

**ONLY ±8,978 SF
REMAINING!**



PHOENIXCOMMERCIALNC.COM
PRESENTS

OFFICE CONDOS FOR SALE OR LEASE

703 SLATER ROAD
MORRISVILLE, NC 27560

EXCLUSIVELY LISTED BY:

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CLASS A OFFICE CONDOS
703 SLATER ROAD
MORRISVILLE, NC 27560



PHOENIX
COMMERCIAL PROPERTIES

PROPERTY HIGHLIGHTS

703 SLATER ROAD, MORRISVILLE, NC 27560

Discover the latest offering from SAMM Properties, Inc., a leader in Class-A office spaces since 2003. Introducing a state-of-the-art, three-story office building located at 703 Slater Road, Morrisville, North Carolina. Spanning approximately 35,500 square feet, this Class A office complex is ideally situated in one of the Triangle's top suburban office submarkets. With strategic proximity to Interstates 40 and 540 and just minutes from Raleigh-Durham International Airport, this location ensures unparalleled access and convenience. Trust SAMM Properties' legacy of quality and excellence for your next office space.

BUILDING SF	±35,513 TOTAL
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COUNTIES	WAKE & DURHAM
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PARKING RATIO	4.14/1,000 SF
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NUMBER OF FLOORS	THREE
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BUILDING FEATURES	Efficient floor plates, striking glass line, a picnic area, optimal parking ratio, condo ownership opportunity , core factor (17.982%), building signage available** 24-hour building access.
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LOCATION	Quick access to I-40 & I-540 with abundant surrounding amenities,
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**BUILDING SIGNAGE IS FOR FULL FLOOR OCCUPANTS (PENDING LL AND TOWN APPROVAL)

FLOOR PLAN - AVAILABILITY & PRICING

703 SLATER ROAD, MORRISVILLE, NC 27560

FIRST FLOOR



AVAILABILITY

First Floor: **SOLD**

Second Floor: ±2,000 - 8,978 RSF

Third Floor: **SOLD**

PURCHASE PRICE

First Floor: **SOLD**

Second Floor: \$339 PSF

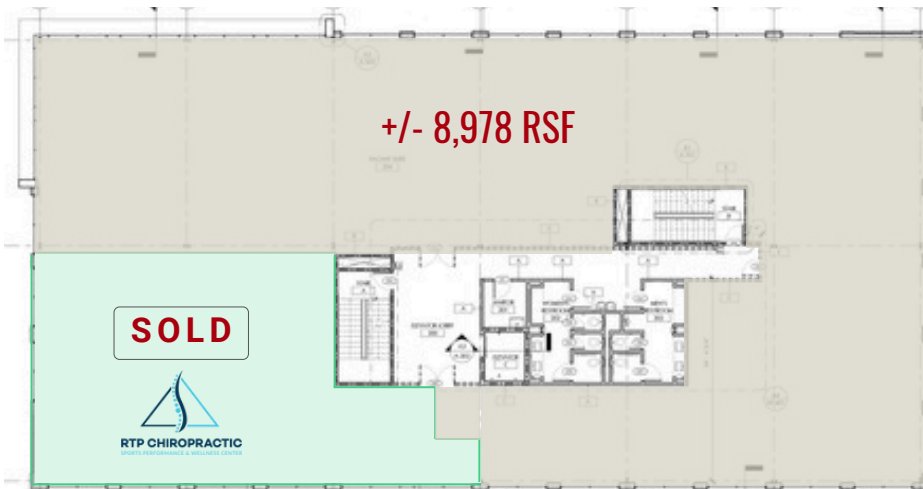
Third Floor: **SOLD**

LEASE RATE

\$34.00 SF (NNN)

\$80.00 Tenant Improvement Allowance
on usable square footage

SECOND FLOOR



THIRD FLOOR



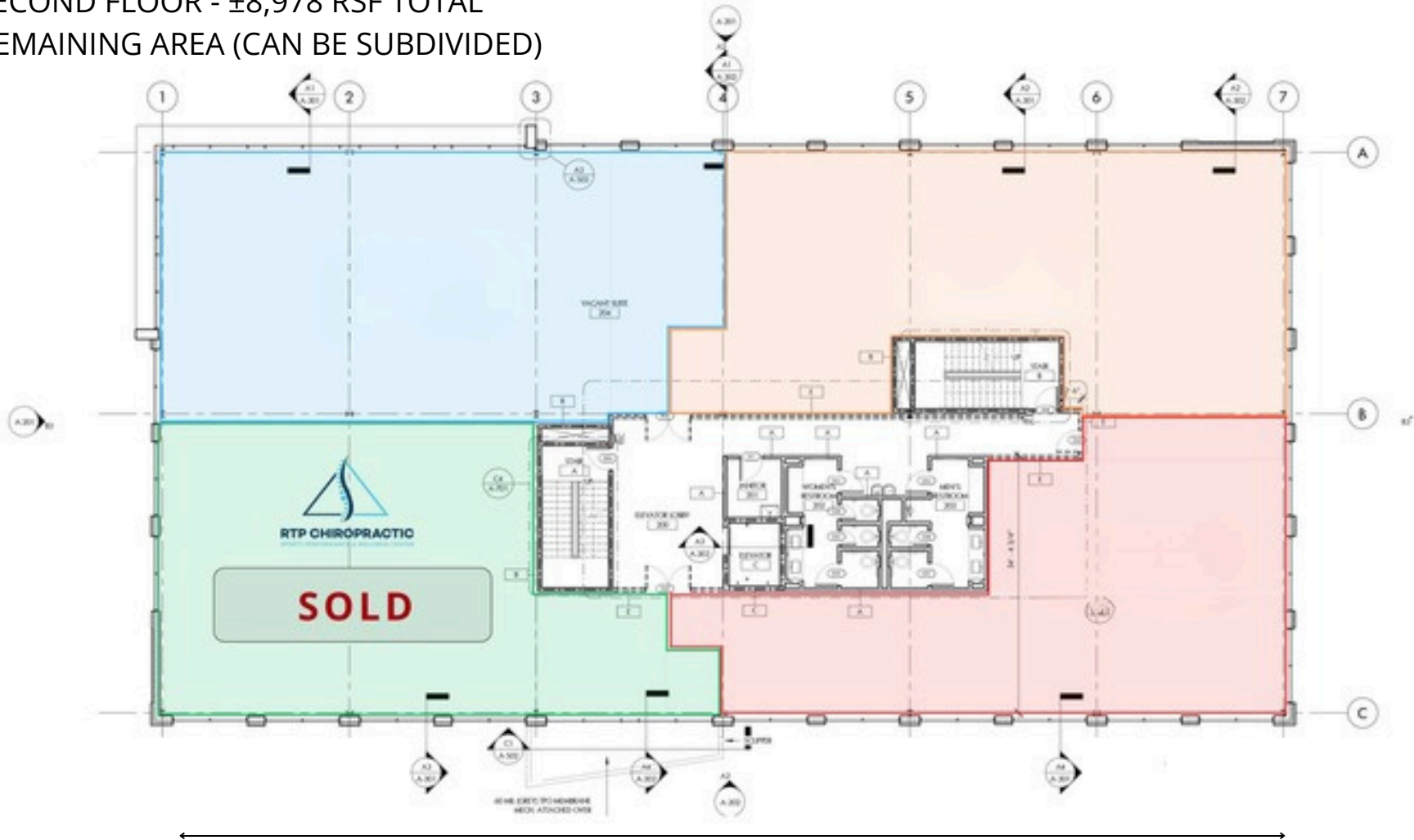
*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

FLOOR PLAN - AVAILABILITY & PRICING

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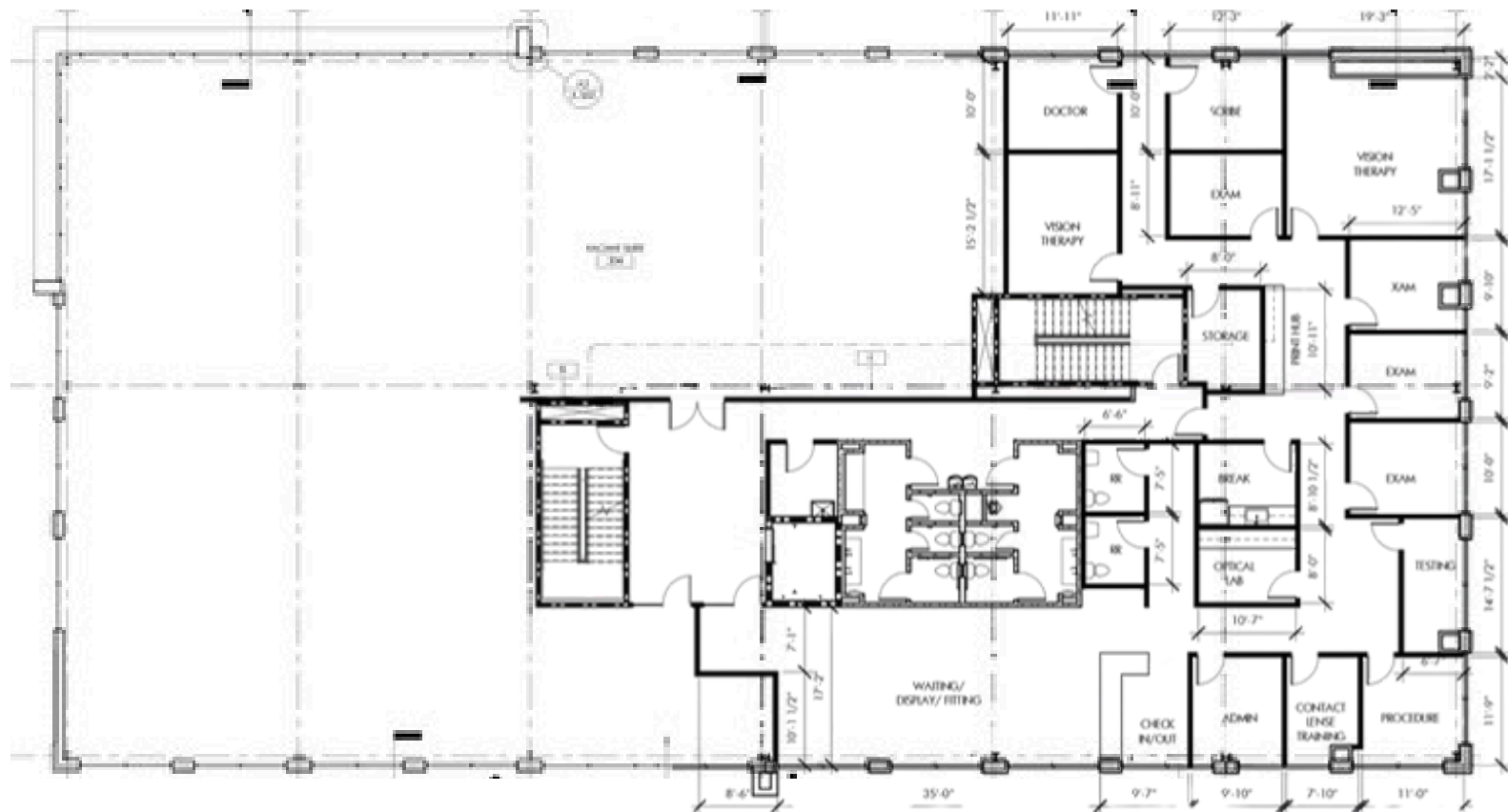
SLATER RD

SECOND FLOOR - ±8,978 RSF TOTAL
REMAINING AREA (CAN BE SUBDIVIDED)



SAMPLE TEST FIT - SECOND FLOOR

703 SLATER ROAD, MORRISVILLE, NC 27560



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LOCATION

703 SLATER ROAD, MORRISVILLE, NC 27560



703 Slater Road is centrally located and ideal for tapping into the area's diverse workforce. conveniently & efficiently situated less than two miles from Interstate 40 and 540 and minutes from Raleigh-Durham International Airport. This well-appointed Class A office building is surrounded by abundant banking, hotels, restaurants, and entertainment options.

NEARBY AMENITIES & ACCESS

1 IMPERIAL CENTER

- ATLANTIC TIRE
- BB&T BANK
- BOJANGLES
- BURGER KING
- FED EX
- OFFICE DEPOT
- SECU
- SHERATON HOTEL
- SPRINGHILL SUITES
- STARBUCKS
- UNC HEALTHCARE

2 PERIMETER PARK

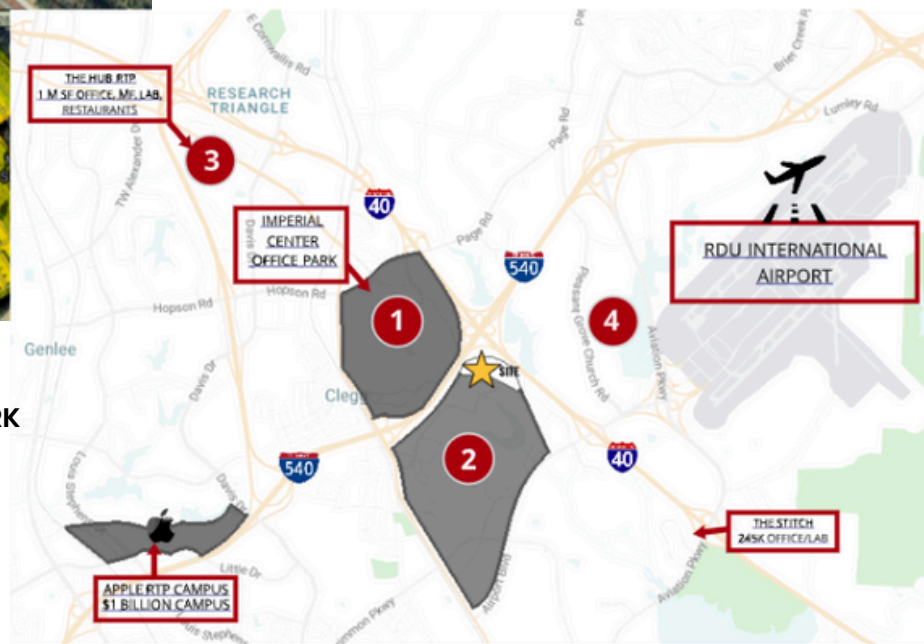
- CARMEN'S CUBAN CAFE
- CIRCLE K
- COMMON GROUNDS
- CRACKER BARREL
- LA QUINTA INN
- KIDDIE ACADEMY
- HOLIDAY INN
- HYATT HOUSE
- WAKE TECH
- PARAMOUNT EVENT VENUE
- SHEETZ

3 RESEARCH TRIANGLE PARK

- BOXYARD
- CVS PHARMACY
- FED EX
- MARRIOTT

4 RDU AIRPORT

- CHOPHOUSE
- COUNTRY INN
- HYATT PLACE
- TOP GOLF
- TRU BY HILTON



PROPERTY PHOTOS

703 SLATER ROAD, MORRISVILLE, NC 27560

