

Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



OFFICE SUITE / SINGLE OFFICES

7000 Hampton Center, SUITE B

Morgantown, WV 26505



David Lorenze, CCIM, SIOR
Principal / Associate Broker

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Jeff Stenger

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7000 Hampton Center, Suite B, Morgantown, WV 26505

LEASE RATE \$975-\$2,500 / MONTH (Utilities Included)

LEASE STRUCTURE NNN

TOTAL SPACE AVAILABLE 1,025 SQ FT

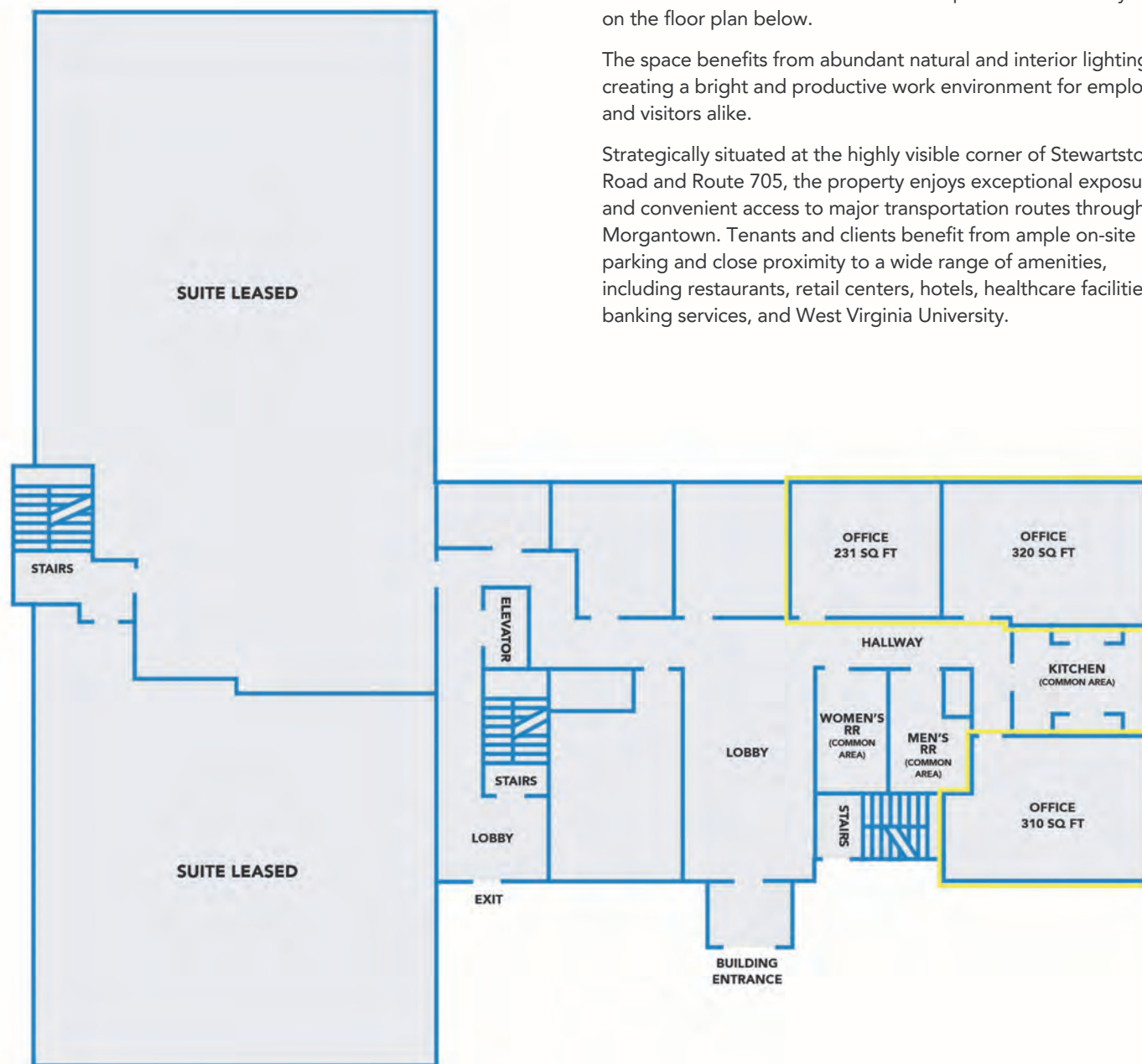
DISTANCE TO INTERSTATE 2.7 Miles From I-68, Exit 7

SUITE DETAILS

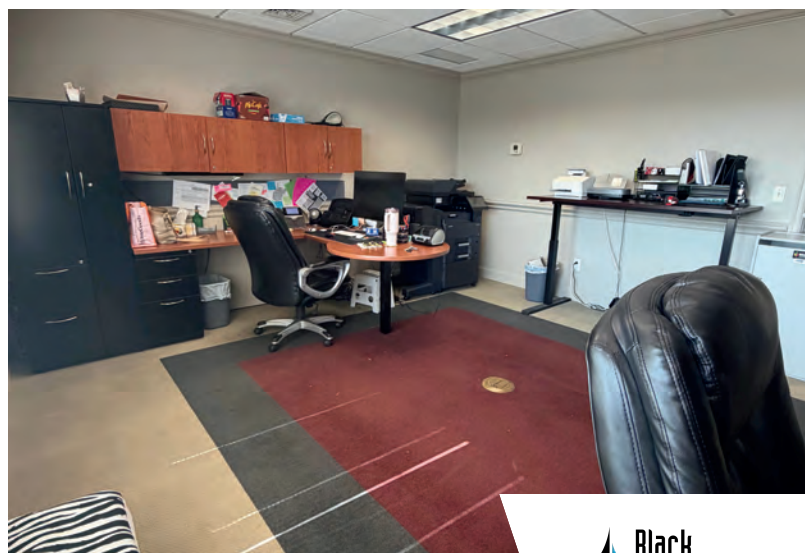
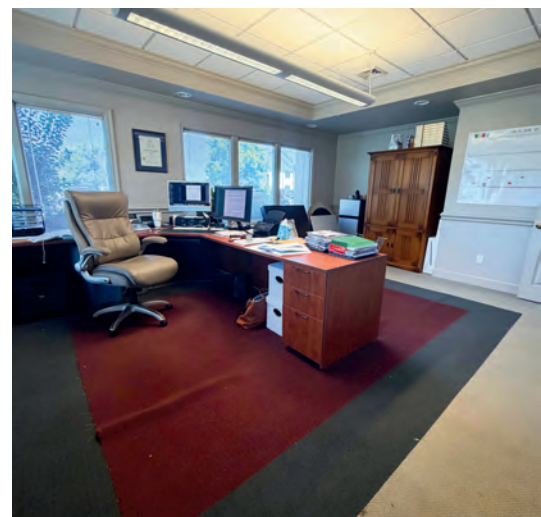
Positioned within one of Morgantown's most desirable professional office corridors, Suite B at 7000 Hampton Center offers approximately 1,025 (+/-) square feet of well-appointed office space on the first floor of a prominent multi-tenant office building. The suite features three separate offices that can be leased separately for \$975/Month, or together for \$2,500/Month. Outside of the suite, there is a shared kitchen and separate men's and women's restrooms. The available space is outlined in yellow on the floor plan below.

The space benefits from abundant natural and interior lighting, creating a bright and productive work environment for employees and visitors alike.

Strategically situated at the highly visible corner of Stewartstown Road and Route 705, the property enjoys exceptional exposure and convenient access to major transportation routes throughout Morgantown. Tenants and clients benefit from ample on-site parking and close proximity to a wide range of amenities, including restaurants, retail centers, hotels, healthcare facilities, banking services, and West Virginia University.



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