

# Morgan Falls Office Park

**7840 ROSWELL ROAD, SANDY SPRINGS, GA 30350**

**1 MILE SOUTH OF NORTHRIDGE ROAD & ½ MILE WEST OF GA-400**



- \$18.50/RSF Modified Gross Rents—Taxes and Insurance included, subject to pass-through increases over a Base Year
- Operating Expenses are currently estimated at \$3.17/SF
- Easily accessible with attractive, maturely landscaped campus environment
- Located on Roswell Road with access to the office park via the traffic signal at Morgan Falls Road
- Ideal location for medical office use convenient to St. Joseph's, Northside, and multiple other medical facilities
- Quality single-story construction with ample parking just outside the office doors
- Outstanding neighborhood demographics; surrounded by affluent neighborhoods such as Dunwoody and Sandy Springs
- Building signage available
- Adjacent to numerous shopping centers, restaurants, executive auto services, and golf & country clubs

**Clayton Gunter**  
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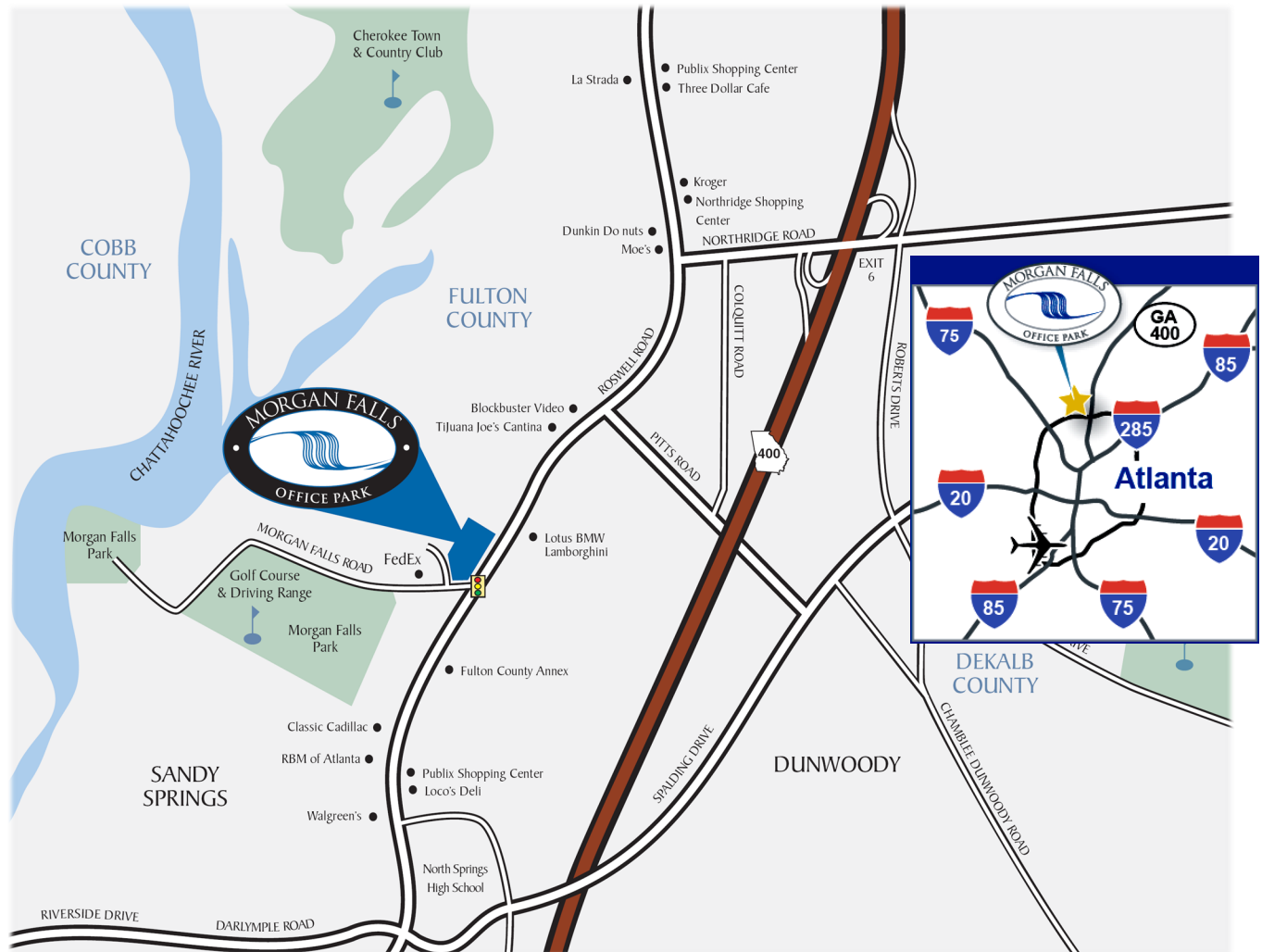
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## POPULAR *landmark*

Well-known for its running trails, ball fields and proximity to the Chattahoochee River, Morgan Falls has an established reputation in the community as an ideal place for outdoor recreation. While easily identified by its popularity as a natural escape, Morgan Falls offers so much more.

## *convenient* LOCATION

Morgan Falls is quite simply the right place to be. Situated at the meeting point of Roswell, Dunwoody and Sandy Springs, it's easily accessible from some of the city's finest neighborhoods. Not to mention how conveniently close you'll be to the best of Atlanta's major hospitals, shopping centers, restaurants, golf and country clubs.

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