

**FLEX
OFFICE/RETAIL
SPACE
FOR LEASE!**



HOLLY TREE HARRISPARK

3636 CAPITAL BLVD

FLEX OFFICE/RETAIL SPACE FOR LEASE
IN RALEIGH, NC

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PROPERTY DETAILS

3636 Capital Blvd

AVAILABILITY

3636 Capital Blvd: ± 1,835 SF

LEASE RATE

\$16.00 PSF NNN

\$3.11 PSF TICAM

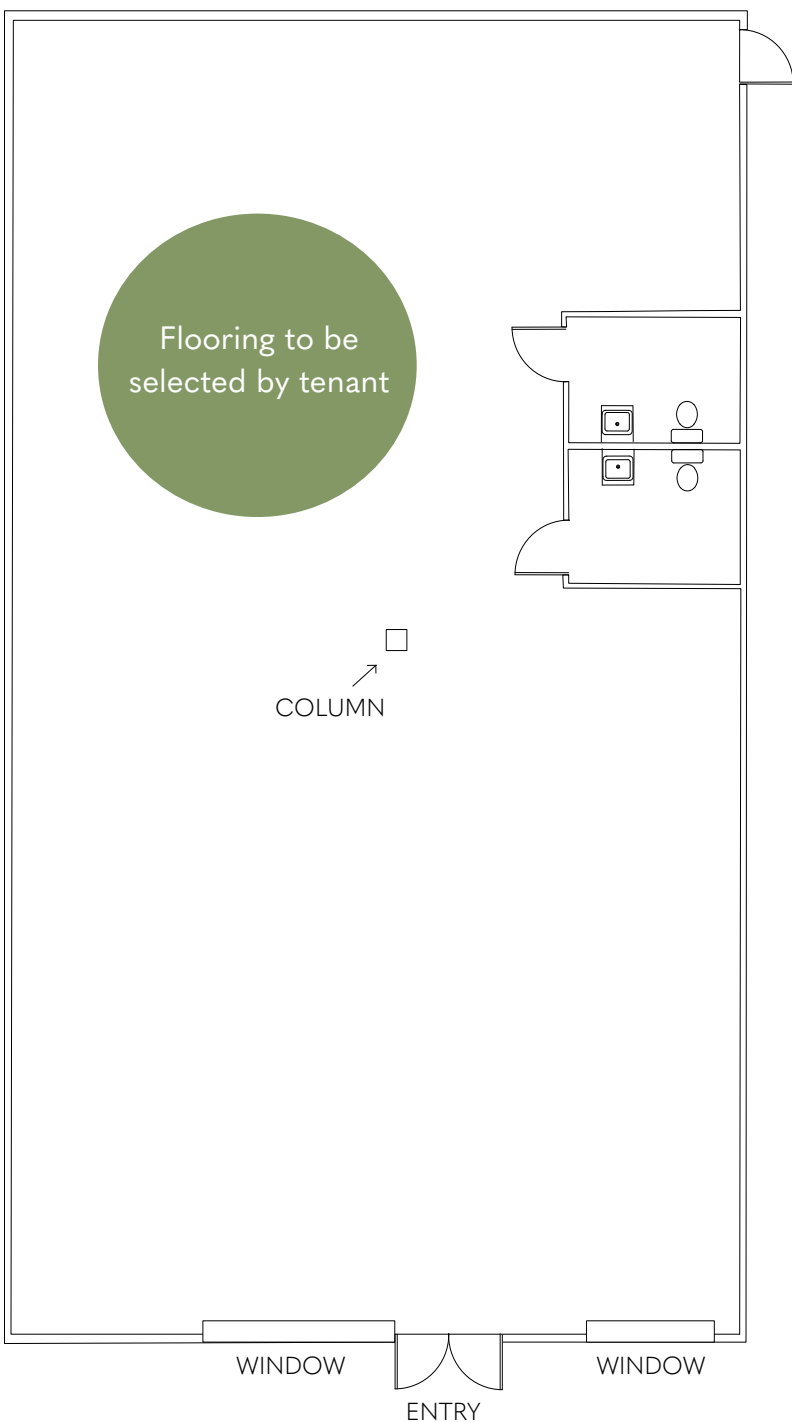
DETAILS

- Located on Capital Blvd., Holly Tree is a 28,460 square foot flex retail park just south of the Capital Blvd. and Hwy 401 split.
- With 76,000 vehicles per day on Capital Blvd., Holly Tree is well suited to accommodate most commercial uses including retail, office, and light industrial.
- Ceiling Height: 9.5'
- 225-amp / 208/120V / 3-Phase Power
- 1.4 Miles to I-440
- 3 Miles to I-540
- 4.5 Miles to North Hills
- 4.7 Miles to Downtown Raleigh

*Suite is in rear of building

3636 CAPITAL BLVD

3636 Capital Blvd ± 1,835 sf





ADDITIONAL PHOTOS





DOWNTOWN RALEIGH

PNC Bank	First Citizens Bank
Truist Center	Red Hat
First National Bank Raleigh	State Capitol
Convention Center	

VILLAGE DISTRICT

A walkable six-block retail and dining hub of over 100 specialty shops and restaurants, blending historic charm with modern convenience



IRON WORKS

A mixed-use development connecting Raleigh's history to its future through innovative, curated, and dynamic spaces.



Wake Med
Raleigh Campus

MIDTOWN RALEIGH

Costco	First Watch
Wegmans	Ulta
Trader Joes	Ross
Chick-Fil-A	Staples
PGA Tour Superstore	

3636 CAPITAL BLVD

Raleigh Accolades

#1 Best-Performing Large Metro Area

Milken Institute · January 2025

#3 Best State Capital to Live In

WalletHub · February 2025

#9 Best Large City to Start a Business

WalletHub · April 2025

#7 Fastest Growing Cities in the US

U-Haul · January 2025

#1 Metro for College Grads

ADP · July 2025

#4 Best Large Metros for Small Businesses

Coworking Cafe · April 2026

Raleigh Profile

Updated: July 8, 2026

54%

Bachelor's Degree or Higher

50.7%

Owner-Occupied Housing Unit Rate

234,750

Number of Housing Units

\$85,395

Median Household Income

203,443

Number of Households

2.3

Number of Persons Per Household

23 min.

Mean Time Travel to Work

20.6%

Moved since previous year

34.7

Median Age

\$415,800

Median Home Price

5.4%

Veteran Status

481,031

Total Population

Major Growth on the Horizon

DickersonBakker Makes the Move · Feb 2025

"Site plans for DickersonBakker's office building show it will be 17,542 square feet. DickersonBakker will occupy the top two floors. The ground-floor will be leased out, most likely as medical office space. Bakker said there will be some space on the second floor that the firm won't occupy. Instead, it will rent out the space or turn it into coworking space."

<https://www.bizjournals.com/triangle/news/2025/02/21/dickersonbakker-raleigh-office-building-hq-plans.html>

Revitalization Near Western Blvd · Jan 2025

"Raleigh developers have now earmarked the 12.08-acre site for a \$500 million mixed-use "live-work-play" complex...Cityplat recently purchased the 118,000 square-foot property at 4500 Western Blvd for \$14 million."

<https://www.newsobserver.com/news/business/article299023900.html>

Ralliant Headquarters · March 2025

"Raleigh is getting a new headquarters as part of a 180-job, \$2.1 million expansion. Ralliant, a planned spin-off of Fortive Corporation (NYSE: FTV), selected the city for its headquarters after a competitive site search.

Kyle Touchstone, director of Raleigh Economic Development, said... "To come to a new location and basically start from scratch, to build an entire team, to bring in corporate leadership...all of the support functions...it's a huge undertaking for a company."

<https://www.bizjournals.com/triangle/news/2025/03/11/fortive-ralliant-raleigh-headquarters-jobs-hiring.html>

3636 Capital Blvd Demographics (2026)

 Mile Radius	 Population	 Households	 Household Income	 Daytime Population
1	10,303	4,302	\$78,751	3,708
3	91,646	40,090	\$87,038	63,892
5	228,285	102,242	\$103,171	152,345

3636 CAPITAL BLVD

RALEIGH, NC

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Maintenance · Association Management · Construction
Landscaping · Accounting

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