



**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



FUTURE RENDERING

**OFFICE BUILDING**

**99 JD Anderson Drive**  
Morgantown, WV 26505



**Kim Licciardi, CCIM, SIOR**

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# 99 JD Anderson Drive, Morgantown, WV 26505

<b>LEASE RATE</b>	\$12.00 / SQ FT / YEAR
<b>LEASE STRUCTURE</b>	NNN
<b>BUILDING SIZE</b>	12,000 SQ FT
<b>MIN DIVISIBLE</b>	6,000 SQ FT
<b>PARKING</b>	40 (+/-) Off-Street Spaces
<b>DISTANCE TO MAIN ROADWAY</b>	0.3 Mile From Route 705

## SUITE DETAILS

Located at 99 J.D. Anderson Drive in the heart of Suncrest, one of Morgantown's most established and desirable professional corridors, this two-story office building offers approximately 12,000 (+/-) square feet of build-to-suit, customizable space, 6,000 (+/-) square feet per floor. The property is currently being renovated with an estimated completion date of May 2026.

Previously utilized as a medical office, this space presents an excellent opportunity in one of Morgantown's most sought-after professional corridors—just 0.3 mile off of Chestnut Ridge Road (Route 705). The property offers convenient access to both I-68 and I-79 in under 20 minutes and is within walking distance are Mon Health Medical Center, WVU's Health Sciences Center, Ruby Memorial Hospital, and numerous restaurants and retail options.

