



FOR LEASE
OFFICE SUITE
MARKETING FLYER



OFFICE SUITE AVAILABLE

300 WEDGEWOOD DRIVE
MORGANTOWN, WV 26505



MON GENERAL HOSPITAL
ENTRANCE FROM ROUTE 705

SUNCREST TOWNE CENTRE
UPSCALE SHOPPING AND DINING COMPLEX

RUBY MEMORIAL HOSPITAL
AND WVU SCHOOL OF MEDICINE

ROUTE 705 (VAN VOORHIS ROAD)
LOCATED 1 MILE FROM LOCATION

300 WEDGEWOOD DRIVE
YOUR NEW LOCATION

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OFFICE SUITE FOR LEASE

300 WEDGEWOOD DRIVE MORGANTOWN, WV 26505

RENTAL RATE

SUITE 140 / 2,228 SQ FT - \$15.00 /SQ FT/YR

LEASE STRUCTURE / NNN (\$3.17 PER SQ FT)

GROSS BUILDING SIZE / 19,171 SQ FT

**PROPERTY FEATURES / AMPLE PARKING,
COVERED ENTRANCE, CONCRETE WALK-
WAYS, EXTERIOR LIGHTING, EASY ACCESS
TO MANY RESTAURANTS AND AMENITIES**

300 Wedgewood Drive is an office/flex building which totals 19,171 (+/-) square feet. Currently available for lease is **Suite 140 which is comprised of 2,228 (+/-) square feet**. This suite is located on the right side of the building. This building offers a large off street parking lot which has approximately 116 spaces that are shared between tenants and customers.

Located just outside the city limits of Morgantown this property is situated just 0.25 mile off of Route 59 (Van Voorhis Road), and 1 mile from Route 705, where there is a daily traffic count of 34,175 vehicles per day (WVDOT, 2013). This location offers over 350 feet of road frontage with direct access along Wedgewood Drive. In 2015, within a 5-mile radius, there were 75,673 residents and roughly 26,332 housing units (MapInfo Pro, 2015).

BUILDING SPECIFICATIONS

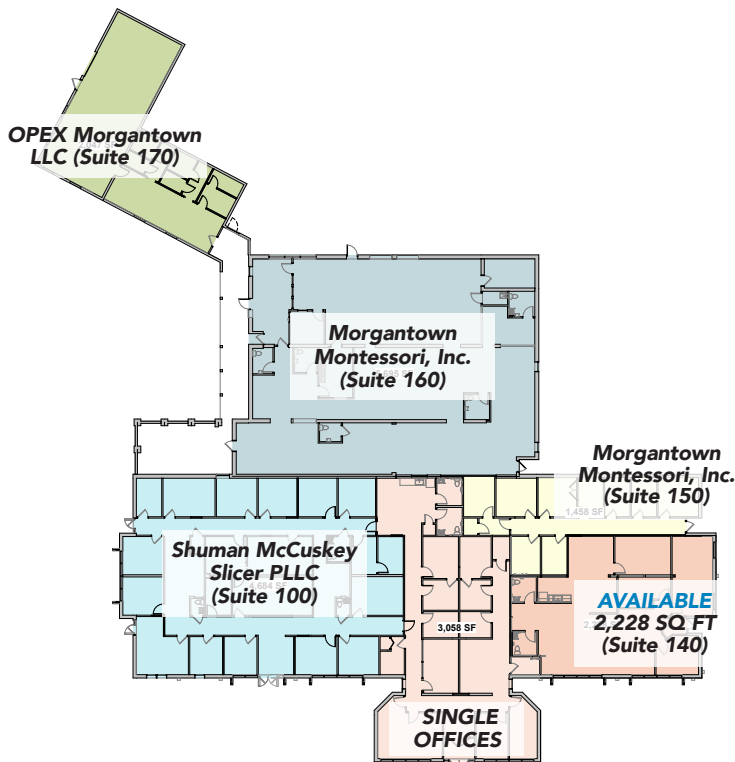
INGRESS / EGRESS

The property offers two separate parking areas, both of which provide one point of ingress and egress. Both lots provide direct access off of and onto Wedgewood Drive, leading to Van Voorhis Road.

PARKING

There are a total of 116 off street parking spaces available to the building. The front lot offers 81 designated parking spaces, and the back lot offers 35.

EXISTING TENANTS



RECENT EXTERIOR / STRUCTURAL UPGRADES

Additional exterior entrances with doors, canopies, and sign fields

Monument sign with panels for lessees and building address/name signage *(does not include lessee-specific signage)*

Painted brick columns and trim

Replace wood trim over driveway canopy

Paint and recondition multiple areas

Replace and paint exterior panel siding and shingles on northwest wood-frame *(non-brick)* wing of building

Accent lighting and under-canopy lighting

Parking lot patch, seal, and stripe

Replace all landscaping

Other general code compliance and deferred maintenance items

UTILITIES

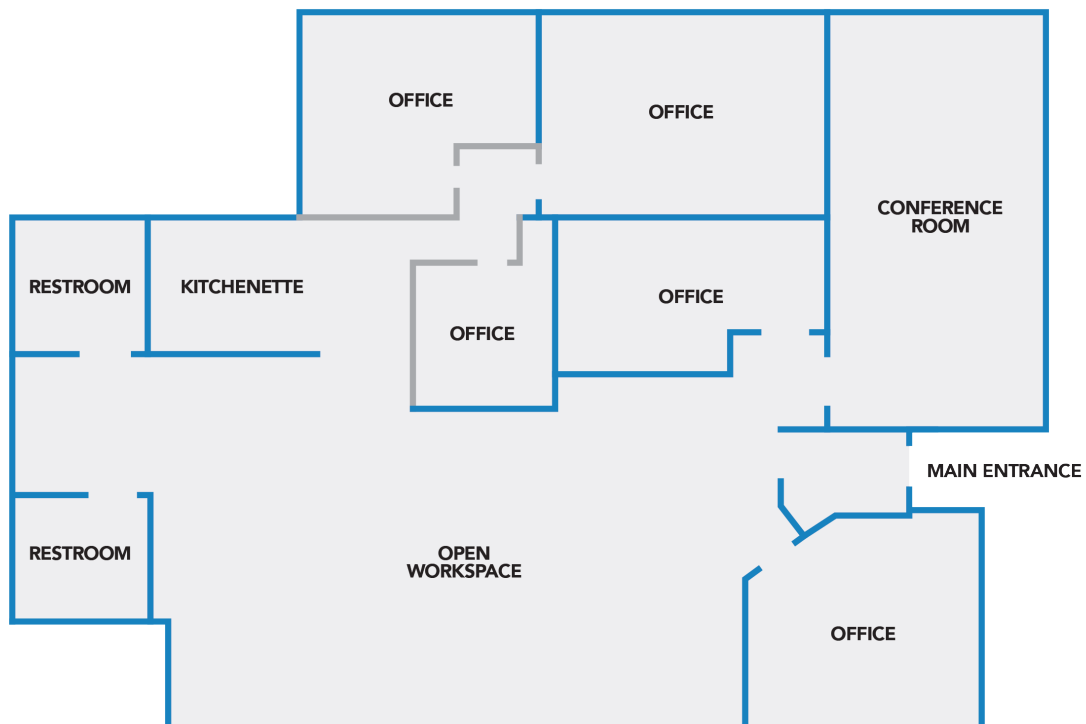
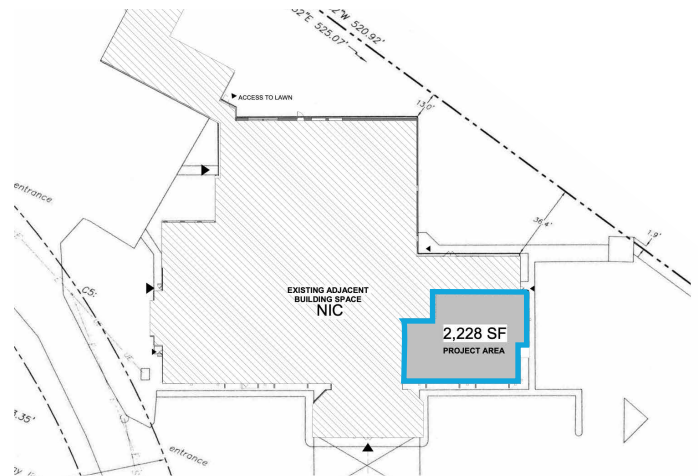
This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Cable/Internet	Multiple Providers
Cat 5 Wiring	Available (can be upgraded if needed)

SUITE 140 - FLOOR PLAN

SUITE 140 - \$15.00 / SQ FT / YR

Suite 140 is located on the right side of the building and is comprised of 2,228 (+/-) square feet. The floor plan is currently built out for an office user and includes two open work areas, two private offices, a conference room, kitchenette, storage room and two single restrooms. The suite can be accessed from the exterior of the building. Finishes include carpet and laminate flooring, drywall walls, drop ceilings and florescent lighting and blinds on the windows. The landlord is willing to add walls (shown in the floor plan below with dark grey lines) to create additional office space.



FOR LEASE
OFFICE SUITE - COMPLETELY RENOVATED
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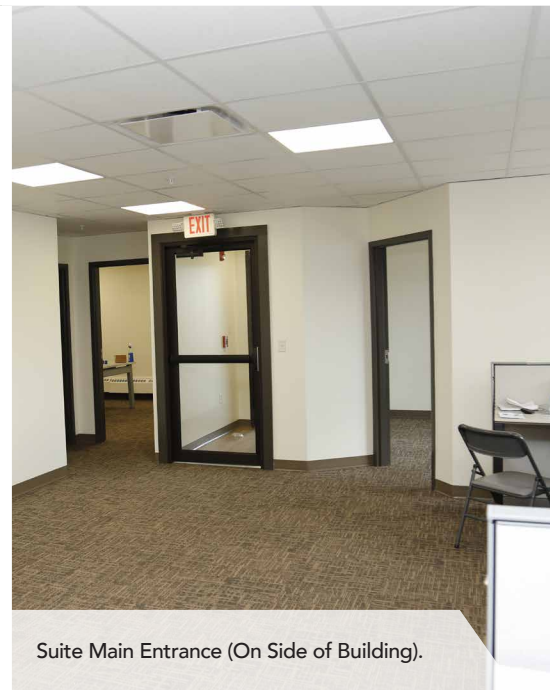
INTERIOR PHOTOS



Open Work Area.



Kitchenette.



Suite Main Entrance (On Side of Building).

INTERIOR PHOTOS



Open Work Area.

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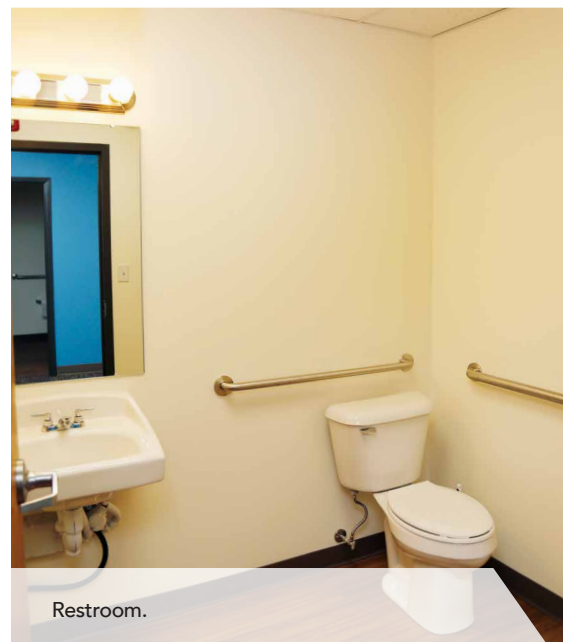
Office.



Storage.



Open Work Area / Office.



Restroom.

LOCATION ANALYSIS

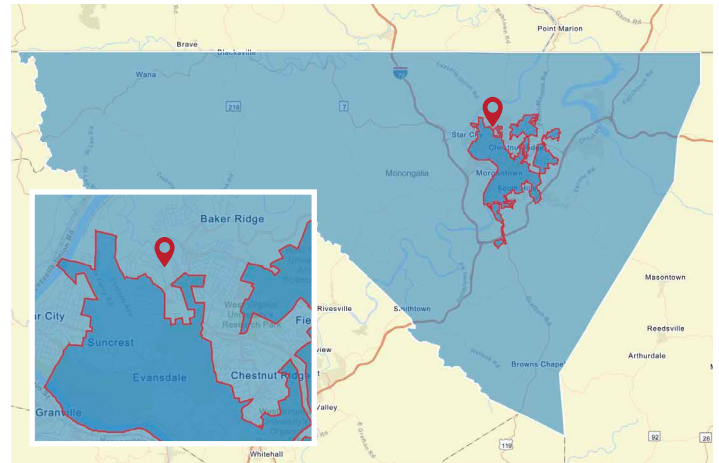
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

Monongalia County has a total population of 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

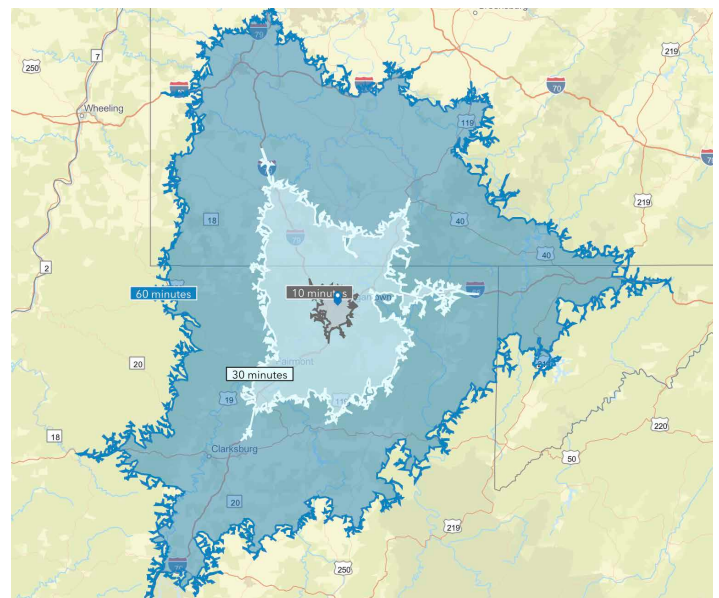
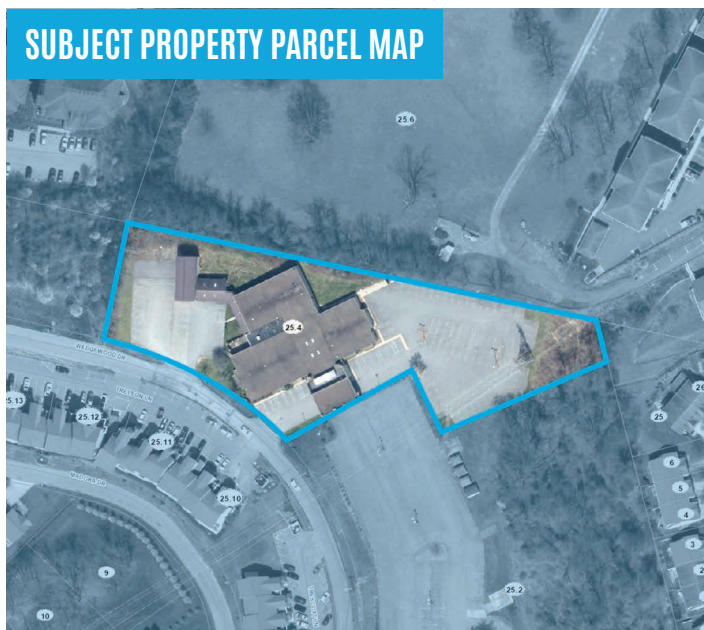
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

See 3, 5 and 10-mile radius demographics on Page 10.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV Morgantown City Limits Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 42 miles, Clarksburg, WV - 43 miles, Washington, PA - 47 miles, Pittsburgh, PA - 75 miles, Charleston, WV - 161 miles.

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AERIAL PHOTO



The aerial above was taken facing northwest. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 300 Wedgewood Drive is located just 0.25 from Route 59, and 1 mile from Route 705 (Van Voorhis Road), where there is a daily traffic count of 34,175 vehicles per day (WVDOT, 2013).

- ① Windwood Village Townhomes
- ② Golden Living Center
- ③ Wedgewood Flats
- ④ The Lofts
- ⑤ National Energy Technical Lab
- ⑥ Suncrest Residential Area
- ⑦ North Hills Residential Area
- ⑧ Mon General Hospital
- ⑨ Suncrest Towne Centre
- ⑩ Atria's / Holiday Inn
- ⑪ Walgreens / CVS
- ⑫ Mylan Pharmaceuticals
- ⑬ Office Depot
- ⑭ WVU Health Sciences
- ⑮ Ruby Memorial Hospital
- ⑯ Truist Bank
- ⑰ Applebee's / WVU Suncrest Center
- ⑱ Downtown Morgantown / WVU Campus
- ⑲ Evansdale Campus
- ⑳ Retail / Restaurants

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



52,211

Total
Population



2,201

Businesses



69,134

Daytime
Population



\$274,917

Median Home
Value



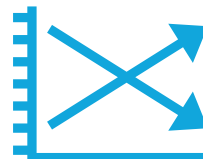
\$34,099

Per Capita
Income



\$50,190

Median Household
Income



0.3%

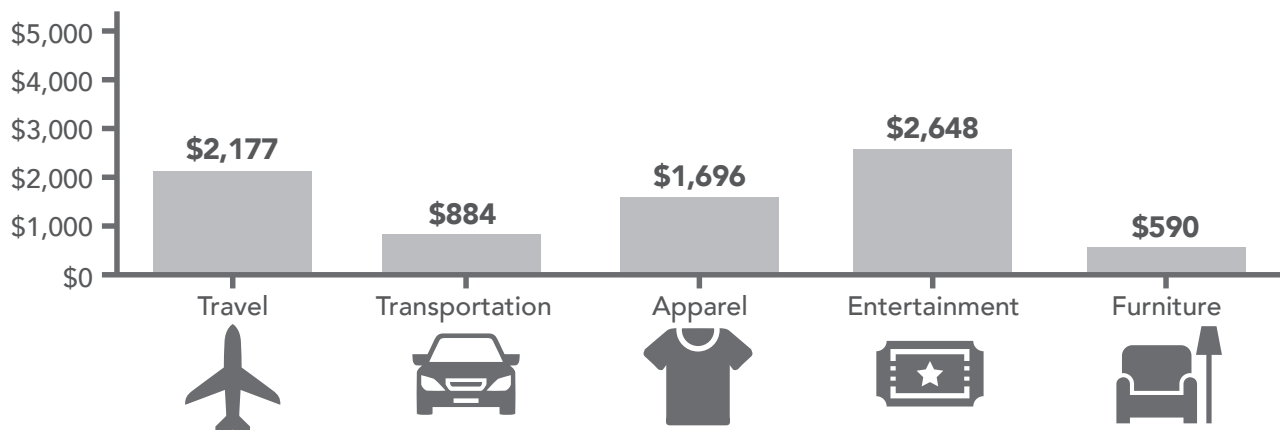
2025-2030
Pop Growth Rate



26,054

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



71,586

Total
Population



3,263

Businesses



91,331

Daytime
Population



\$269,396

Median Home
Value



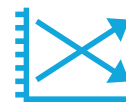
\$37,284

Per Capita
Income



\$55,178

Median
Household
Income



0.4%

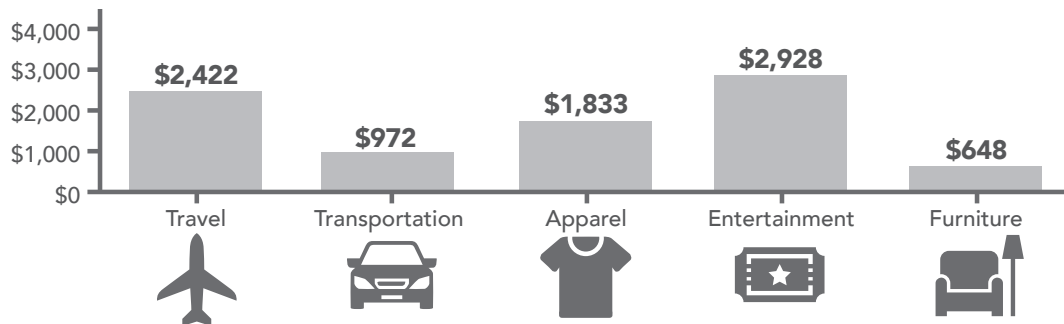
2025-2030
Pop Growth
Rate



35,368

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



106,186

Total
Population



3,924

Businesses



118,399

Daytime
Population



\$277,219

Median Home
Value



\$41,228

Per Capita
Income



\$63,481

Median
Household
Income



0.4%

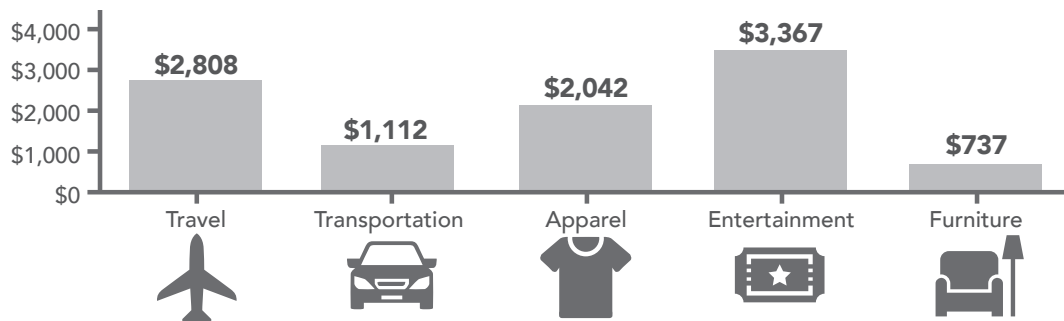
2025-2030
Pop Growth
Rate



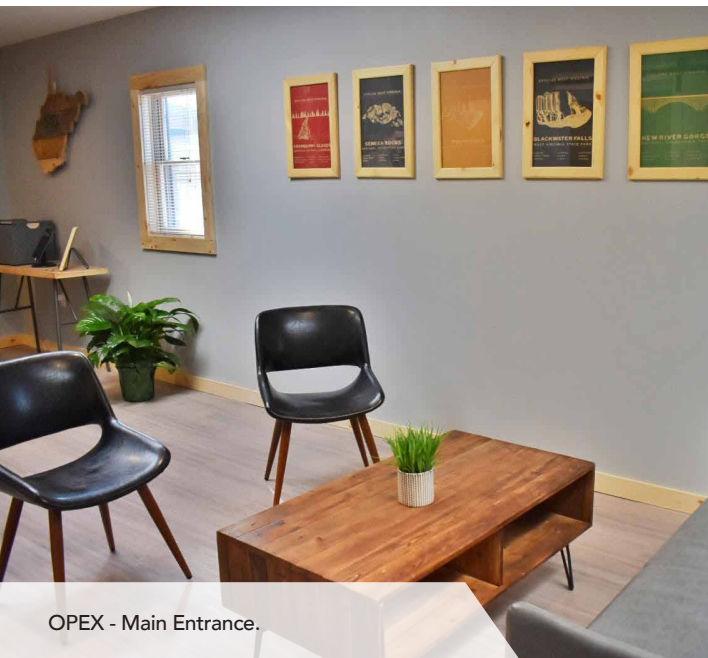
50,237

Housing Units
(2020)

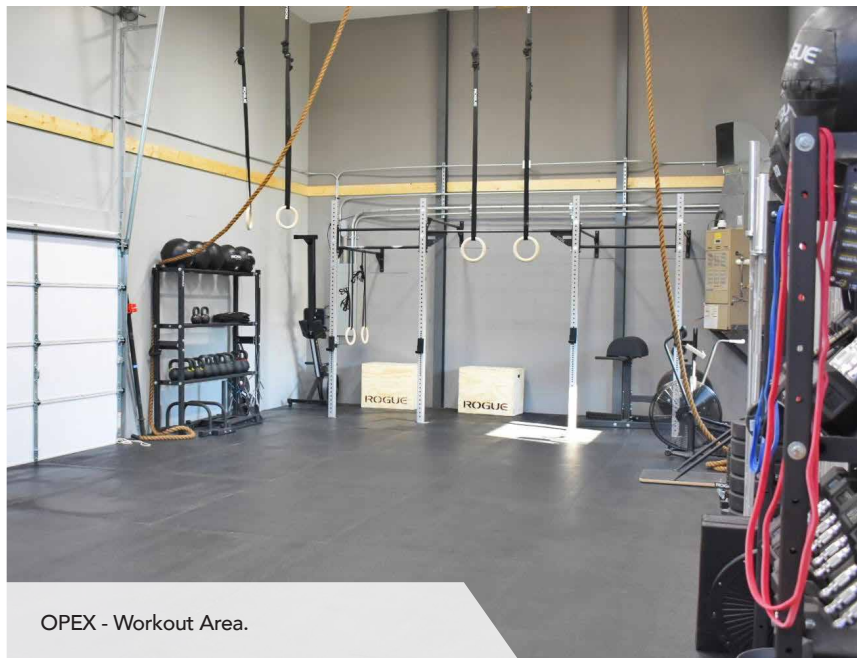
KEY SPENDING FACTS



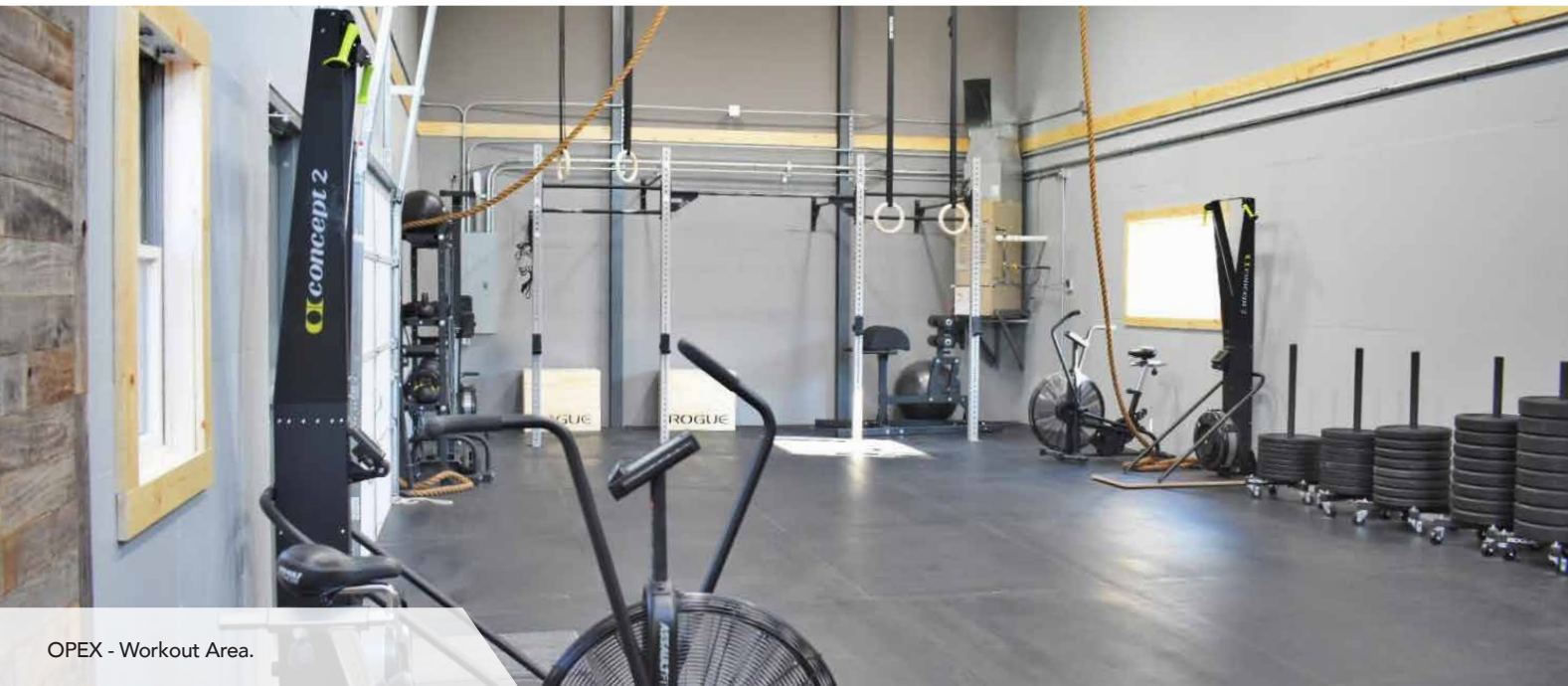
EXISTING/OTHER TENANT PHOTOS



OPEX - Main Entrance.



OPEX - Workout Area.



OPEX - Workout Area.

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Montessori - Open Play Area.



Montessori - Reading Area.



Montessori - Reading Area.

EXTERIOR PHOTOS



Front of Building/Signage.



Front/Side of Building.

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Side of Building.



Back of the Building.



Back of the Building (OPEX Suite).



The Wedge Signage.

AERIALS



Aerial of the Property Facing South.

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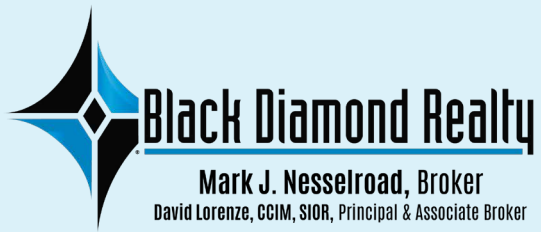
Aerial of the Property Facing North.



Aerial of the Property Facing West.



Aerial of the Property Facing East.



CONTACT

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