

ONLY ±8,798 SF REMAINING!

FOR SALE OR LEASE
Office Condos

703 SLATER ROAD

Morrisville, NC 27560

PRESENTED BY:

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THOMAS GOODWIN CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SF:	±35,513 Total
COUNTIES:	Wake & Durham
PARKING RATIO:	4.14/1,000 SF
NUMBER OF FLOORS:	3
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.
LOCATION:	Quick access to I-40 & I-540 with abundant surrounding amenities,

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PROPERTY DESCRIPTION

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.

FLOOR PLAN - AVAILABILITY & PRICING

FIRST FLOOR



AVAILABILITY

First Floor: **SOLD**
Second Floor: ±2,000 - 8,978 RSF
Third Floor: **SOLD**

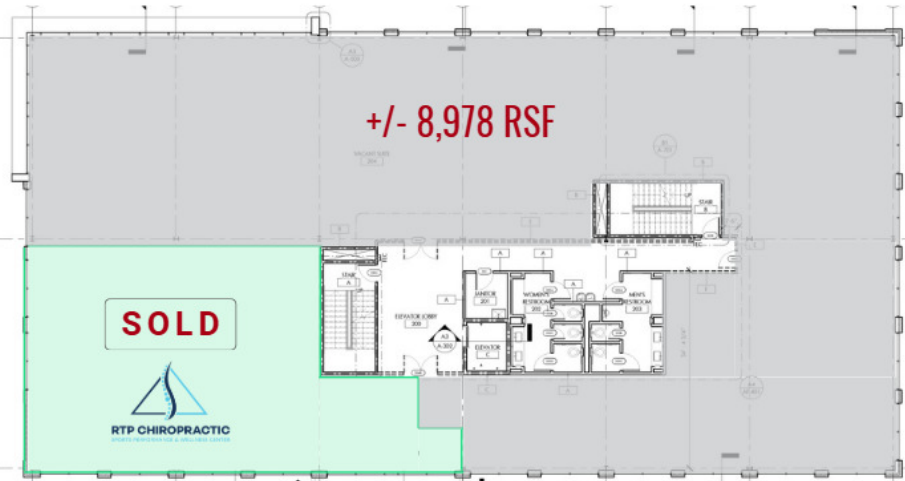
PURCHASE PRICE

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



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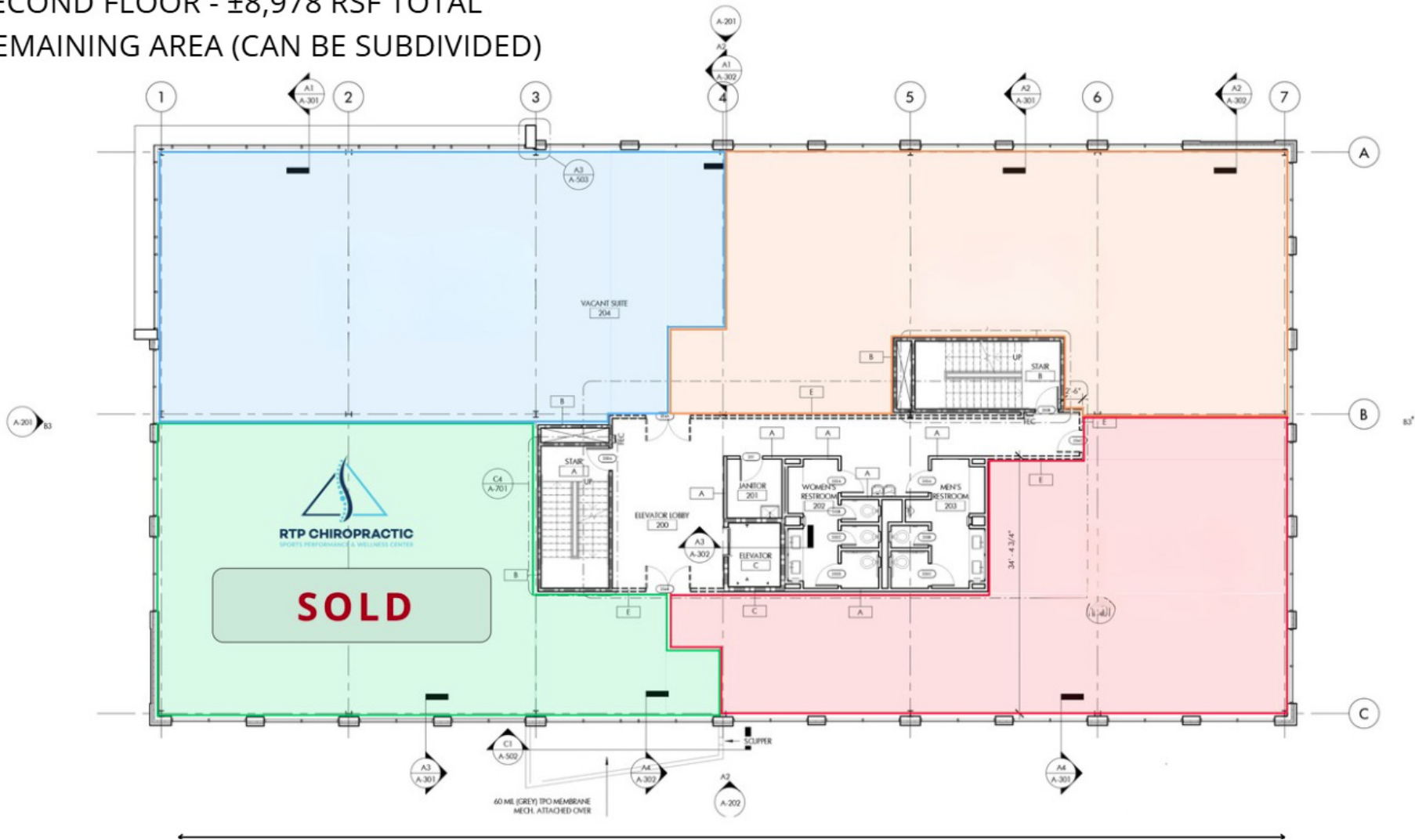
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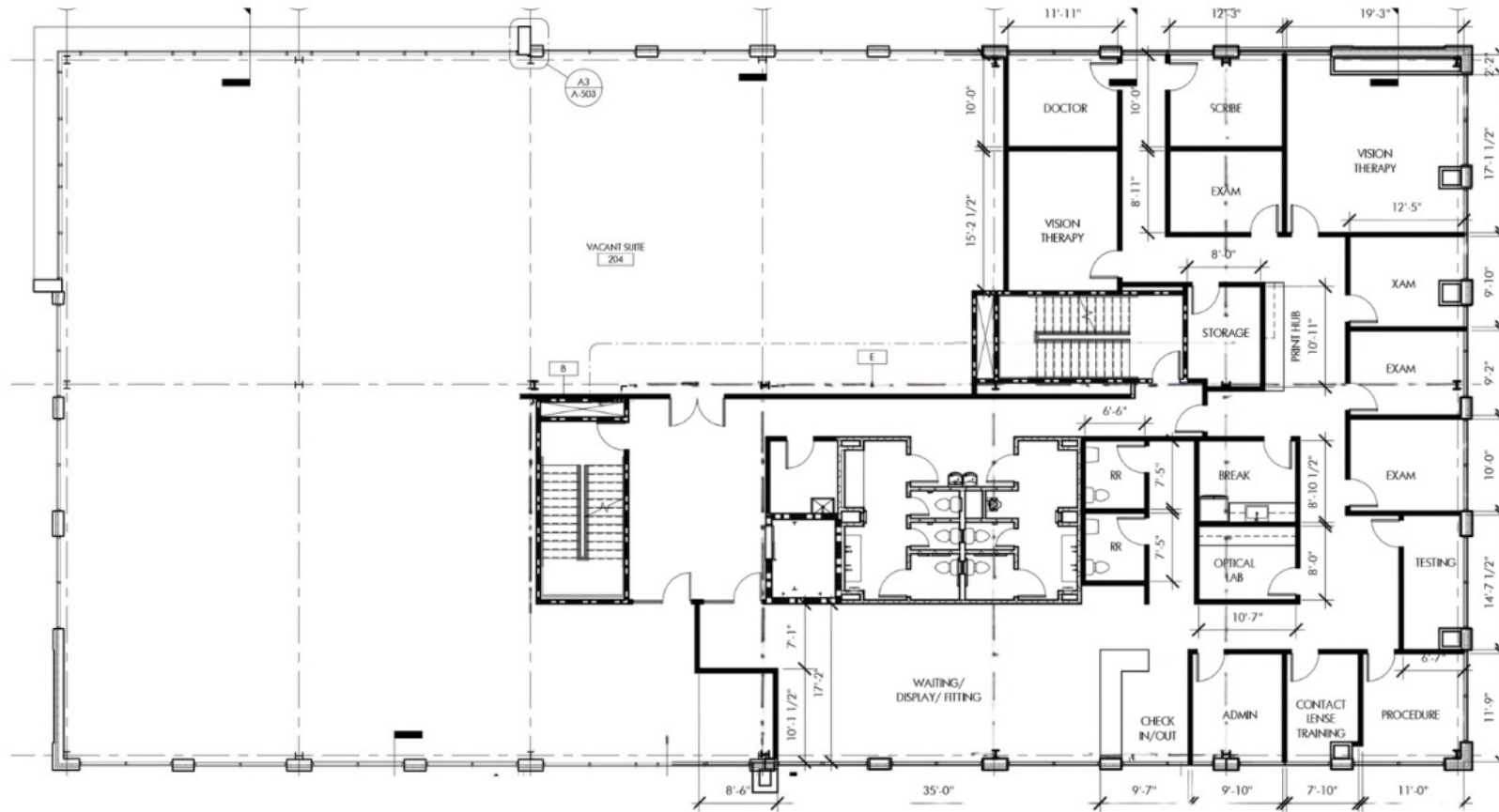
SECOND FLOOR - ±8,978 RSF TOTAL
REMAINING AREA (CAN BE SUBDIVIDED)



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SAMPLE TEST FIT - SECOND FLOOR



*TEST FIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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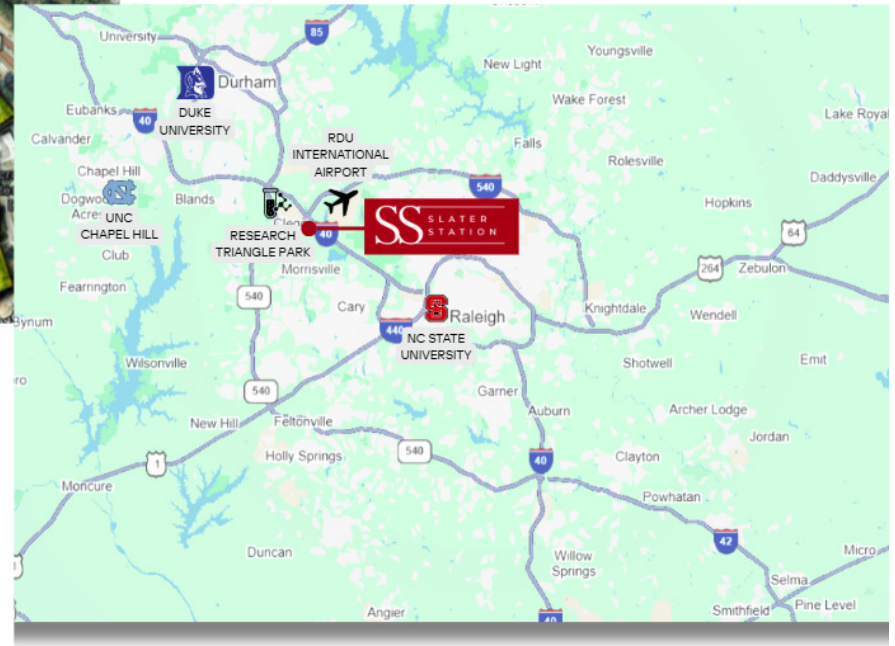
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LOCATION



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.



REGIONAL ACCESS

AIRPORT

RDU INTERNATIONAL AIRPORT 2.5 MILES

RESEARCH HUBS & MAJOR UNIVERSITIES

RESEARCH TRIANGLE PARK 3.5 MILES
NC STATE UNIVERSITY 11.5 MILES
DUKE UNIVERSITY 13.2 MILES
UNC CHAPEL HILL 15.6 MILES

SURROUNDING DOWNTOWNS

DOWNTOWN MORRISVILLE 2.5 MILES
DOWNTOWN CARY 7.4 MILES
DOWNTOWN APEX 11.4 MILES
DOWNTOWN DURHAM 11.5 MILES
DOWNTOWN RALEIGH 14.3 MILES
DOWNTOWN CHAPEL HILL 15.2 MILES

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PROPERTY PHOTOS



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