



FOR SALE
OFFICE
MARKETING FLYER



181 WALNUT STREET
MORGANTOWN, WV 26505



WATERFRONT HOTEL MARRIOTT

This aerial photograph shows Morgantown, West Virginia, with the Monongahela River flowing through the upper portion. The city is densely packed with buildings, including a mix of commercial and residential structures. A bridge crosses the river in the middle ground. The labels point to specific locations: the Waterfront Hotel Marriott near the river, the Rail Trail along the city's edge, 181 Walnut Street in the downtown core, High Street running through the center, the PRT (Public Rapid Transit) line near Walnut Street, and the West Virginia University campus on the right side of the image.

RAIL TRAIL

◆ 181 WALNUT STREET

PRT: WALNUT STREET

HIGH STREET

WEST VIRGINIA UNIVERSITY

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304.413.4350
BlackDiamondRealty.net

Kim Licciardi, CCIM, SIOR
Partner & Business Development Leader / Salesperson
klicciardi@blackdiamondrealty.net
M. 304.685.0891



OFFICE FOR SALE

181 WALNUT STREET MORGANTOWN, WV 26505

SALE PRICE / \$725,000

TOTAL SPACE AVAILABLE / 5,544 SQ FT

PROPERTY TYPE / OFFICE

**PROPERTY FEATURES / STEPS FROM
WVU, MOVE-IN READY, MODERN
FINISHES, ABUNDANCE OF NATURAL
LIGHT THROUGHOUT**

Modern, Move-In-Ready Office Space in Downtown Morgantown

- Approximately 5,544 (+/-) square feet across three floors
- Modern, sleek finishes throughout
- Move-in-ready office building
- Street-level access with a large, welcoming lobby and open office area
- Abundant natural light from exterior doors and windows
- Spacious lower-level area ideal for storage or additional workspace
- Multiple private offices on the upper level
- Kitchenette and restroom
- Dedicated waiting areas
- Flexible layout suitable for a variety of professional office uses
- Steps away from Downtown Morgantown and WVU
- Conveniently located near the Walnut Street PRT Station
- Prime location offering convenient access to downtown amenities, WVU, and public transportation

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PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- Three-story office building totaling 5,544 (+/-) square feet
- Modern, sleek interior finishes
- Move-in-ready commercial space
- Versatile layout accommodating a variety of professional uses
- Multiple levels offering opportunities for separate work areas
- Steps from Downtown Morgantown, WVU, and the Walnut Street PRT Station

INGRESS / EGRESS / PARKING

- Convenient street-level access to the building
- Direct entry into the main lobby and open office area
- Located near Downtown Morgantown with access to WVU and surrounding amenities
- Metered street parking available around the property
- Convenient access to nearby public parking options in Downtown Morgantown
- Parking availability and rates subject to posted regulations

UTILITIES

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

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



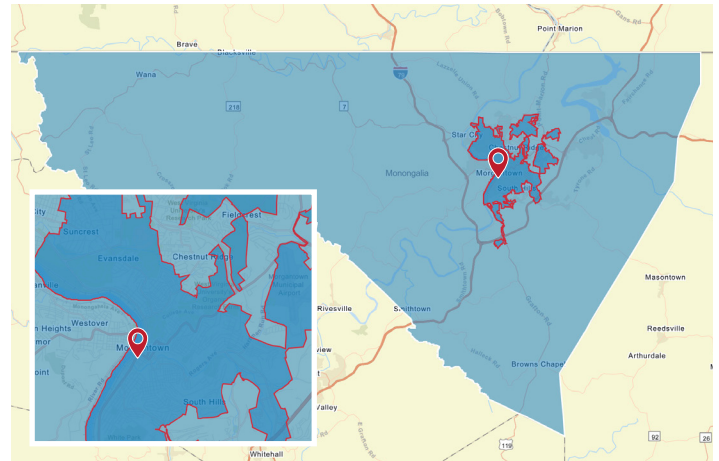
LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region’s achievements in growth, business development, and workforce cultivation. Morgantown’s prominence in the recession-resistant sectors of higher education and health care contributes to the area’s long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience “continued healthy growth” well into the future.

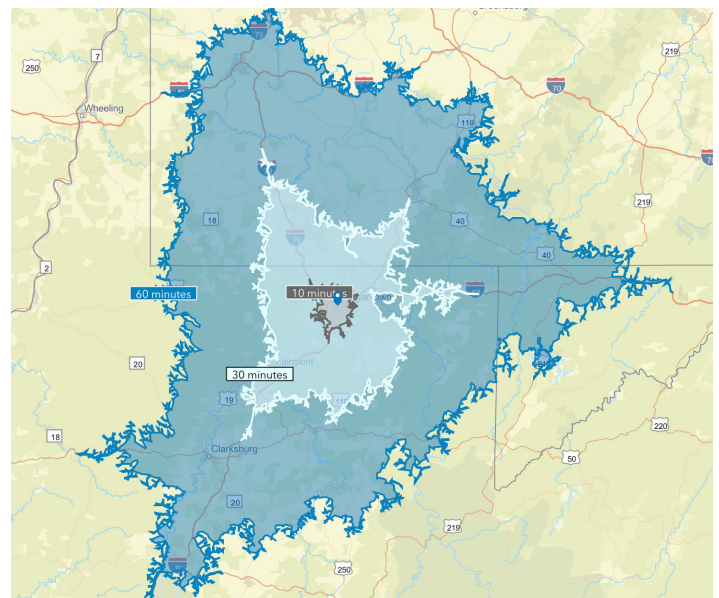
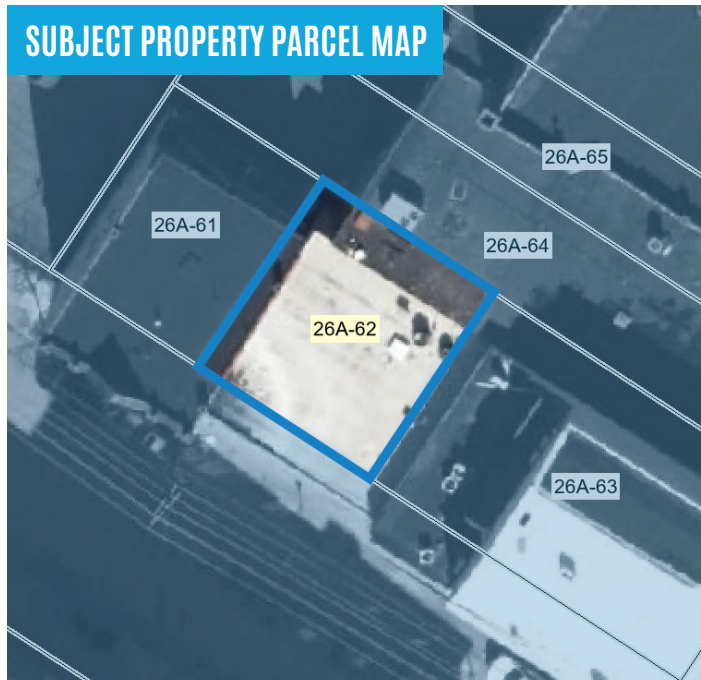
Monongalia County has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856, a median household income of \$43,620, and 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, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 181 Walnut Street, has been referenced with a yellow star.

- 1 Walnut PRT Station
- 2 Beechurst PRT Station
- 1 WVU Main Campus
- 2 Wharf District
- 3 Marriott Waterfront
- 4 Sheetz
- 5 Starbucks
- 6 Downtown Morgantown
- 7 Rail Trail
- 8 Parking Garage
- 9 Parking Garage
- 10 Parking Garage
- 11 Metered Parking Area

NEARBY HOTELS

- Morgantown Marriott at Waterfront Place
- Hotel Morgan
- Scholar Hotel

HIGH TRAFFIC NEIGHBORING BUSINESSES

- Starbucks
- Sheetz
- Chipotle Mexican Grill
- Cold Stone Creamery
- Oliverio's Ristorante
- Iron Horse Tavern
- Mountain State Brewing Co.
- Subway

WALKABLE RETAIL, DINING & ENTERTAINMENT

- CVS Pharmacy
- Hazel Ruby McQuain Amphitheater
- Morgantown Farmers Market (seasonal)
- Rail Trail
- Wharf District

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



56,750

Total
Population



2,788

Businesses



76,521

Daytime
Population



\$268,442

Median Home
Value



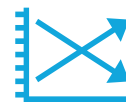
\$38,700

Per Capita
Income



\$54,829

Median
Household
Income



0.3%

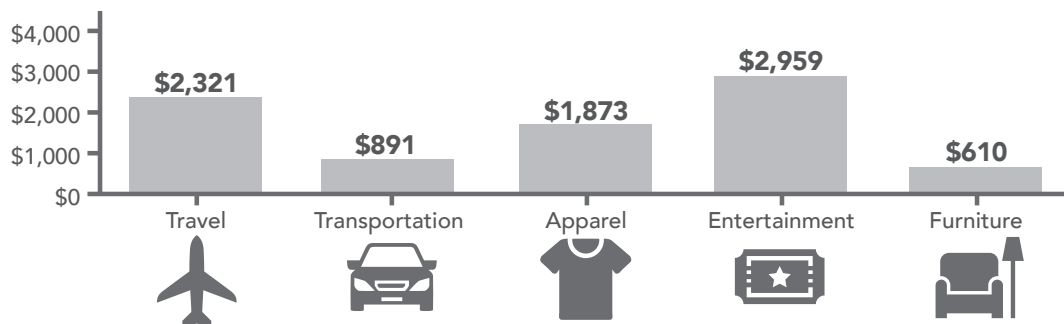
2025-2030
Pop Growth
Rate



28,312

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



80,634

Total
Population



3,457

Businesses



98,558

Daytime
Population



\$280,179

Median Home
Value



\$44,437

Per Capita
Income



\$63,895

Median
Household
Income



0.3%

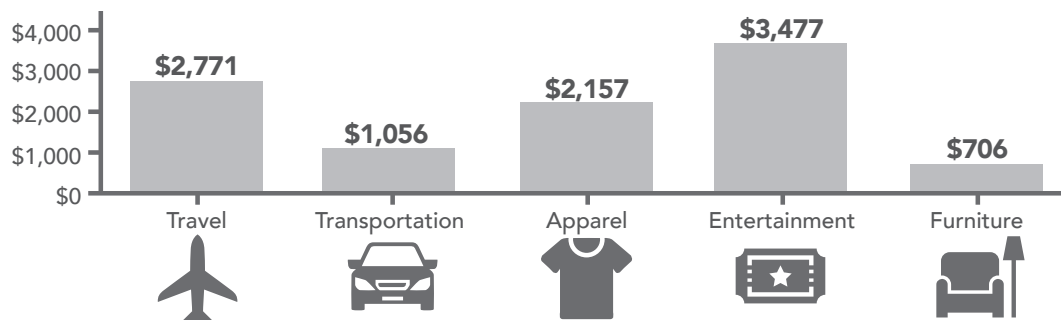
2025-2030
Pop Growth
Rate



38,951

Housing Units
(2020)

KEY SPENDING FACTS



Demographics and Key Facts for a 3, 5 and 10 mile radius 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.

10 MILE RADIUS



108,924

Total
Population



3,975

Businesses



119,766

Daytime
Population



\$287,272

Median Home
Value



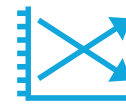
\$47,101

Per Capita
Income



\$70,352

Median
Household
Income



0.3%

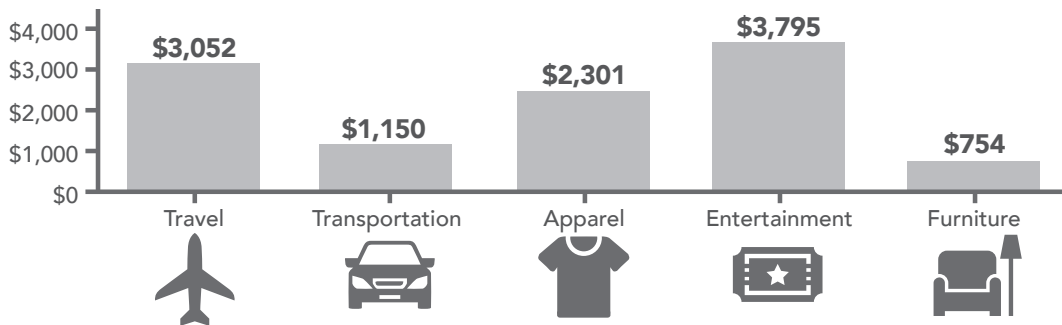
2025-2030
Pop Growth
Rate



51,225

Housing Units
(2020)

KEY SPENDING FACTS



WEST VIRGINIA UNIVERSITY ENROLLMENT

- 22,409 total students (as of June 26, 2026)
- 4,127 first-time freshmen

NEARBY STUDENT HOUSING

The property is surrounded by several of Morgantown's largest student housing communities:

PROPERTY	DISTANCE	APPROX. CAPACITY
University Place	0.2 Mile (4-minute walk)	1,100-1,200 Beds
State on Campus Morgantown	0.3 Mile (6-minute walk)	600-700 Beds
Metro Towers	0.3 Mile (6-minute walk)	300-400 Residents
College Park Apartments	0.5 Mile (10-minute walk)	Large Student Population (bed count unverified)
Numerous Privately Owned Student Apartments & Houses	Throughout Downtown	Thousands of Additional Students

EMPLOYMENT (10-MILE RADIUS)

- White Collar: 68.6%
- Blue Collar: 13.2%
- Services: 18.2%

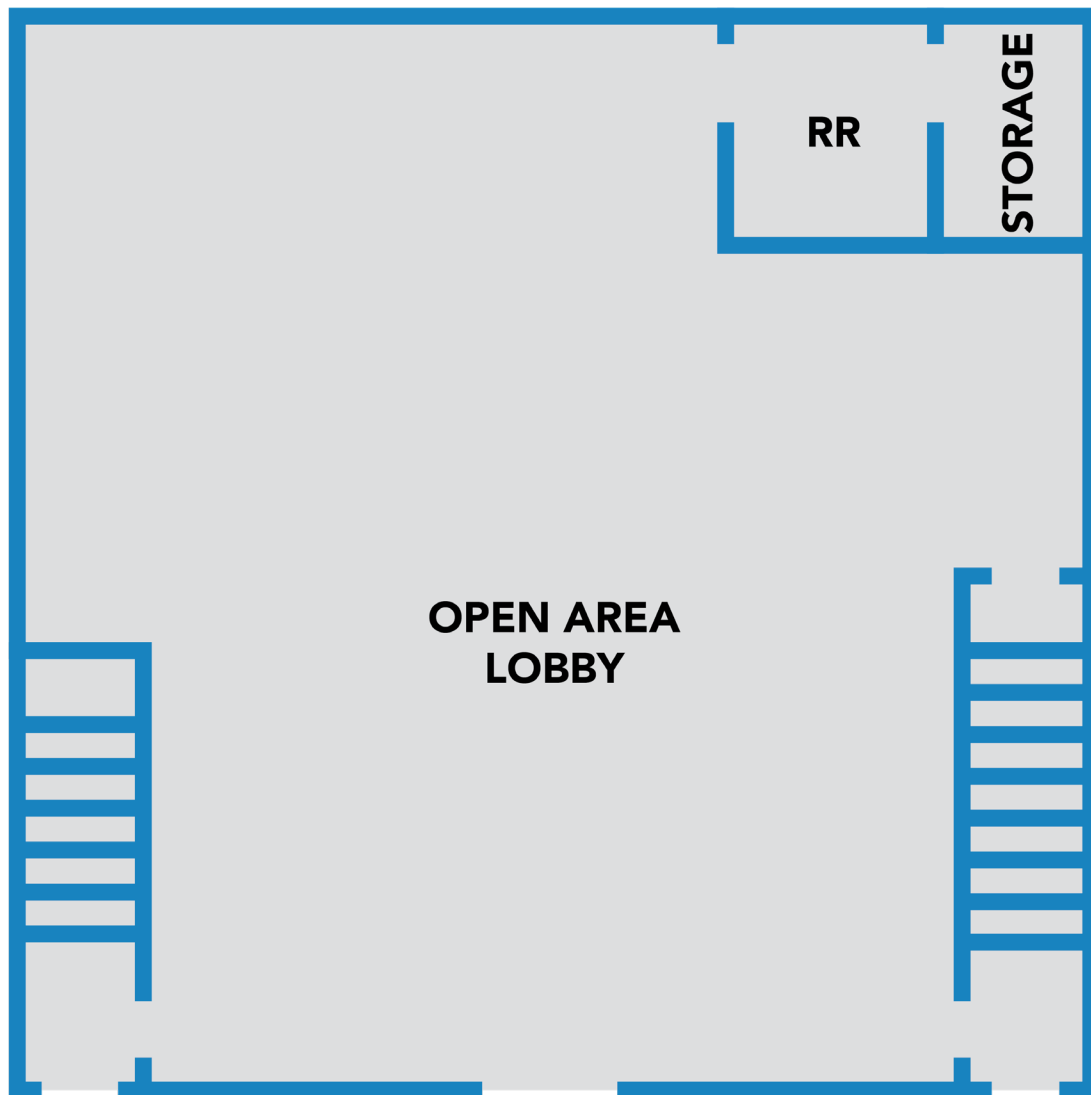
WALKING DISTANCE / TRAVEL TIME

- WVU Downtown Campus: ~0.4 mile, 8-minute walk
- Walnut Street PRT Station: ~0.2 mile, 4-minute walk
- High Street Business District: ~0.2 mile, 4-minute walk
- Wharf District: Directly Across University Avenue, 2-3 minute walk
- Morgantown Marriott at Waterfront Place: ~0.4 mile, 8-minute walk

DEMOGRAPHICS WITHIN A 1 MILE RADIUS

- 760 Businesses
- 18,541 Population
- 24.3 Median Age

FLOOR PLAN - MAIN LEVEL



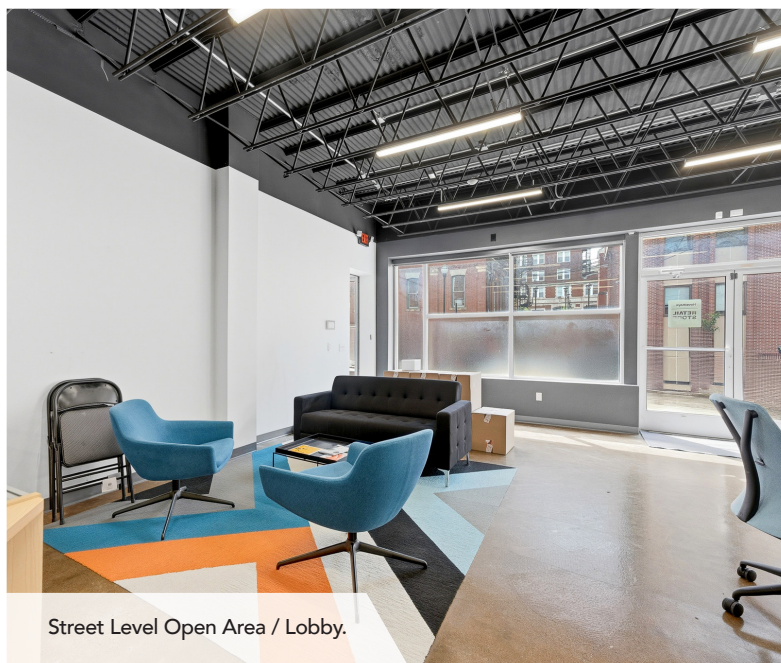
STREET LEVEL ENTRANCE

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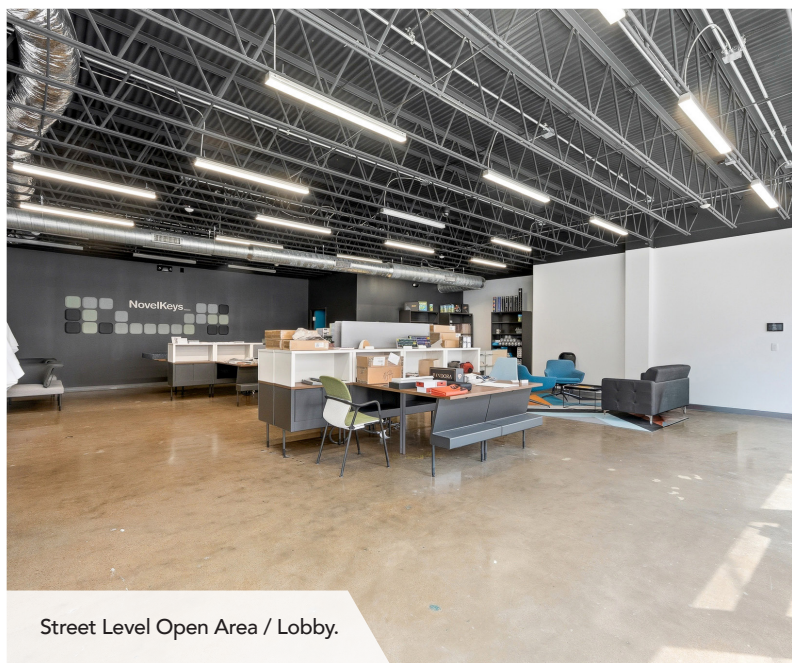
INTERIOR PHOTOS



Street Level Open Area / Lobby.

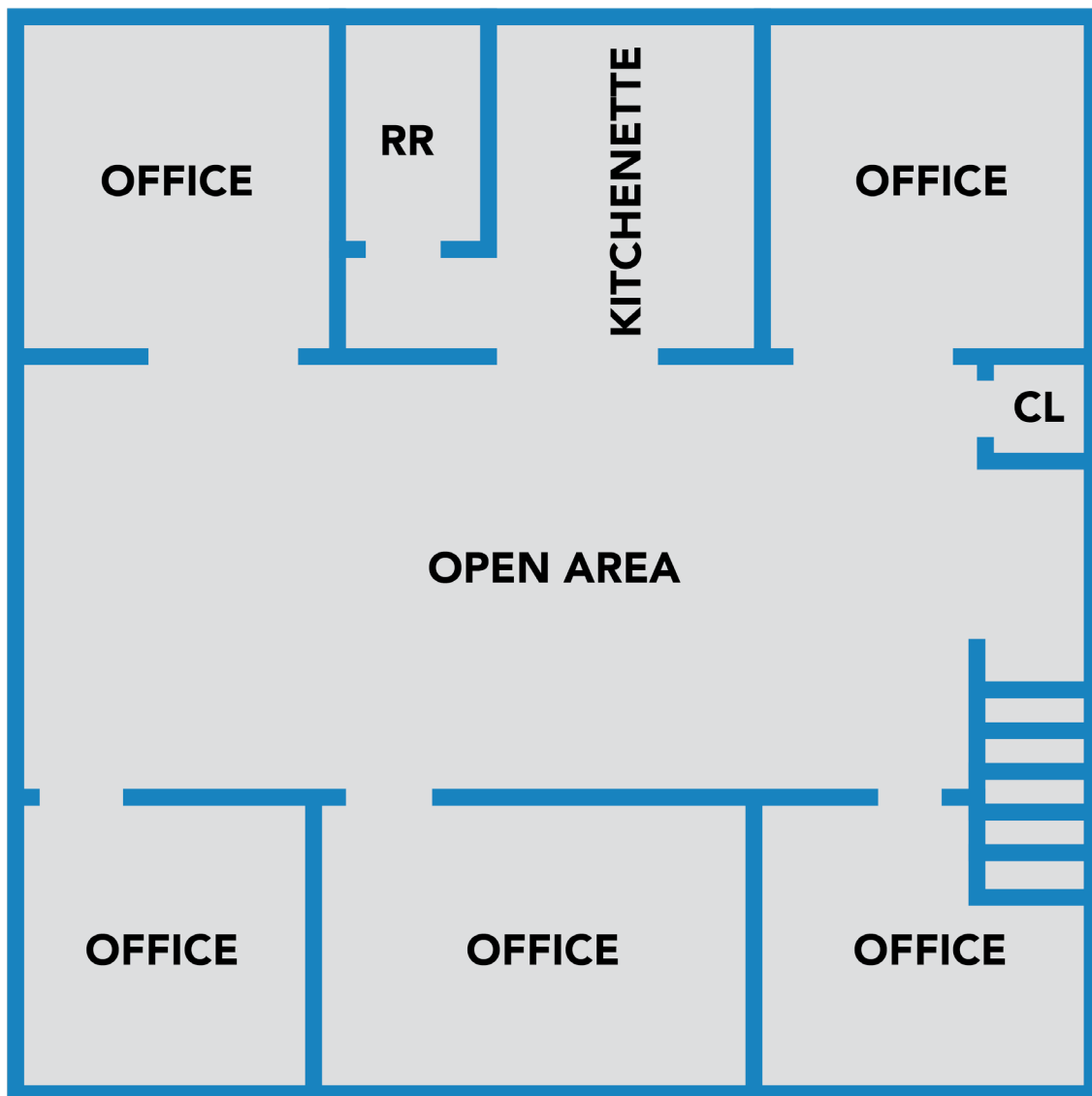


Street Level Open Area / Lobby.



Street Level Open Area / Lobby.

FLOOR PLAN - UPPER LEVEL



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INTERIOR PHOTOS



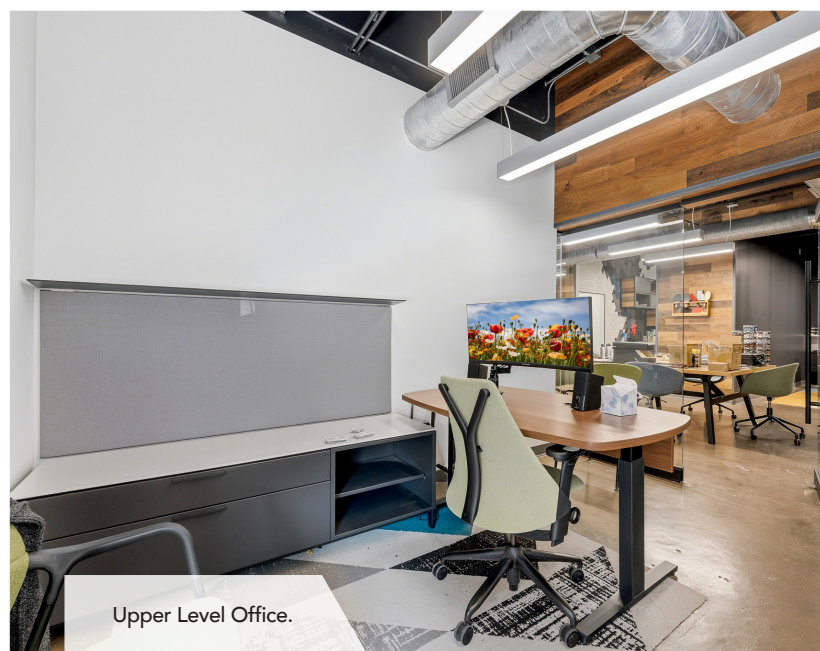
Upper Level Open Area.



Upper Level Kitchenette.

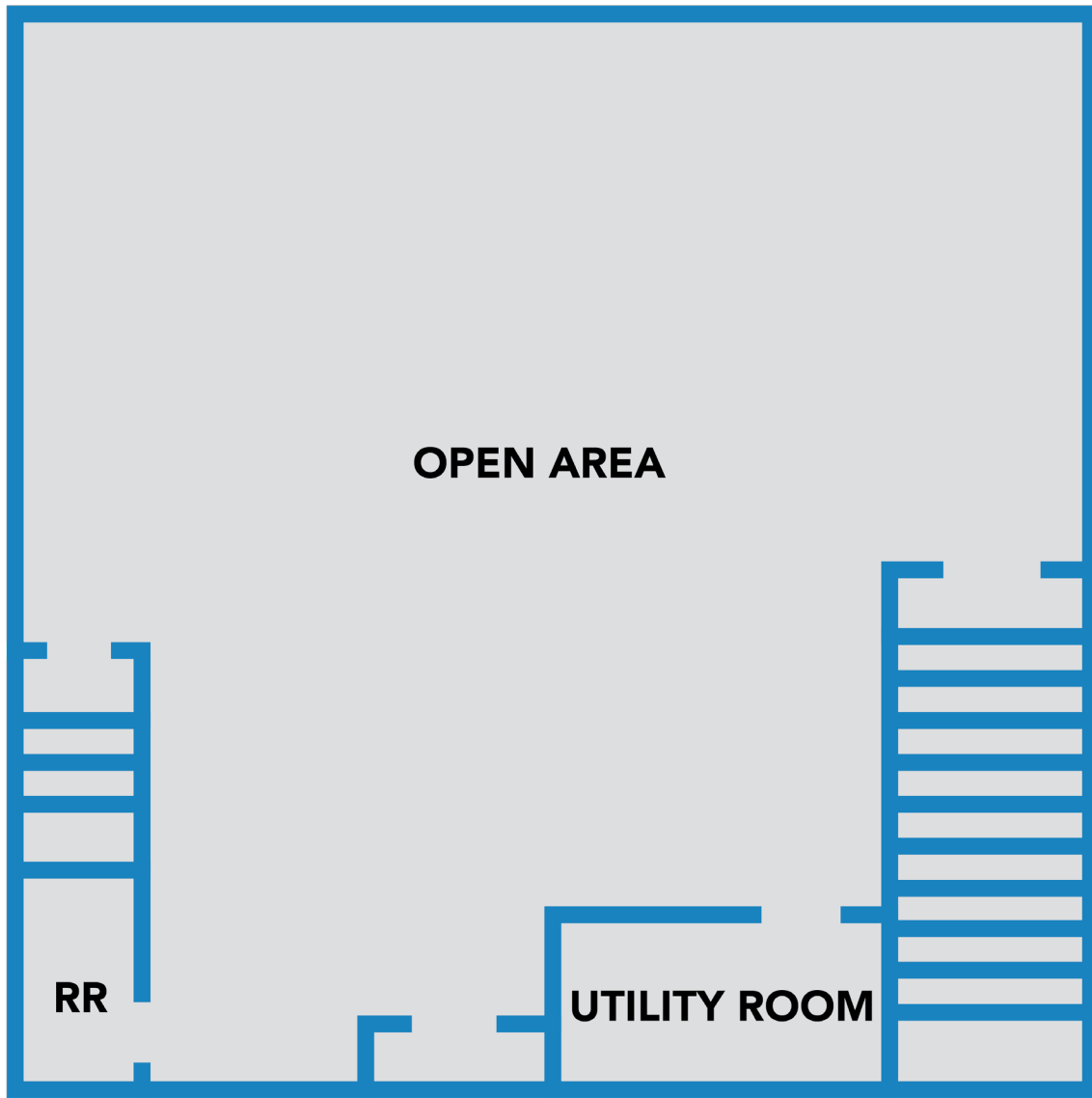


Upper Level Restroom.



Upper Level Office.

FLOOR PLAN - BASEMENT LEVEL



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INTERIOR PHOTOS



Basement Open Area.



Basement Open Area.

EXTERIOR PHOTOS



Exterior of Building.

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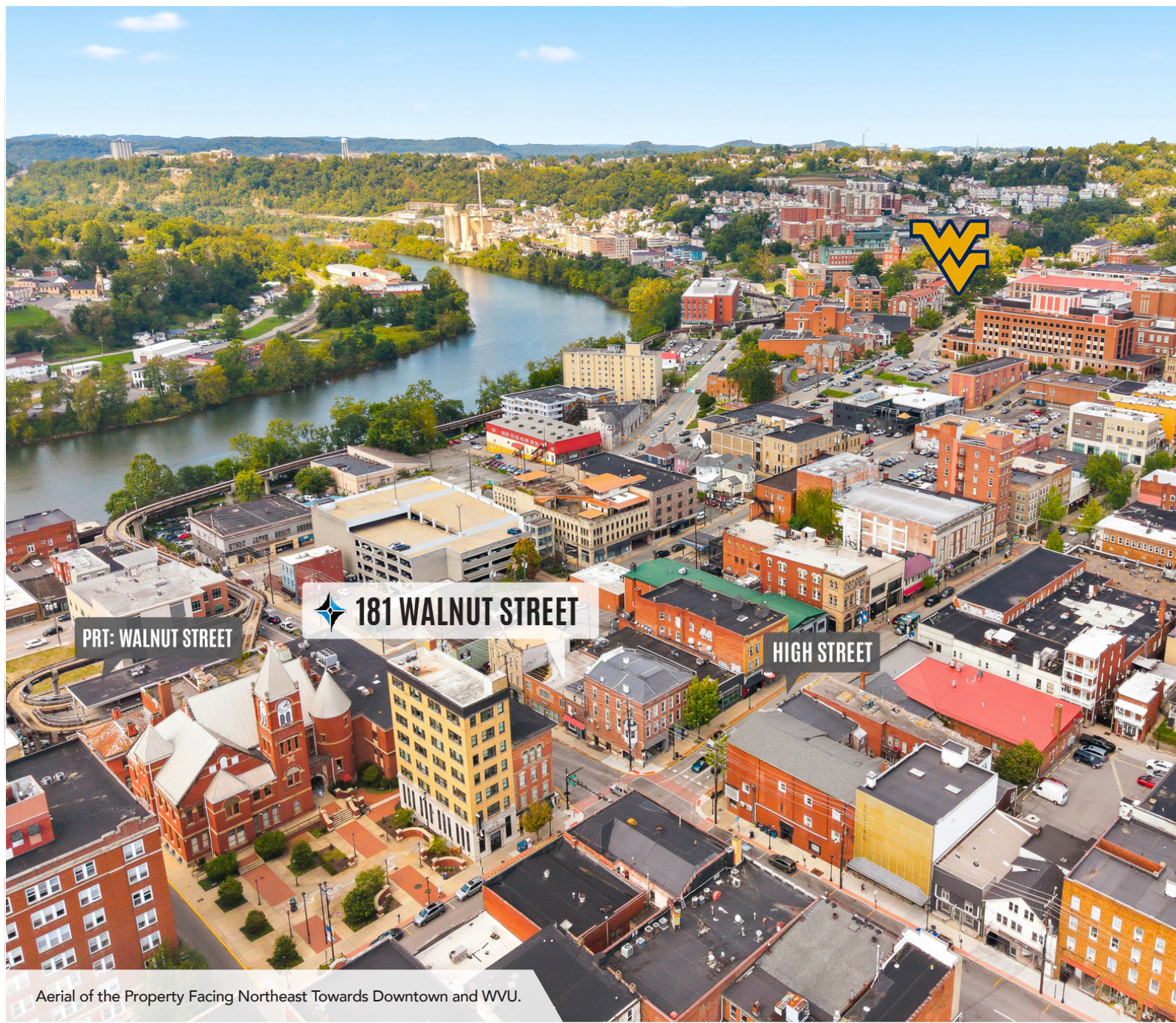
Exterior of Building.

AERIAL PHOTOS

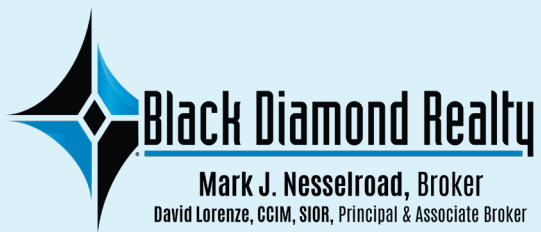


Aerial of the Property Facing Southwest Towards I-68.

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Aerial of the Property Facing Northeast Towards Downtown and WVU.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net

SECONDARY CONTACT

Katie Gyorko, Associate / Salesperson

M. 724.984.3792

kgyorko@blackdiamondrealty.net