

**ONLY ±8,978 SF
REMAINING!**



PHOENIXCOMMERCIALNC.COM
PRESENTS

OFFICE CONDOS FOR SALE OR LEASE

703 SLATER ROAD
MORRISVILLE, NC 27560

EXCLUSIVELY LISTED BY:

JOHN POWELL, President

919-948-7229

919-422-1612

jpowell@phoenixcommercialnc.com

THOMAS GOODWIN, CCIM, Principal

919-760-4819

919-227-9943

thomas@phoenixcommercialnc.com

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

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

FIRST FLOOR



AVAILABILITY

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

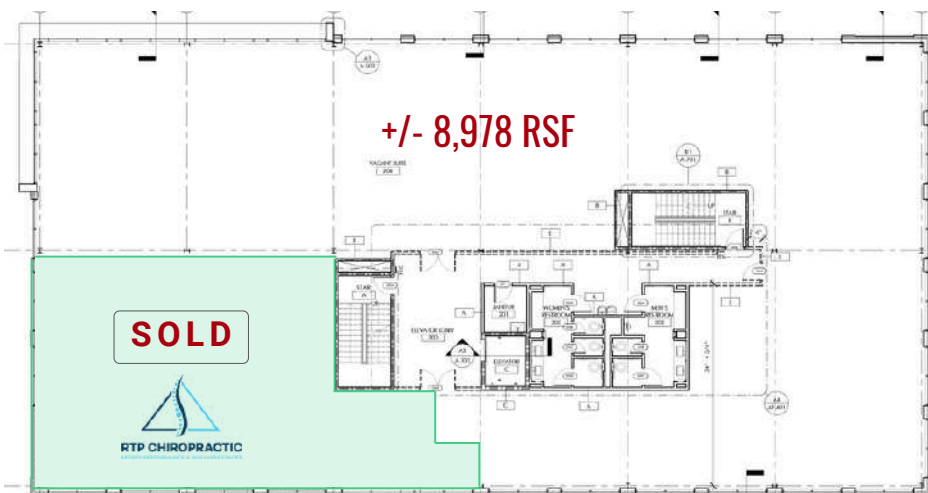
LEASE RATE

\$34.00 SF (NNN)
\$80.00 Tenant Improvement Allowance
on usable square footage

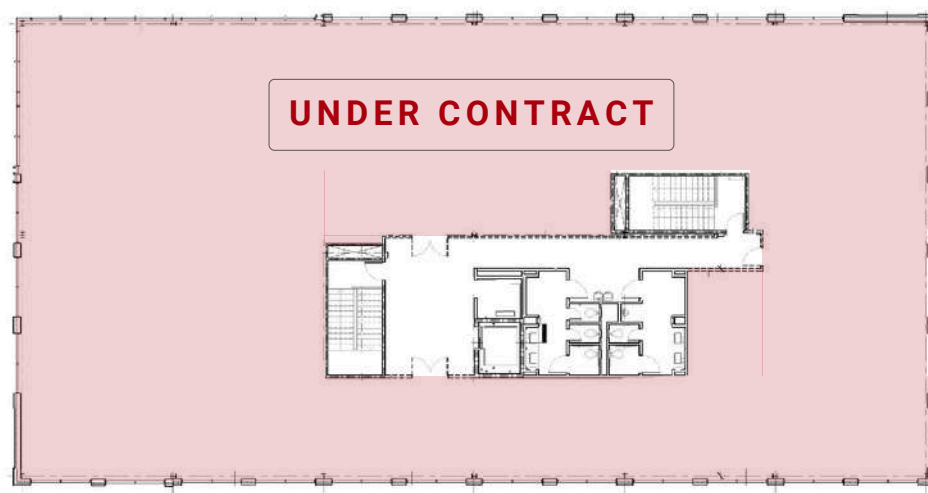
PRICE ADJUSTMENT

First Floor: SOLD
Second Floor: ~~\$365 PSF~~ \$319-339 PSF
Third Floor: UNDER CONTRACT

SECOND FLOOR



THIRD FLOOR



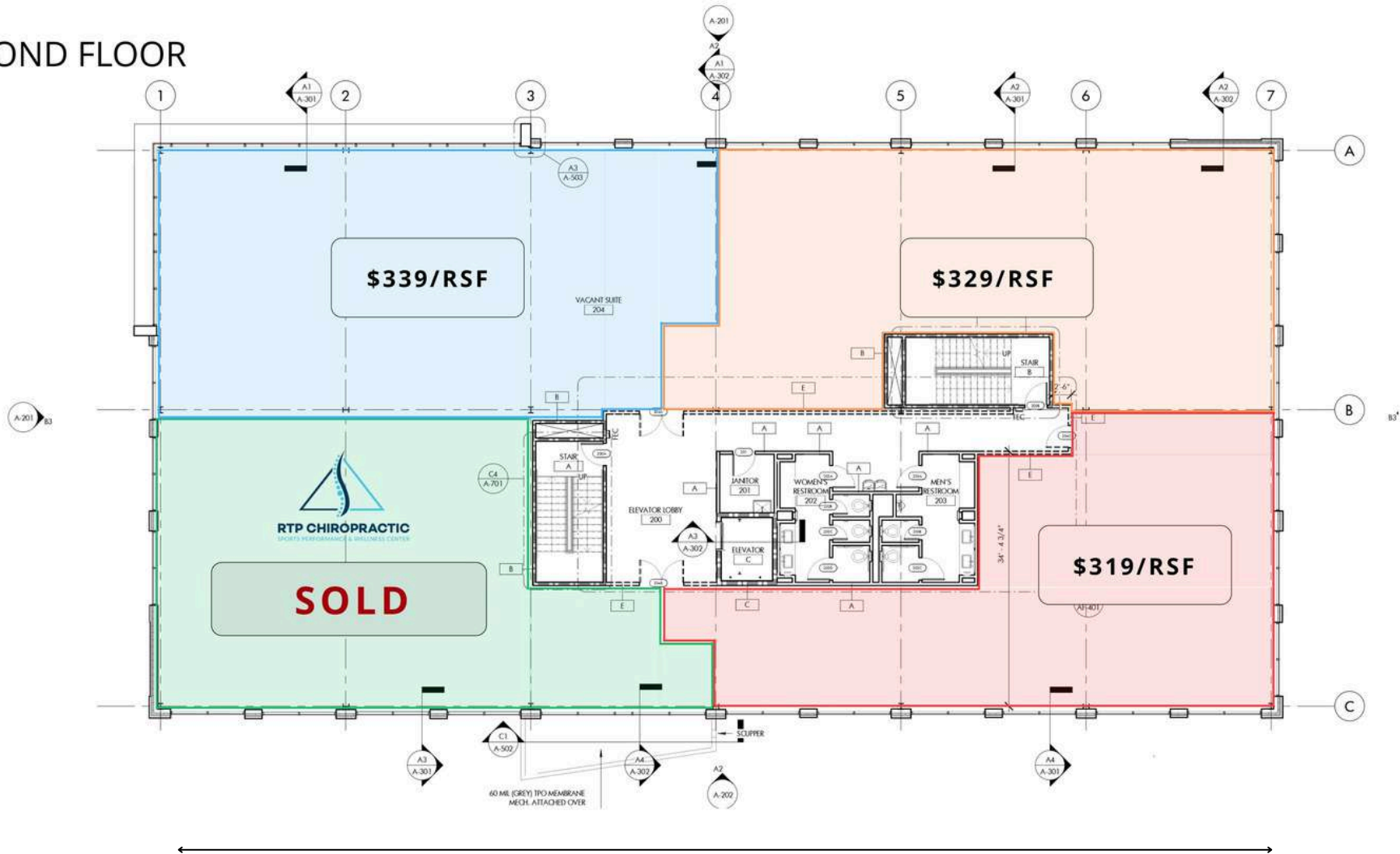
*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

FLOOR PLAN - AVAILABILITY & PRICING

703 SLATER ROAD, MORRISVILLE, NC 27560

SLATER RD

SECOND FLOOR

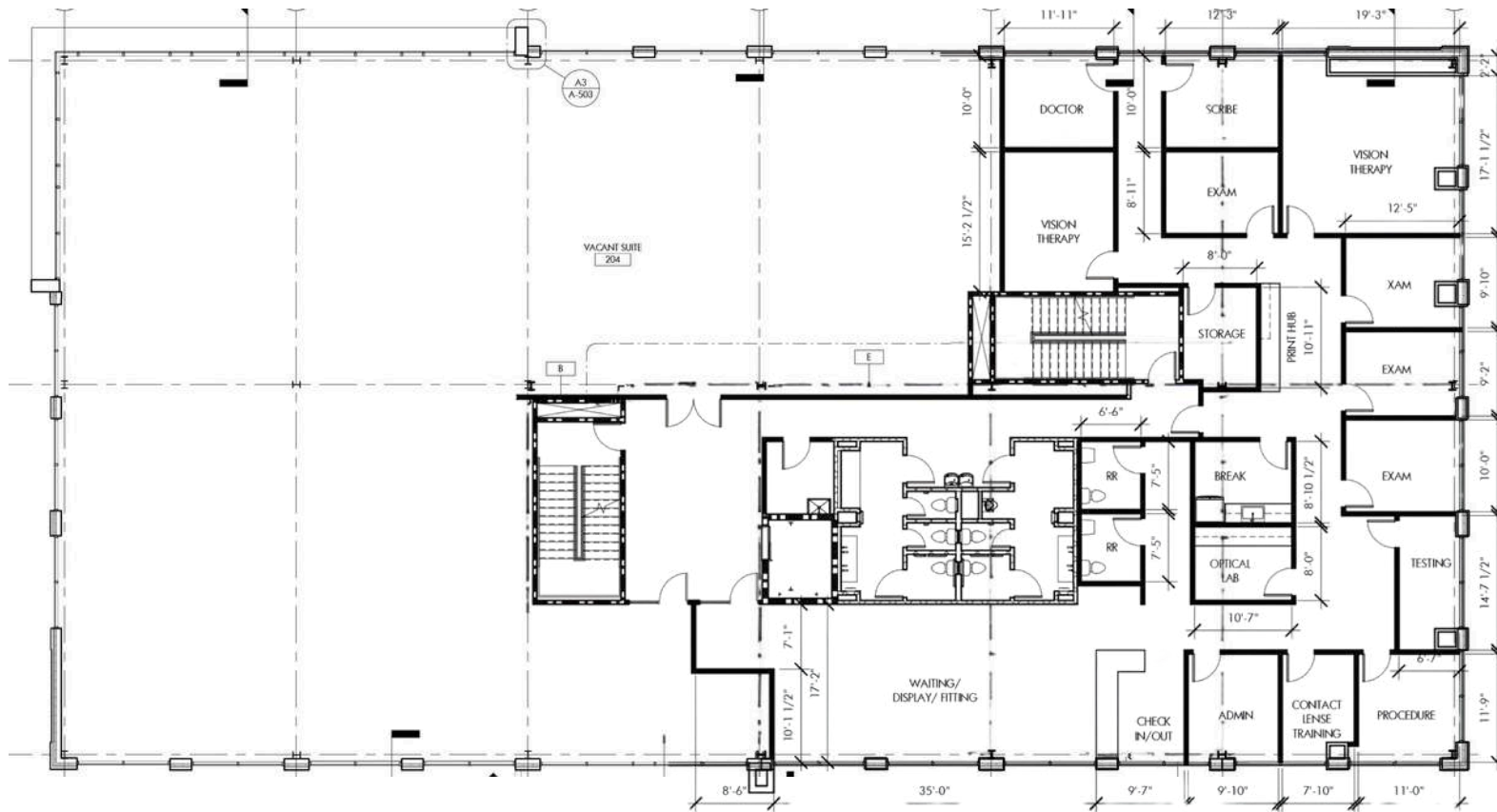


PARKING

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

SAMPLE TEST FIT - SECOND FLOOR

703 SLATER ROAD, MORRISVILLE, NC 27560



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

SAMPLE TEST FIT - SECOND FLOOR

703 SLATER ROAD, MORRISVILLE, NC 27560



*TEST FIT 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>1 IMPERIAL CENTER</p> <ul style="list-style-type: none"> • ATLANTIC TIRE • BB&T BANK • BOJANGLES • BURGER KING • FED EX • OFFICE DEPOT • SECU • SHERATON HOTEL • SPRINGHILL SUITES • STARBUCKS • UNC HEALTHCARE | <p>2 PERIMETER PARK</p> <ul style="list-style-type: none"> • 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 | <p>3 RESEARCH TRIANGLE PARK</p> <ul style="list-style-type: none"> • BOXYARD • CVS PHARMACY • FED EX • MARRIOTT <p>4 RDU AIRPORT</p> <ul style="list-style-type: none"> • CHOPHOUSE • COUNTRY INN • HYATT PLACE • TOP GOLF • TRU BY HILTON |
|--|---|---|



PROPERTY PHOTOS

703 SLATER ROAD, MORRISVILLE, NC 27560

