

FOR LEASE



2610 WYCLIFF ROAD

Raleigh, NC 27607



**CAPITAL
ASSOCIATES®**

2610 WYCLIFF ROAD

Raleigh, NC 27607

PROPERTY TYPE	Office
BUILDING SIZE	187,614 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
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WES JOHNSON
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wjohnson@capitalassociates.com



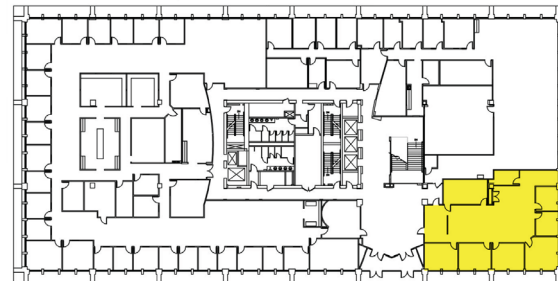
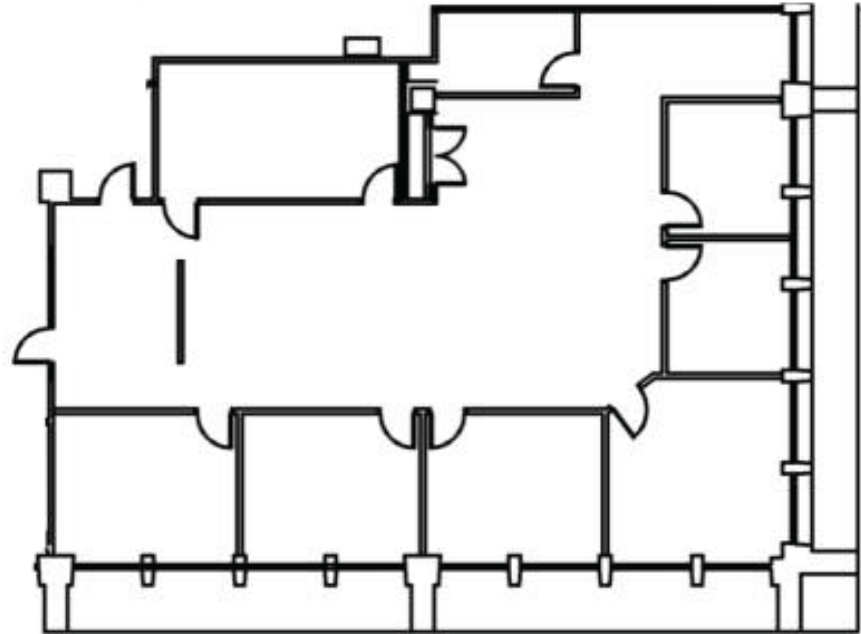
2610 WYCLIFF ROAD

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AVAILABLE
April 2025

First Floor
Suite 100

3,345 SF



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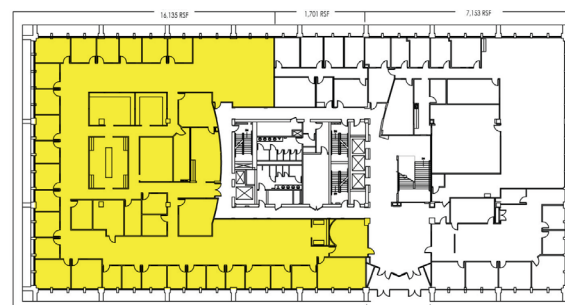
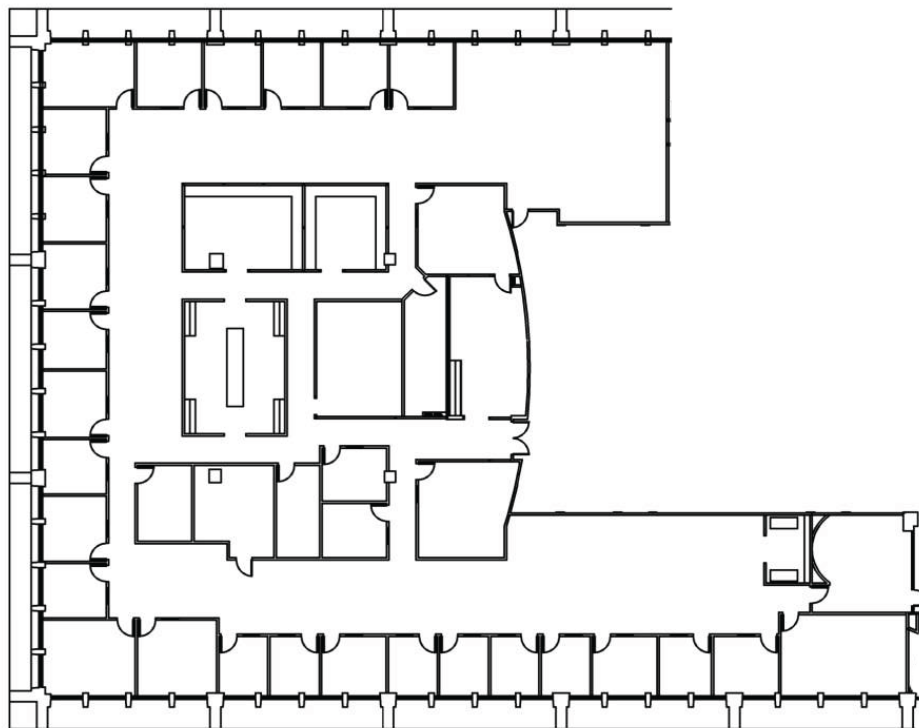
2610 WYCLIFF ROAD

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AVAILABLE
January 2025

First Floor
Suite 101

16,135 SF



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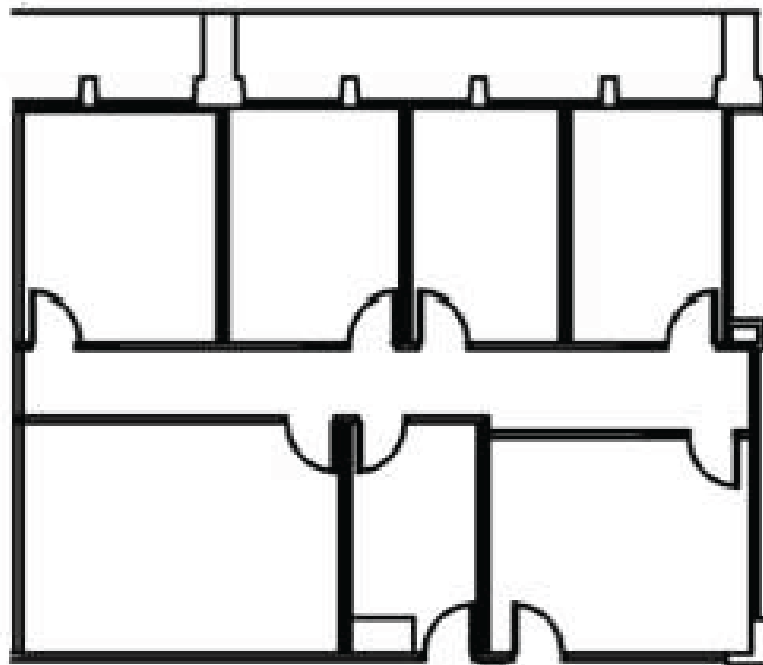
2610 WYCLIFF ROAD

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AVAILABLE
January 2025

First Floor
Suite 107

1,701 SF



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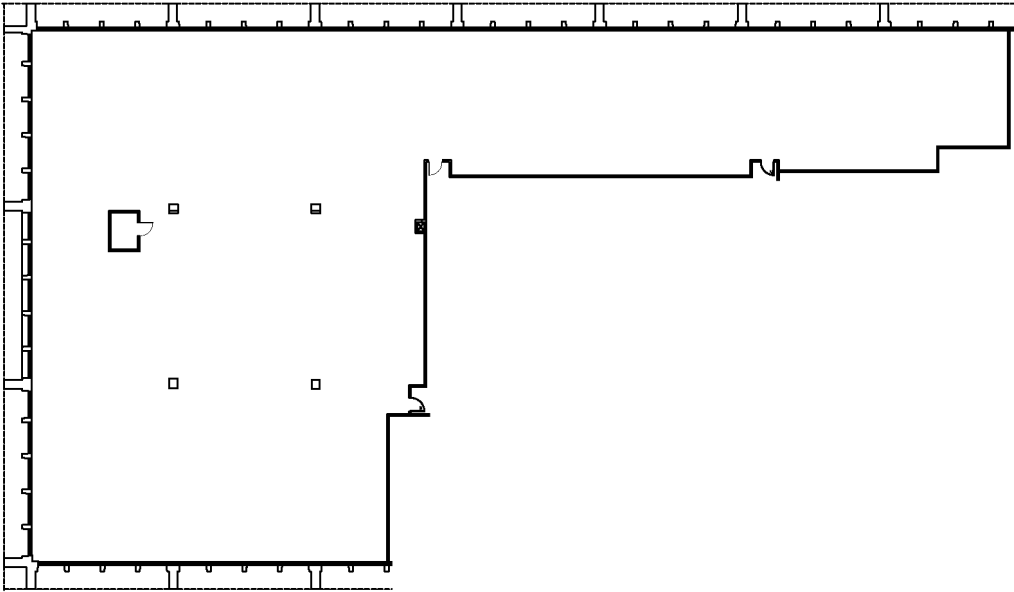
2610 WYCLIFF ROAD

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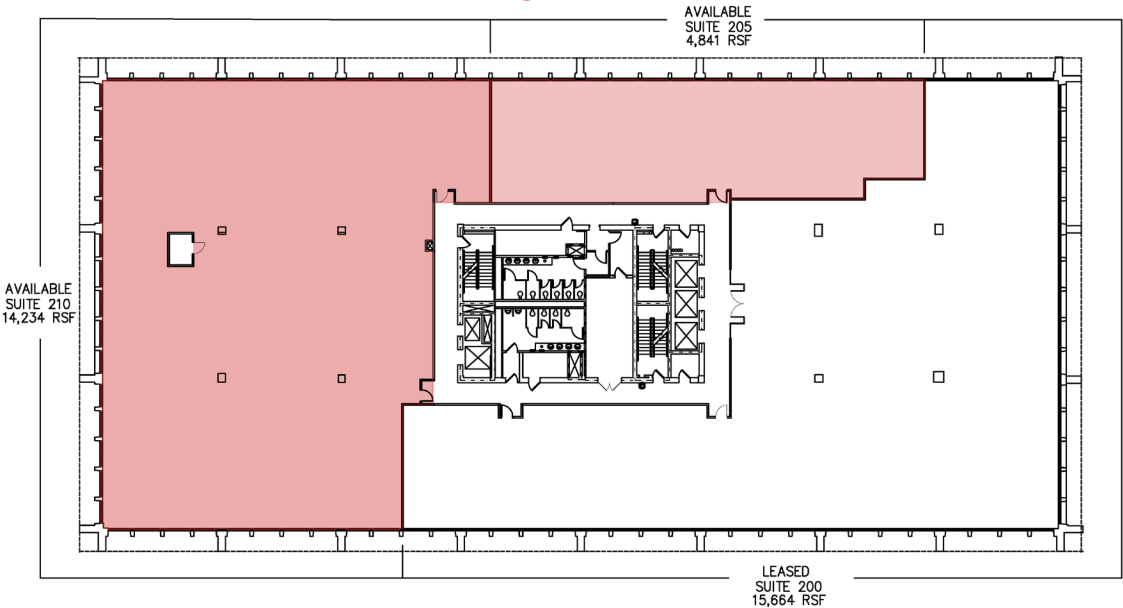
AVAILABLE

Second Floor
Suite 201

19,075 SF
Subdividable



Potential Suite Options
Other Configurations Possible



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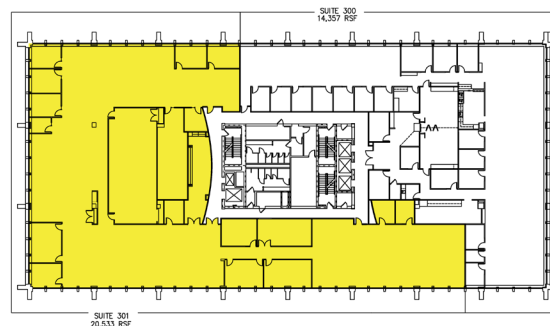
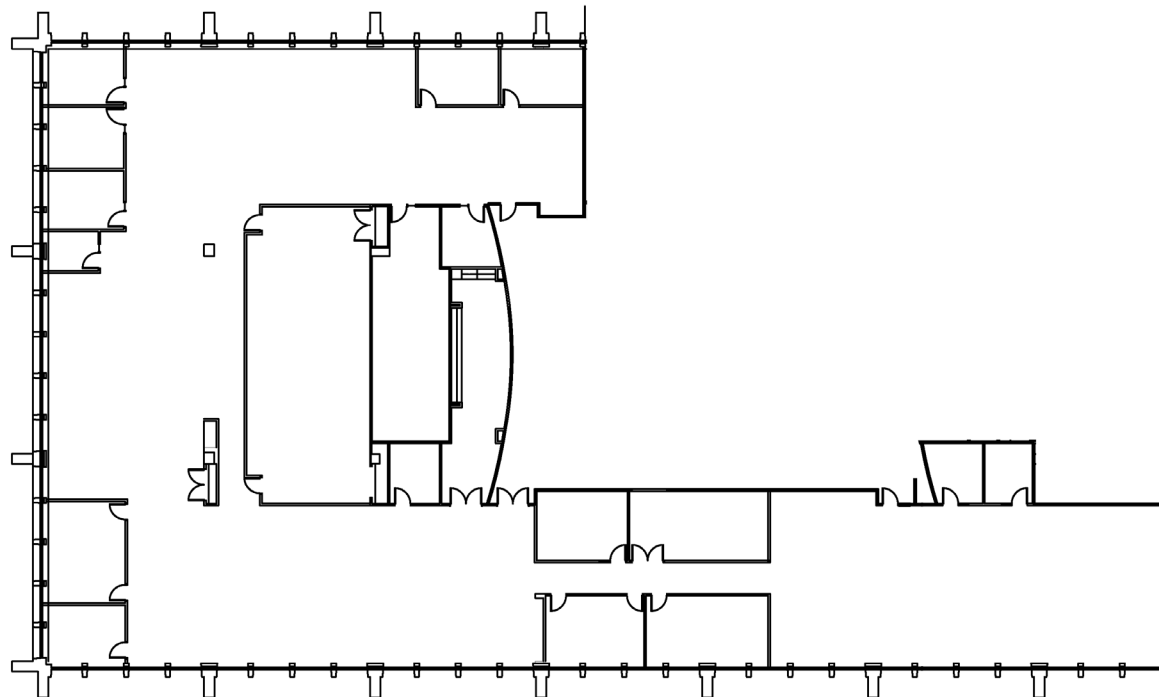
2610 WYCLIFF ROAD

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AVAILABLE
January 2025

Third Floor
Suite 301

20,533 SF



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AVAILABLE

Basement

Suite B02 - 679 SF

Suite B06 - 5,414 SF

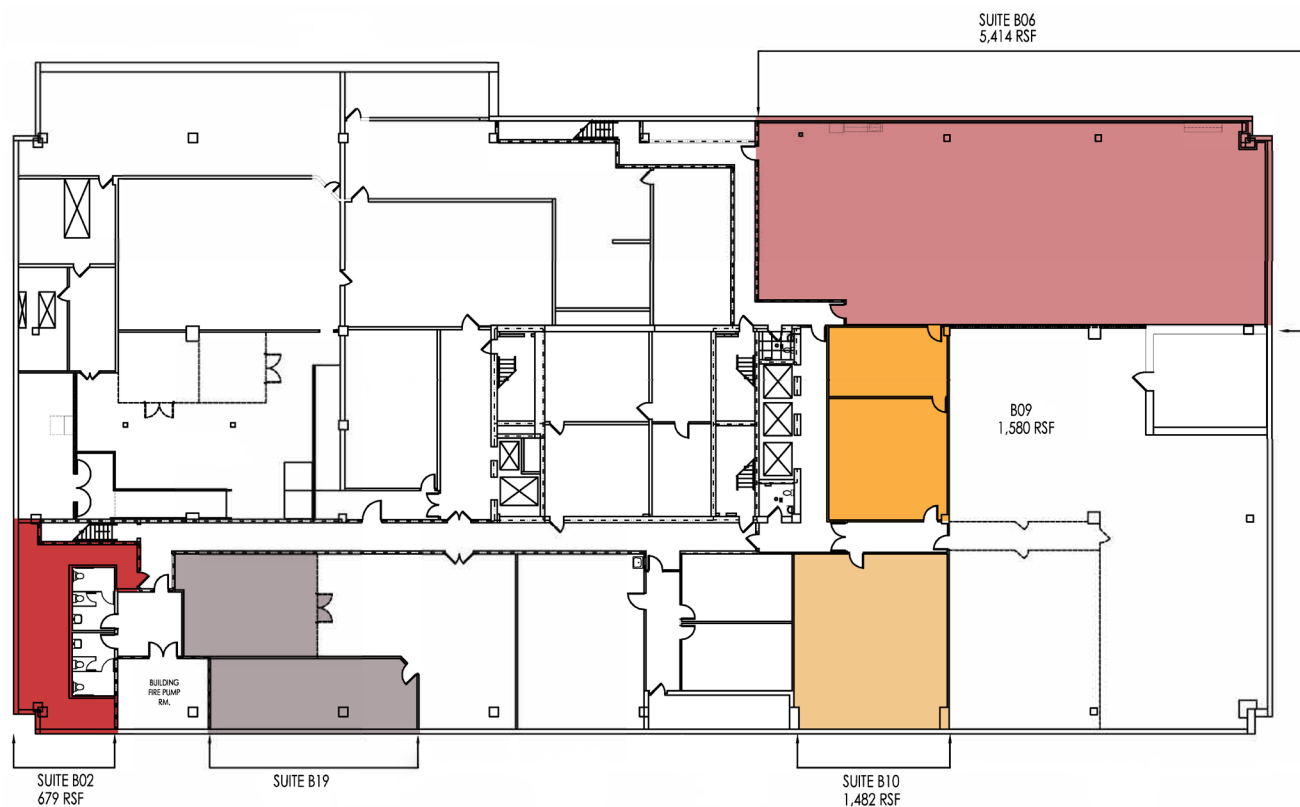
Suite B09 - 1,580 SF

Suite B10 - 1,482 SF

Suite B19 - 1,500 SF

B02, B06, B09, B10 Avail. Jan 2025

B19 Avail. April 2025



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2610 WYCLIFF ROAD

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AVAILABLE

Ground Floor

Suite G10 - 4,008 SF

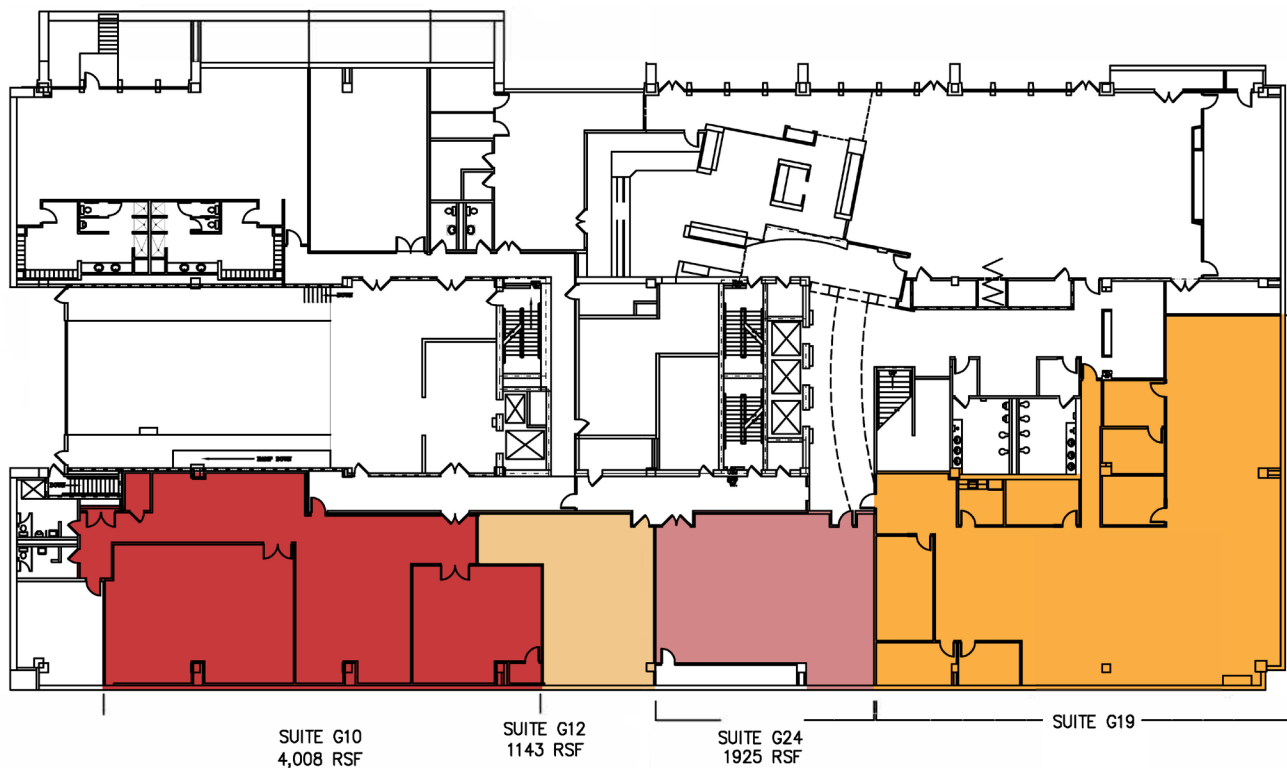
Suite G12 - 1,143 SF

Suite G19 - 6,076 SF

Suite G24 - 1,925 SF

G19 Avail. Now

G10, G12, G24 Avail. Jan 2025



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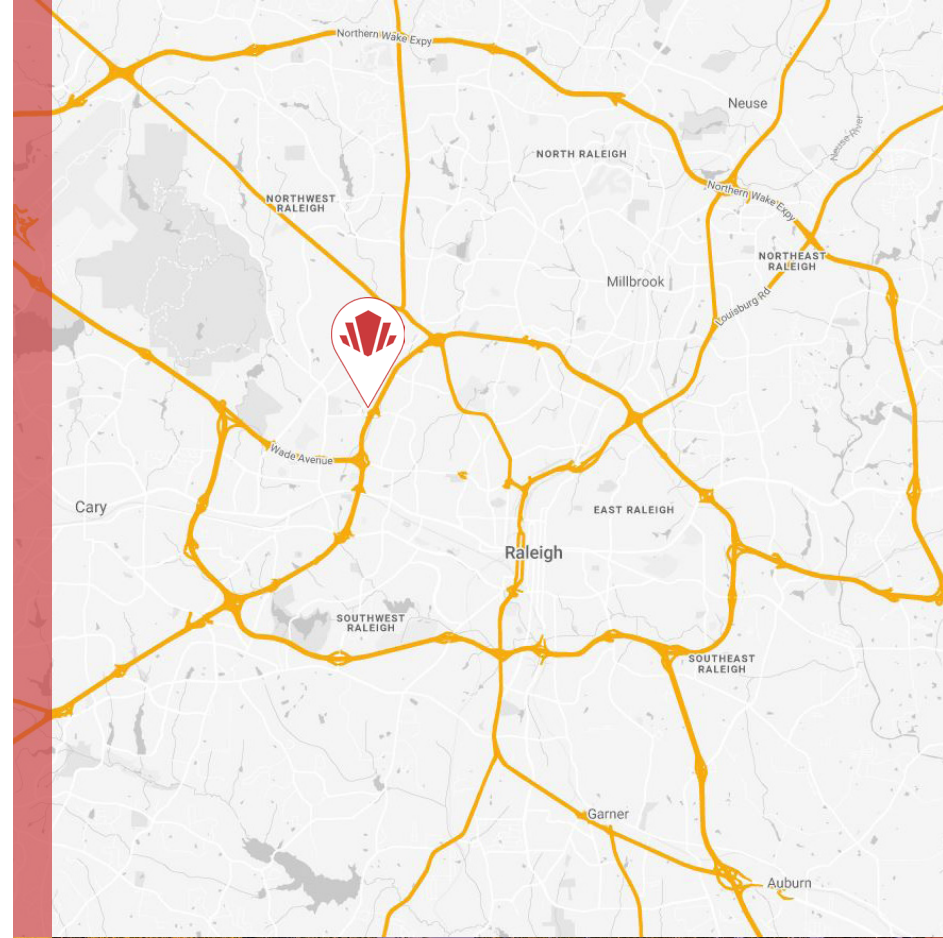
PROPERTY HIGHLIGHTS

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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MODERN FINISHES

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

