

FOR LEASE

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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 |
| 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 |



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PROPERTY HIGHLIGHTS

- Class A Property
- High-End Finishes
- Free Surface Parking - 4.0/1,000 SF
- Suite 100 is Move-In Ready and Directly off of the Main Lobby

LOCATION

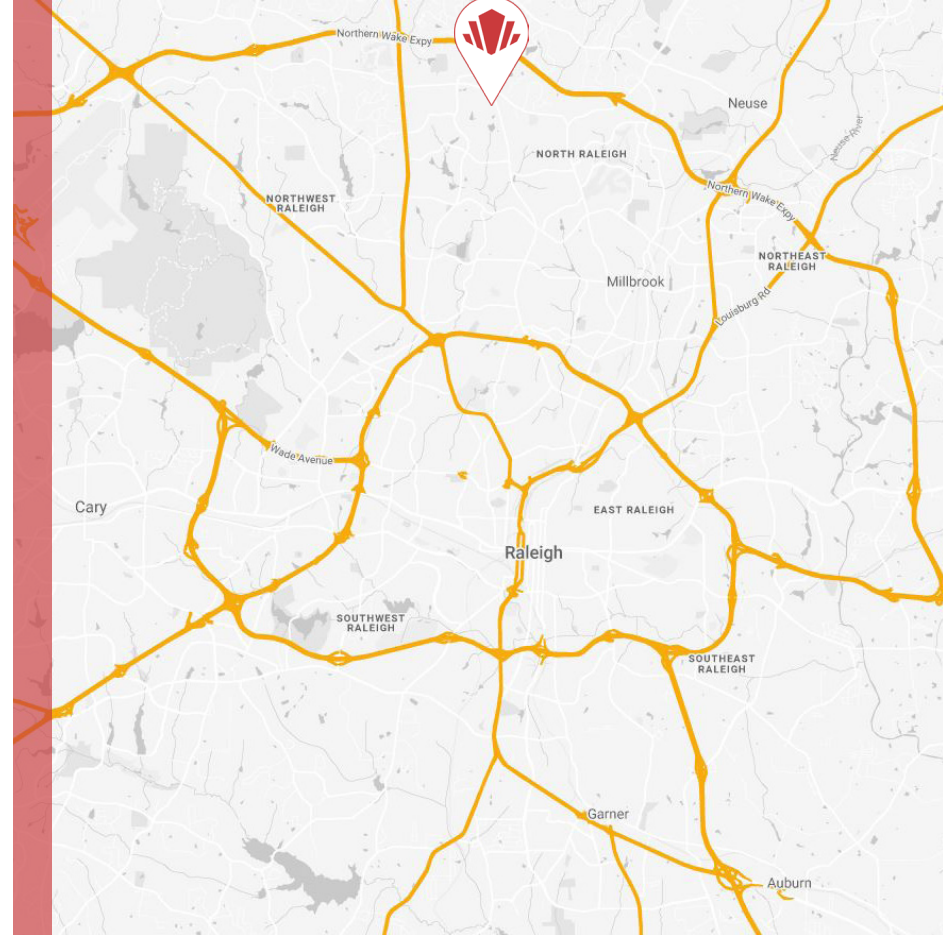
- Convenient North Raleigh location with immediate access to I-540
- 15 minutes from RDU International Airport
- Within walking distance to Whole Foods, Panera Bread, numerous banks, and shopping

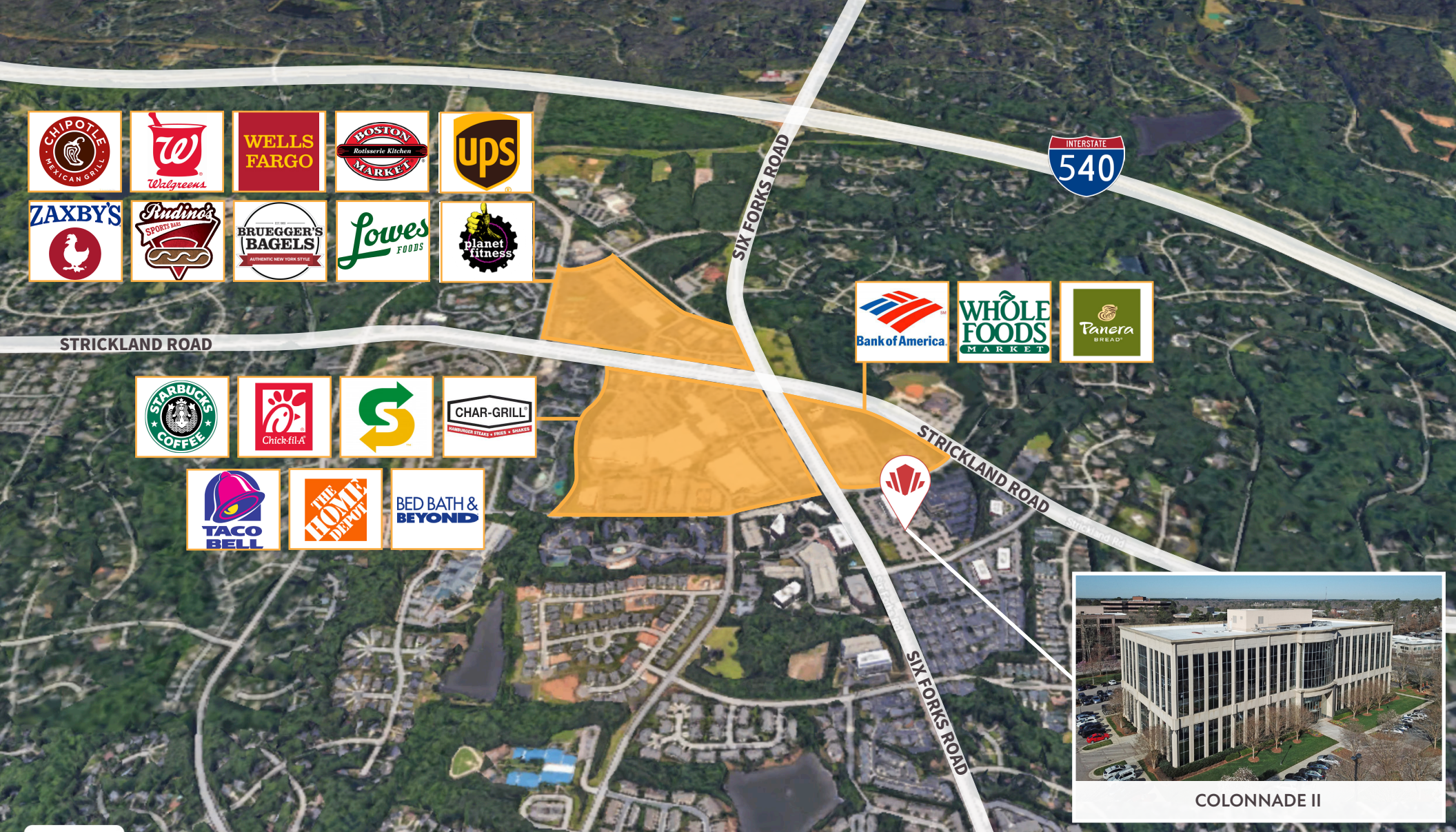
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POINTS OF INTEREST

DINING

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

CONVENIENCE

- Walgreens
- UPS
- Lowes Foods
- Bed Bath & Beyond
- Whole Foods

BANKING

- Bank of America
- Wells Fargo
- PNC Bank



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ABUNDANT PARKING

4.00/ 1,000 SF



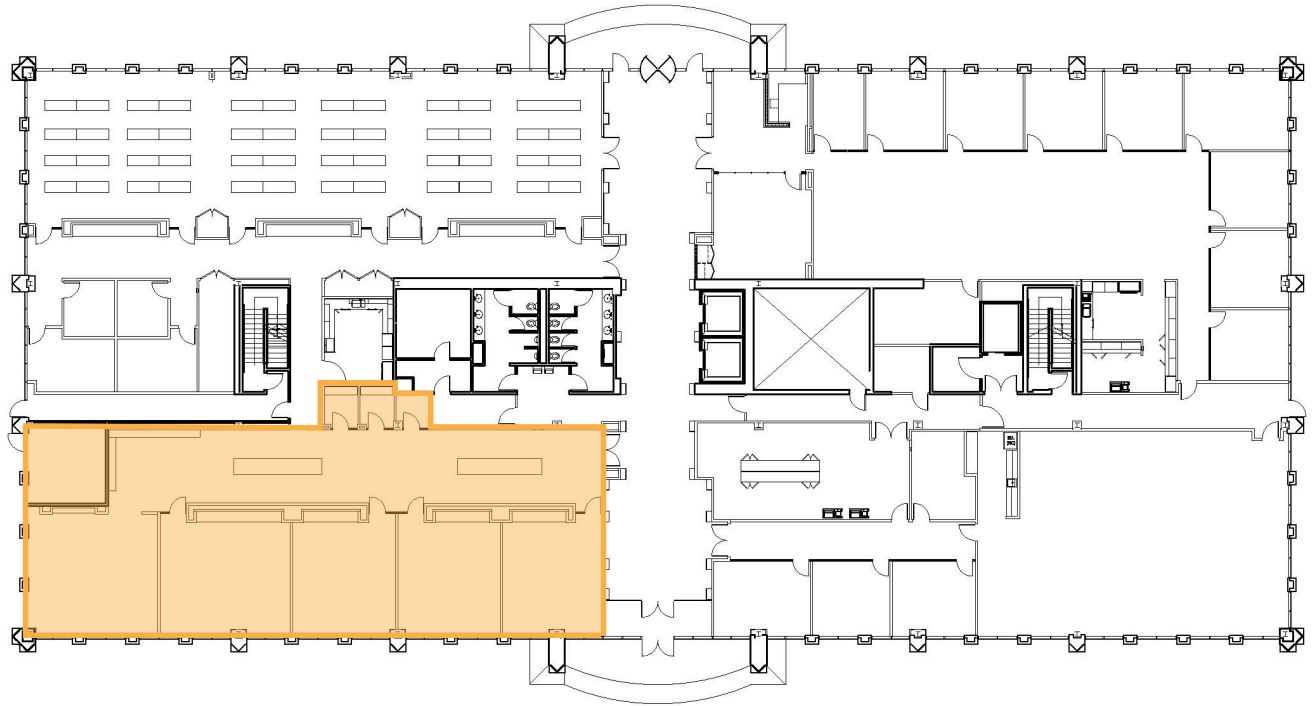
COLONNADE II

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AVAILABLE

**First Floor
Suite 100**

4,722 SF



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