



9802 N Morgan Rd

\$2,900,000

Location, Location, Location!

Come check out this incredible office space located right off NW Expressway and Morgan Road, with views overlooking the Turnpike. Making your drive to work very accessible from anywhere in the metro. This building features two conference rooms, a 600 sq. ft. data room with a raised floor, and a 1,250 sq. ft. garage large enough to accommodate an RV.

There are two roll-up doors from the outside, plus one leading into a spacious area that could potentially be used as an event or gathering space, which includes a full kitchen setup. The office layout contains two bullpens...

- Incredible office space located right off NW Expressway and Morgan Road, with views overlooking the Turnpike!
- 2 conference rooms, a 600 sq. ft. data room with a raised floor, and a 1,250 sq. ft. garage large enough to accommodate an RV!
- There is a 1,764 sq. ft. space that could be utilized as a recording studio, training center, or call center!



Price: \$2,900,000

Property Type: Office

Building Class: B

Sale Type: Owner User

Lot Size: 9.47 AC

Gross Building Area: 13,050 SF

Rentable Building Area: 13,050 SF

No. Stories: 1

Year Built: 2009

Tenancy: Single

Parking Ratio: 4.14/1,000 SF

Zoning Description: CR

APN / Parcel ID: 090112210