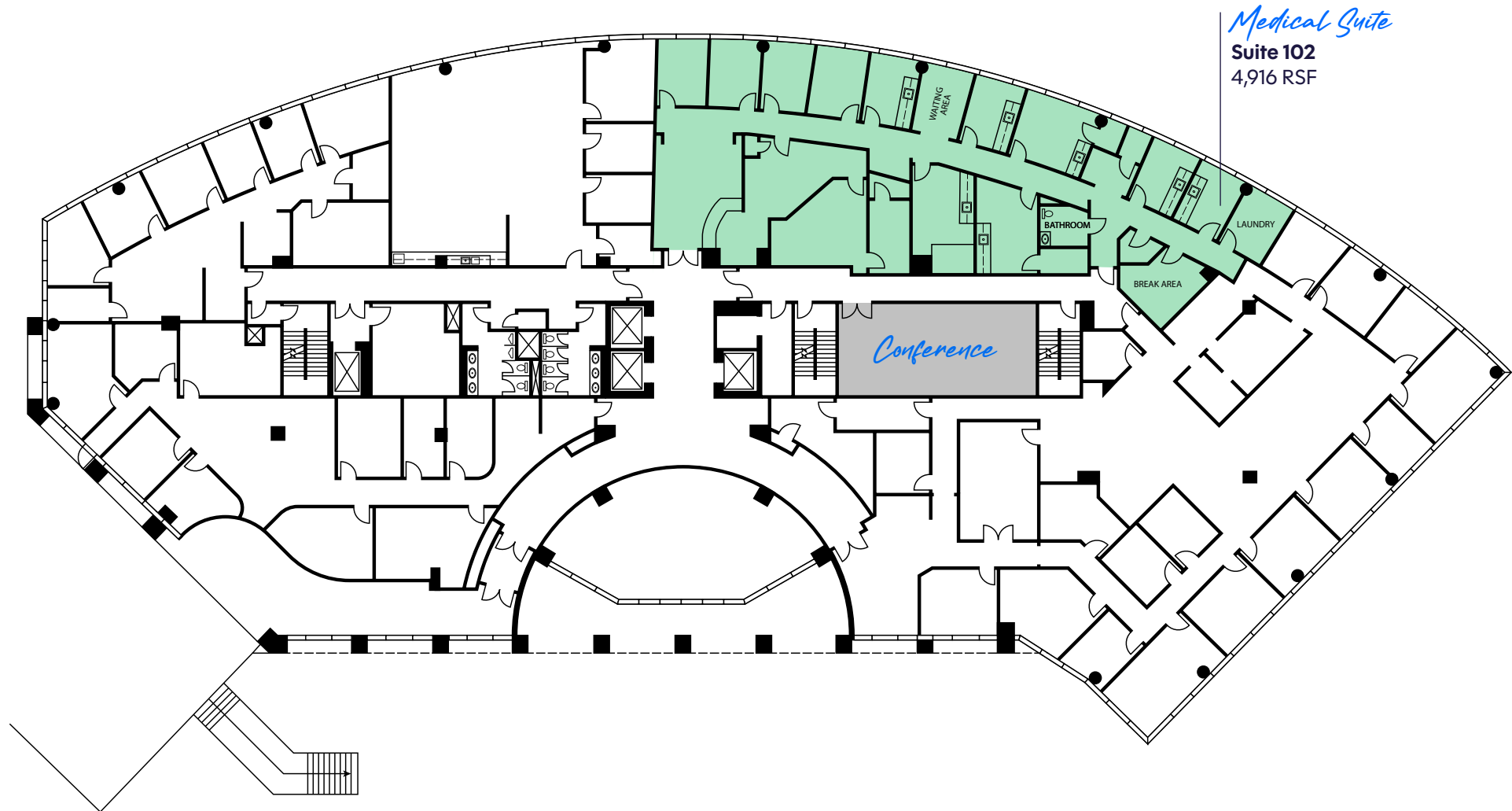
AVAILABLE JULY 2026



# Floorplan

## First Floor

4,916 RSF

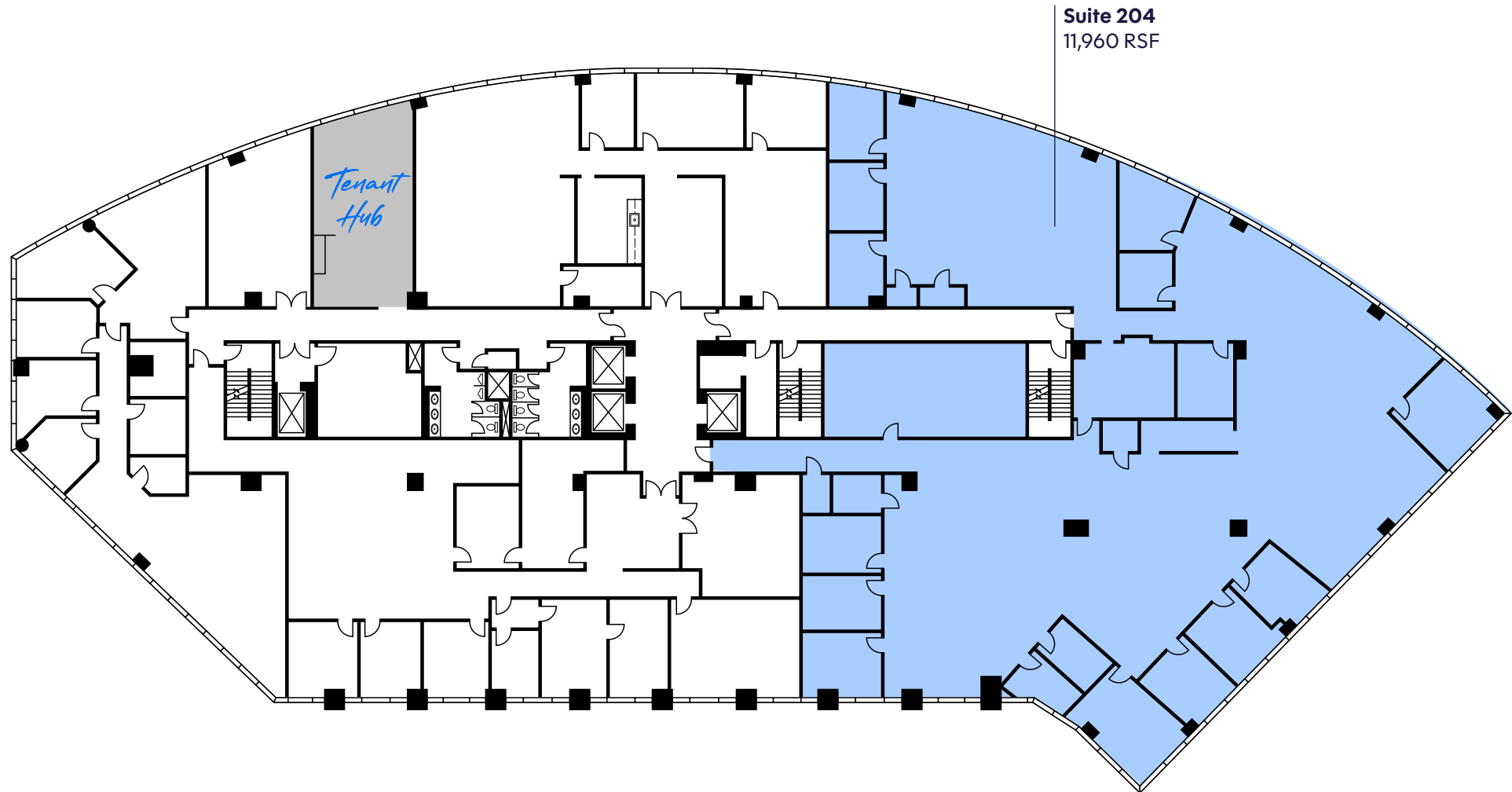




# Floorplan

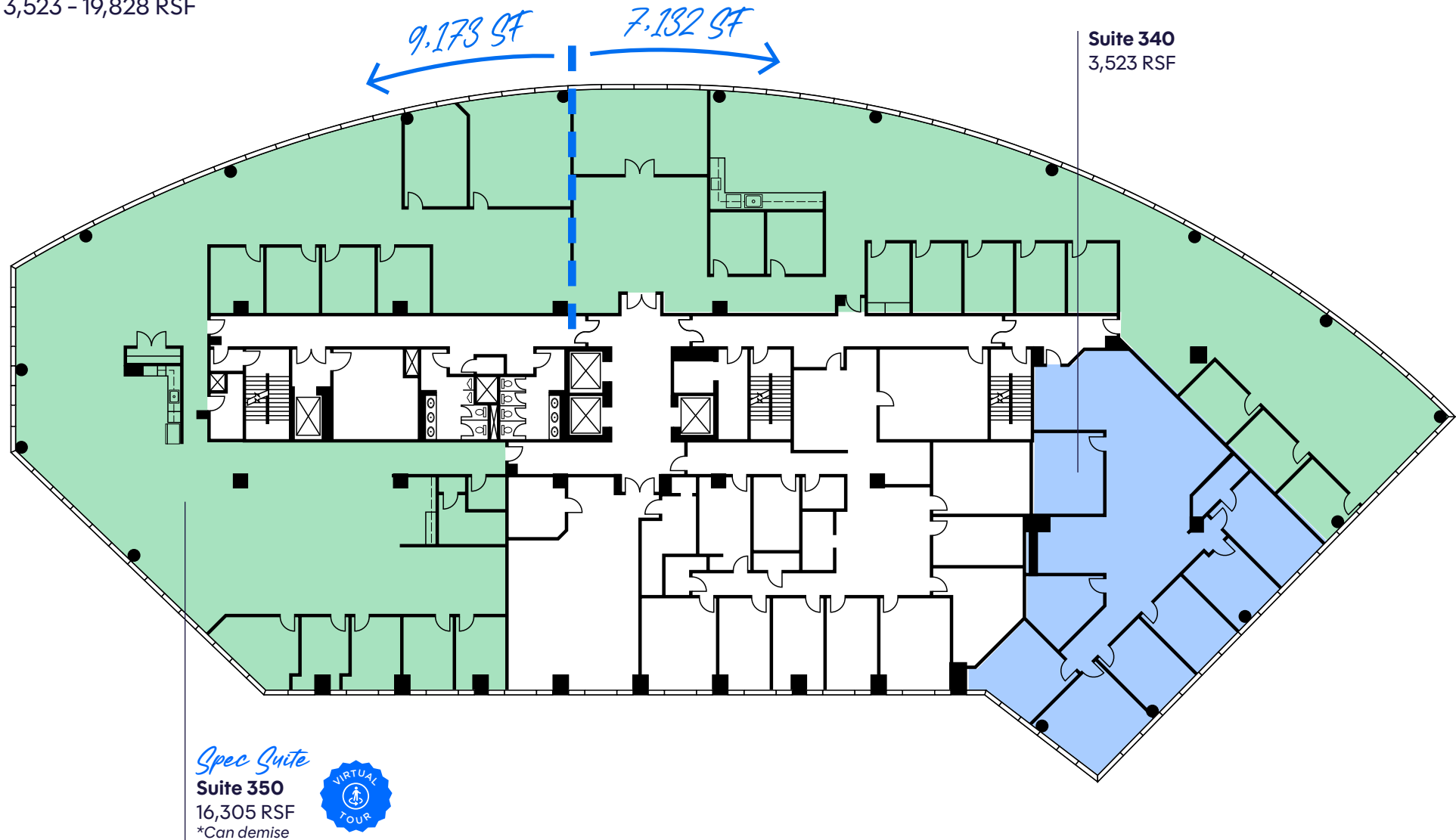
## Second Floor

11,960 RSF



# Floorplan

## Third Floor 3,523 - 19,828 RSF

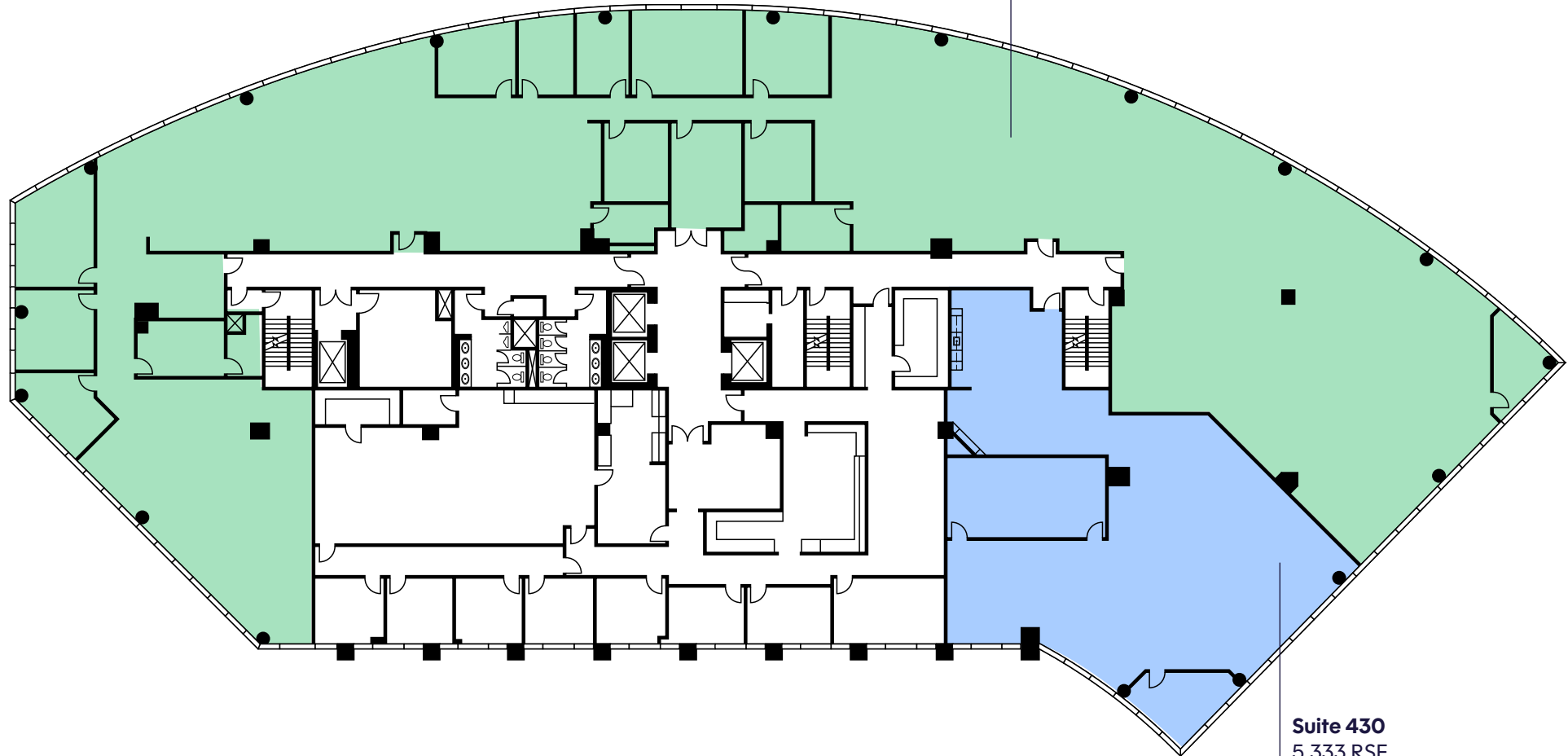


# Floorplan

## Fourth Floor

5,333 - 20,159 RSF

Suite 450  
14,826 RSF



Suite 430  
5,333 RSF





# Floorplan

## Fifth Floor

2,850 - 14,013 RSF

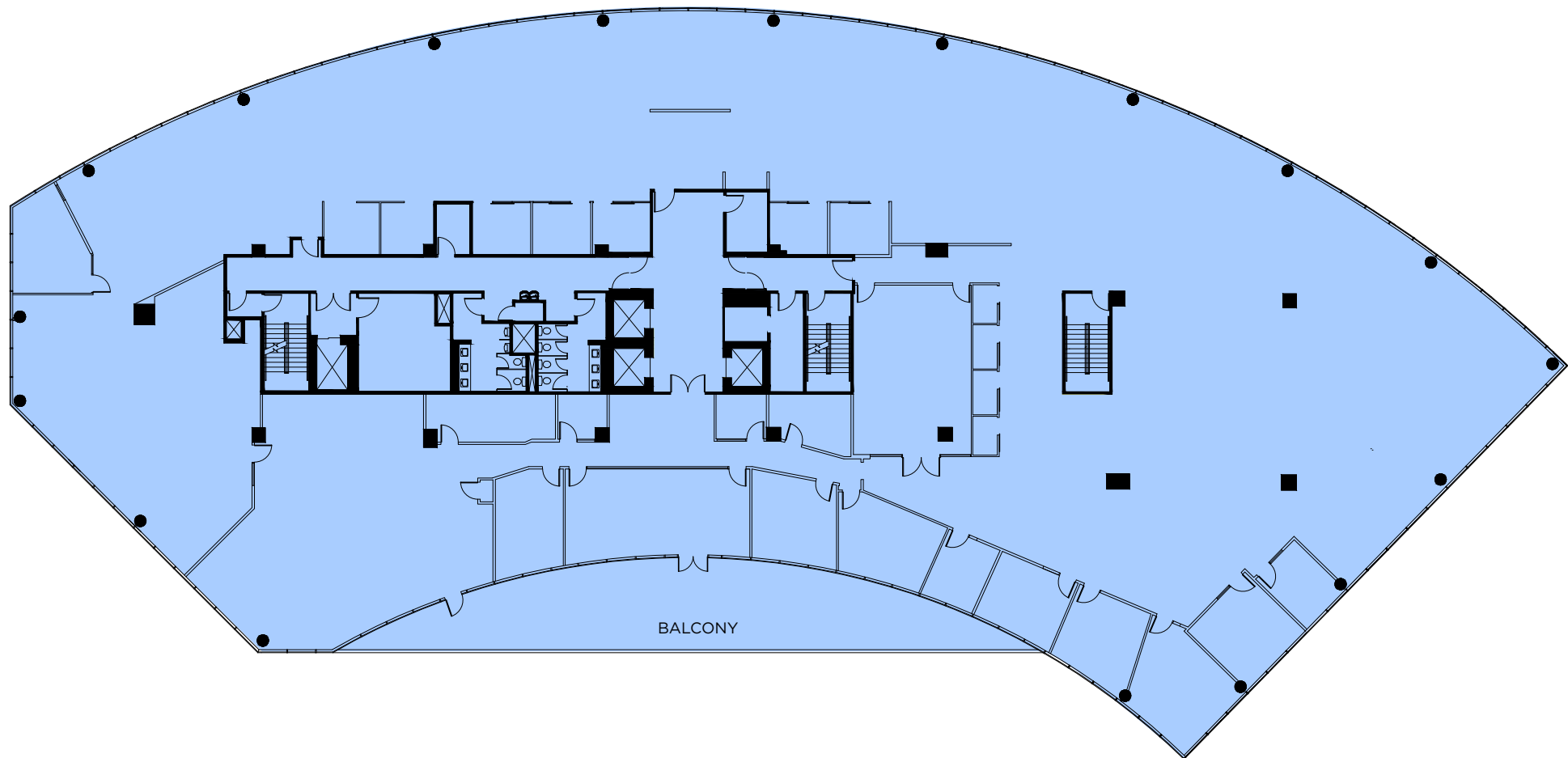


# Floorplan

## Sixth Floor

25,201 RSF

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*Capital*  *Center*

**Come  
Together**

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