

FOR LEASE



COLONNADE II

8510 Colonnade Center Dr | Raleigh, NC 27615



CAPITAL
ASSOCIATES®

COLONNADE II

8510 Colonnade Center Drive | Raleigh, NC 27615

PROPERTY TYPE Office

BUILDING SIZE 126,926 SF

SPACE AVAILABLE

Suite 125 6,437 SF

4th Floor 26,607 SF

5th Floor 26,607 SF

LEASING RATE \$28.50/SF

LEASE TYPE Full Service

YEAR BUILT 2008

COUNTY Wake

LOCATION Raleigh, NC

FLOORS 5

PARKING 4.00/1,000 SF

BRET MULLER

919.523.4200

bmuller@capitalassociates.com

WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com



COLONNADE II

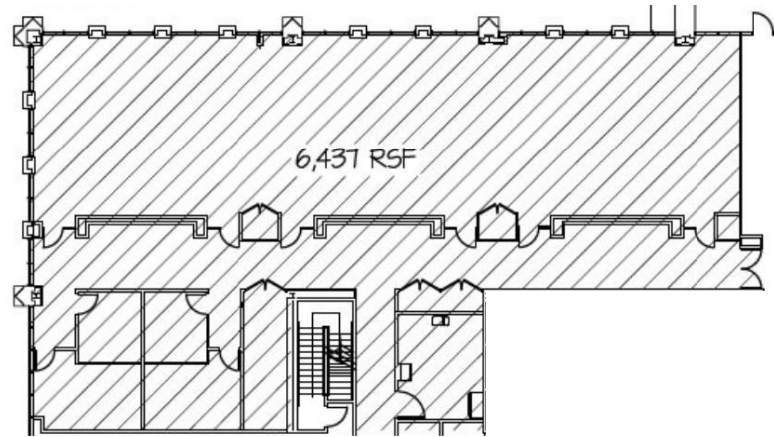
8510 Colonnade Center Drive | Raleigh, NC 27615

AVAILABLE

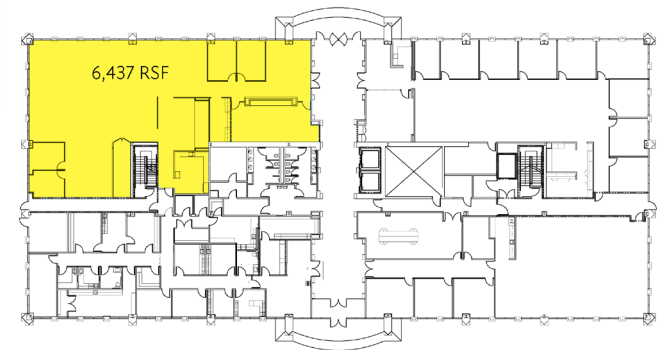
First Floor
Suite 125

6,437 SF

CURRENT LAYOUT



POTENTIAL LAYOUT



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COLONNADE II

8510 Colonnade Center Drive | Raleigh, NC 27615

AVAILABLE
December 1, 2024

Fourth Floor

26,607 SF
Subdividable
Furniture is available



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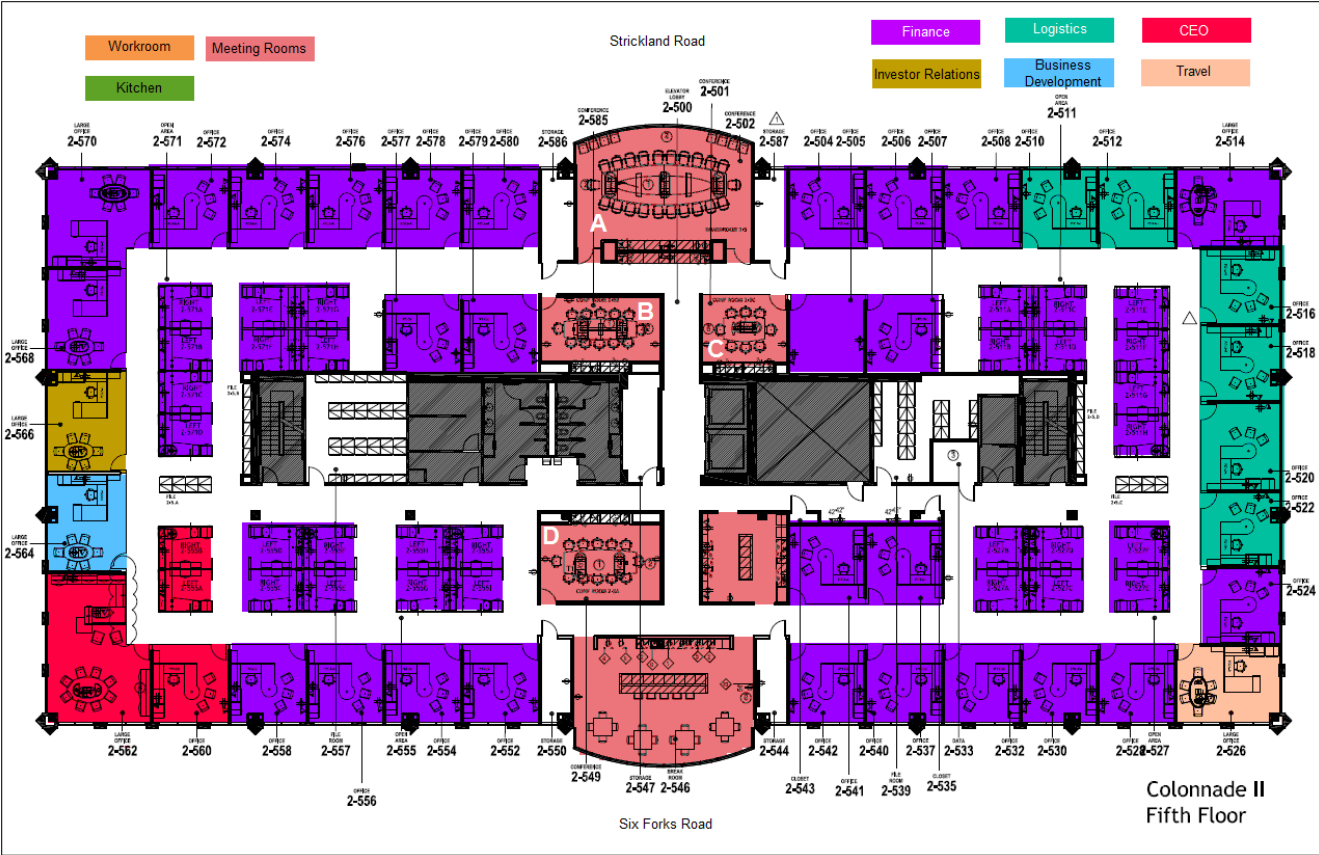
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AVAILABLE
December 1, 2024

Fifth Floor

26,607 SF
Subdividable
Furniture is available



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PROPERTY HIGHLIGHTS

Colonnade II 126,926 square foot five-story Class A office building built in 2008. It has high-end finishes, abundant parking and outdoor picnic tables.

Given the building's busy, high-traffic location, there is potential for prominent building signage.

Annual Average Daily Traffic (AADT) = 27,000

LOCATION

- Convenient North Raleigh location with immediate access to I-540
- 15 minutes from RDU International Airport
- Within walking distance to retail, banks and shopping

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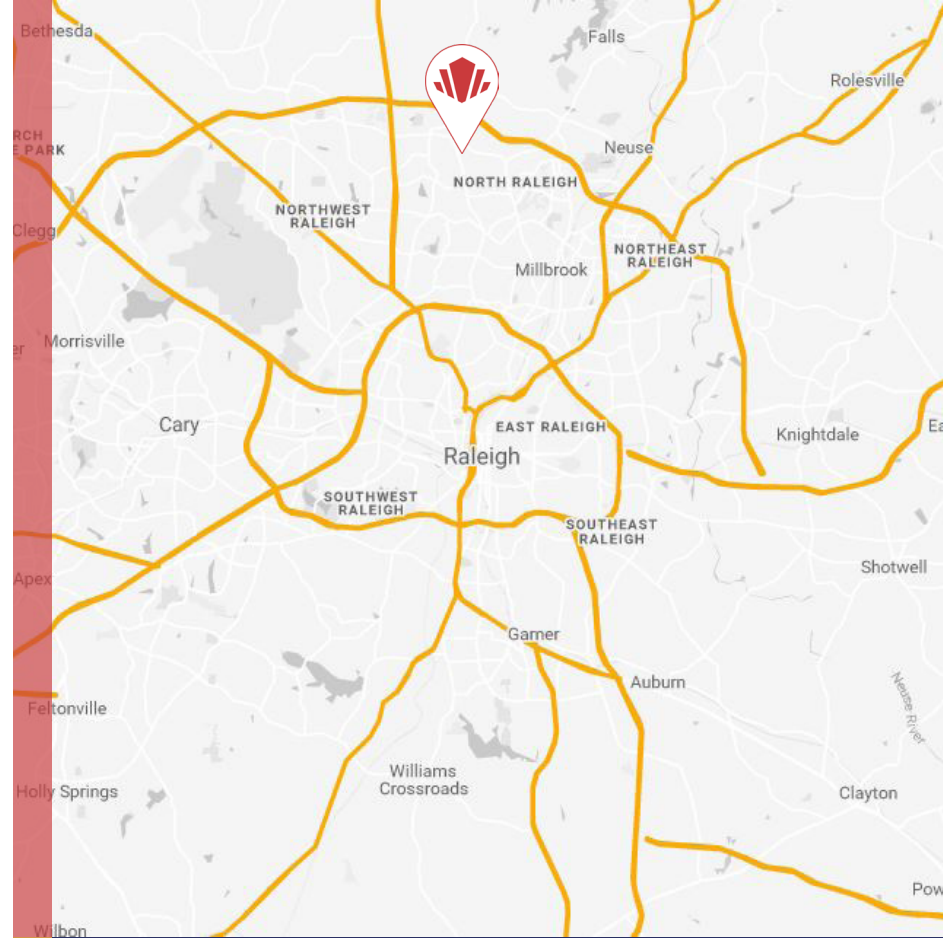
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POINTS OF INTEREST

DINING

- Chick-Fil-A
- Starbucks
- Char-Grill
- Taco Bell
- Starbucks
- Chipotle
- Boston Market
- Zaxby's
- Rudino's Sports Bar
- Breugger's Bagels
- Panera Bread
- Lowe's Foods
- Whole Foods

CONVENIENCE

- Target
- Walgreens
- Home Depot
- Lowe's Foods
- Whole Foods

BANKING

- Fifth Third Bank
- Wells Fargo
- PNC Bank
- First Horizon
- State Employees' Credit Union



ABUNDANT PARKING

4.00/1,000 SF

