



5520 CAPITAL CENTER

R A L E I G H - D U R H A M | N O R T H C A R O L I N A



FULL FLOOR OR FULL BUILDING AVAILABLE
18,004 RSF - 36,008 RSF
PROMINENT SIGNAGE OPPORTUNITY



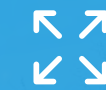


ELEVATE YOUR ENTERPRISE WITH A PRIME SINGLE-TENANT OR MULTI-TENANT OPPORTUNITY

5520 Capital Center Drive presents an unparalleled headquarters opportunity in the heart of the Triangle. This property is perfectly positioned in West Raleigh, with close proximity to Research Triangle Park, RDU International Airport, and Downtown Raleigh. The vibrant retail and dining destination, Fenton, is just 7 minutes away. It benefits from direct access to Interstate 40 and Interstate 440, offering superior accessibility and regional connectivity to the surrounding Raleigh-Durham metropolitan area.



BUILDING OVERVIEW



BUILDING SIZE:
36,008 RSF



FLOORS:
1ST FLOOR - 18,004 RSF
2ND FLOOR - 18,004 RSF



FULL BUILDING
AVAILABILITY WITH
OPPORTUNITY TO DEMISE



PARKING:
5/1,000 RSF, 175 SPOTS



ON-SITE
FITNESS CENTER



ON-SITE
GENERATOR



PRIME LOCATION
AT I-40 & I-440



NEW EXTERIOR
PAINT UNDERWAY

EFFICIENT, ADAPTABLE, AND READY TO GO

Step into your new headquarters location that's turn-key and move-in ready. Featuring a spacious floorplan, flexible meeting spaces and gathering areas makes 5520 Capital Center designed for the way you work. Abundant natural light throughout makes the workspace here lively and inspiring at every turn.



COLLABORATIVE
MEETING SPACES



AIRY LOBBY
GREETES GUESTS

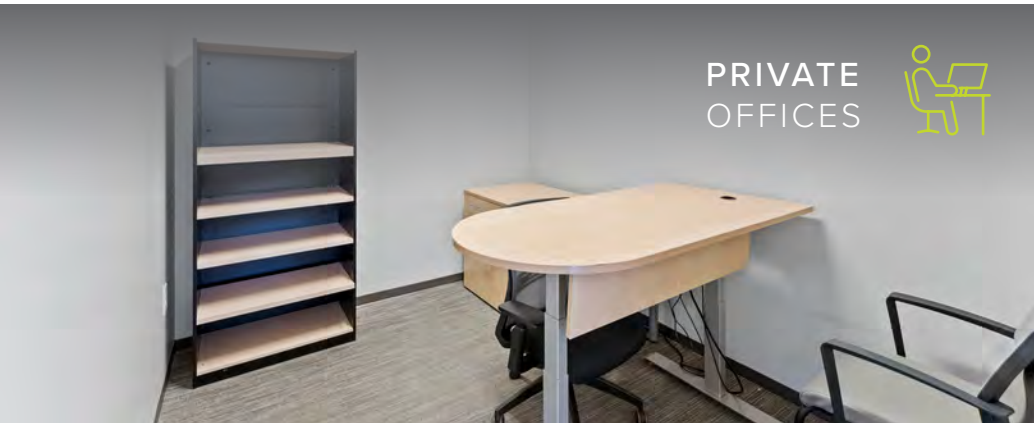
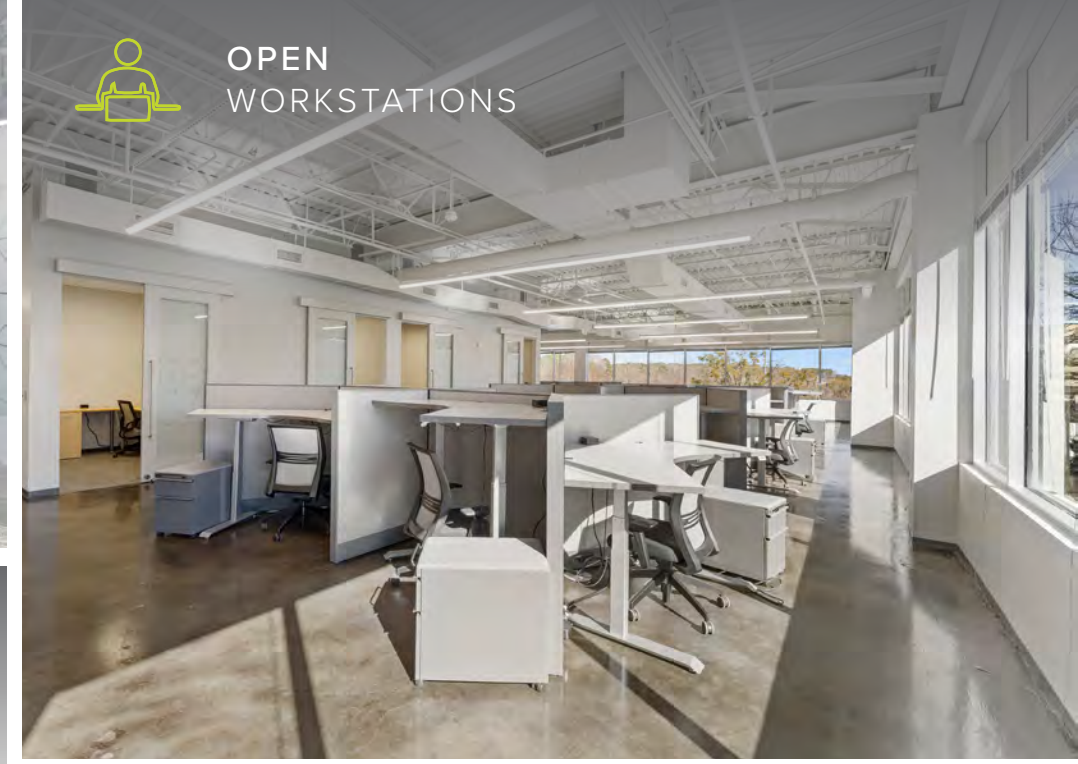


Open Tenant
Break Area

On-Site Fully
Equipped
Fitness Facility

Work The Way
You Want





 OPEN
WORKSTATIONS

PRIVATE
OFFICES 

INSPIRING
CONFERENCE &
TRAINING ROOMS



WHAT'S IN THE NEIGHBORHOOD

DEVONSHIRE PLACE SHOPPING MALL
Dollar Tree
Burlington
REI

FUTURE SOUTH HILLS REDEVELOPMENT
500,000+ SF Office/Commercial
1,000+ Multi-family Units

FENTON
Vibrant 348,000 SF retail destination with numerous dining amenities

RDU INTERNATIONAL AIRPORT
11 MILES

CARY
5 MILES

CROSSROADS PLAZA SHOPPING MALL
HomeGoods
Dick's Sporting Goods
Bed Bath & Beyond
Ulta Beauty
Best Buy
Hobby Lobby
The Honey Baked Ham Co
The Poke Republic
Chipotle Mexican Grill
Noodles and Company

SOUTH HILLS MALL AND PLAZA
Crazy Fire Mongolian Grill
Taste of Morocco
Grand Asia Market
Rey's

PRIME VISIBILITY FROM I-440
EXCELLENT SIGNAGE OPPORTUNITY

5520 CAPITAL CENTER

NC STATE UNIVERSITY
3 MILES

DOWNTOWN RALEIGH
7.5 MILES

DAILY HIGHWAY TRAVELERS

- US-1 SOUTH - 135,000
- I-40 EAST - 131,000
- I-40 WEST - 113,000
- I-440 - 73,000

CONVENIENT COMMUTES FROM SUBURBAN NEIGHBORHOODS

- LOCHMERE - 10 MIN
- WEST RALEIGH - 11 MIN
- FIVE POINTS - 15 MIN
- TWELVE OAKS - 25 MIN

RALEIGH-DURHAM
A METRO ON THE RISE

#1 TOP STATE FOR BUSINESS
CNBC 2023

#1 MOST AFFORDABLE CAPITAL CITY IN THE NATION
WALLETHUB 2023

#1 HOTTEST HOUSING MARKETS IN THE US
U.S. NEWS & WORLD REPORT 2023

#2 BEST CITY TO LIVE IN AMERICA
STUDYFINDS 2023

CARTER FINLEY STADIUM & PNC ARENA



NORTH CAROLINA MUSEUM OF ART



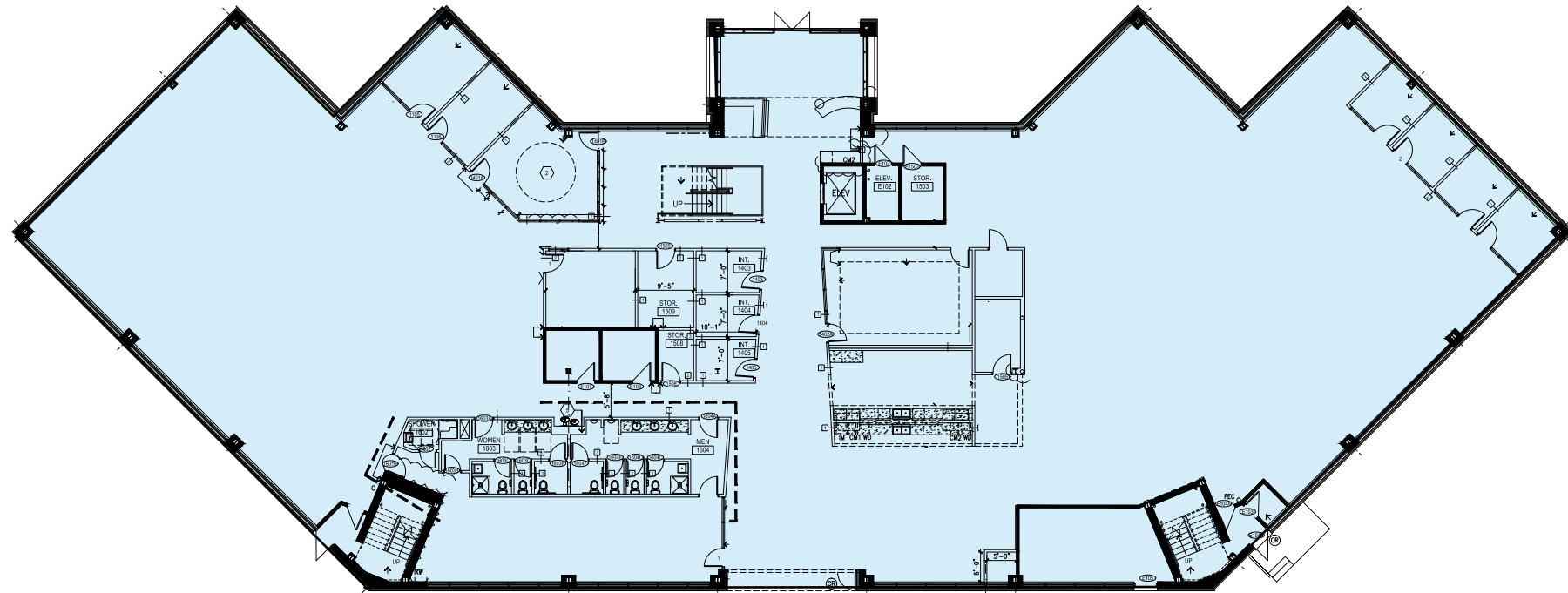
FENTON



▼ FIRST FLOOR

FULL FLOOR OR FULL BUILDING AVAILABLE

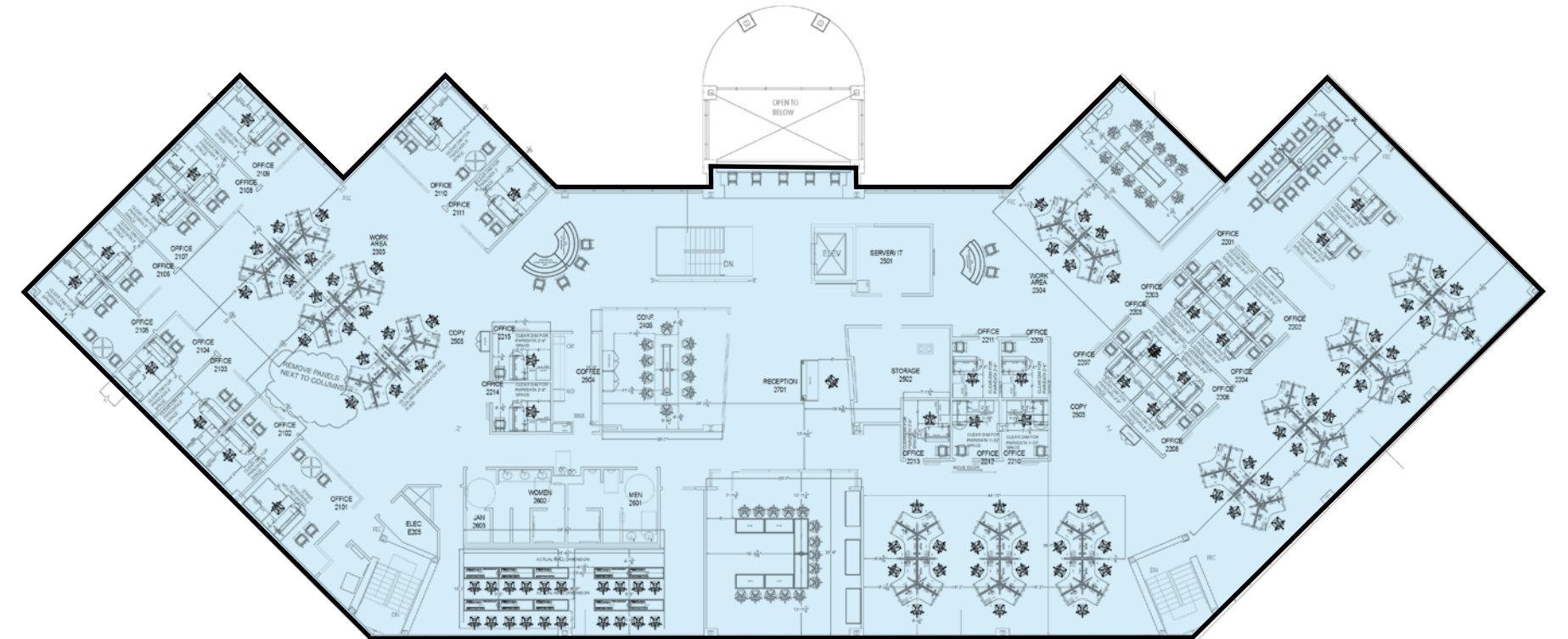
18,004 RSF



▼ SECOND FLOOR

FULL FLOOR OR FULL BUILDING AVAILABLE

18,004 RSF





5520 CAPITAL CENTER

FOR MORE INFORMATION, PLEASE CONTACT:

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