

OFFICE SPACE FOR LEASE



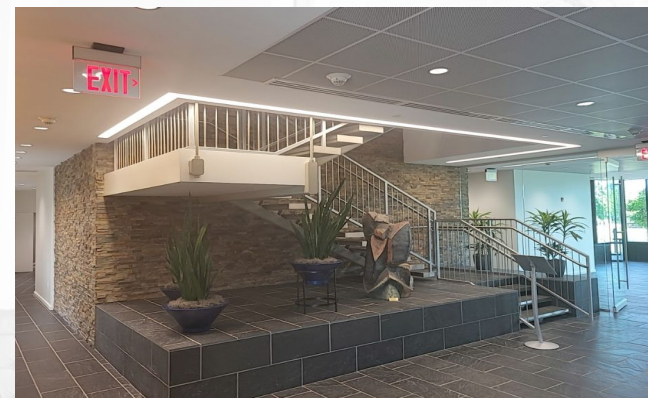
1 000 SWISS PINE WAY, MORGANTOWN, WV 26501

CLASS "A" OFFICE SPACE FOR LEASE

Newmark is pleased to present this rare leasing opportunity to lease space of a highly visible, Class "A" office property located within West Ridge Business Park in Morgantown, WV. This opportunity offers tremendous value as it includes the current buildout with high end finishes, conference room, kitchen, private offices, training and entertaining space with an outdoor patio.

Space Highlights:

- 5,000 rentable square feet with kitchen and outdoor patio
- Class "A" office space with high-end finishes
- Located conveniently off of Interstate 79 within West Ridge Business Park
- Situated adjacent to numerous Tenant amenities such as restaurants, retail shopping, hotels, and walking trails.
- Large surface parking lot
- Competitive rental rate and lease term available.





WESTRIDGE

BUSINESS + RETAIL PARK



Property Highlights:

AVAILABLE SPACE	5,000 RSF
STORIES	THREE(3)
PARKING	300 +/- (4./1000)
BUILDING MAKEUP	CLASS "A" OFFICE
AGE OF BUILDING	5 YEARS
TRAFFIC COUNTS (I79)	45,000 VPD

ASKING RENT **\$32.50 Modified Gross**



CONTACT



MARTIN J. PERRY, CCIM
Senior Managing Director,
Newmark
Martinperry@nrmk.com

Current Floor Plan for 1st Floor

