

2400 SF Ground Level Office Condominium For Lease

Capital Office Center
5650 Six Forks Road – suites 101 & 102
Raleigh, NC 27609

Available:
June 15, 2026



About Property

- 2,400 SF office suite available for Lease June 15, 2026.
- Lease rate: \$25.00 RSF/ \$5,000 mo. Modified Gross.
- 5 year lease term and personal guaranty required.
- Furnished offices and conference rooms. Fresh paint.
- Built in reception work area and bookcases.
Contemporary lighting and floor finishes.
- All spaces have exterior windows and interior side lights for bright environment.
- Large building signage and directory signage on façade.
- Parking and handicap spaces directly in front of door.
- Built in 2001. Zoning OX-3. Renovated in 2017.
- Local owner/broker and management.

Property Features

- Layout: Waiting area, reception workspace, small conference room, large conference room, six (6) private windowed offices, two bathrooms, large storage/IT closet, and kitchen with cabinetry.
- Circular flow floor plan with two entrances. Cannot subdivide.
- Tenant responsible for Electricity, Janitorial, IT, security and HVAC service agreement (2 systems).
- Landlord pays monthly association dues (includes water), LL insurance and real estate taxes.
- Located on Six Forks Road just north of Millbrook Road. Close to North Hills, I-440, restaurants and retail.



Amy Bush Commercial

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(919) 272-2047
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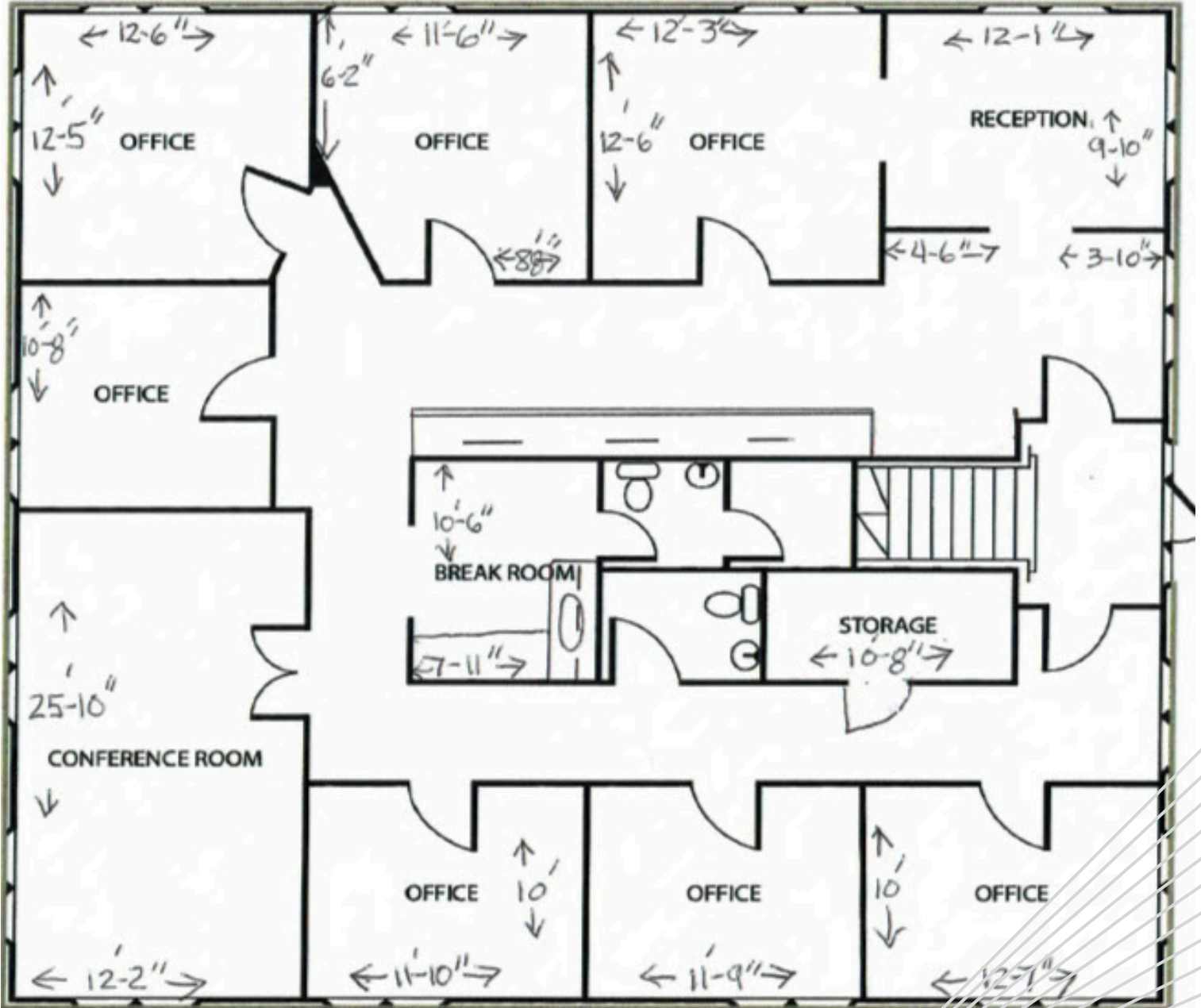
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Floorplan

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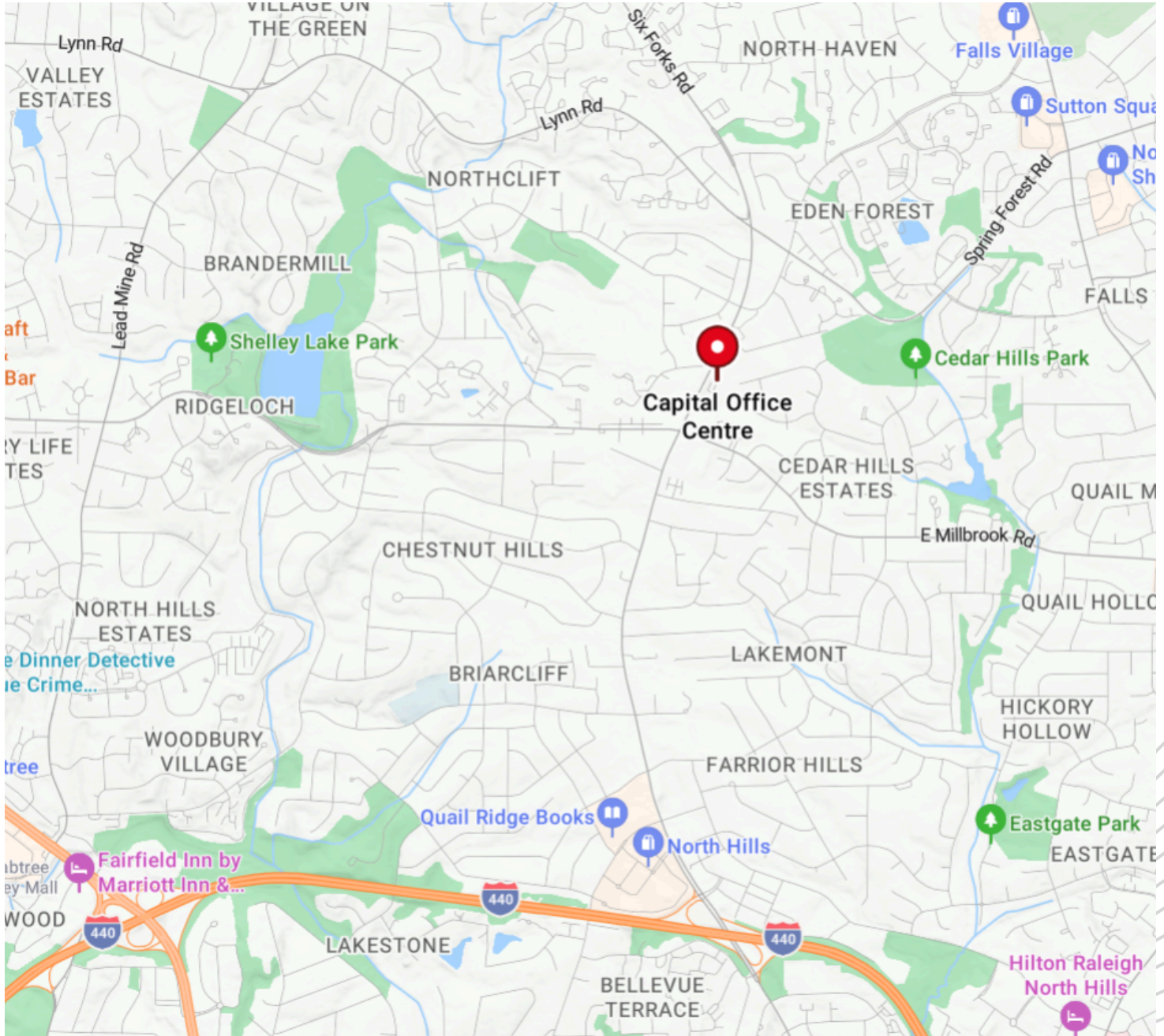
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