



PHOENIXCOMMERCIALNC.COM  
PRESENTS

# OFFICE CONDOS FOR SALE OR LEASE

703 SLATER ROAD  
MORRISVILLE, NC 27560

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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

COUNTIES

WAKE & DURHAM

PARKING RATIO

4.14/1,000 SF

NUMBER OF FLOORS

THREE

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,



\*\*BUILDING SIGNAGE IS FOR FULL FLOOR OCCUPANTS (PENDING LL AND TOWN APPROVAL)

# FLOOR PLAN - AVAILABILITY & PRICING

703 SLATER ROAD, MORRISVILLE, NC 27560

## FIRST FLOOR



ALL PRICING BASED ON COLD SHELL DELIVERY, BUT DOES INCLUDE RESTROOM ON EACH FLOOR

### AVAILABILITY

First Floor: SOLD  
Second Floor: ±2,000 - 8,978 RSF  
Third Floor: ±2,000 - 11,815 RSF

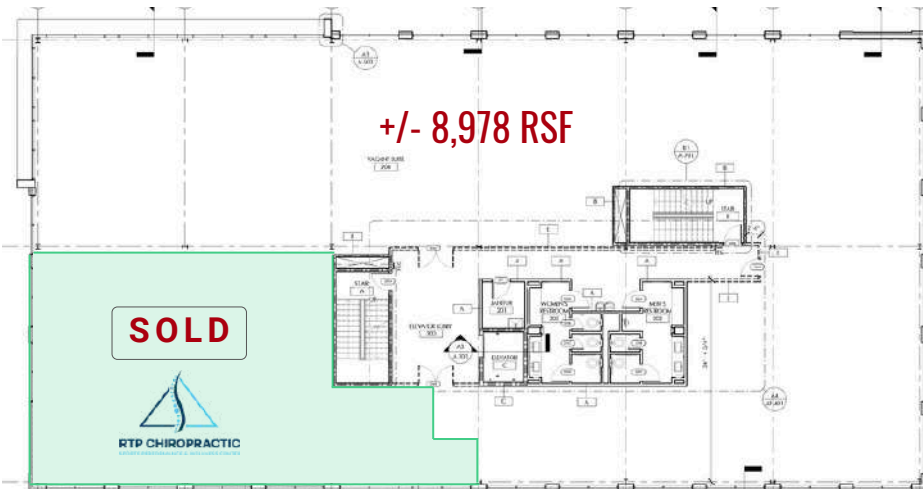
### LEASE RATE

\$30.50 SF (NNN)  
Attractive tenant improvement allowance  
on usable square footage

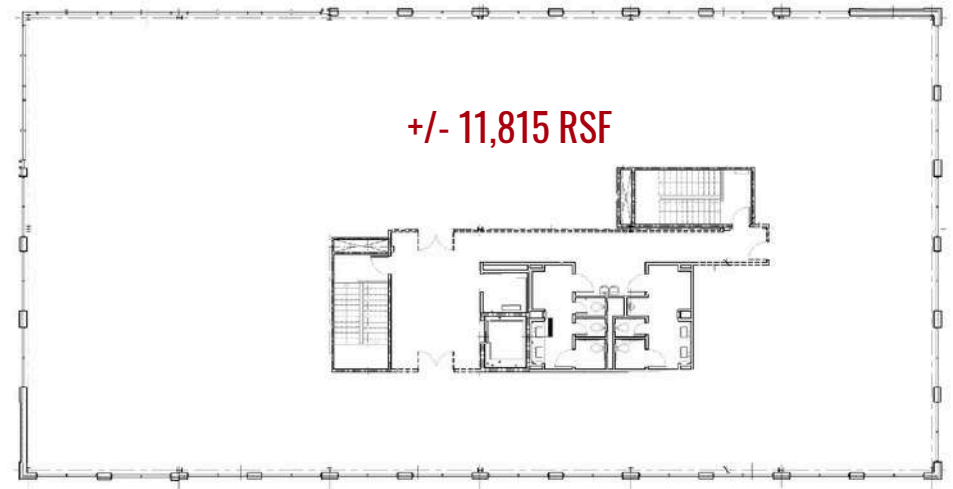
### SALE PRICE

First Floor: SOLD  
Second Floor: \$365 PSF  
Third Floor: \$375 PSF

## SECOND FLOOR



## THIRD FLOOR



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

# 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.

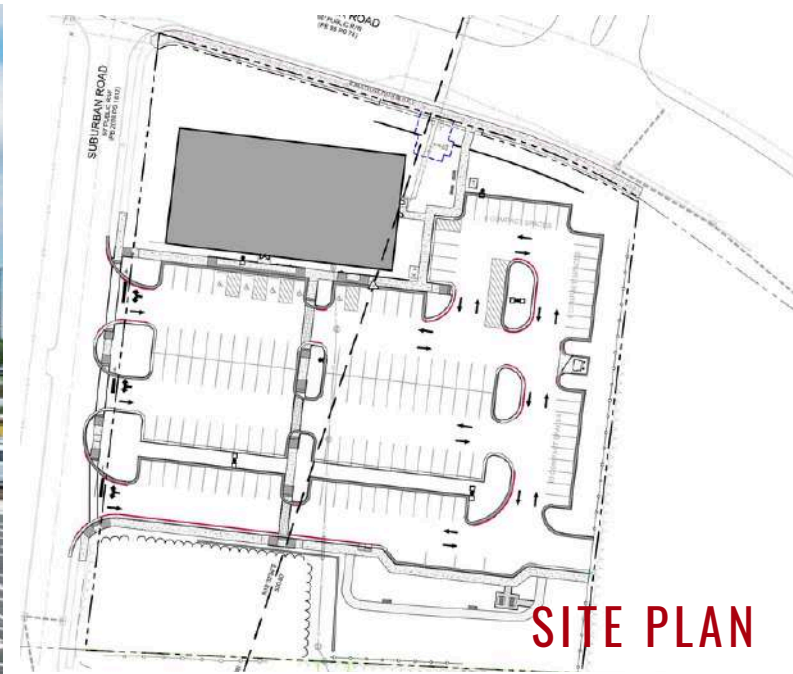
## NEARBY AMENITIES & ACCESS

- |  |   |   |
|--|---|---|
| <p><b>1 IMPERIAL CENTER</b></p> <ul style="list-style-type: none"> <li>• ATLANTIC TIRE</li> <li>• BB&amp;T BANK</li> <li>• BOJANGLES</li> <li>• BURGER KING</li> <li>• FED EX</li> <li>• OFFICE DEPOT</li> <li>• SECU</li> <li>• SHERATON HOTEL</li> <li>• SPRINGHILL SUITES</li> <li>• STARBUCKS</li> <li>• UNC HEALTHCARE</li> </ul> | <p><b>2 PERIMETER PARK</b></p> <ul style="list-style-type: none"> <li>• CARMEN'S CUBAN CAFE</li> <li>• CIRCLE K</li> <li>• COMMON GROUNDS</li> <li>• CRACKER BARREL</li> <li>• LA QUINTA INN</li> <li>• KIDDIE ACADEMY</li> <li>• HOLIDAY INN</li> <li>• HYATT HOUSE</li> <li>• WAKE TECH</li> <li>• PARAMOUNT EVENT VENUE</li> <li>• SHEETZ</li> </ul> | <p><b>3 RESEARCH TRIANGLE PARK</b></p> <ul style="list-style-type: none"> <li>• BOXYARD</li> <li>• CVS PHARMACY</li> <li>• FED EX</li> <li>• MARRIOTT</li> </ul> <p><b>4 RDU AIRPORT</b></p> <ul style="list-style-type: none"> <li>• CHOPHOUSE</li> <li>• COUNTRY INN</li> <li>• HYATT PLACE</li> <li>• TOP GOLF</li> <li>• TRU BY HILTON</li> </ul> |
|--|---|---|



# PROPERTY PHOTOS

703 SLATER ROAD, MORRISVILLE, NC 27560



**SITE PLAN**





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