

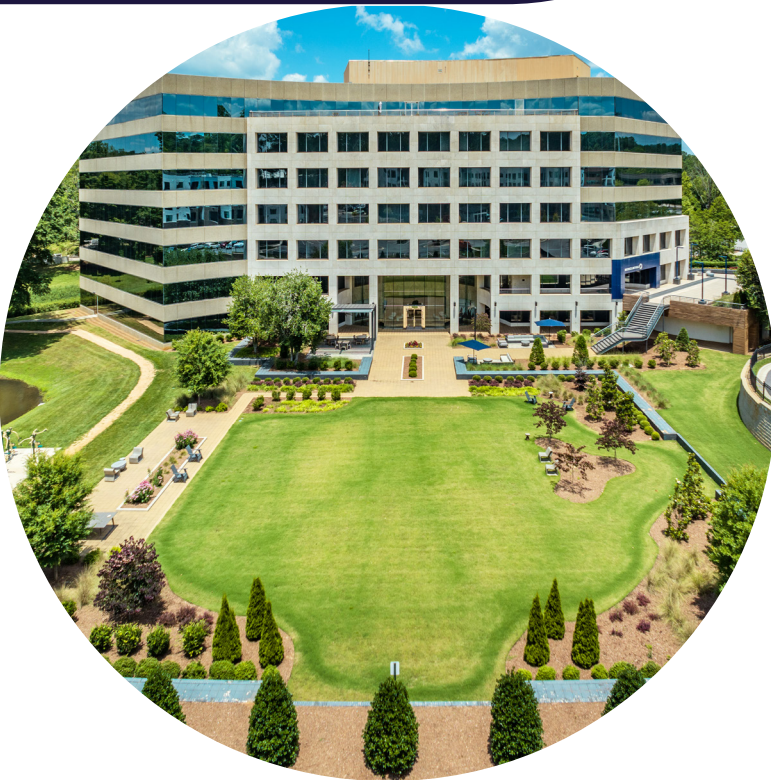
The Future of Office Lives Here

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



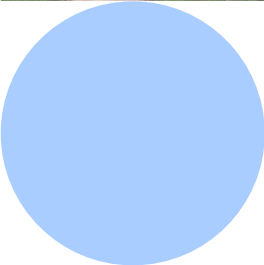
A New Work Life Balance



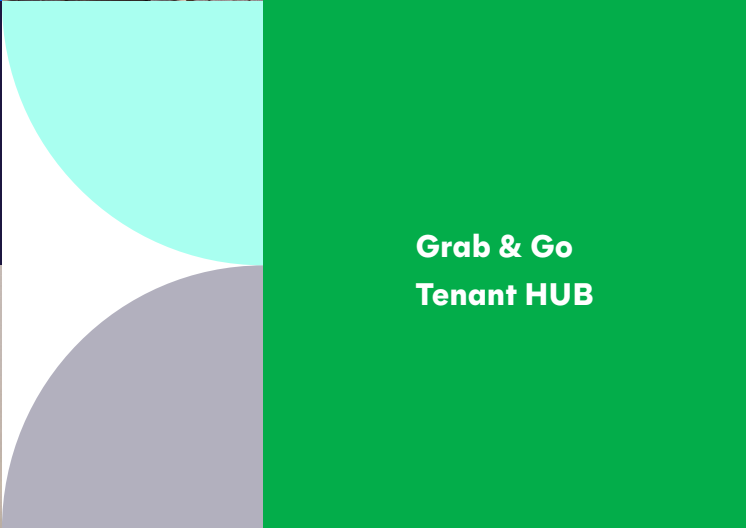
**Walking Trails and
Fitness Center**



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



**Shared Training/
Conference Center**

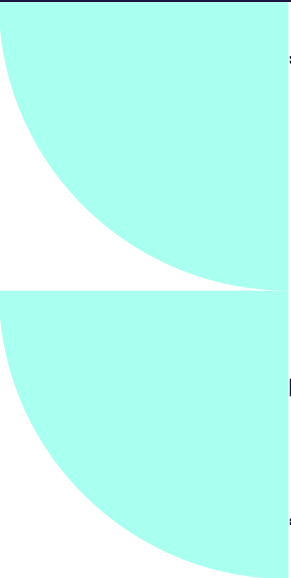


**Grab & Go
Tenant HUB**





Local Amenities



New And Improved Access

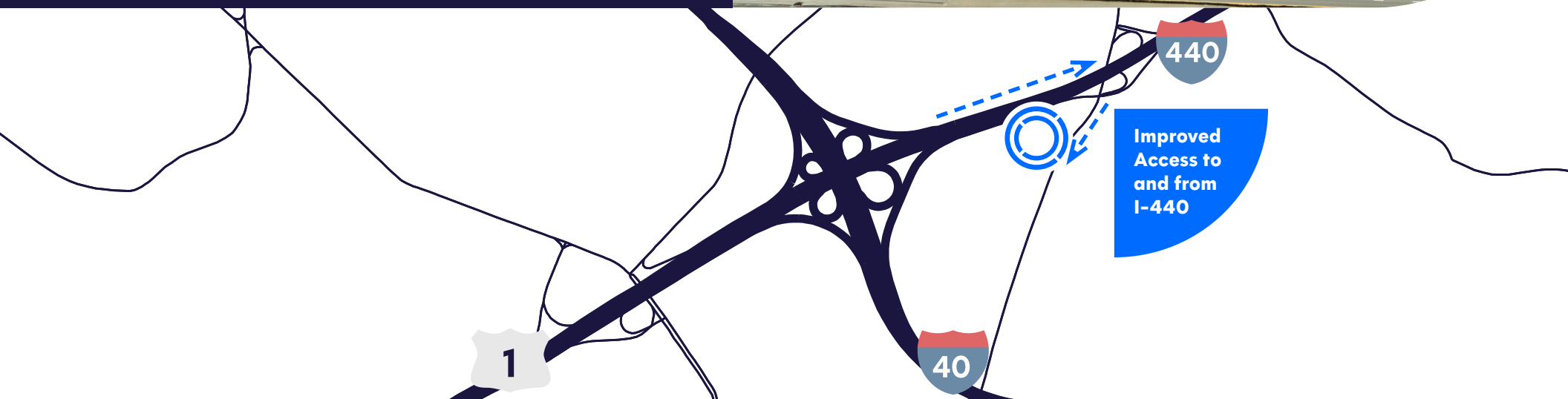
0.13 Miles to I-40

0.33 Miles to I-440

1 Mile to Crossroads Plaza

5 Miles to Downtown Raleigh

1.2 Miles to RDU International Airport



Availability



SUITE 510
2,824 SF

SUITE 540
3,980 SF

SPEC SUITE 550
4,328 SF

SUITE 600
25,201 SF

SUITE 400
6,181 SF

SUITE 430
4,034 SF

SUITE 440
4,308 SF

SUITE 450
5,984 SF

SUITE 460
4,928 SF

SUITE 330
1,353 SF

SUITE 340
3,523 SF

SPEC SUITE 350
16,305 SF

SUITE 212
1,472 SF

SUITE 220
686 SF

MEDICAL SUITE 102
4,916 SF

SUITE P180
2,912 SF

SUITE P150
10,546 SF

SUITE P100
5,250 SF

6th Floor | 25,201 RSF

5th Floor | 6,804 RSF

4th Floor | 25,435 RSF

3rd Floor | 21,181 RSF

2nd Floor | 2,158 RSF

1st Floor | 4,916 RSF

Ground Floor | 18,708 RSF

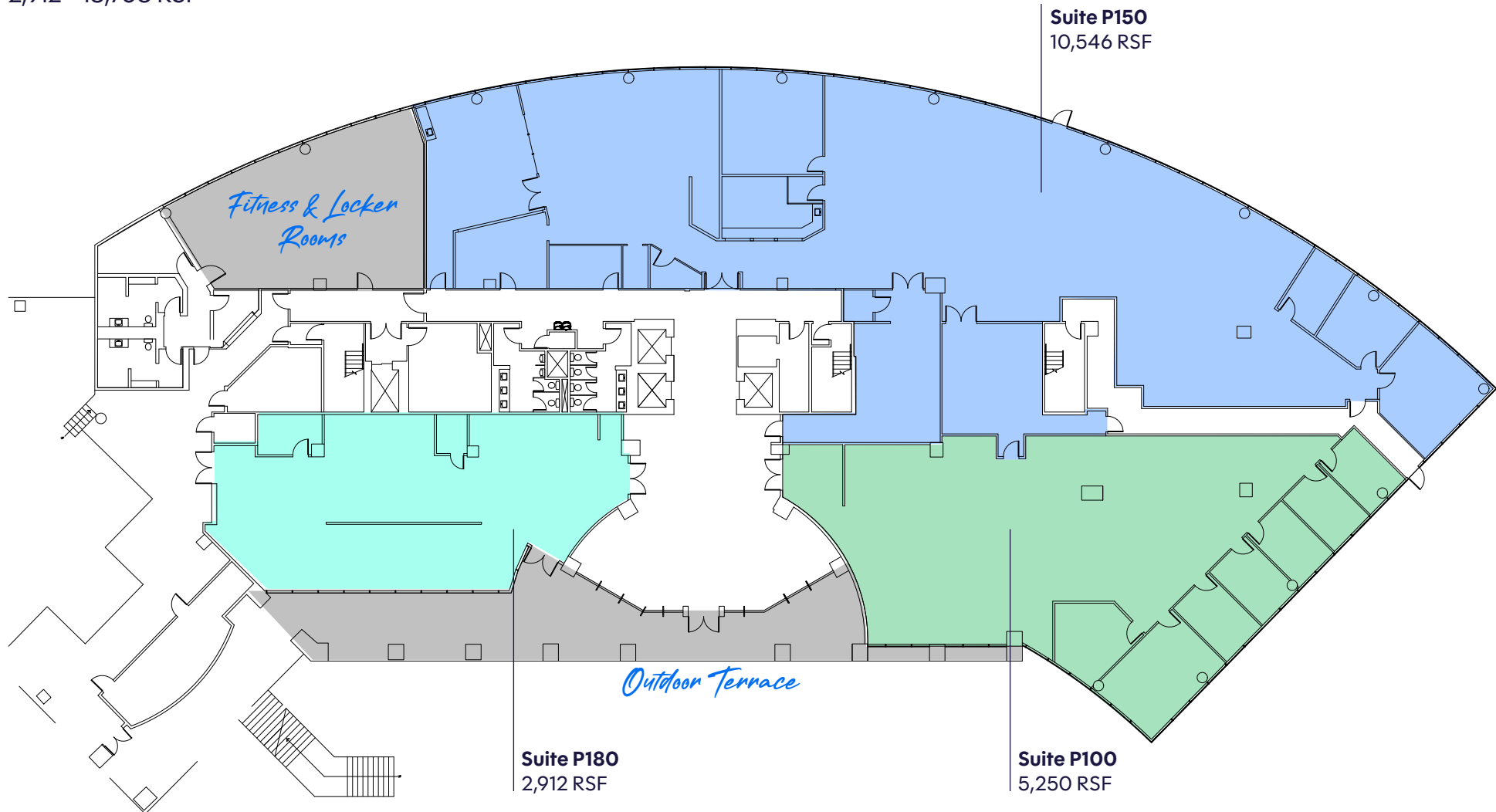


CAPITAL CENTER | 5511 CAPITAL CENTER DR RALEIGH, NC

Floorplan

Ground Floor

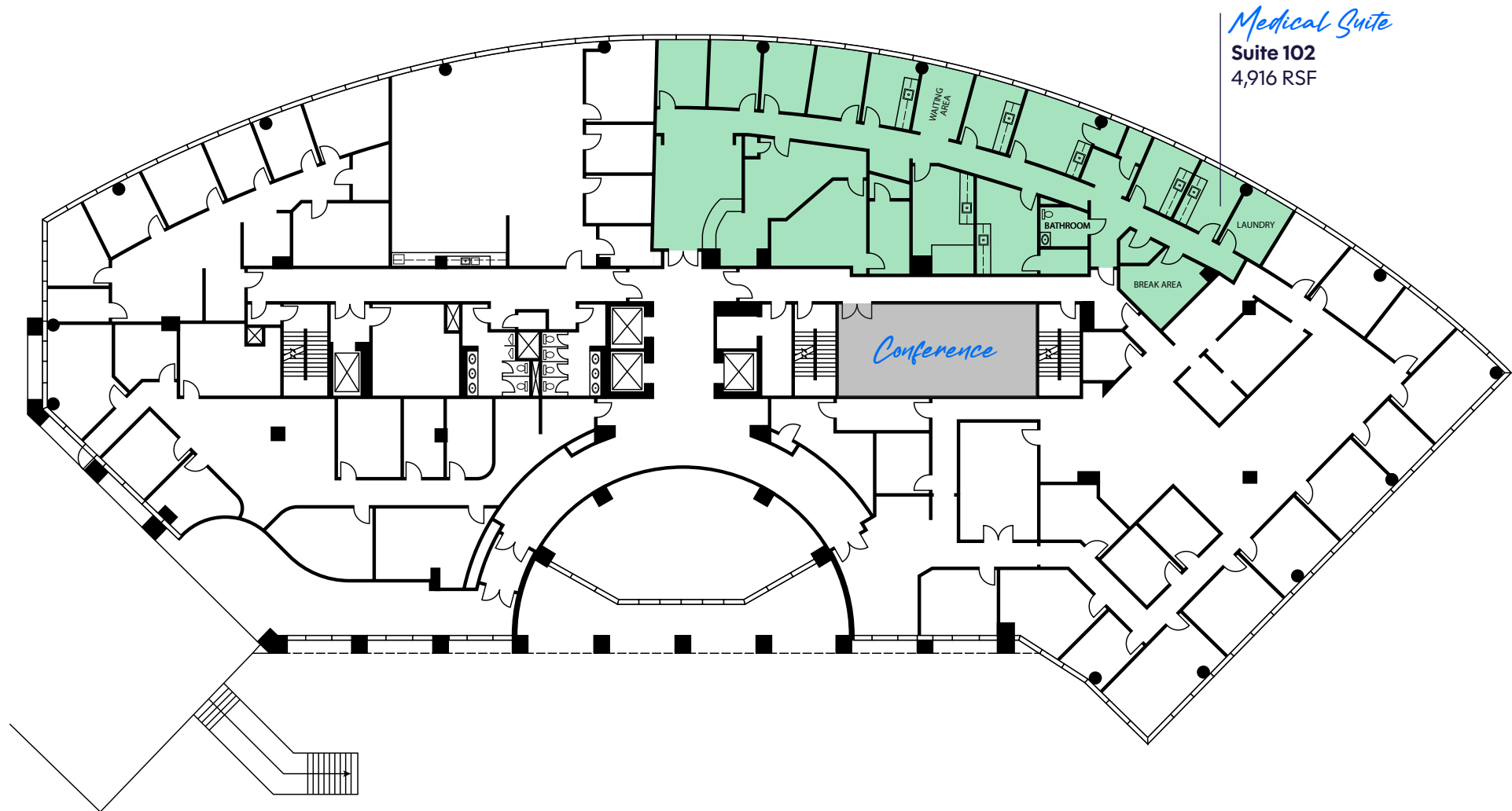
2,912 - 18,708 RSF



Floorplan

First Floor

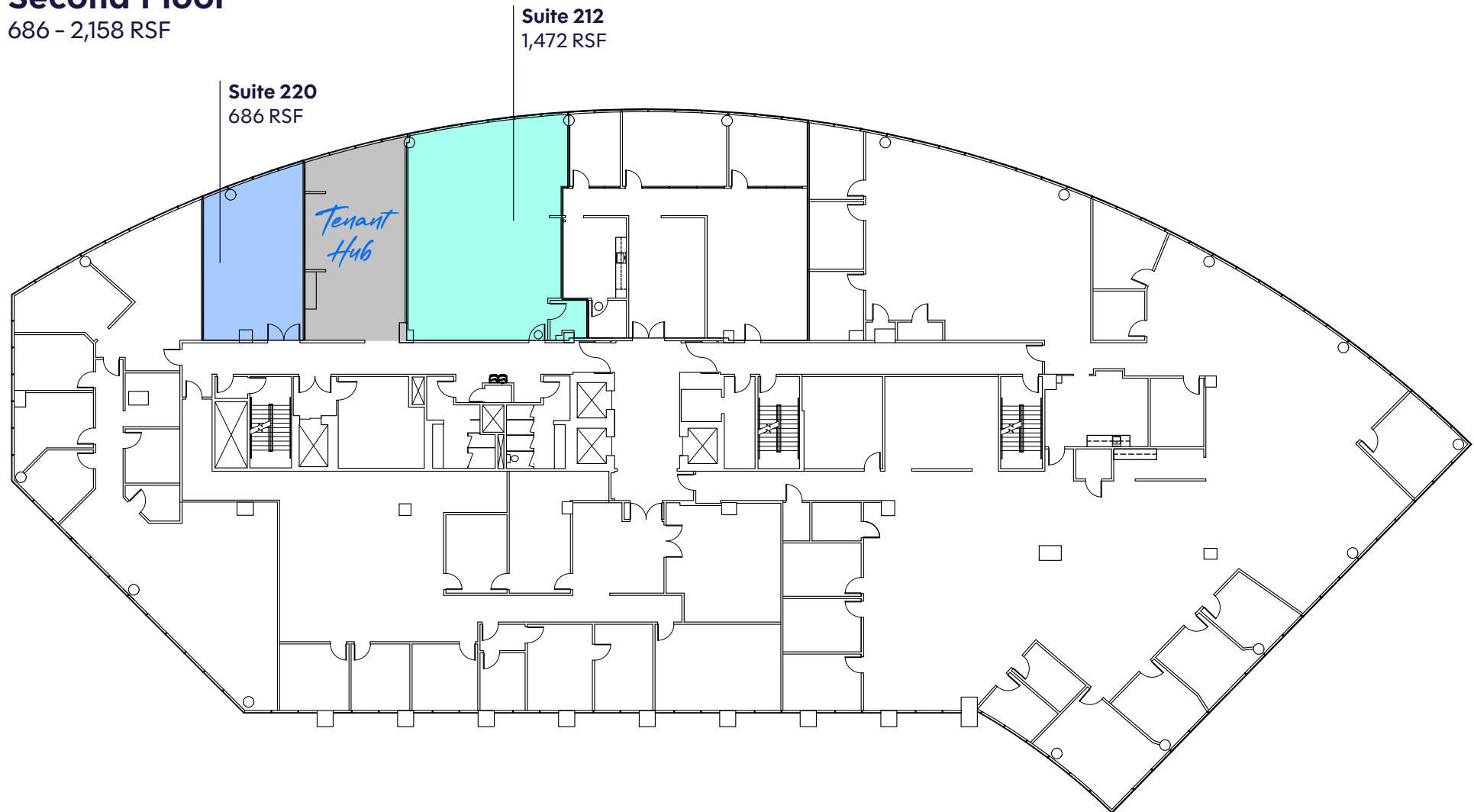
4,916 RSF



Floorplan

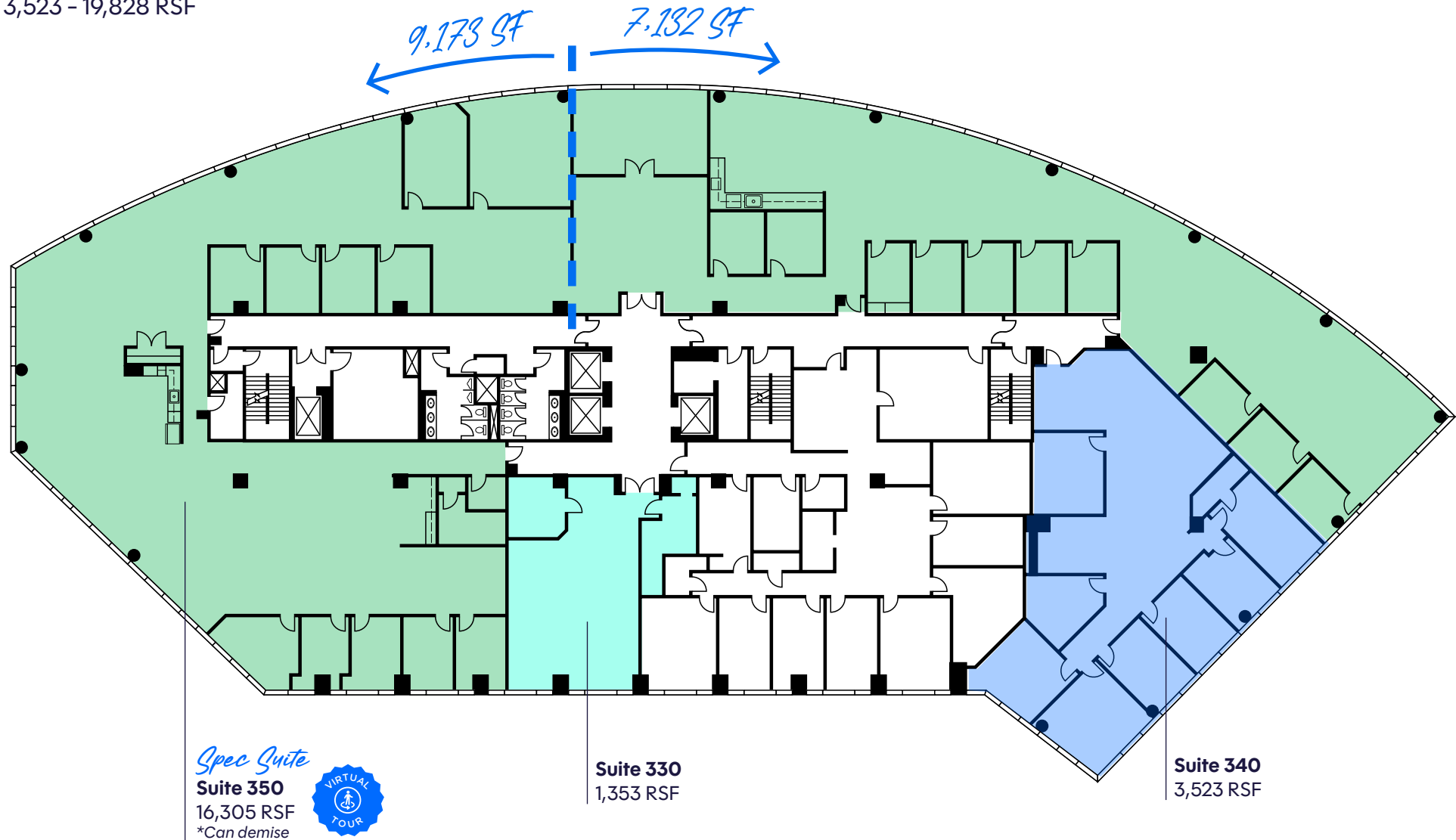
Second Floor

686 - 2,158 RSF



Floorplan

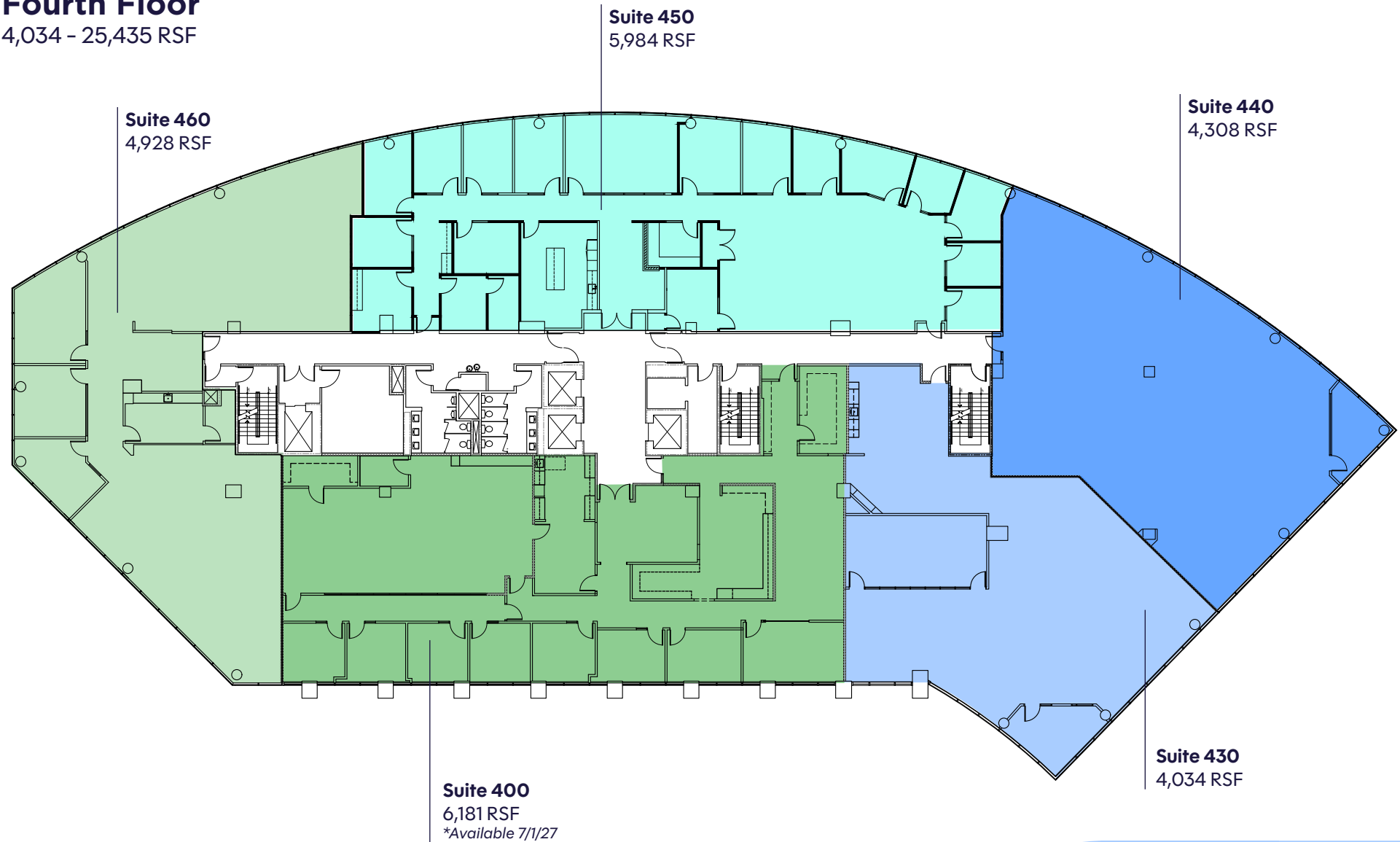
Third Floor 3,523 - 19,828 RSF



Floorplan

Fourth Floor

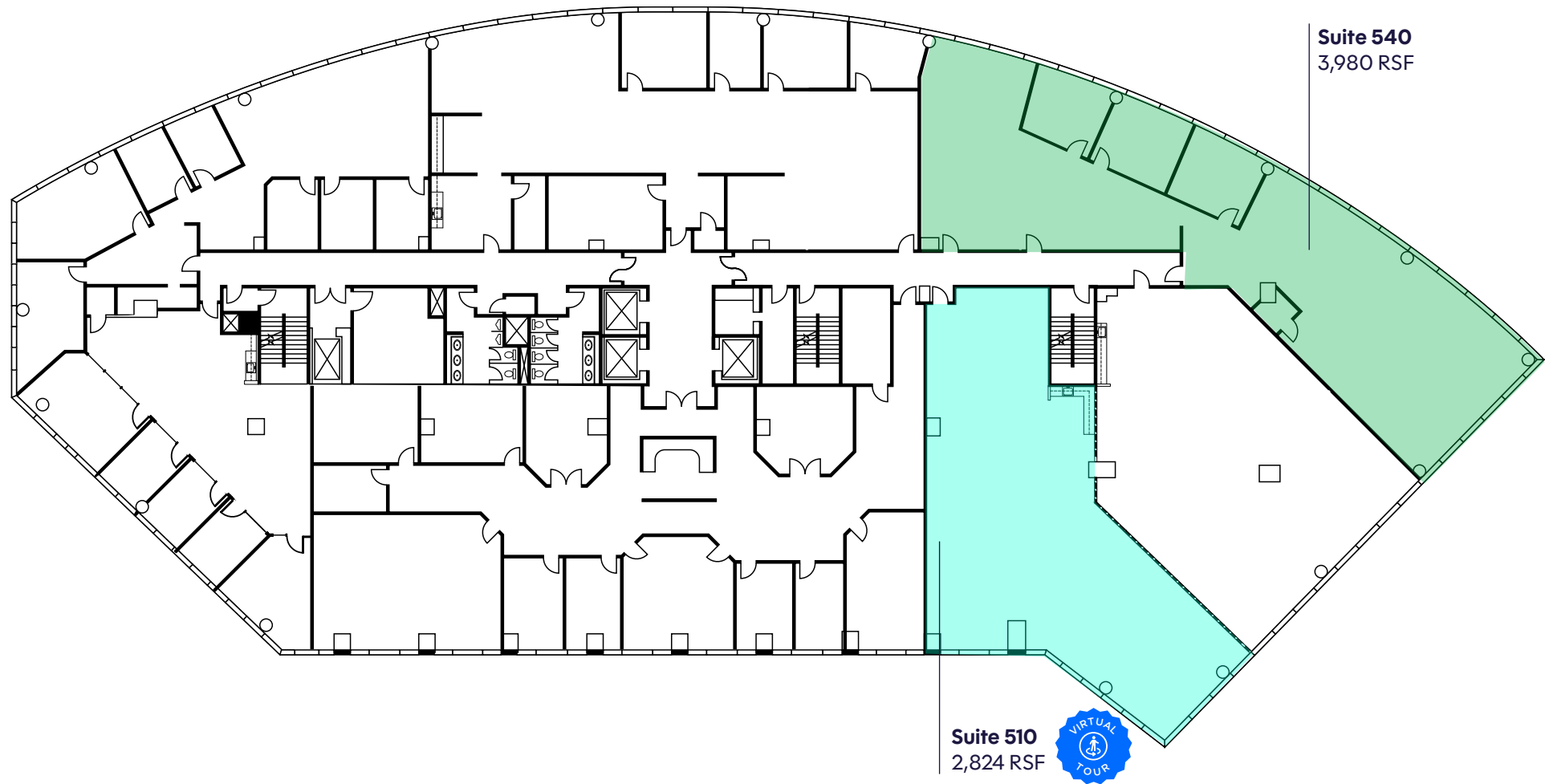
4,034 - 25,435 RSF



Floorplan

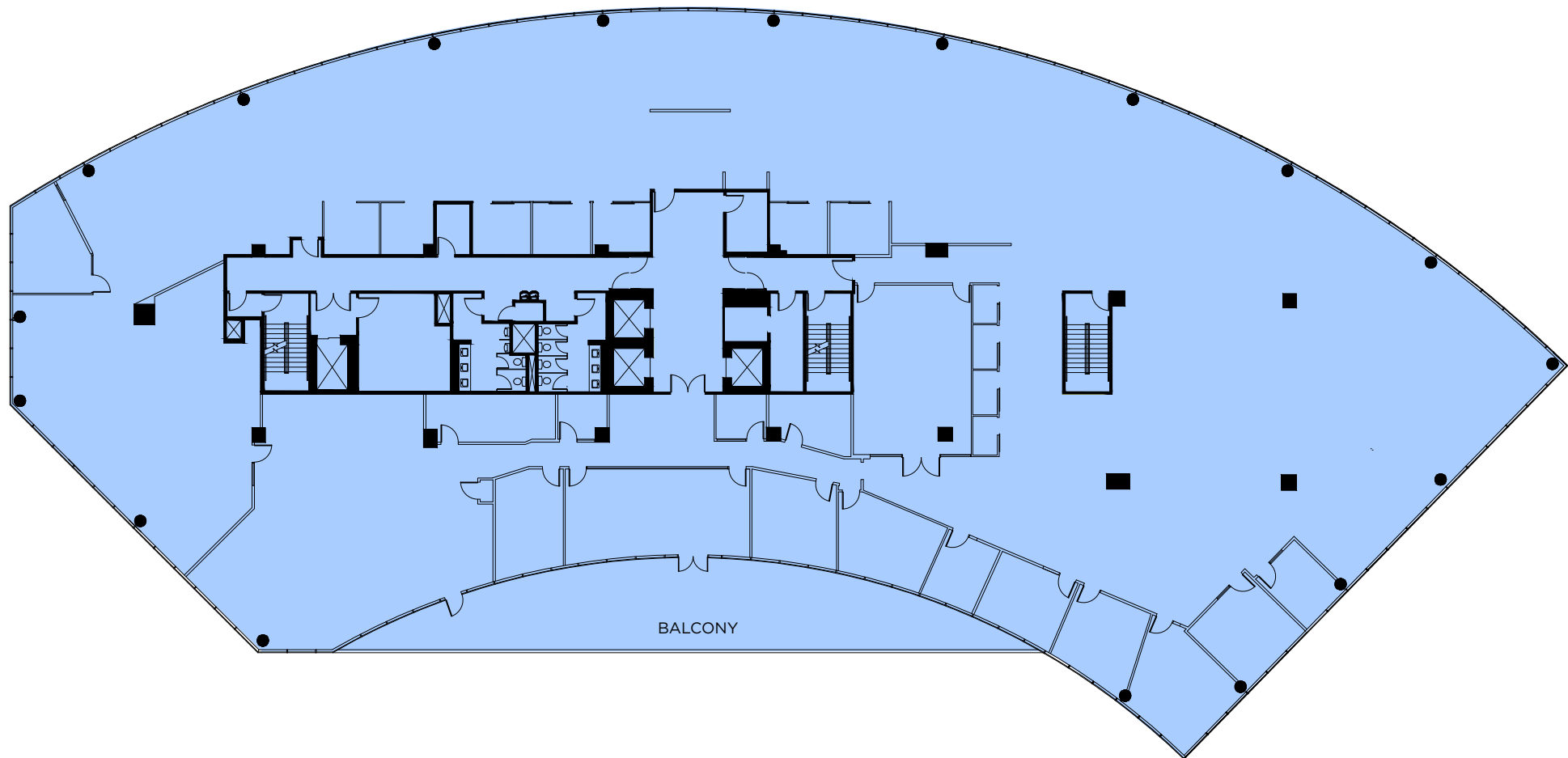
Fifth Floor

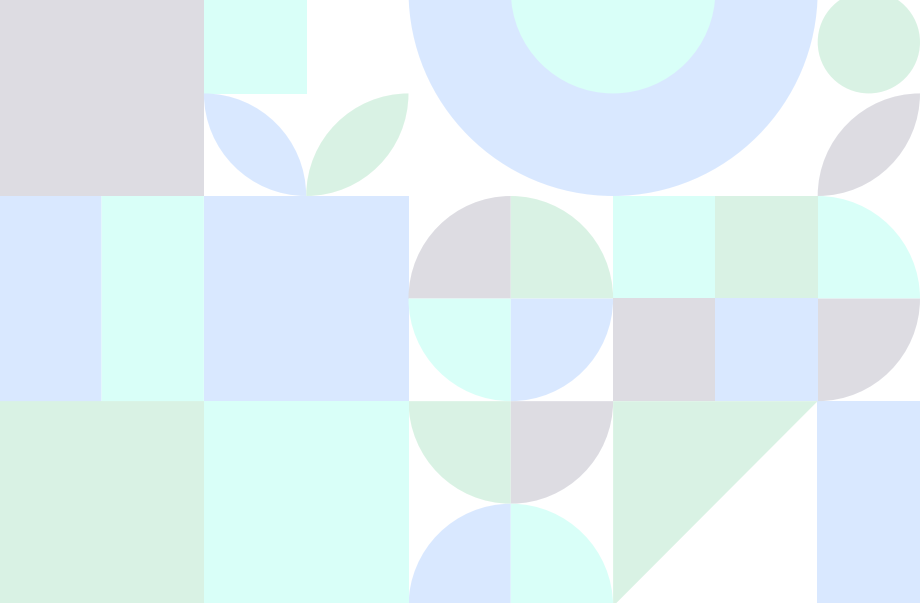
2,824 - 6,804 RSF



Floorplan

Sixth Floor 25,201 RSF





Capital  *Center*

**Come
Together**

Kaler Moseley

+1 919 352 9569

kaler.moseley@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



**CUSHMAN &
WAKEFIELD**