

52 NORTH, BUILDING 1A

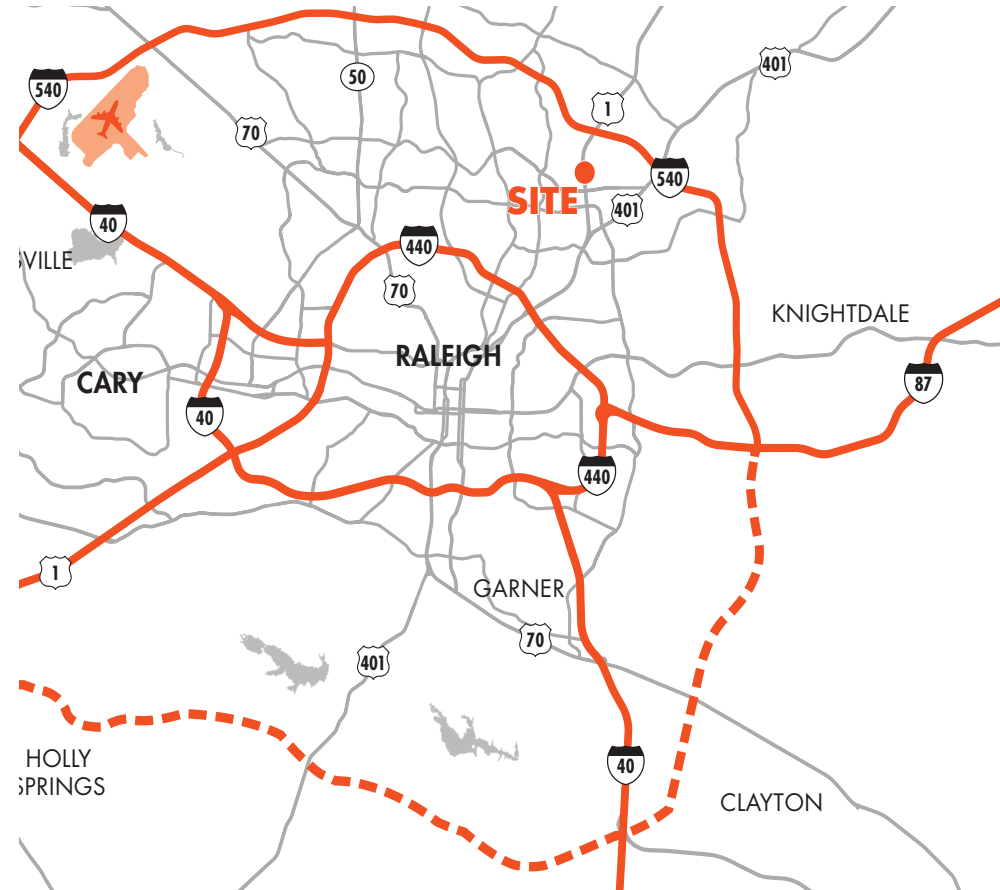
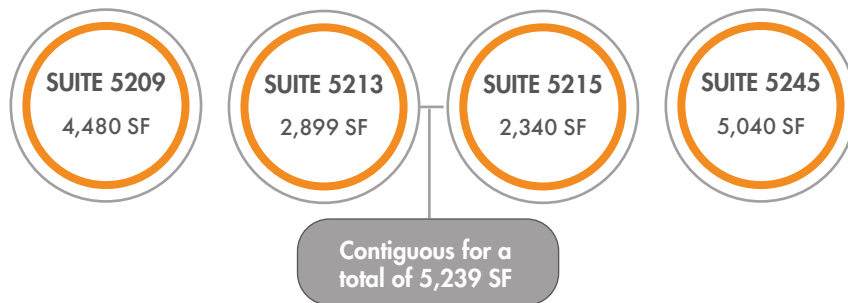
5205 CAPITAL BOULEVARD, RALEIGH, NC 27616

±2,340 - 5,239 SF OFFICE/FLEX/RETAIL SPACE FOR LEASE

BUILDING FEATURES

PROPERTY TYPE	Flex
LOCATION	5205 Capital Boulevard, Raleigh, NC 27616
BUILDING SIZE	50,536 SF
FLOORS	One (1)
LEASE RATE	\$17.50 NNN
TICAM	\$4.00/SF
PARKING	3.2/1,000 SF
LOADING DOCKS	Multiple dock-high doors
CLEAR HEIGHT	18'

AVAILABLE SPACE



LOCATION & NEARBY AMENITIES

- Excellent visibility along Capital Blvd
- Building signage opportunity
- Prime location for office, flex, or retail tenants
- Close proximity to shops, retail, and restaurants

FOR MORE INFORMATION, PLEASE CONTACT:

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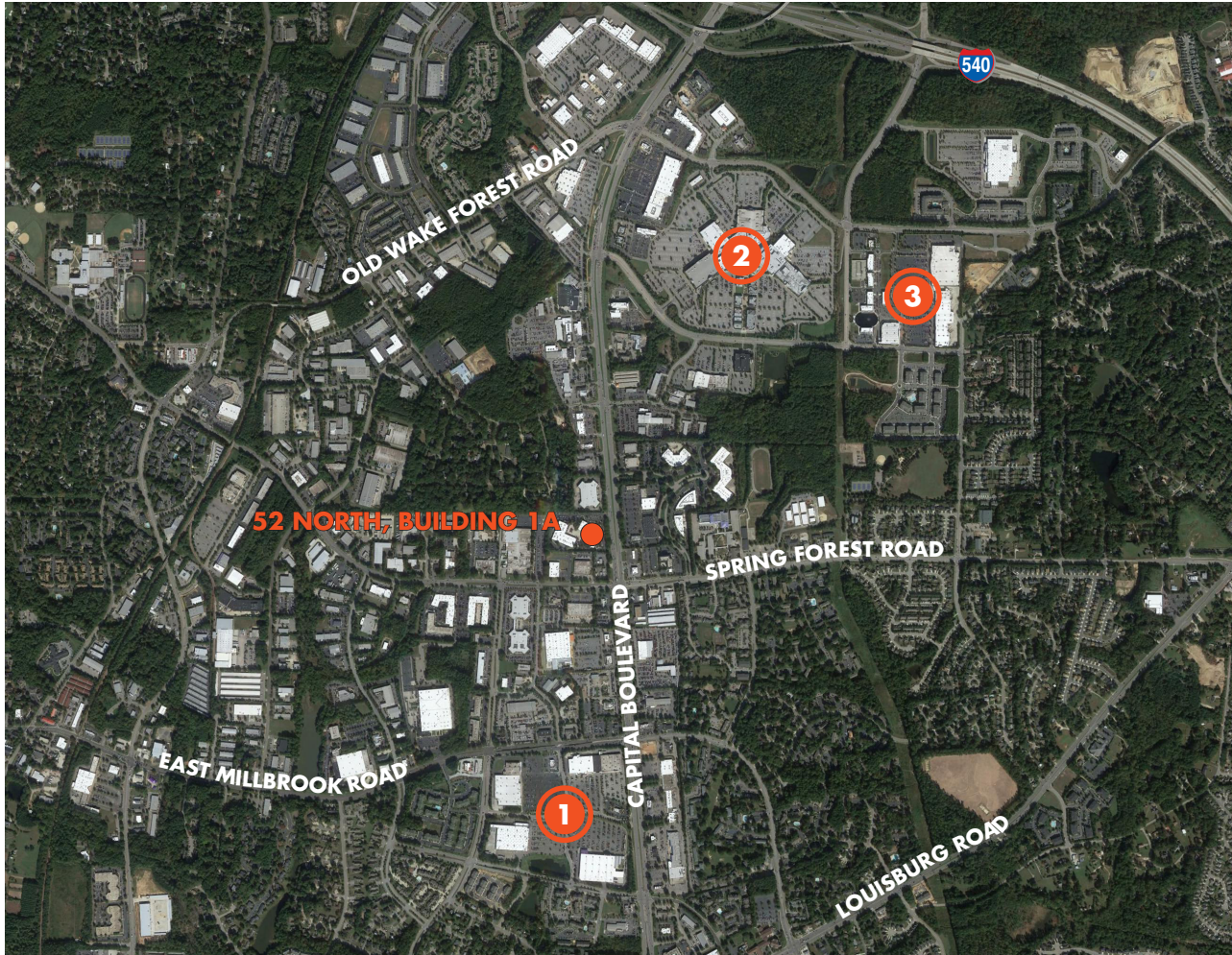
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NEARBY AMENITIES



- ① CAPITAL CROSSING**
1.5 MILES
Lowe's Home Improvement
PetSmart
Chick-fil-A
Steak 'n Shake
Staples
Sam's Club

- ② TRIANGLE TOWN CENTER**
3 MILES
Chili's
Moe's
Starbucks
Subway
Macaroni Grill
Loft
Dick's Sporting Goods
Macy's
Dillard's
Belk
Saks Fifth Avenue
Burger King
Arby's

- ③ POYNER PLACE**
3.5 MILES
CVS
Target
Starbucks
Applebee's
Old Navy
Five Below

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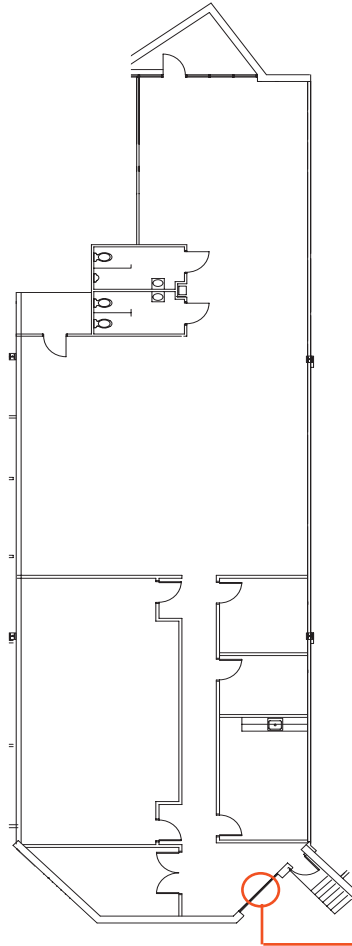
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FLOOR PLAN

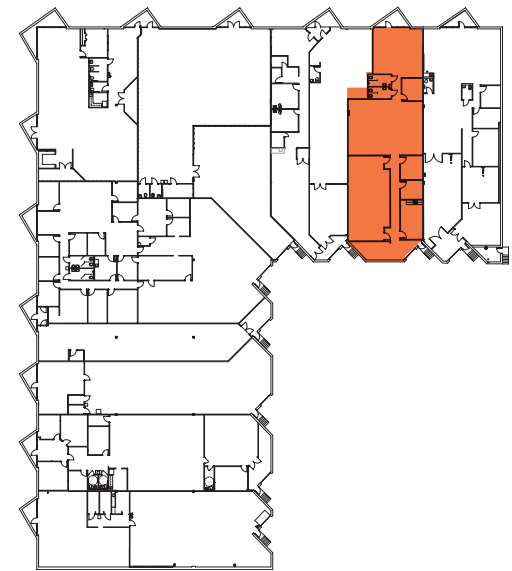
SUITE 5209

±4,480 SF AVAILABLE NOW



- BUILDING SIGNAGE AVAILABLE
- CAPITAL BOULEVARD VISIBILITY

DOCK-HIGH DOOR



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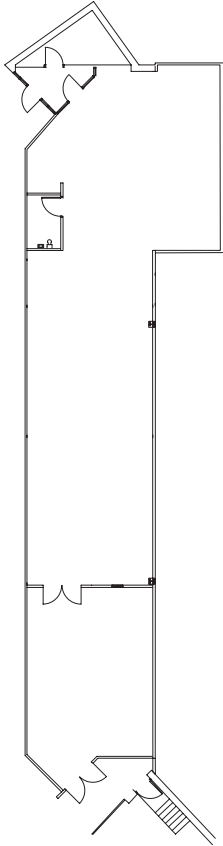
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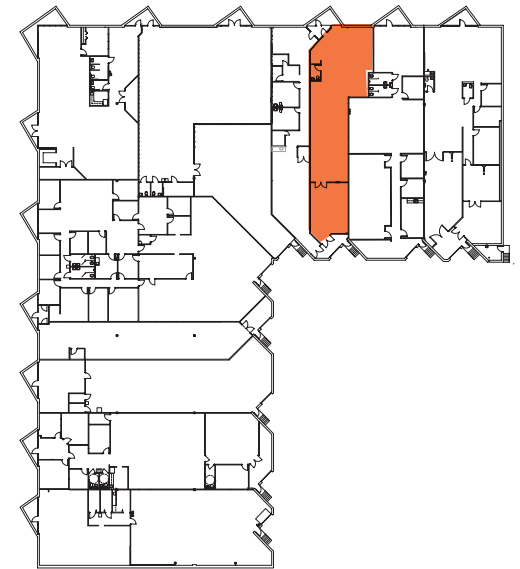
FLOOR PLAN

SUITE 5213

±2,899 SF AVAILABLE NOW



- CAPITAL BOULEVARD VISIBILITY



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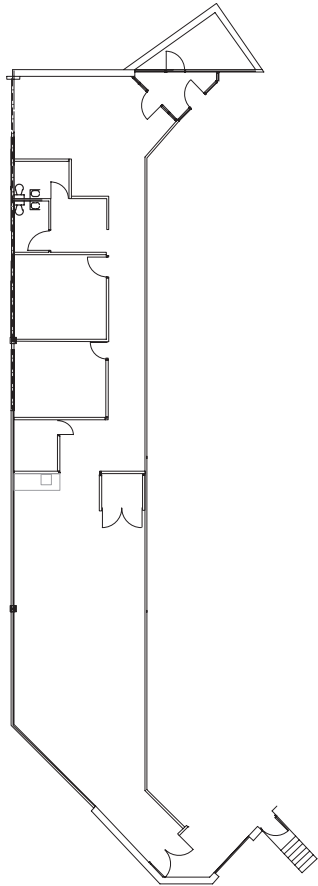
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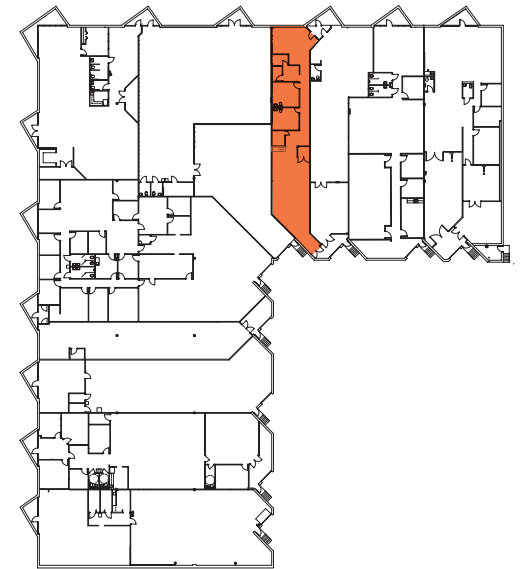
FLOOR PLAN

SUITE 5215

±2,340 SF AVAILABLE NOW



- CAPITAL BOULEVARD VISIBILITY



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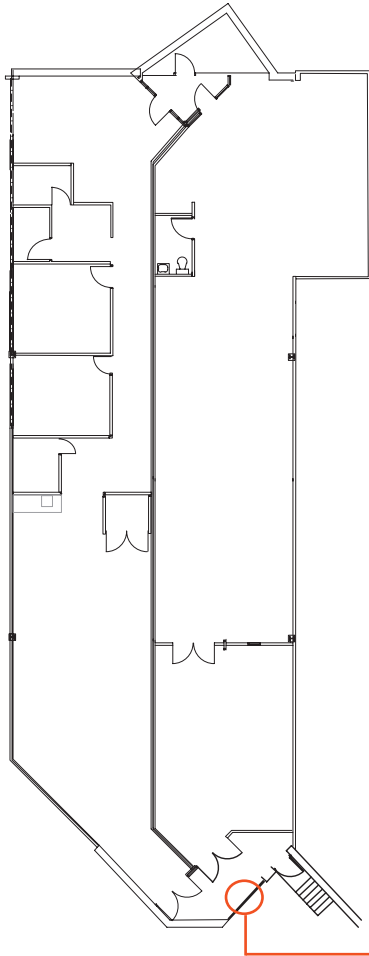
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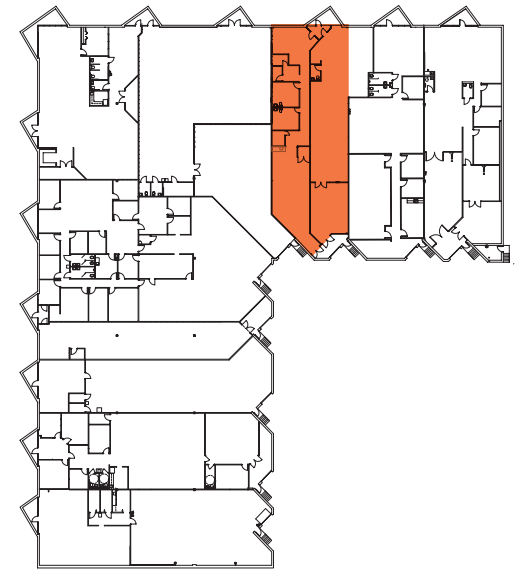
FLOOR PLAN

SUITES 5213, 5215

±5,239 SF



DOCK-HIGH DOOR



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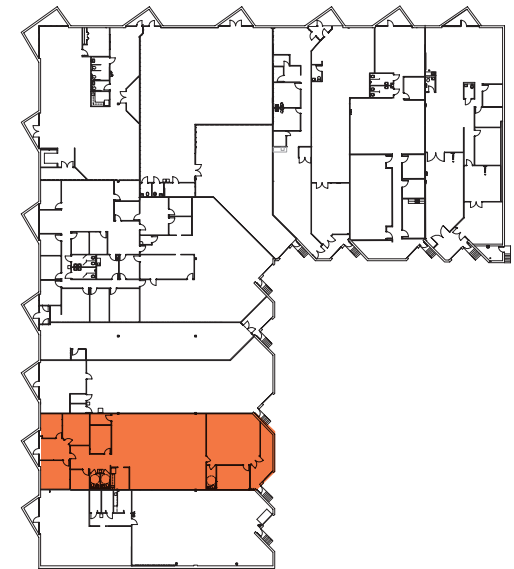
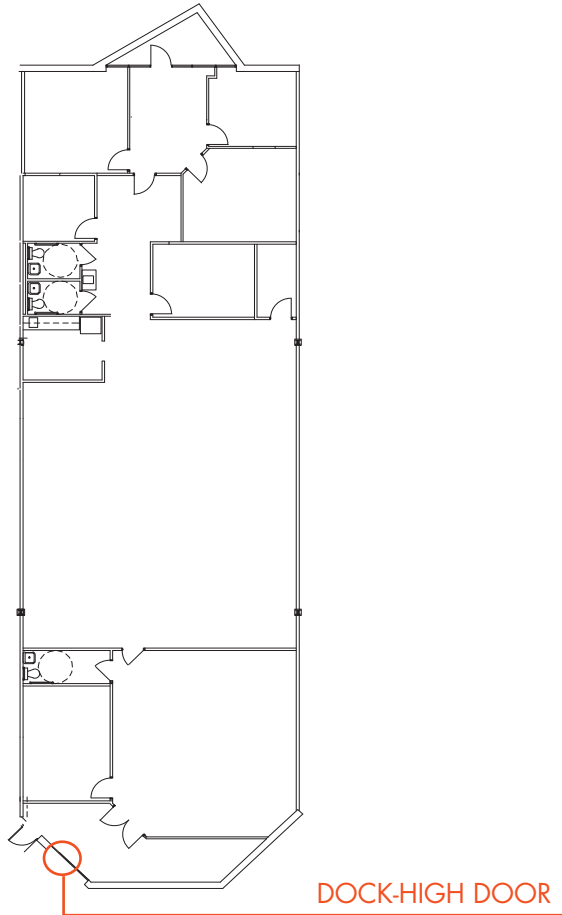
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FLOOR PLAN

SUITE 5245

±5,040 SF AVAILABLE NOW



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