



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!



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| 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 |