

# 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**





**FENTON**

- CLUB PILATES
- Colletta
- CRAWFORD BROTHERS STEAK HOUSE
- lululemon
- POTTERY BARN
- free people
- SEPHORA
- Superica
- WILLIAMS SONOMA CALIFORNIA



# Local Amenities



**CROSSROADS PLAZA**

- CAVA
- Chick-fil-A
- DICK'S SPORTING GOODS
- Marshall's
- Total Wine & MORE
- HomeGoods
- HOBBY LOBBY
- Panera



# New And Improved Access

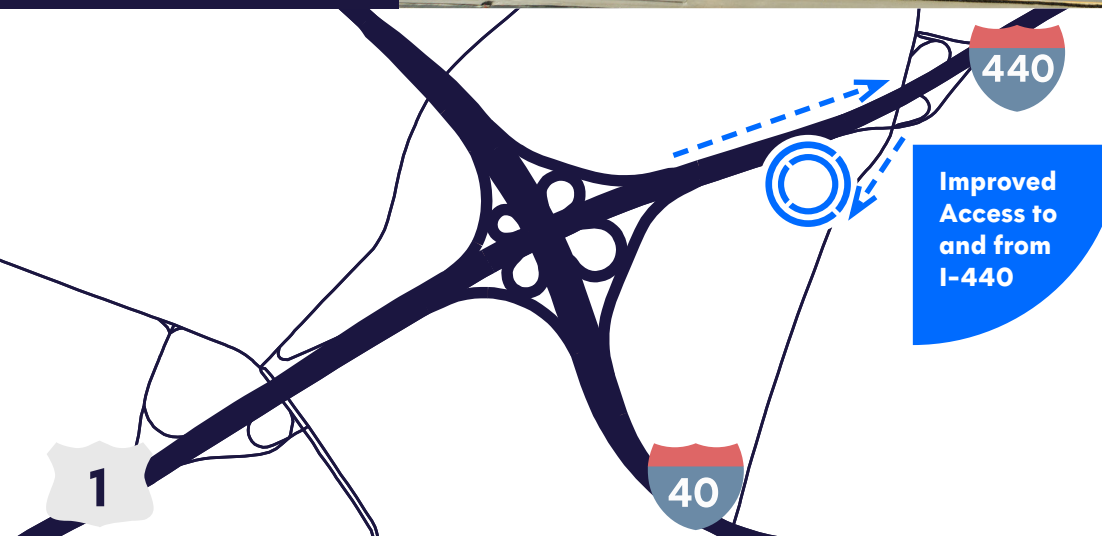
0.13 Miles to I-40

0.33 Miles to I-440

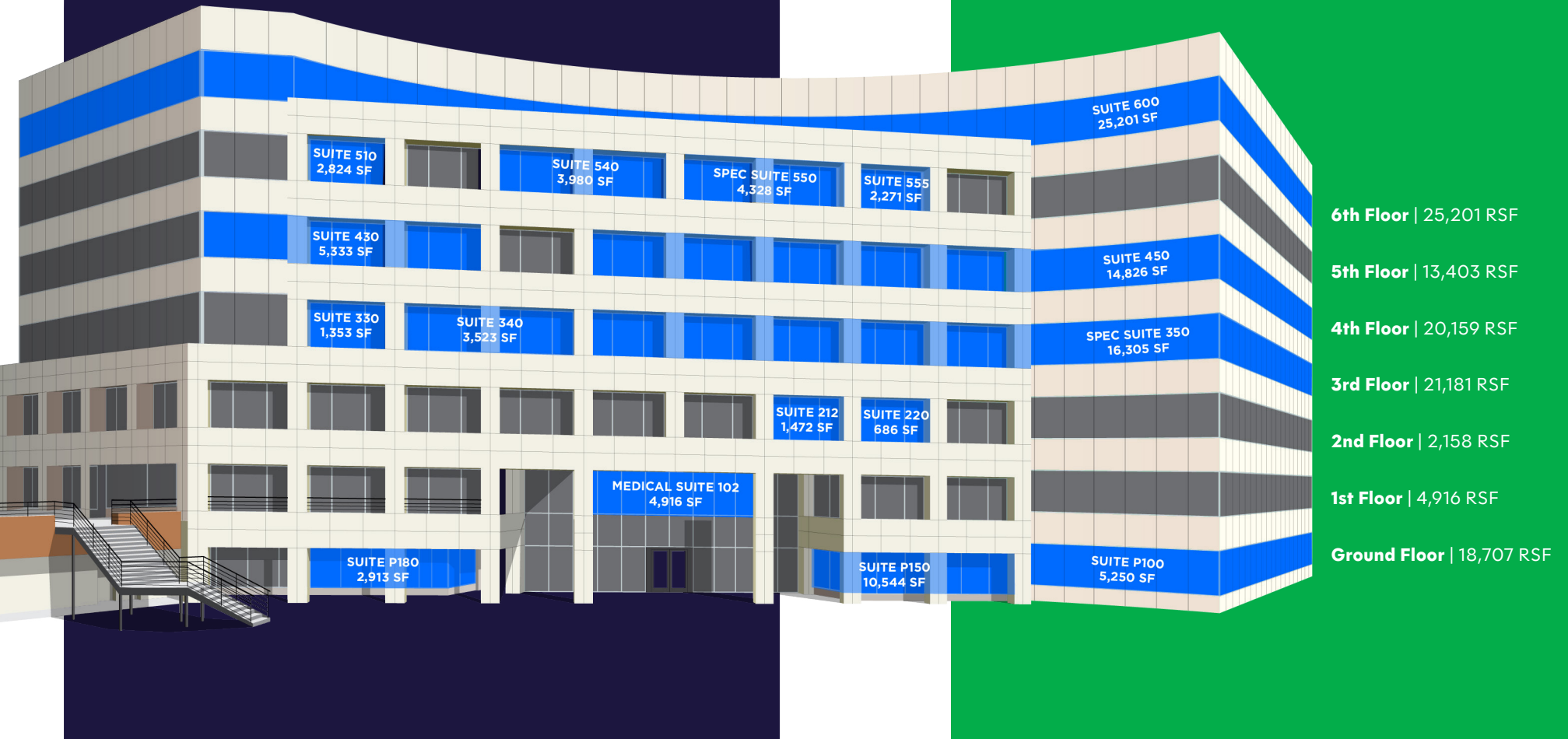
1 Mile to Crossroads Plaza

5 Miles to Downtown Raleigh

1.2 Miles to RDU International Airport



# Availability

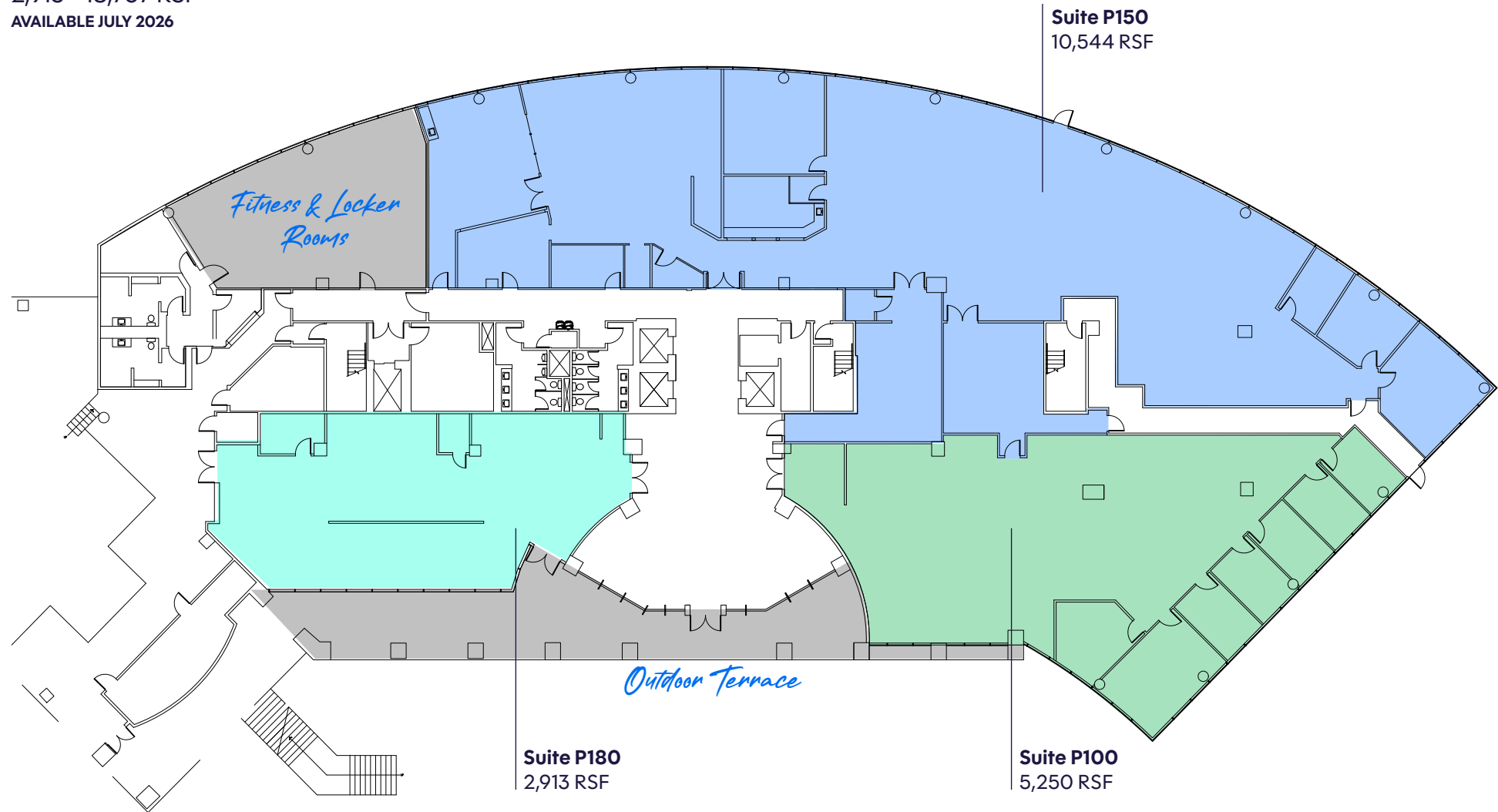


# Floorplan

## Ground Floor

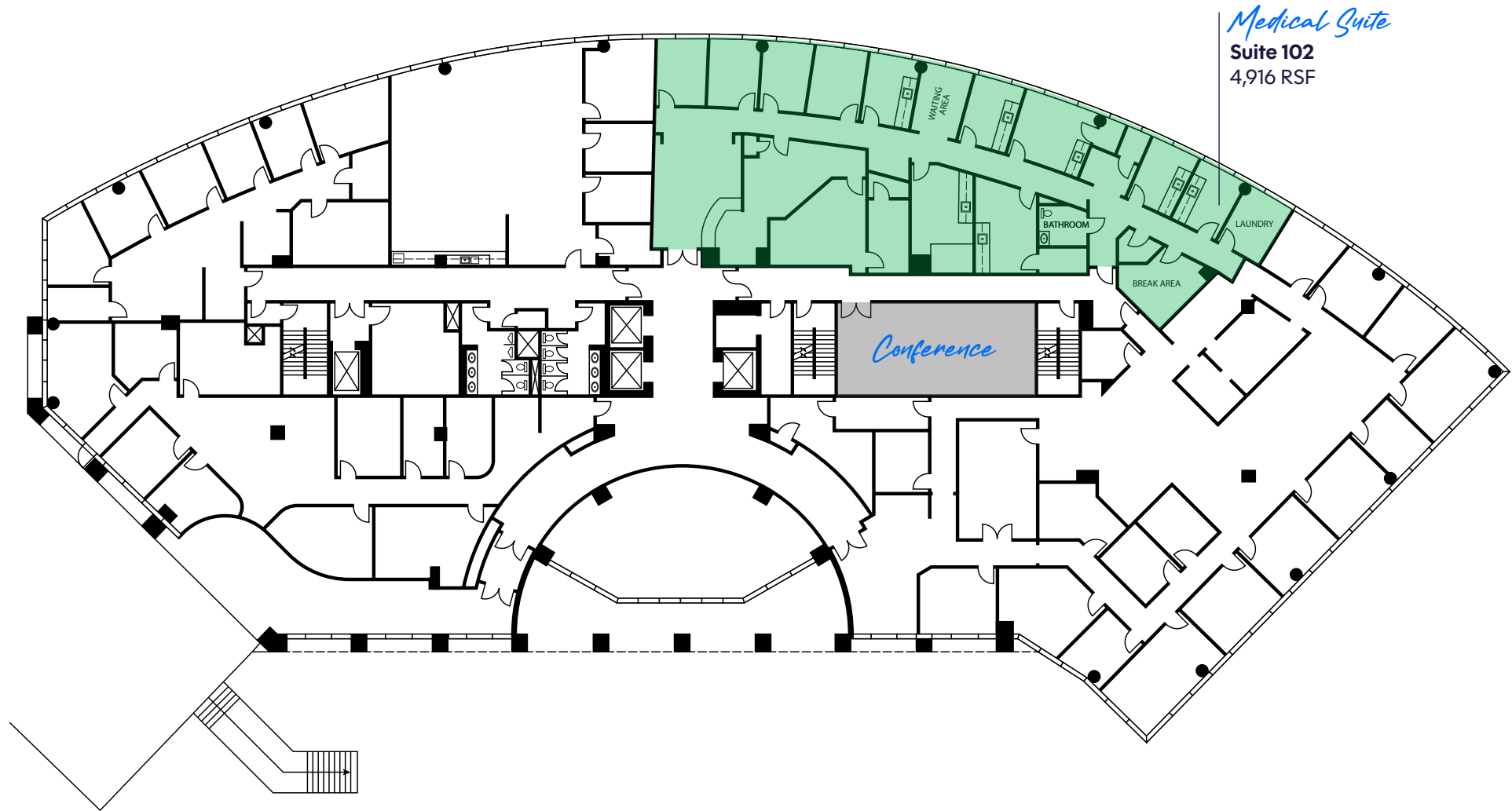
2,913 - 18,707 RSF

AVAILABLE JULY 2026



# Floorplan

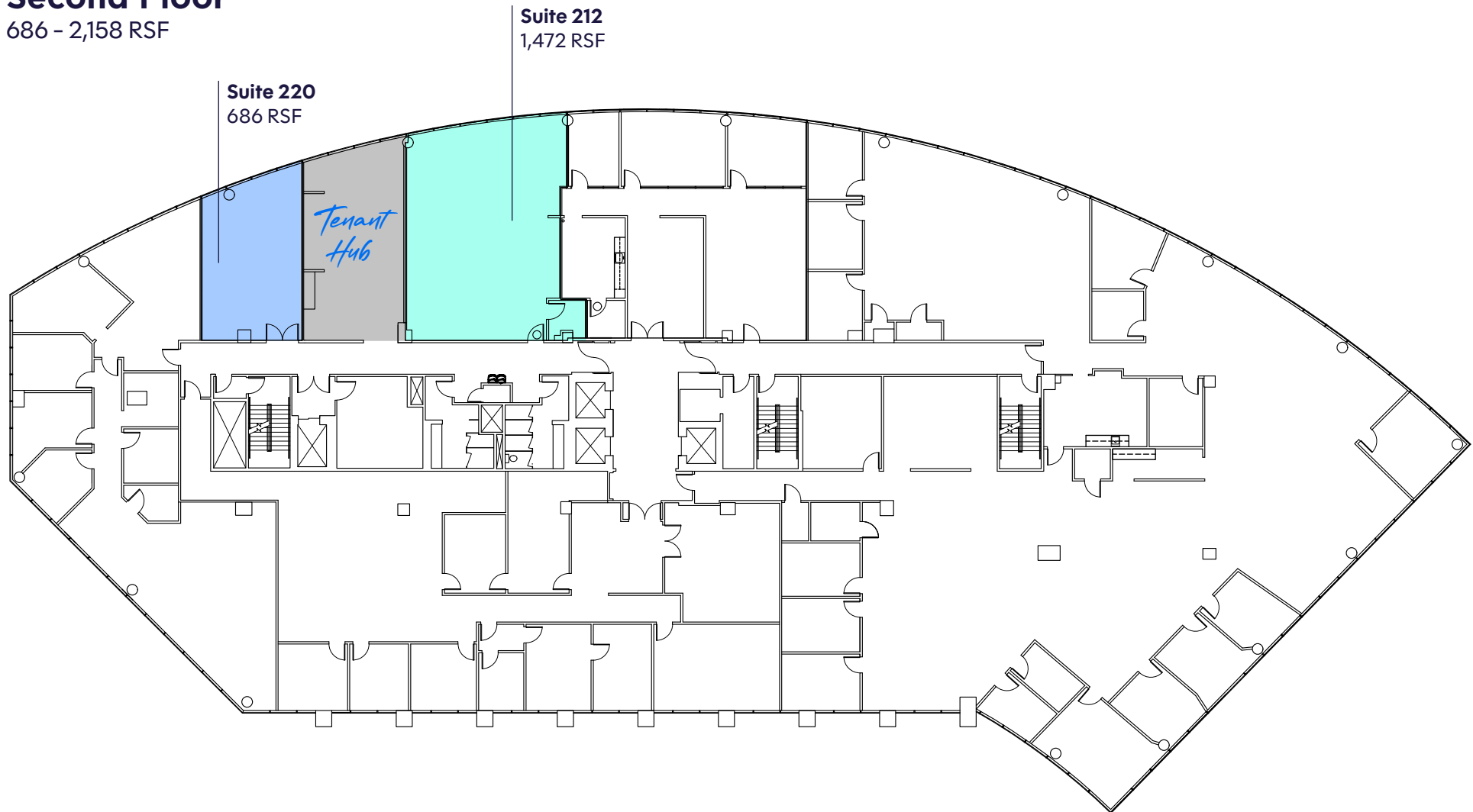
**First Floor**  
4,916 RSF



# Floorplan

## Second Floor

686 - 2,158 RSF



# Floorplan

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

9,173 SF      7,132 SF



*Spec Suite*  
**Suite 350**  
16,305 RSF  
\*Can demise



**Suite 330**  
1,353 RSF

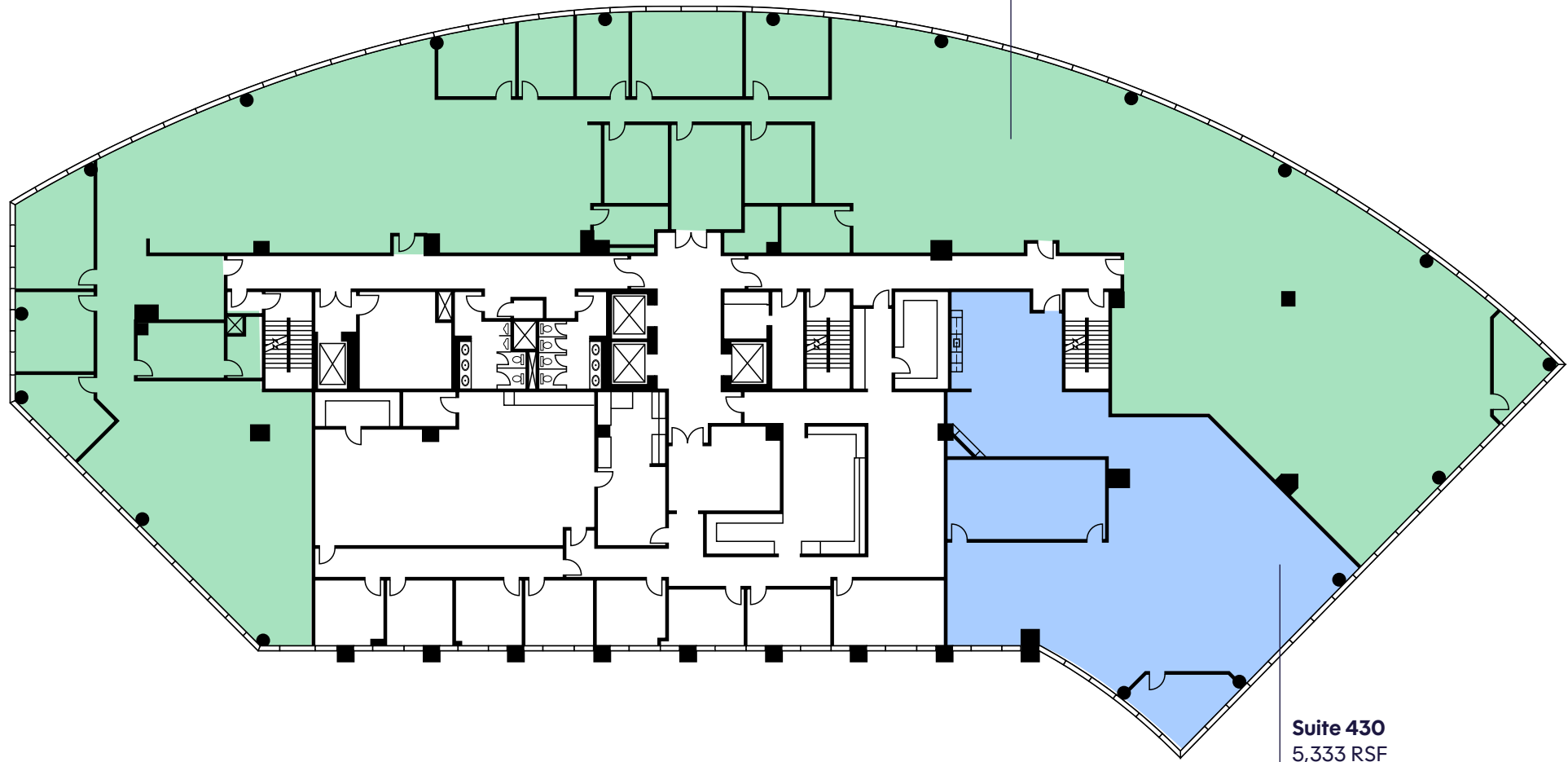
**Suite 340**  
3,523 RSF



# Floorplan

**Fourth Floor**  
5,333 - 20,159 RSF

**Suite 450**  
14,826 RSF



**Suite 430**  
5,333 RSF



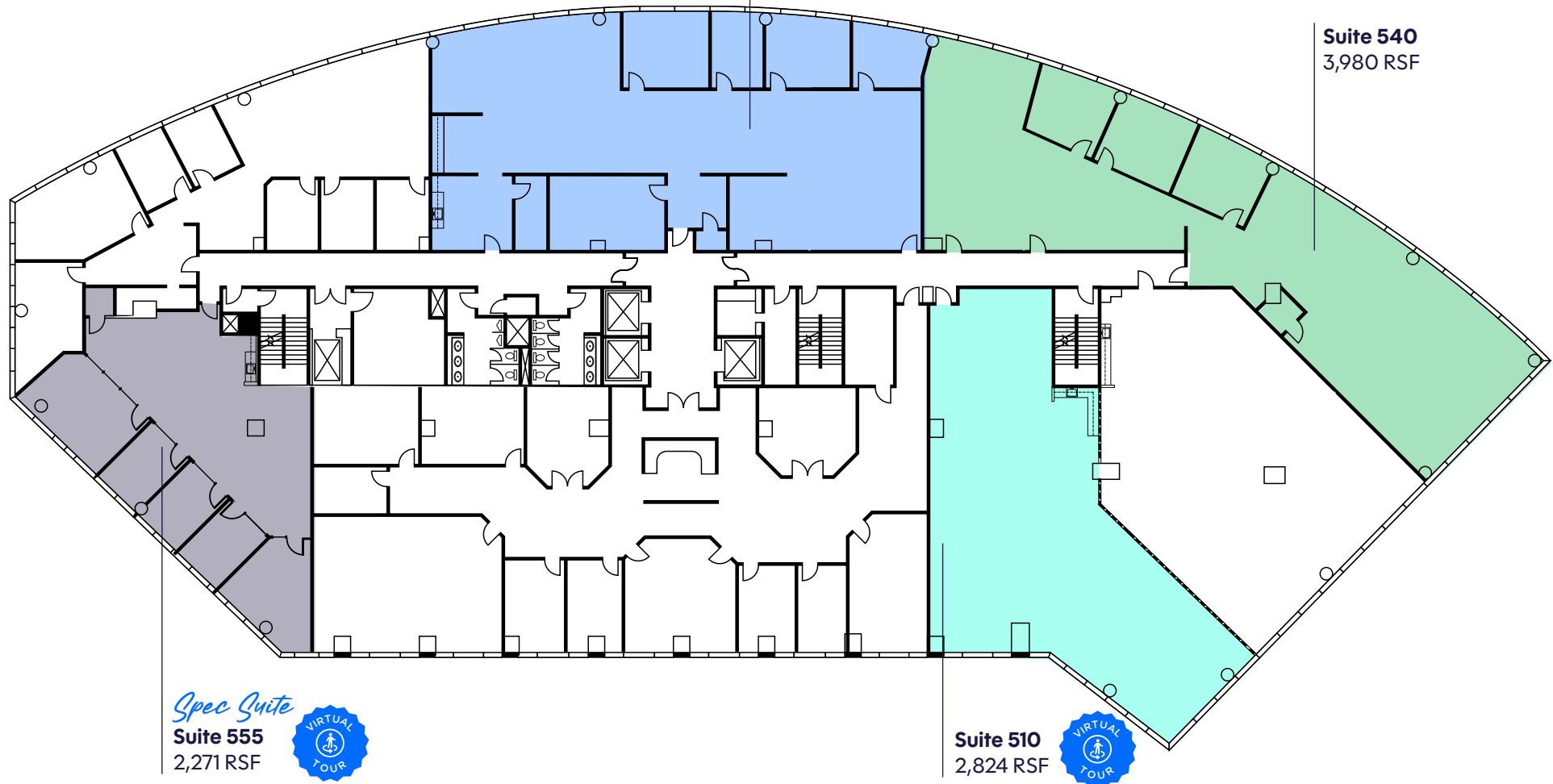
# Floorplan

**Fifth Floor**  
2,271 - 13,403 RSF

*Spec Suite*  
**Suite 550**  
4,328 RSF



**Suite 540**  
3,980 RSF



*Spec Suite*  
**Suite 555**  
2,271 RSF



**Suite 510**  
2,824 RSF

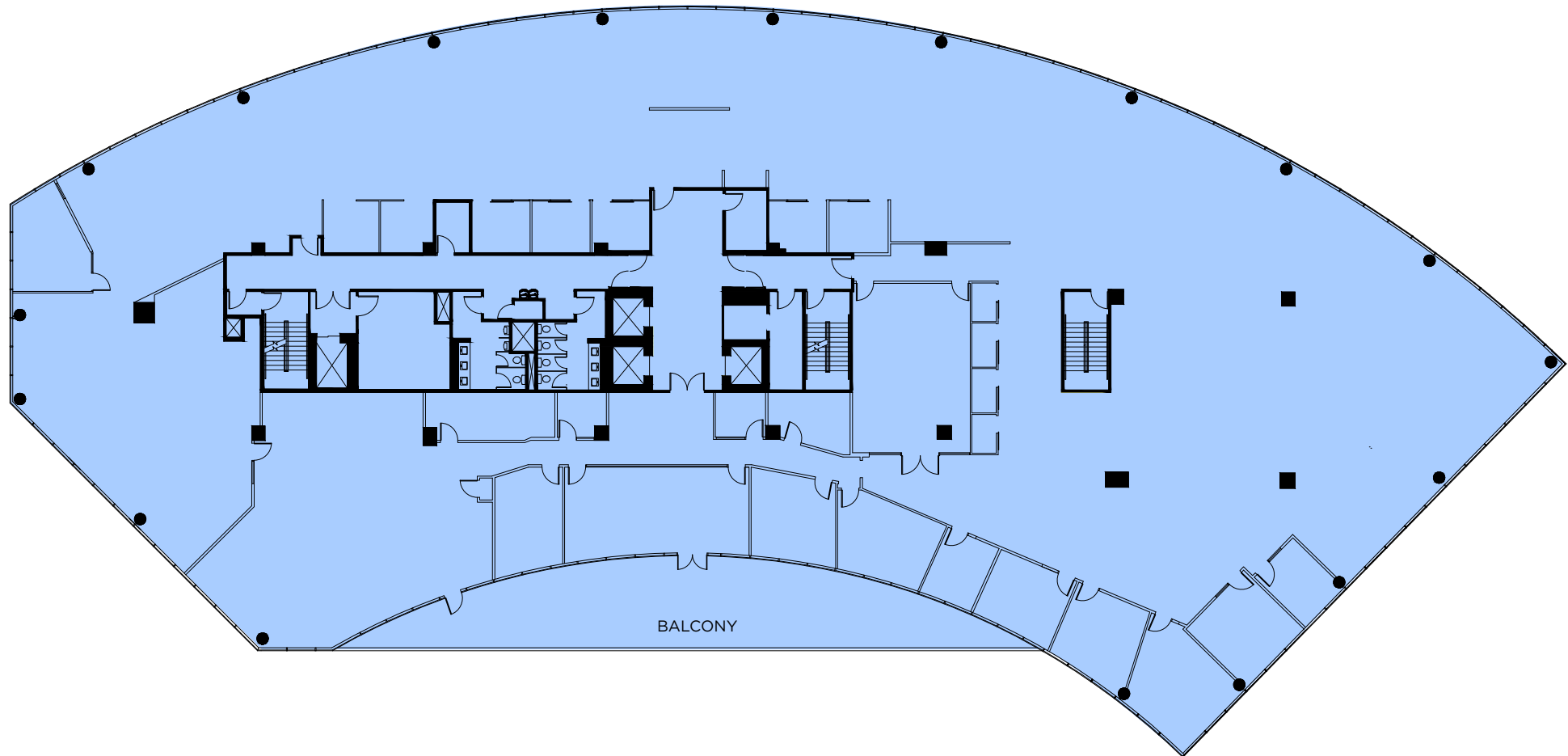


# Floorplan

## Sixth Floor

25,201 RSF

AVAILABLE JULY 2026



*Capital*  *Center*

**Come  
Together**

**Kaler Moseley**

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