

FOR LEASE



2610 WYCLIFF ROAD

Raleigh, NC 27607



**CAPITAL
ASSOCIATES.**

2610 WYCLIFF ROAD

Raleigh, NC 27607

PROPERTY TYPE	Office
BUILDING SIZE	187,614 SF
AVAILABLE SPACE	Up to 40,814 SF
SUITE G19	6,075 SF
2ND FLOOR	5,329 - 34,739 SF
LEASING RATE	\$26.50
LEASE TYPE	Full Service
YEAR BUILT	1970
YEAR RENOVATED	2022
COUNTY	Wake
LOCATION	Raleigh, NC
FLOORS	5
PARKING	3.23/1,000 SF

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



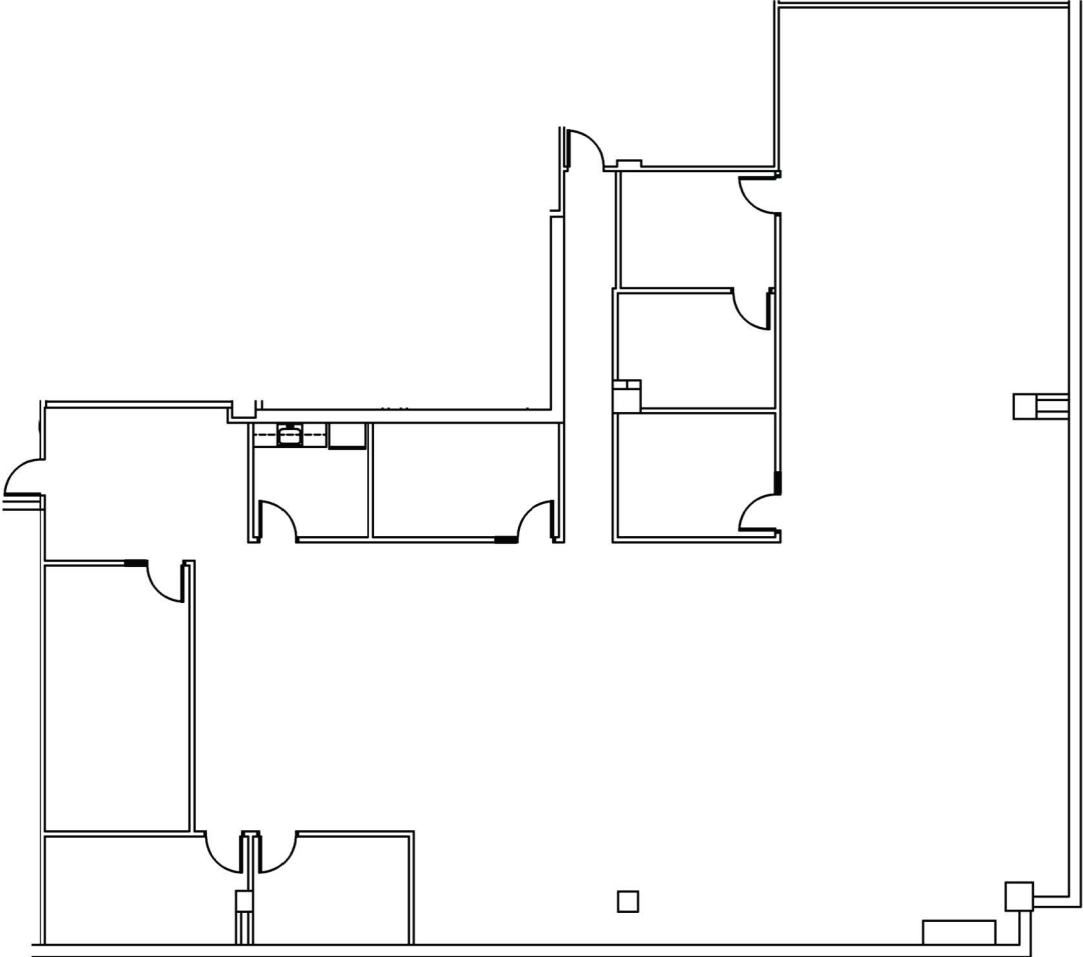
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AVAILABLE

Ground Floor
Suite G19

6,075 SF



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AVAILABLE

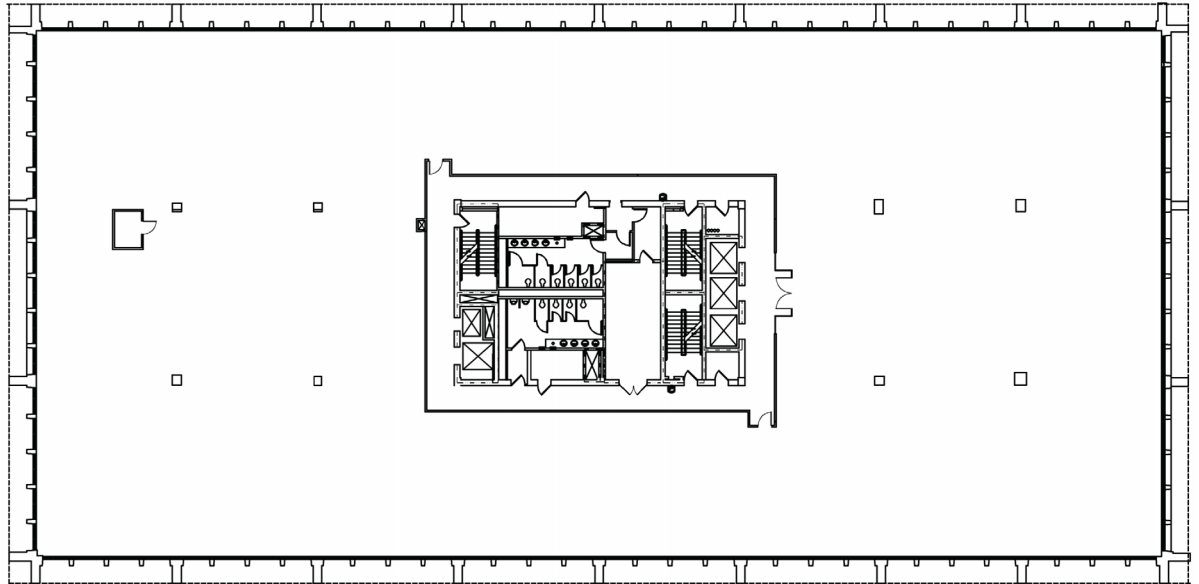
Second Floor Suite 200

5,329 SF - 34,739 SF
Subdividable or Full Floor

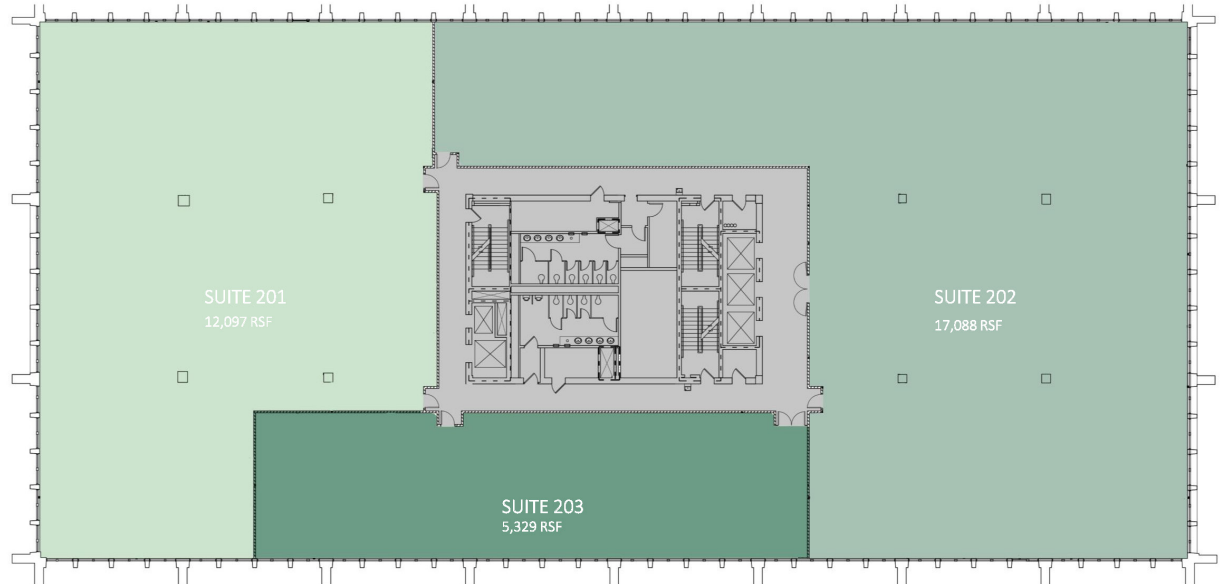
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CURRENT LAYOUT



POTENTIAL LAYOUT



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SECOND FLOOR - SPEC SUITE OPTIONS



5,329 SF - 34,739 SF

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PROPERTY HIGHLIGHTS

2610 Wycliff Road is a 187,614 square foot five-story office building in West Raleigh with a number of on-site amenities including:

- Fitness facility with locker rooms and showers
- Conferencing and training space available for tenant use
- Café provides catering services and is open weekdays for breakfast and lunch
- Back-up power
- Communal phone booths
- Outdoor space
- Covered loading dock
- Storage area also available for lease
- New pickleball courts

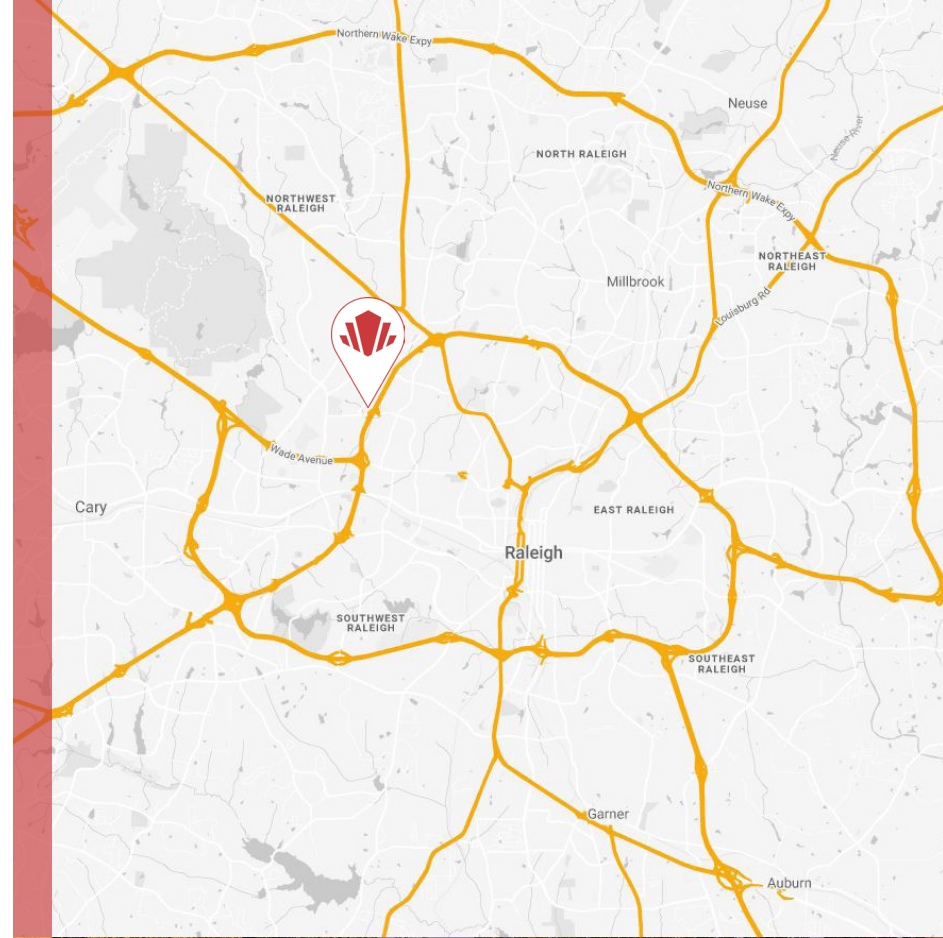
LOCATION

Great location with easy access to I-440 and is immediately adjacent to Lake Boone Shopping Center. It is also in close proximity to Marketplace at Lake Boone.



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OUTDOOR SPACE

MODERN FINISHES

Completely renovated in 2022 with on-site conferencing center, cafe, cafeteria, phone booths and fitness center.

