

OFFICE FOR LEASE
170 LAKEVIEW

170 LAKEVIEW DRIVE, MORGANTOWN, WV 26508



OFFICE FOR LEASE

PRESENTED BY:

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PROPERTY SUMMARY

170 LAKEVIEW DRIVE, MORGANTOWN, WV 26508



Property Summary

Available SF:	3,625
Building Name:	170 Lakeview
Renovated:	2023

Property Overview

A premier office opportunity awaits at Lakeview Resort, featuring a newly renovated 3,625 SF second-floor space that combines professional excellence with resort-style amenities. Situated at Exit 10 off I-68 in Morgantown's sought-after Cheat Lake area, this property offers an unparalleled business environment with panoramic golf course views.

Location Overview

Strategically positioned for easy accessibility, the location provides immediate access to I-68 and a short commute to downtown Morgantown. The property distinguishes itself through its integration with Lakeview Resort's premium amenities, including the championship golf course, full-service spa, and state-of-the-art fitness center. Professional common areas feature a well-appointed conference room, break room with pantry, comfortable lounge spaces, and an impressive double-height lobby.

AVAILABLE SPACES

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Available Spaces

Suite	Size	Available
Space 1	3,625	Yes

Space 1

- Full-floor privacy with dedicated elevator access and lobby
- Mix of open and private office layouts
- Private balcony with golf course views
- 70 dedicated parking spaces
- Move-in ready



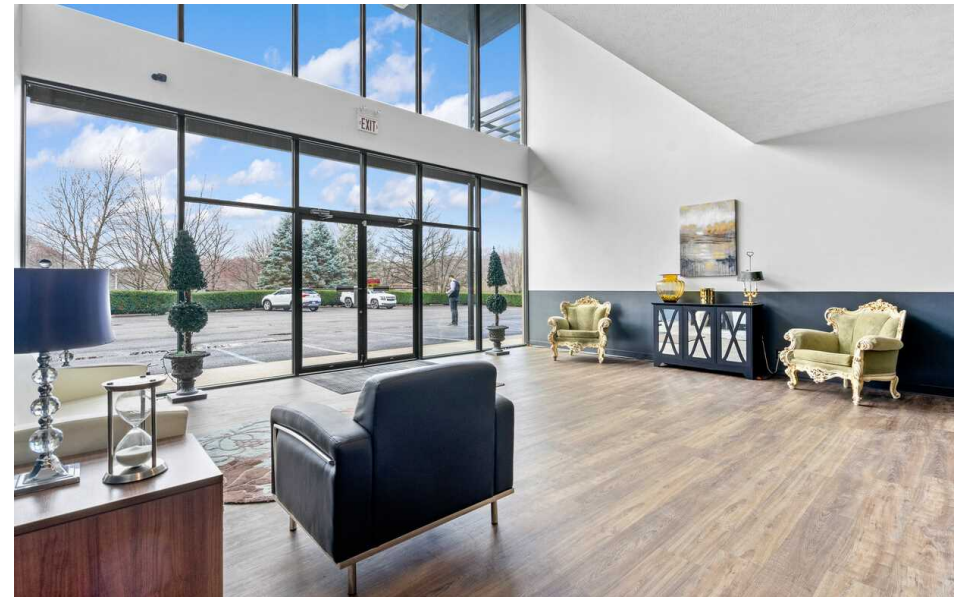
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PROPERTY PHOTOS

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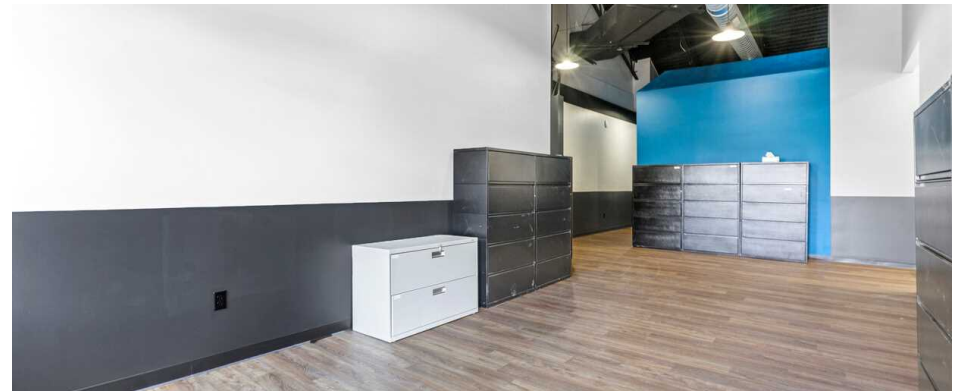
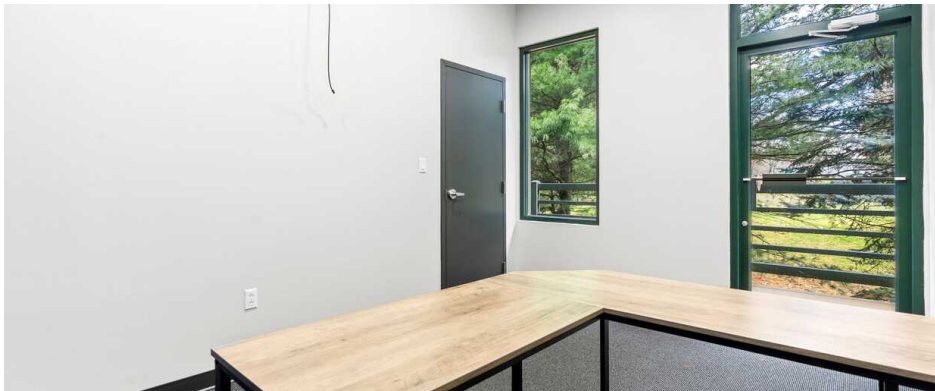
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FLOOR PLAN

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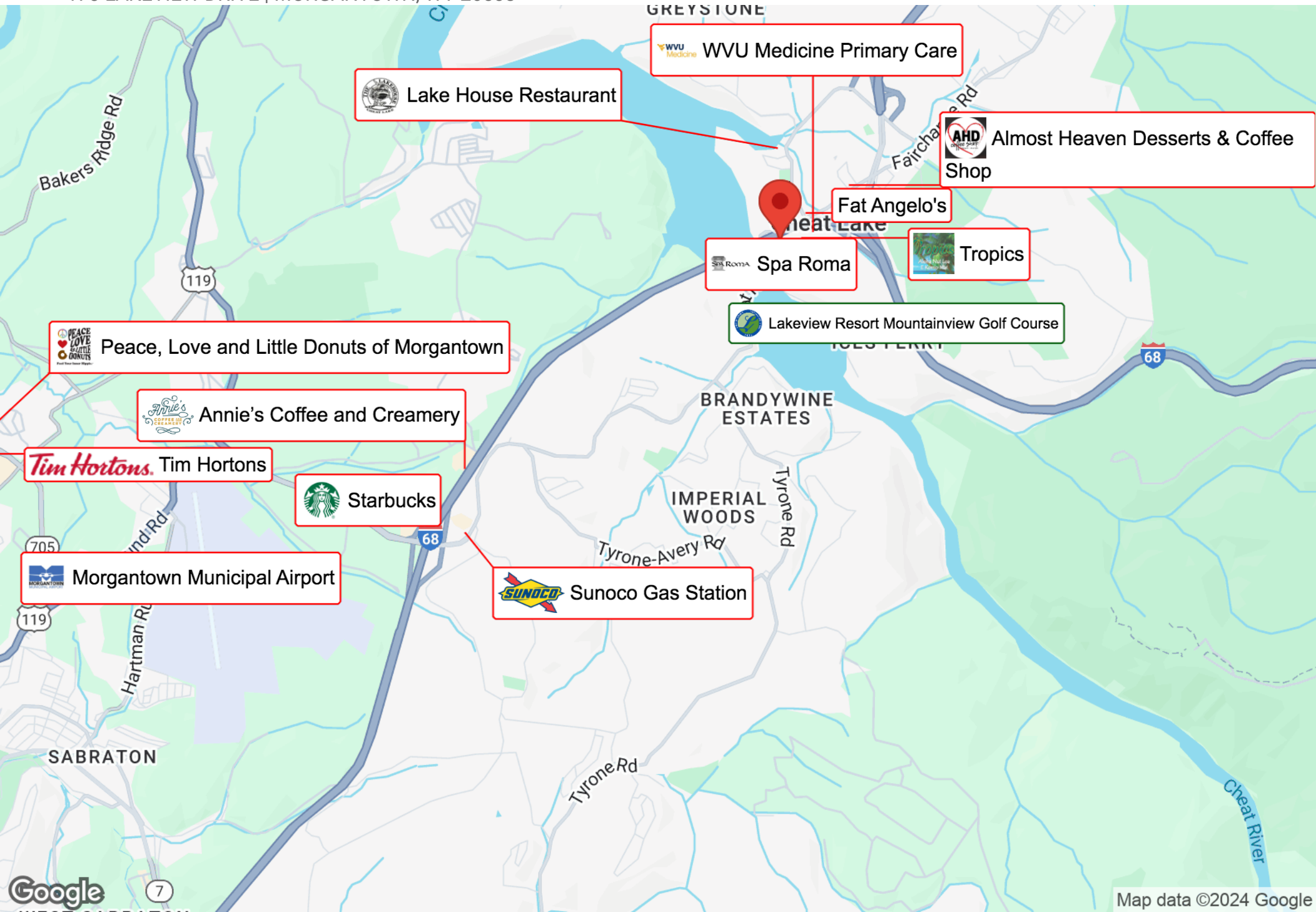
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BUSINESS MAP

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
 Lake House Restaurant

 WVU Medicine Primary Care

 Almost Heaven Desserts & Coffee Shop


Fat Angelo's

 Spa Roma


 Tropics


 Lakeview Resort Mountainview Golf Course

 Peace, Love and Little Donuts of Morgantown

 Annie's Coffee and Creamery

 Tim Hortons

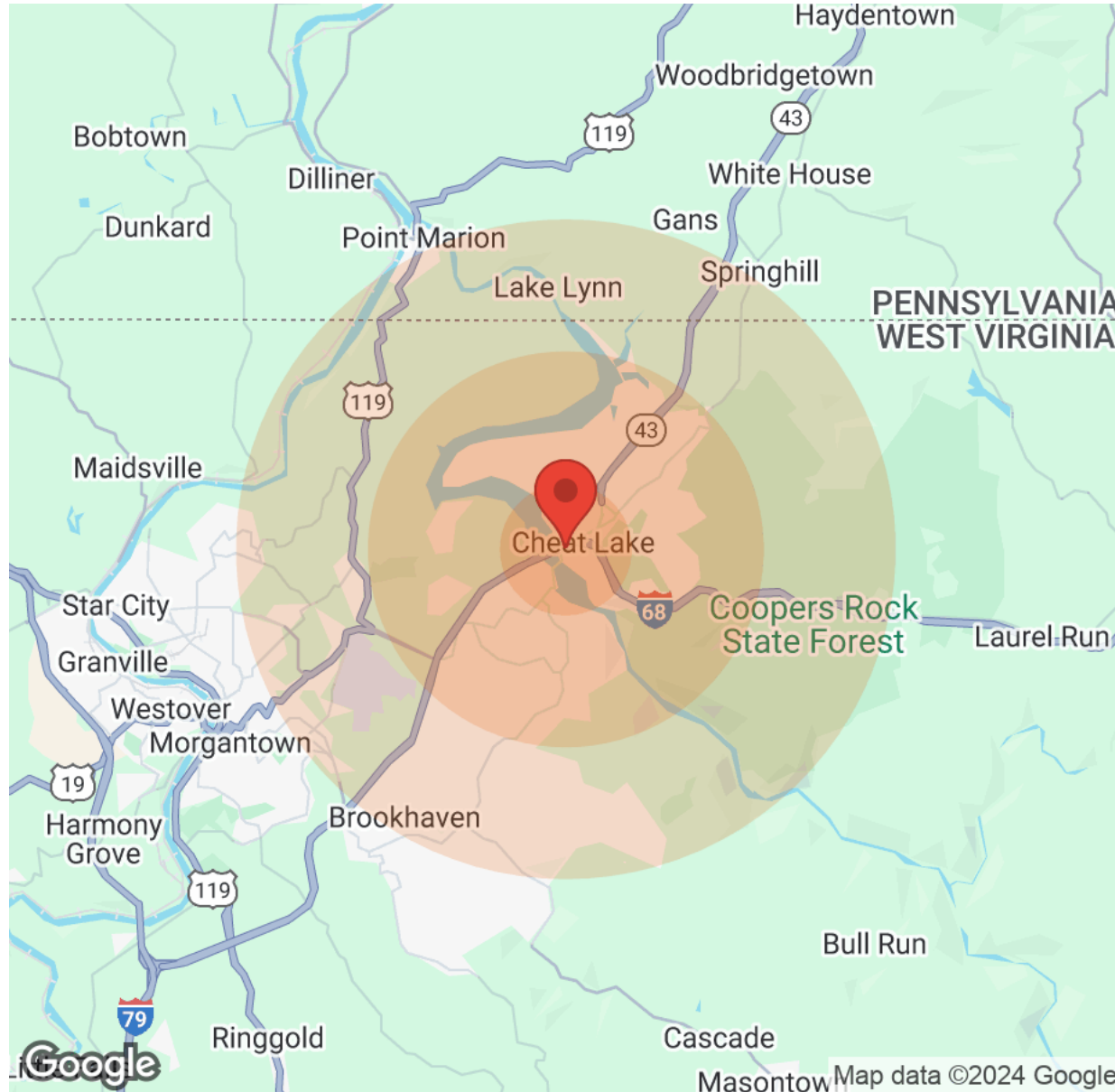
 Starbucks

 Morgantown Municipal Airport

 Sunoco Gas Station

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,720	14,858
Female	N/A	6,261	16,036
Total Population	N/A	11,981	30,894

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,932	4,276
Ages 15-24	N/A	1,543	3,305
Ages 25-54	N/A	4,584	13,699
Ages 55-64	N/A	1,806	4,364
Ages 65+	N/A	2,116	5,250

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$70,689	\$54,217
< \$15,000	N/A	350	2,465
\$15,000-\$24,999	N/A	531	1,723
\$25,000-\$34,999	N/A	289	1,174
\$35,000-\$49,999	N/A	655	1,653
\$50,000-\$74,999	N/A	843	2,136
\$75,000-\$99,999	N/A	716	2,082
\$100,000-\$149,999	N/A	757	1,180
\$150,000-\$199,999	N/A	330	573
> \$200,000	N/A	420	650

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,997	14,213
Occupied	N/A	4,608	13,075
Owner Occupied	N/A	3,385	7,686
Renter Occupied	N/A	1,223	5,389
Vacant	N/A	389	1,138

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MEET OUR TEAM

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