



FOR LEASE
OFFICE SUITES
MARKETING FLYER



1 SUBURBAN COURT
MORGANTOWN, WV 26505



DOWNTOWN CAMPUS

MILAN PUSKAR STADIUM

RUBY MEMORIAL HOSPITAL

HEALTH SCIENCES CAMPUS

ENCOMPASS HEALTH

34,176 VPD (2023)

1 SUBURBAN COURT

ROUTE 705

OFFICE DEPOT

VAN VORRHIS ROAD

SUNCREST

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OFFICE SUITES FOR LEASE

1 SUBURBAN COURT MORGANTOWN, WV 26505

RENTAL RATE / \$15.75 SQ FT / YEAR

**LEASE STRUCTURE / GROSS NET OF
PRO-RATED UTILITIES**

TOTAL SPACE AVAILABLE / 15,000 SQ FT

MIN DIVISIBLE / 3,000 SQ FT

PROPERTY TYPE / OFFICE BUILDING

**PROPERTY FEATURES / LOCATED ALONG
A MAJOR THOROUGHFARE, CLOSE TO
MANY AMENITIES, AMPLE PARKING,
SIGNAGE OPPORTUNITIES, PRIVATE
OFFICES, SPACE FOR CUBICLES**

Located in the highly visible Suburban Court Shopping Plaza, this 3,000–15,000 (+/-) square-foot office suite offers flexible, professional space ideal for growing businesses.

Location & Accessibility

- Situated within the well-known Suburban Court Shopping Plaza, offering strong visibility.
- Second-floor suite built into a hill, providing convenient ground-level access.
- Multiple entrances allow flexible access points for employees and clients.

Space & Layout

- 15,000 (+/-) square feet of professional office space, ideal for a range of business types.
- Flexible floor plan featuring a balance of open areas for cubicles and private offices.
- Can be subdivided down to a minimum of 3,000 (+/-) square feet to meet specific business needs.

Amenities & Parking

- Large parking lot with ample spaces for employees and visitors.
- Easy access to nearby major roads and surrounding amenities.

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OFFICE SUITES - LOCATED WITHIN SUBURBAN COURT ALONG ROUTE 705

1 SUBURBAN COURT · MORGANTOWN, WV 26505 · 3,000 - 15,000 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SIGNAGE

A multi-tenant sign is available for tenants at the main entrance to the parking lot along Van Voorhis Road and is visible to traffic traveling in both directions.

INGRESS / EGRESS / PARKING

Ingress and egress to the property can be achieved via three separate locations, which are identified on the map below. The main access point is at the signalized Suburban Court entrance along Route 705. The second is via Hay Lane, also off Route 705, and the third is via Hickory Lane from Van Voorhis Road.

There is ample parking available in the paved lot directly in front of the upper level of the building. The parking lot offers 56 lined spaces, three of which are handicap accessible. Additional parking is available along the opposite sides of the building if necessary.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas Company
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers



LOCATION ANALYSIS

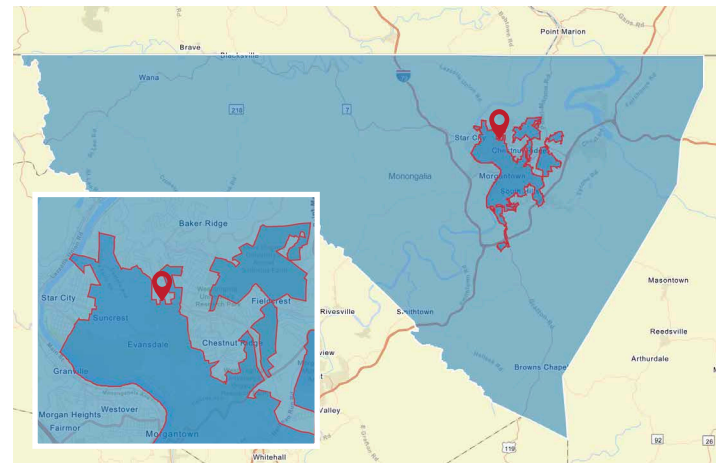
Monongalia County lies in north-central West Virginia, with Morgantown as the county seat and home to West Virginia University. The Morgantown MSA regularly ranks on a variety of lists highlighting the area's accomplishments in growth, business development, workforce cultivation, and more.

Morgantown's prominence in the recession-resistant sectors of higher education and health care employment contributes to the area's overall stability. The WVU Bureau of Business and Economic Research projects "continued healthy growth" well into the future.

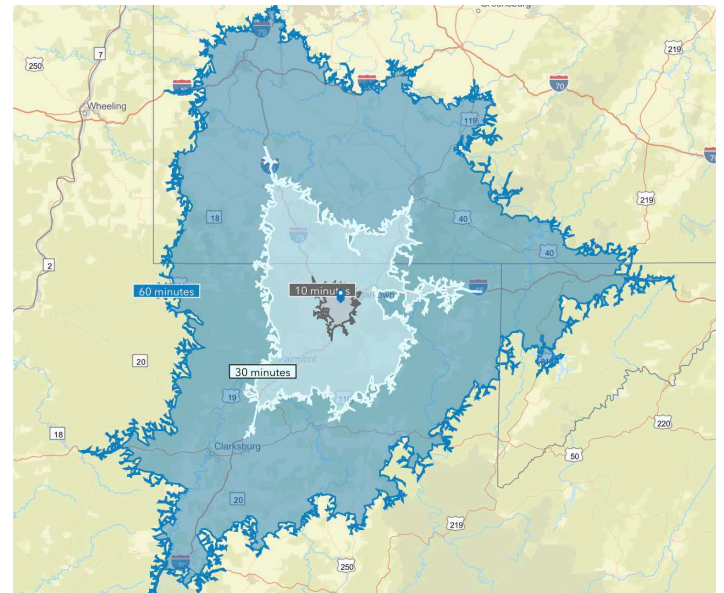
Monongalia County has a total population of 106,376 and a median household income of \$56,213, with 3,875 total businesses.

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

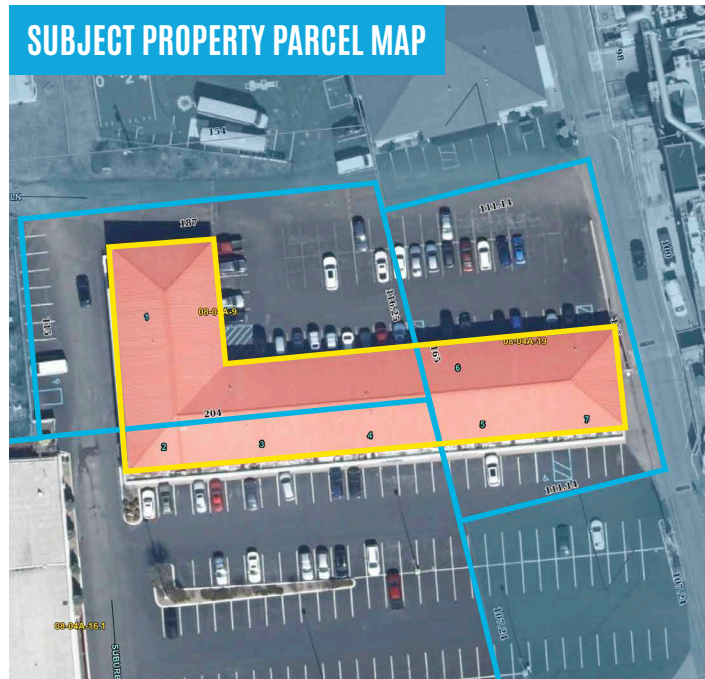
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV Morgantown City Limits Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.



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AERIAL PHOTO



The aerial above was taken facing southeast. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1 Suburban Court is located within the heart of Morgantown and the Suncrest area.

● Along Chestnut Ridge Road, which turns into Route 705, there is a daily traffic count of 34,176 vehicles (Esri, 2023).

- | | | |
|--|---|------------------------------|
| 1 Sabraton | 11 Walgreens | 23 Suncrest Center |
| 2 Pierpont Centre | 12 Sheetz | 24 Applebee's |
| 3 Morgantown Airport | 13 Mylan Pharmaceuticals Inc | 25 WVU Police Department |
| 4 Suncrest Towne Centre:
Kroger, First United Bank,
Roosters, Buffalo Wild
Wings, McDonalds, PetValu,
WVU Urgent Care, Primanti
Brothers, Kroger Fuel | 14 Office Depot | 26 Alumni Center |
| 5 Suncrest Village | 15 Dunkin' Donuts | 27 University Park |
| 6 Mon Health Wedgewood | 16 Euro-Suites | 28 Burrough's Place |
| 7 Mon Health Medical Center | 17 Encompass Health
Rehabilitation Hospital
of Morgantown | 29 Suncrest Area |
| 8 White Birch Towers | 18 Health Sciences Campus | 30 Suncrest Middle School |
| 9 Holiday Inn/Atria's | 19 Ruby Memorial Hospital | 31 Kroger |
| 10 CVS | 20 Milan Puskar Stadium | 32 Student Recreation Center |
| | 21 Medical Center PRT | 33 Evansdale Towers |
| | 22 Marquis Center | 34 WVU Residence Hall |
| | | 35 Downtown WVU |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



56,768

Total
Population



2,575

Businesses



75,213

Daytime
Population



\$269,078

Median Home
Value



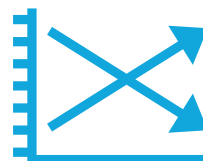
\$35,053

Per Capita
Income



\$51,472

Median Household
Income



0.3%

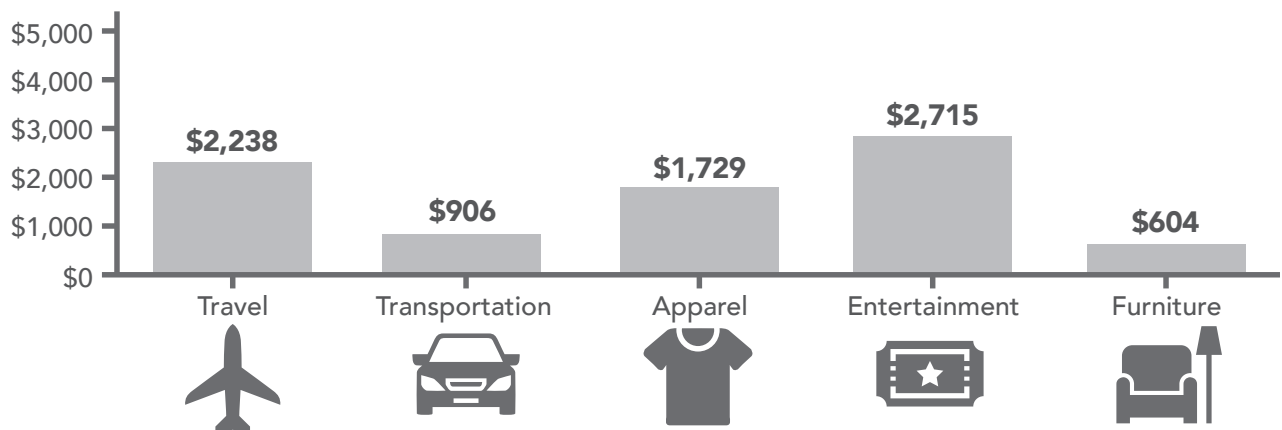
2025-2030
Pop Growth Rate



28,696

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



73,828

Total
Population



3,311

Businesses



92,881

Daytime
Population



\$270,573

Median Home
Value



\$37,886

Per Capita
Income



\$56,152

Median
Household
Income



0.4%

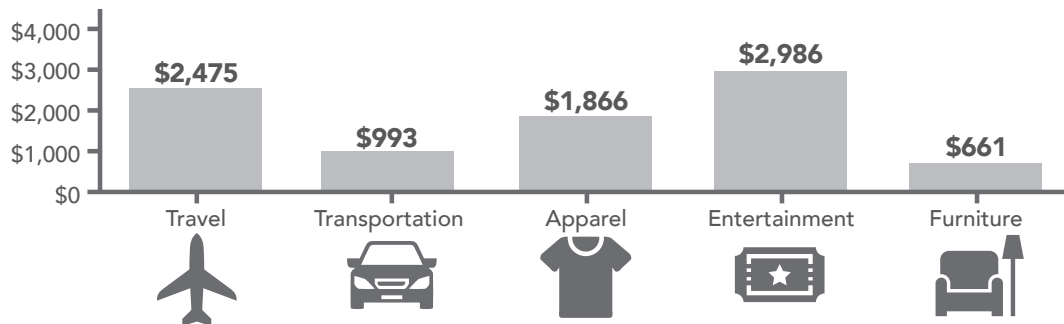
2025-2030
Pop Growth
Rate



36,260

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



107,400

Total
Population



3,942

Businesses



118,952

Daytime
Population



\$278,153

Median Home
Value



\$41,320

Per Capita
Income



\$63,737

Median
Household
Income



0.4%

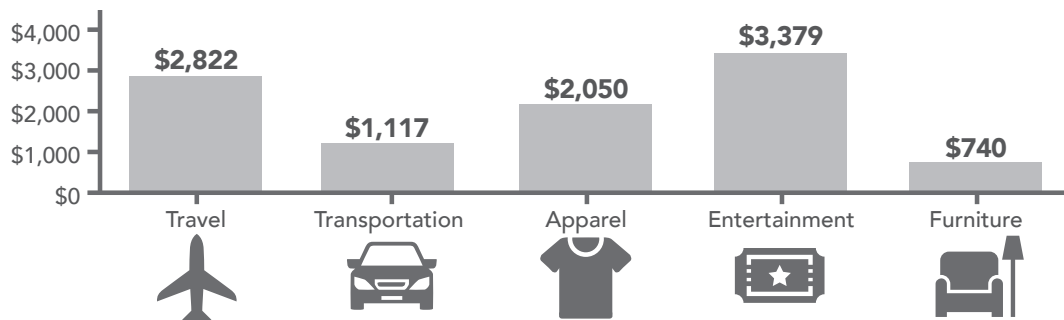
2025-2030
Pop Growth
Rate



50,680

Housing Units
(2020)

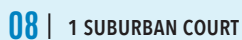
KEY SPENDING FACTS





This thoughtfully designed office suite features a functional layout tailored for productivity and comfort:

- **Entrances:** Three separate entrances enhance accessibility and circulation within the space.
- **Utility Room:** Dedicated space for building systems and storage.
- **Natural Light:** Large windows throughout the suite provide ample natural light, enhancing the work environment.
- **Interior Features:**
 - Carpeting throughout for comfort and noise reduction
 - Drywall partitions with drop ceilings create a professional, modern atmosphere.
 - Fluorescent lighting provides bright, even illumination across the workspace.



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INTERIOR PHOTOS

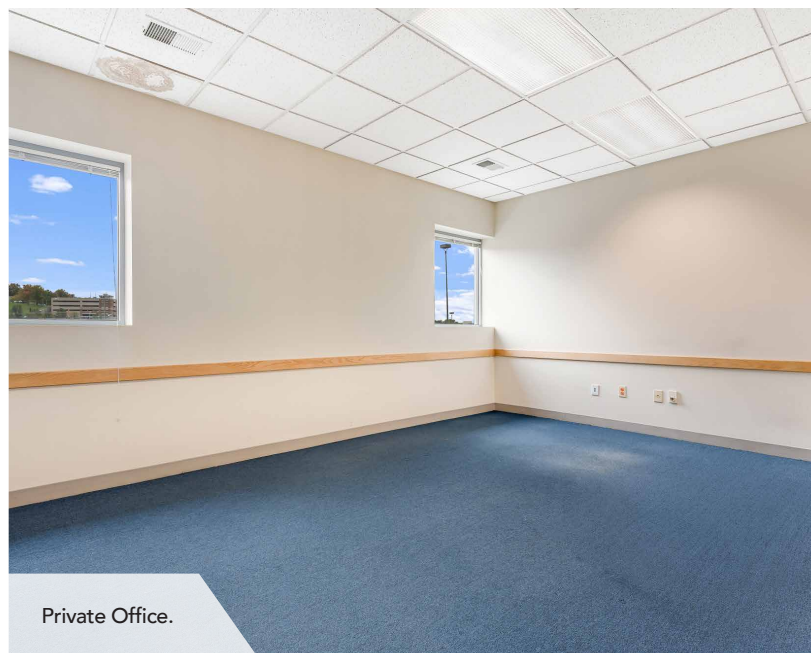
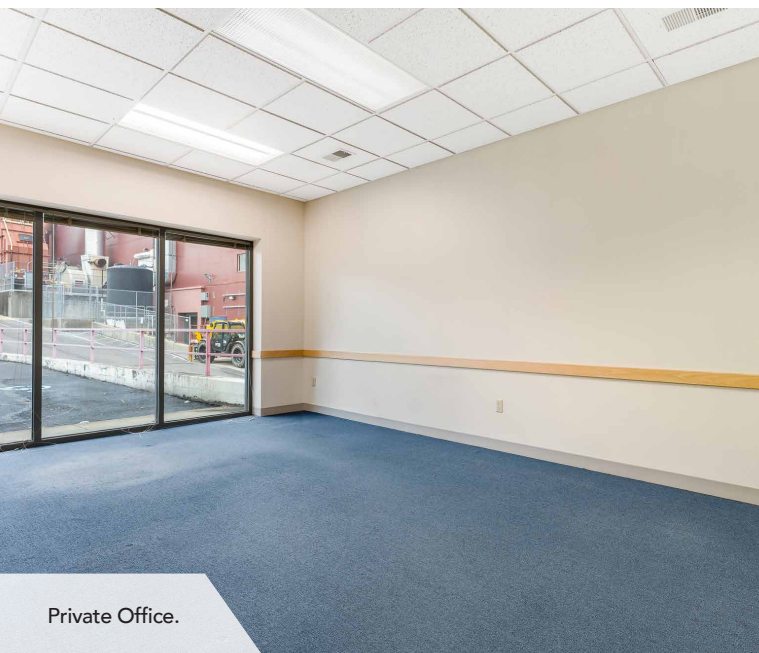


East Wing Entrance.



East Wing Entrance.

INTERIOR PHOTOS



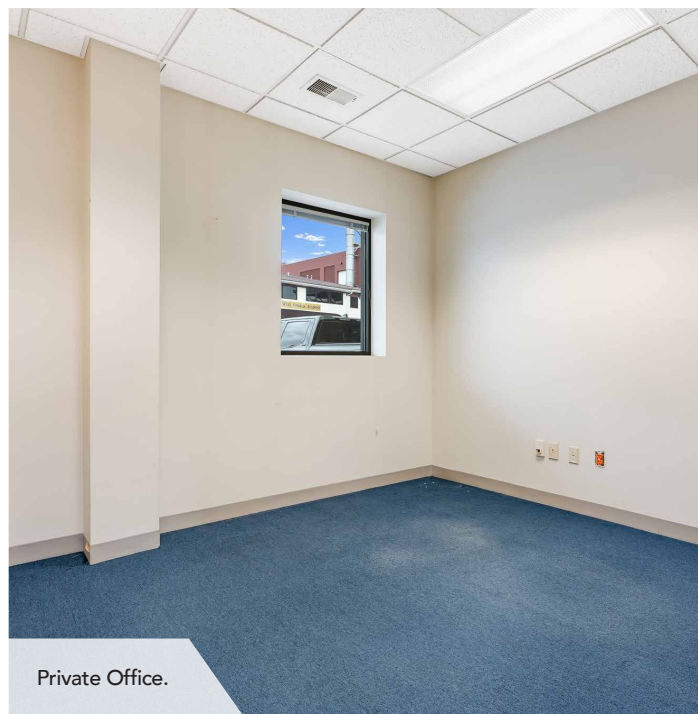
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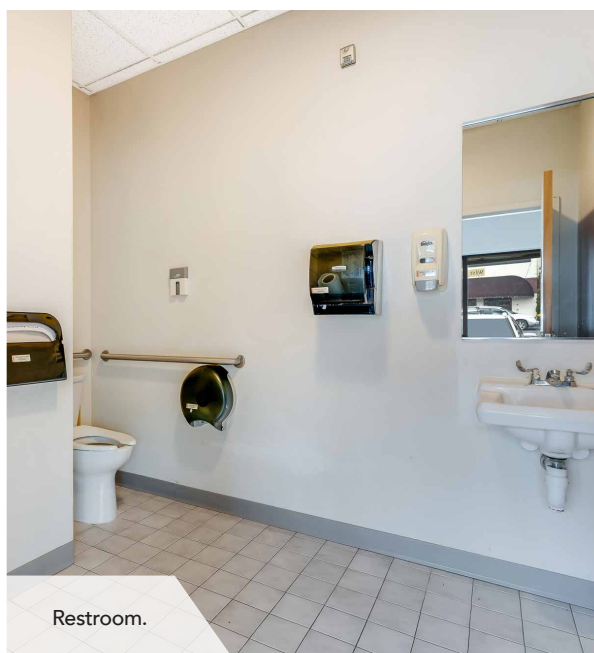
1 SUBURBAN COURT · MORGANTOWN, WV 26505 · 3,000 - 15,000 (+/-) SQ FT



East Wing Offices.



Private Office.



Restroom.



Private Office.

INTERIOR PHOTOS



Open Central Area.

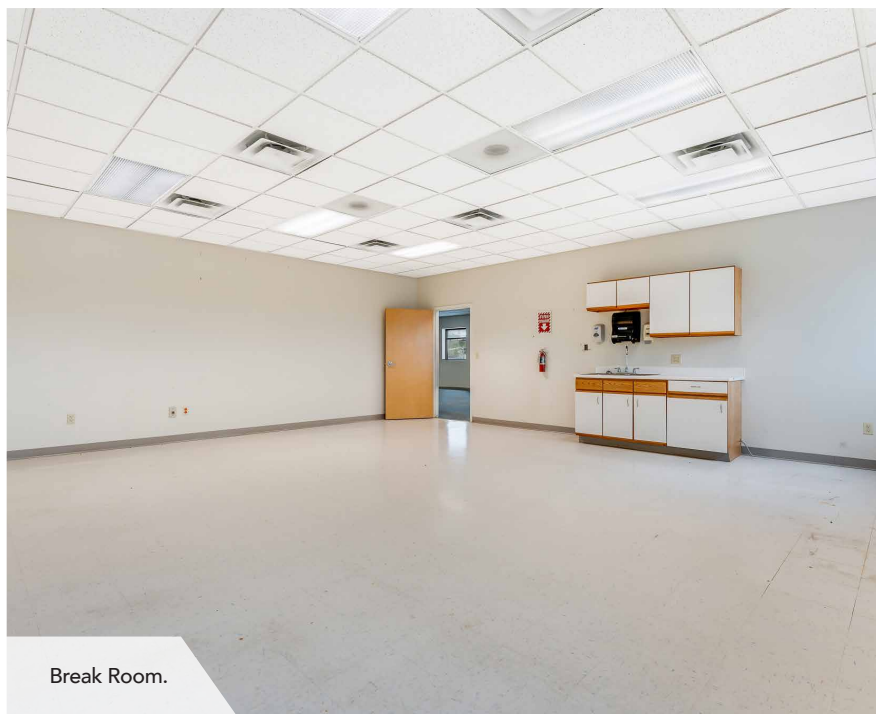


Open Central Area.

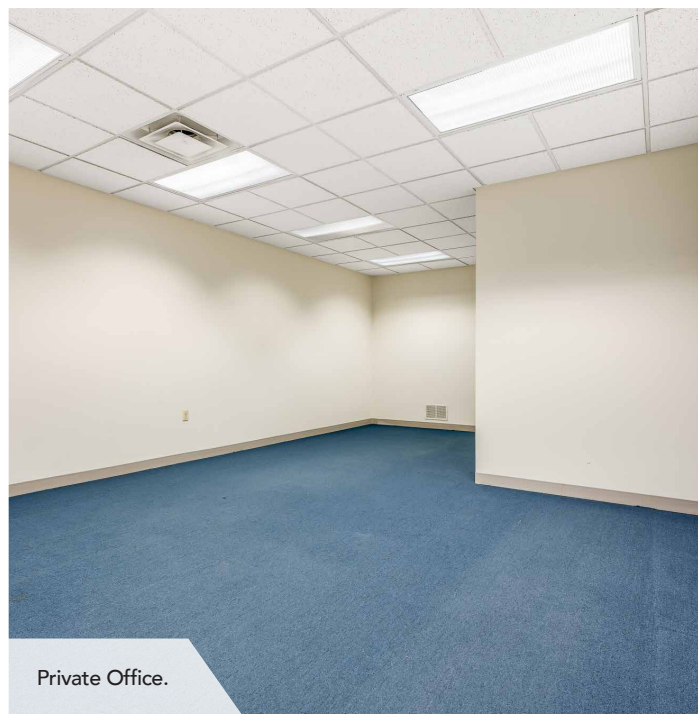
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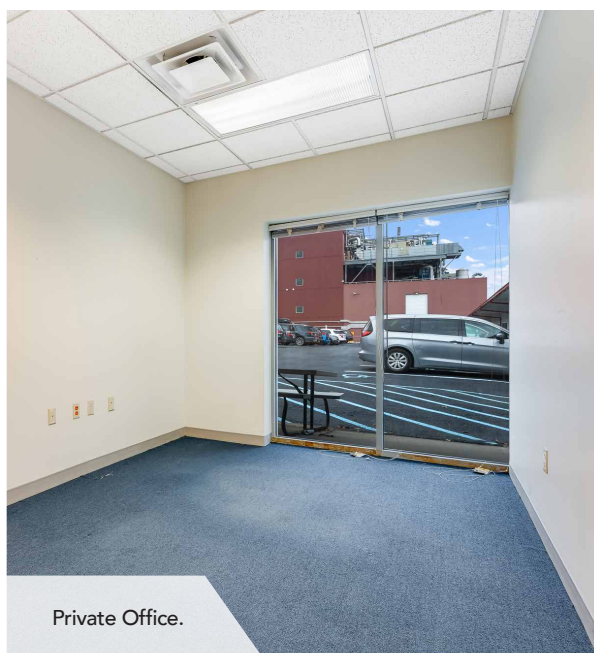
1 SUBURBAN COURT · MORGANTOWN, WV 26505 · 3,000 - 15,000 (+/-) SQ FT



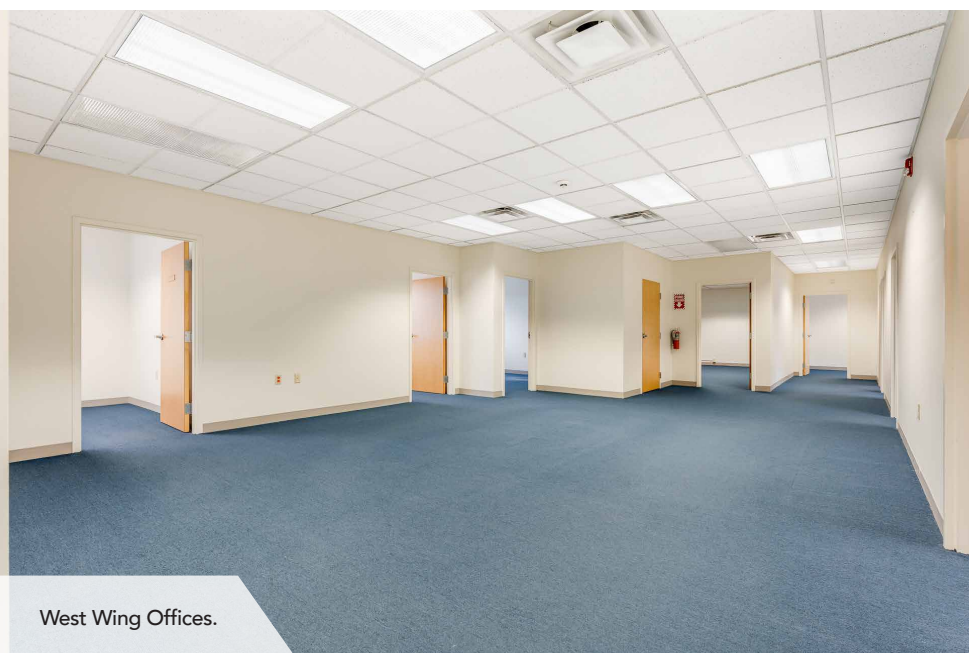
Break Room.



Private Office.



Private Office.



West Wing Offices.

EXTERIOR PHOTOS



FOR LEASE

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Exterior View from Parking Lot.



Exterior View from Parking Lot.

AERIAL PHOTOS



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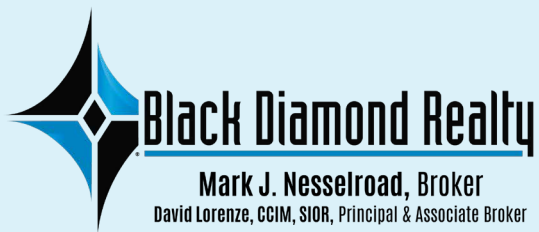
1 SUBURBAN COURT · MORGANTOWN, WV 26505 · 3,000 - 15,000 (+/-) SQ FT



Aerial View Facing Southwest.



Aerial View Facing Southeast Towards Route 705.



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