



FOR LEASE
OFFICE SUITES
MARKETING FLYER



700 MARKET STREET
PARKERSBURG, WV 26101

 **700 MARKET STREET**

50

CAMDEN CLARK MEDICAL CENTER



TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities, access and directions.

02

Location and Trend Analysis / Aerial

Detailed description, aerial photo of the location and its proximity to surrounding businesses.

04

Demographics

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plans / Interior Photos

Floor plans and interior photos of all available suites.

08

Exterior Photos

Exterior photos of the building.

20

Aerial Photos

Aerial photos of the property from various heights and angles.

22

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OFFICE SUITES FOR LEASE

700 MARKET STREET PARKERSBURG, WV 26101

RENTAL RATE / \$15.00 / SQ FT / YEAR

TOTAL SPACE AVAILABLE / 11,998 [+/-] SQ FT

4th - SUITE 4A - 392 [+/-] SQ FT
4th - SUITE 4B - 596 [+/-] SQ FT
6th - SUITE 6F - 3,599 [+/-] SQ FT
6th - SUITE 6F2 - 651 [+/-] SQ FT
6th - SUITE 6F3 - 618 [+/-] SQ FT
7th - ENTIRE FLOOR - 6,142 [+/-] SQ FT

GROSS BUILDING SIZE / 41,043 [+/-] SQ FT

NUMBER OF SUITES AVAILABLE / 6

ZONING / B-3

**PROPERTY DESCRIPTION / OFF-STREET
PARKING LOTS, ELEVATOR**

700 Market Street, currently known as the Union Trust building, is a 7-story, 41,043 (+/-) square foot office building located in the heart of downtown Parkersburg. The building is 56% leased to the United States of America for multiple federal operations including the Social Security Administration, Internal Revenue Service and Department of Labor. There are six suites available within the building varying in size from 392 (+/-) square feet to 6,142 (+/-) square feet.

Parkersburg, WV, the states third largest city, is the regional hub of operations for private and public sector operations along the Ohio Valley. The market includes major operations for the U.S. Treasury (500,000+ square feet), Camden Clark Medical System and DuPont along with WV University Parkersburg and the State of West Virginia. Parkersburg is the main employment for the 160,000 person MSA covering a portion of West Virginia.

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PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The Union Trust building was built in 1903, and fully renovated between 2016 and 2018. The building is constructed with steel pillars and beams on concrete slab floors. Ceiling heights are 11' 10" per floor. The building is equipped with a wet sprinkler system throughout and security via Kantech electronic cards – key access to main entrance as well as security cameras inside and outside of the building. Two elevators are available servicing all seven floors.

INGRESS / EGRESS / PARKING / DIRECTIONS

This property currently offers uncovered, paved parking containing 55 (+/-) total lined spaces. Access to the parking lots can be achieved via Seventh Street, Avery Street and Eighth Street.

From Route 50, take exit to Fifth Street and turn right onto Fifth Street. Continue 0.5 mile to Avery Street. Turn right onto Avery Street and continue straight 0.3 mile to the parking lot entrance on the left.

UTILITIES

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

UTILITY	PROVIDER
Electric	City of Hagerstown
Natural Gas	Columbia Gas
Water	City of Hagerstown
Sewer	City of Hagerstown
Trash	City of Hagerstown
Internet	Antietam Broadband

LEGAL DESCRIPTION / ZONING

Located inside of City Limits, this property is situated within the Parkersburg Corp District of Wood County. This property is zoned B-3, Downtown Business District.



LOCATION ANALYSIS

Located at the confluence of the Ohio and Little Kanawha rivers, Parkersburg is centrally situated at the crossroads of Interstate 77 and U.S. Route 50. The City is a short driving distance to major metropolitan areas including Charleston, WV, Pittsburgh, PA, Columbus, OH and Washington D.C.

Parkersburg is the 3rd largest city in the state of West Virginia and is the major population and employment center for more than 160,000 people in the metropolitan area. Since 2015, Parkersburg has seen more than \$140 million in private investment. Additionally, Parkersburg's CBD has seen several revitalization projects in recent years, most notably with the historic Union Trust Building and the Camden Clark Medical Center.

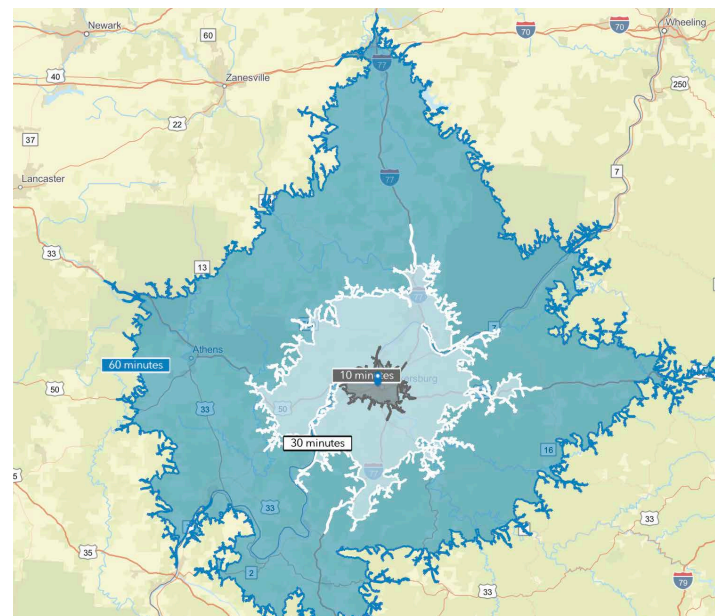
Wood County has a total population of 83,199 and a median household income of \$60,012. Total number of businesses is 3,010.

The **City of Parkersburg** has a total population of 29,450 and a median household income of \$44,674. Total number of businesses is 1,616.

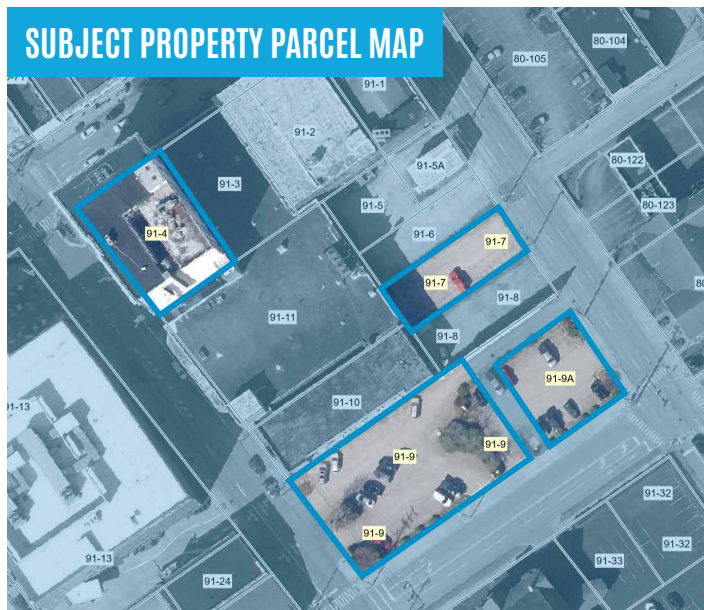
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



Wood County, WV Parkersburg City Limits Subject Location



Distance to nearby cities: Marietta, OH - 14 miles, Buckhannon, WV - 101 miles, Charleston, WV - 77 miles, Morgantown, WV - 111 miles, Columbus, OH - 111 miles.



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SURROUNDING AMENITIES



The Google Earth image above shows facing north towards Downtown Parkersburg. Referenced with a yellow star is 700 Market Street (Union Trust Building).

Along Market Street, there is a daily traffic count of 4,137 vehicles per day. Along Fifth Street, there is a daily traffic count of 20,712 vehicles per day.

Source: ©2024 Kalibrate Technologies (2024).

- 1 Camden Clark Medical Center
- 2 C & S Auto and Truck Repair
- 3 Parkersburg Brewing
- 4 Community bank of Parkersburg
- 5 PARS Neurosurgical Associates
- 6 Keller Office Equipment
- 7 Goodyear Auto Service, Golden Corral
- 8 Big Sandy Superstore
- 9 RJ Recycling
- 10 Downtown Parkersburg
- 11 Wood County Magistrate
- 12 WTAP Television Station
- 13 Parkersburg Police Department
- 14 Atlas Steel and Supply Inc.
- 15 Texas Roadhouse, CVS Pharmacy, Joann Fabrics
- 16 McDonald's, KFC
- 17 Park Shopping Center: Gabe's, Michael's, Dollar Tree, Rural King, Bob Evans
- 18 Health and Wellness Center CCMC
- 19 3D Construction
- 20 Green Sustainable Solutions, LLC
- 21 Mountain State Dermatology
- 22 Grand Central Mall, Five Below, Outback Steakhouse, QDOBA, Olive Garden, Burger King
- 23 Walmart Supercenter, Starbucks, Shoe Carnival
- 24 Sams Club, Lowe's, Aldi
- 25 Hobby Lobby, Applebee's
- 26 Parkersburg High School
- 27 Milestone Senior Living
- 28 Precision Coatings
- 29 Wincore Windows
- 30 Murray Sheet Metal Co Inc.

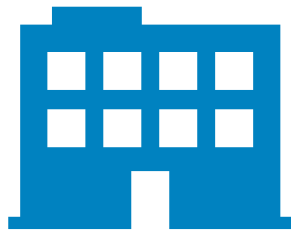
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



41,028

Total Population



2,260

Businesses



53,313

Daytime Population



\$124,659

Median Home Value



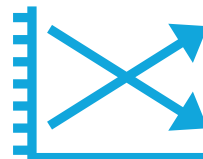
\$30,086

Per Capita Income



\$46,716

Median Household Income



-0.23%

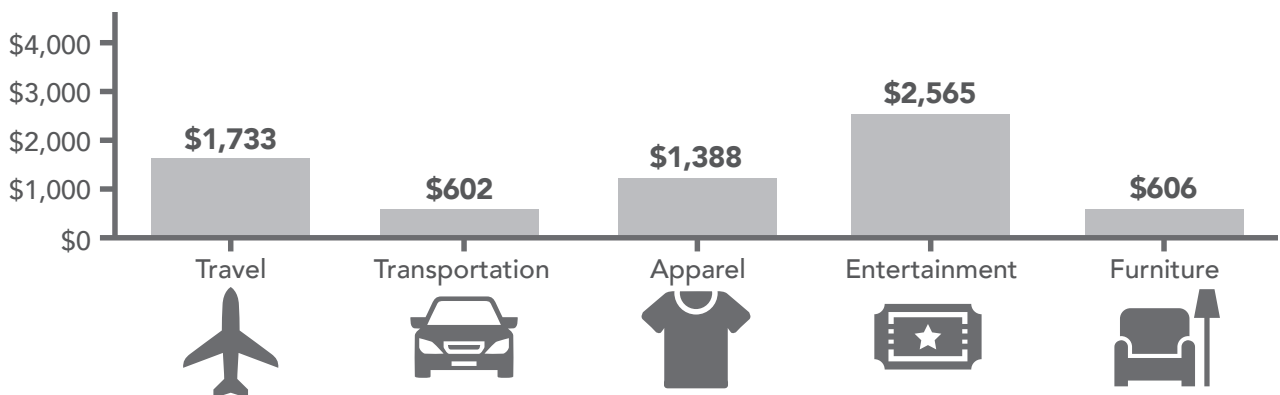
2024-2029 Pop Growth Rate



21,120

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



61,178

Total Population



2,828

Businesses



70,047

Daytime Population



\$142,428

Median Home Value



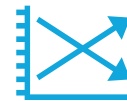
\$32,046

Per Capita Income



\$52,458

Median Household Income



-0.32%

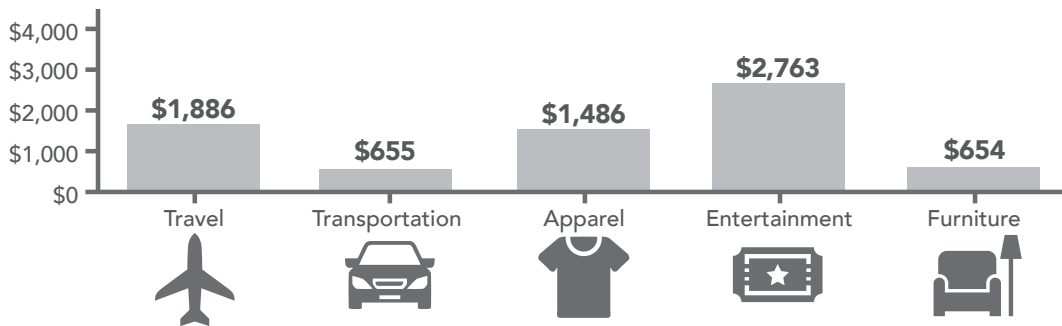
2024-2029 Pop Growth Rate



30,783

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



91,977

Total Population



3,366

Businesses



94,412

Daytime Population



\$167,462

Median Home Value



\$34,759

Per Capita Income



\$59,275

Median Household Income



-0.31%

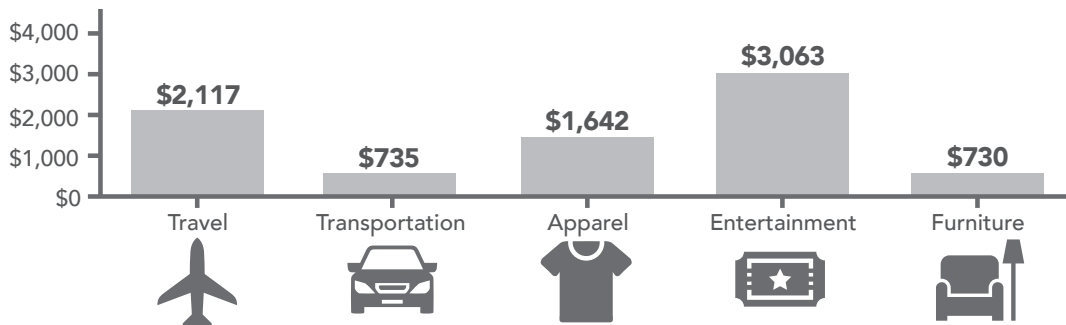
2024-2029 Pop Growth Rate



44,451

Housing Units (2020)

KEY SPENDING FACTS

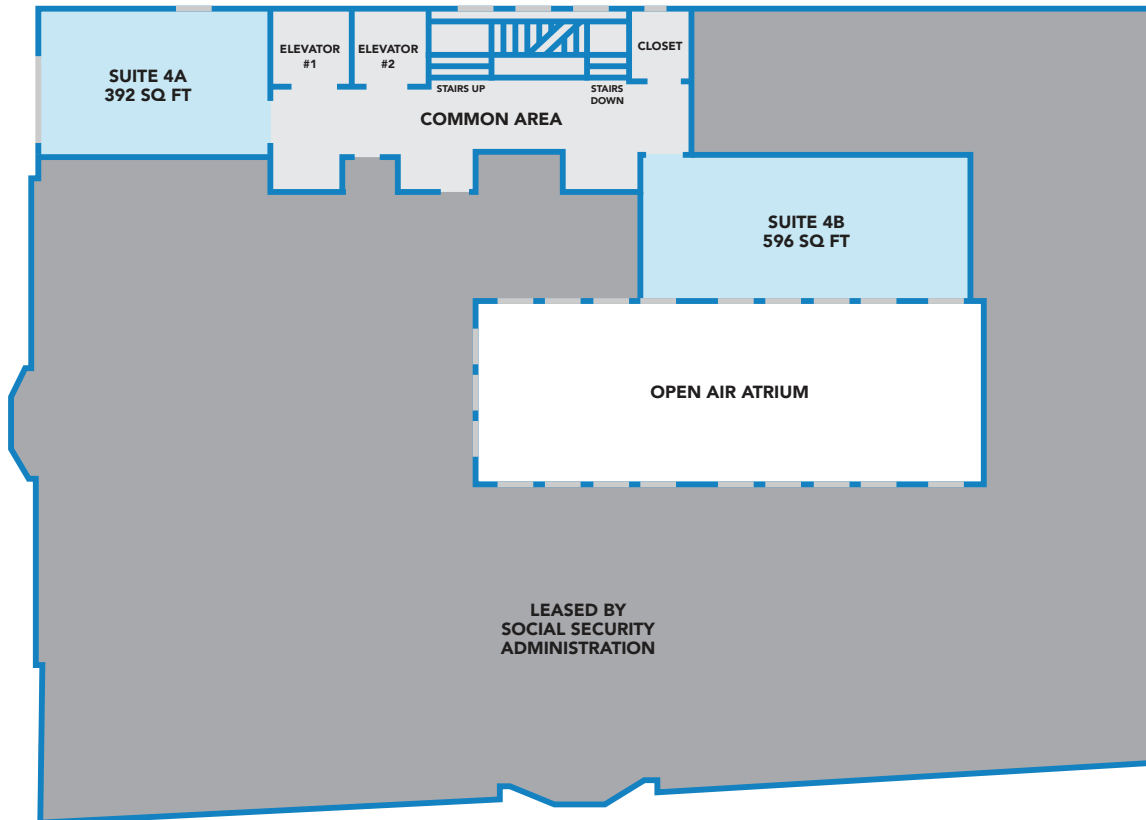


FOURTH FLOOR - FLOOR PLAN

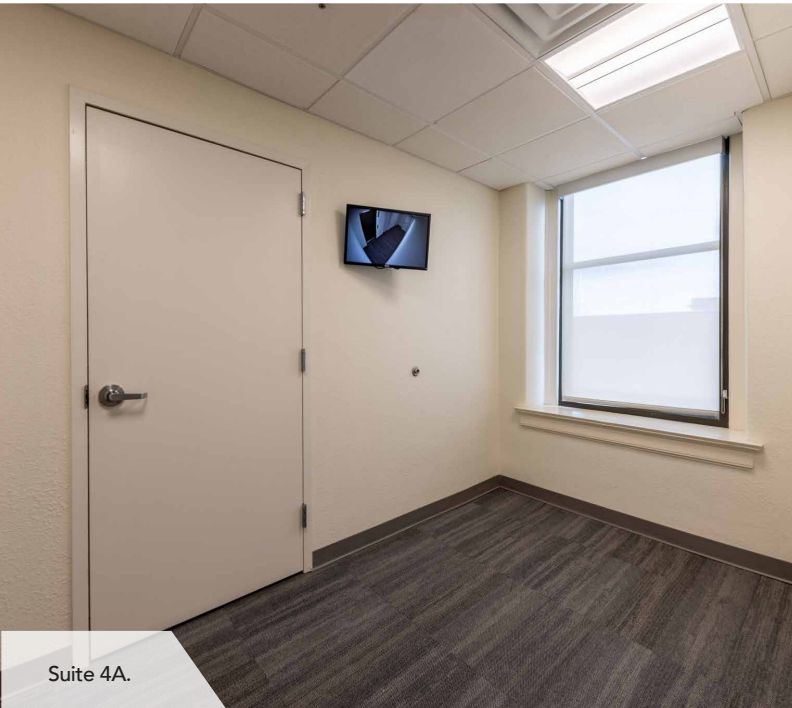
TWO SUITES AVAILABLE

The fourth floor currently offers two suites available for lease. The vacant suites are highlighted in blue below. Suite 4A includes 392 (+/-) square feet and Suite 4B includes 596 (+/-) square feet. Both suites are single office suites with an open floor plan and provide plenty of natural light.

Finishes include carpet, drywall walls, drop ceilings, and standard commercial fluorescent lighting. Access to each suite can be achieved via the elevators or staircase in the common area from the main lobby.



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Suite 4A.



Suite 4B.



Suite 4B.

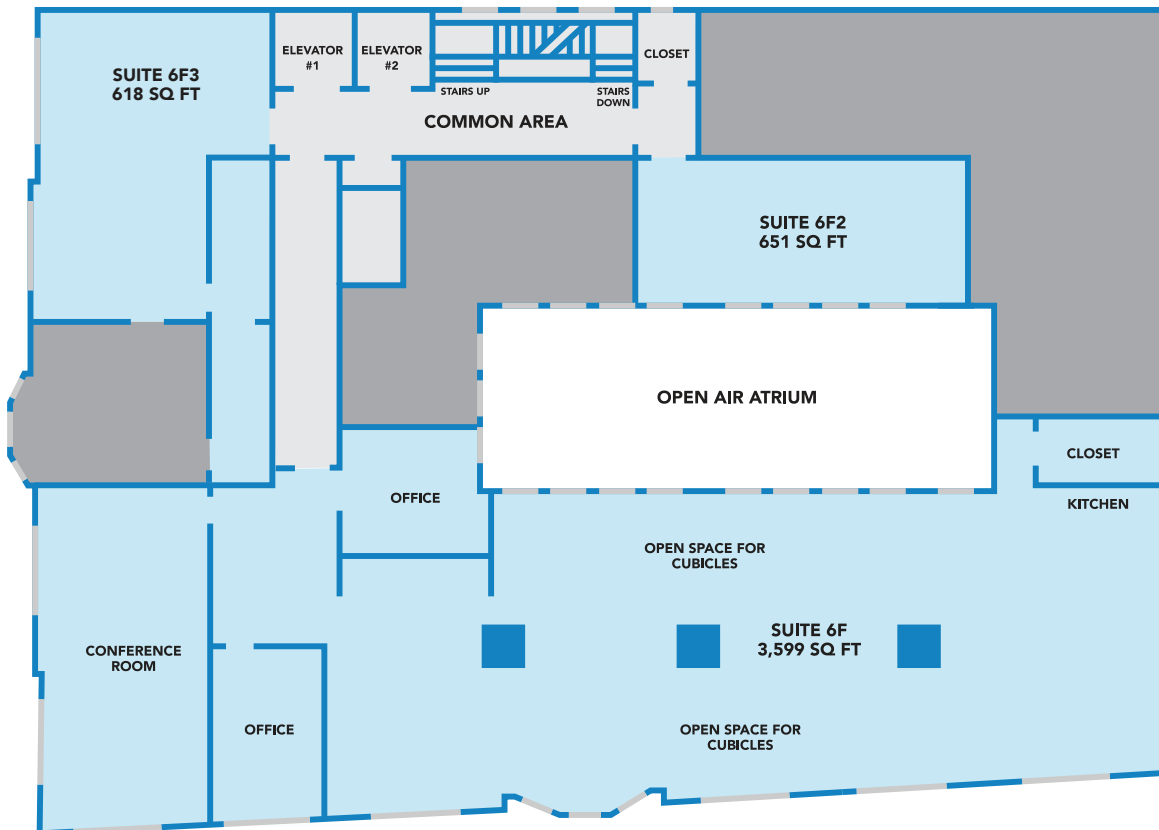
SIXTH FLOOR - FLOOR PLAN

TWO SUITES AVAILABLE

The sixth floor currently offers three suites available for lease. The vacant suites are highlighted in blue below. Suite 601 includes 3,599 (+/-) square feet, Suite 6F2 includes 651 (+/-) square feet and suite 6F3 includes 618 (+/-) square feet.

Suite 6F is comprised of a large conference room, two offices, kitchen area, storage closet and large open space for cubicles. Suite 6F2 is a large single office. Suite 6F3 includes an open area and three private offices.

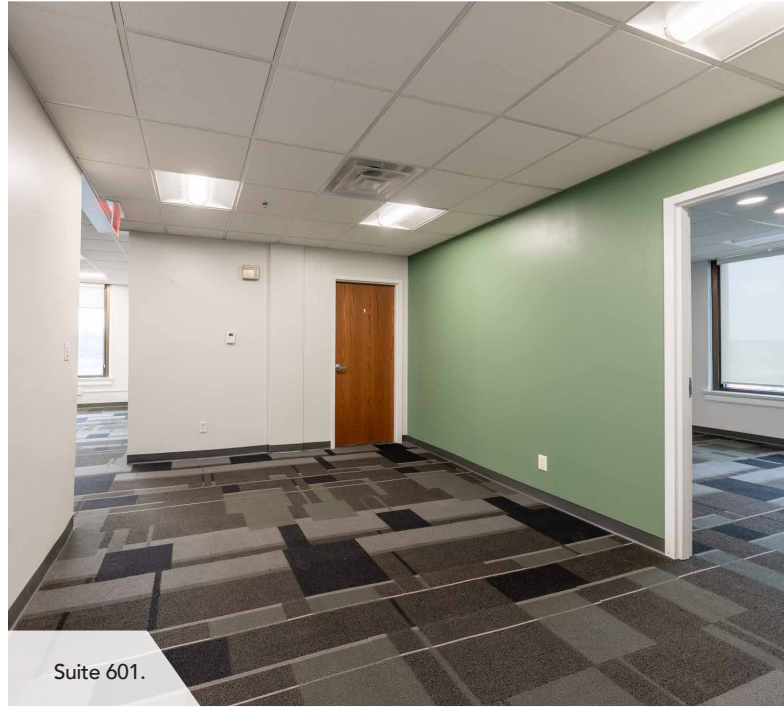
Finishes include carpet, drywall walls, drop ceilings, and a combination of recessed and standard commercial fluorescent lighting. All windows have blinds in Suite 6F. Access to each suite can be achieved via the elevators or staircase in the common area from the main lobby.



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Suite 601 - Main Entrance.



Suite 601.

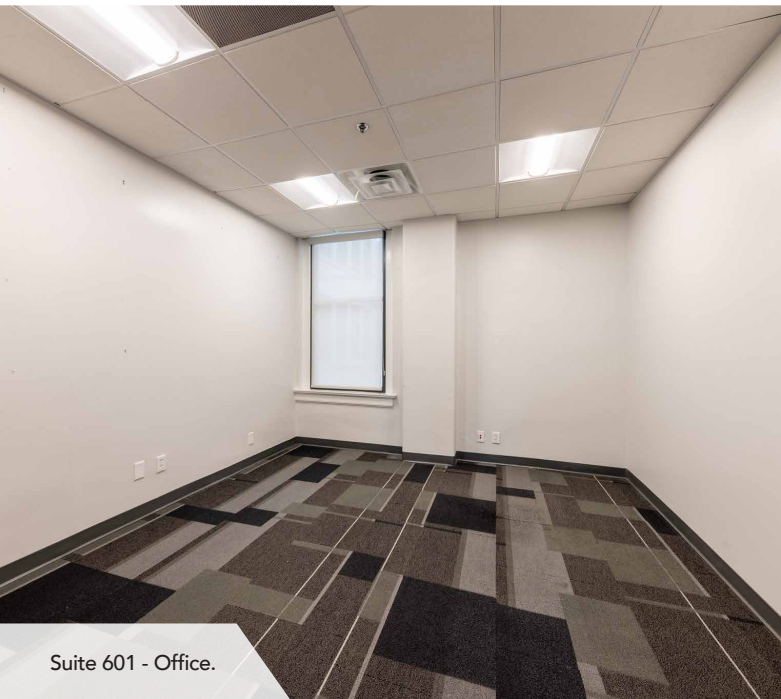


Suite 601 - Conference Room.

INTERIOR PHOTOS



Suite 601 - Open Area for Cubicles.



Suite 601 - Office.

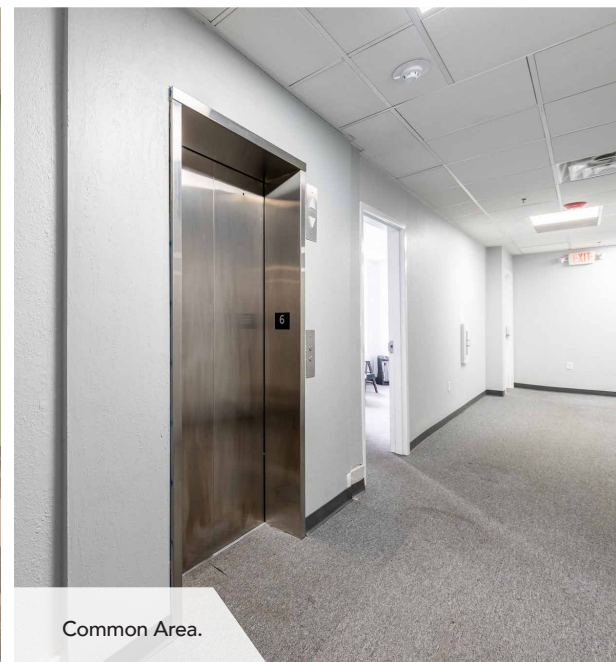


Suite 601 - Kitchen.

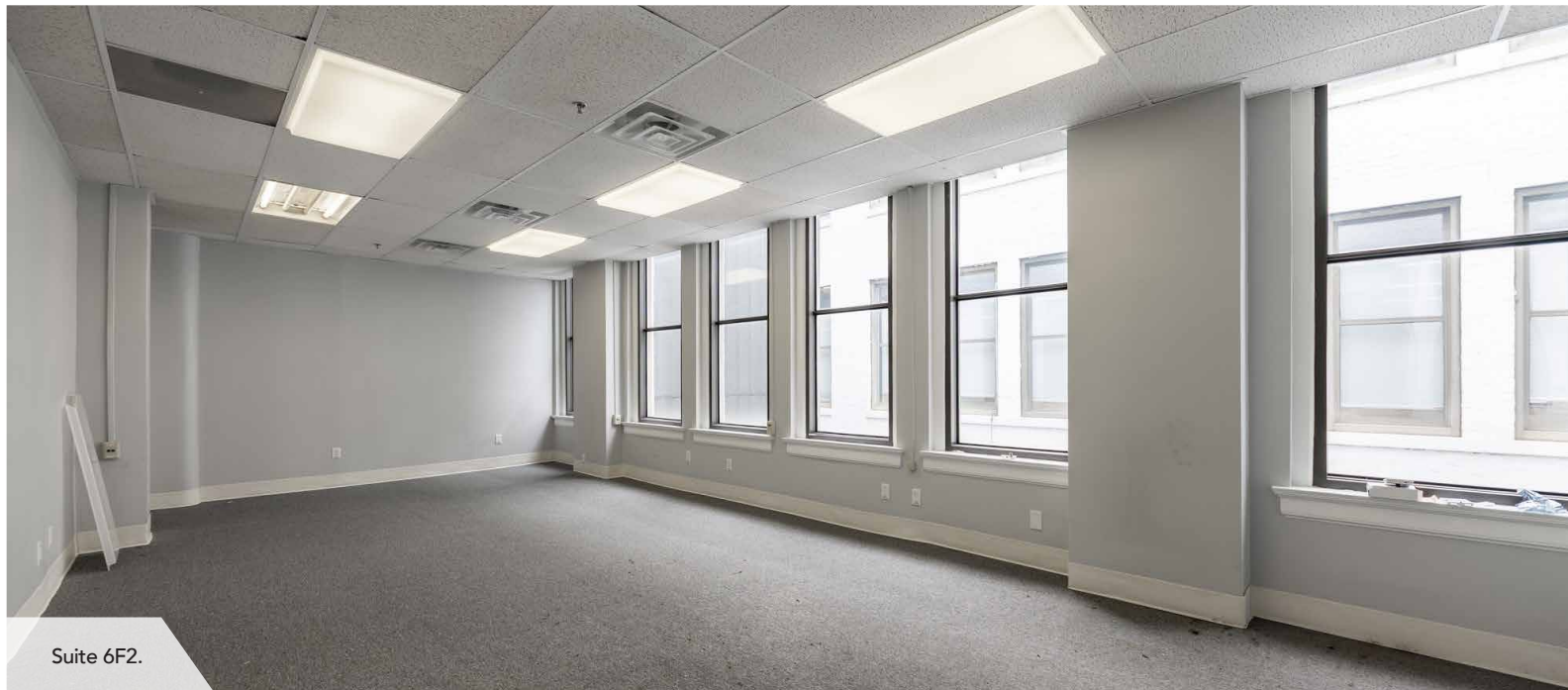
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Suite 601 - Open Area for Cubicles.



Common Area.

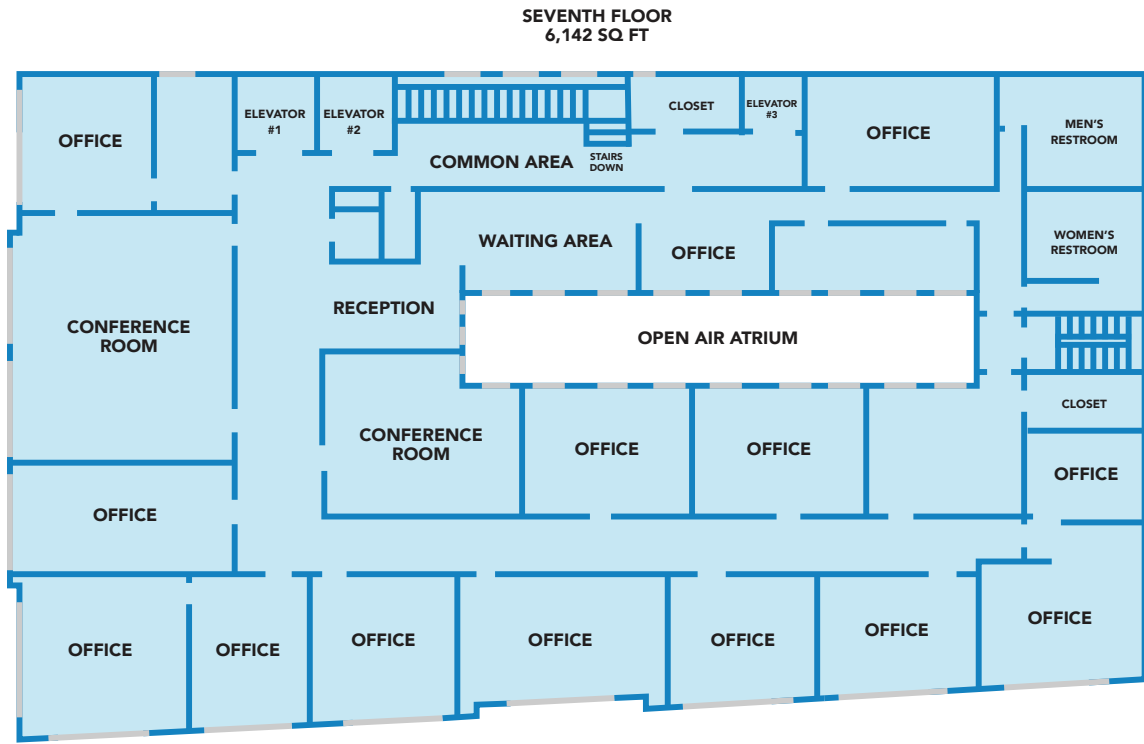


Suite 6F2.

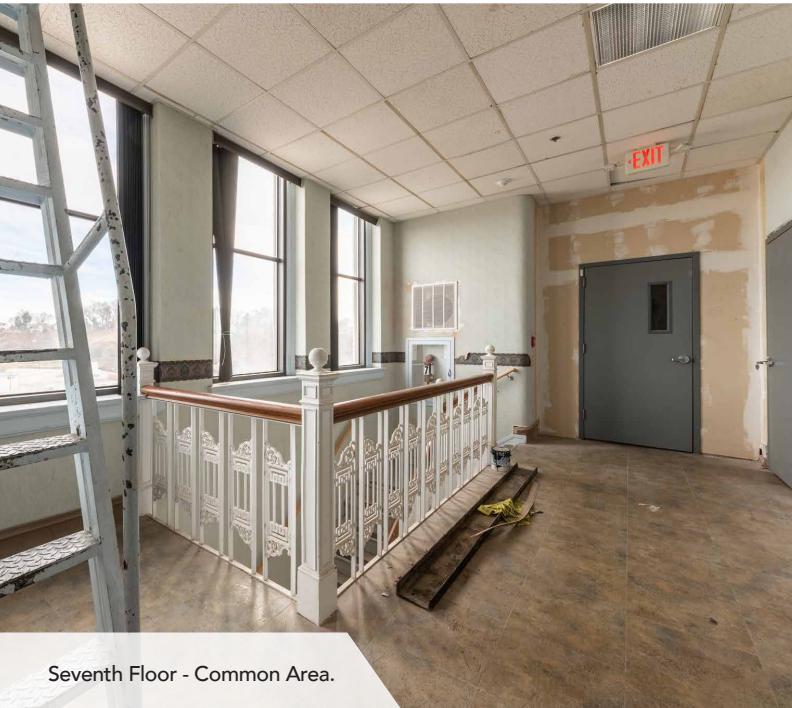
SEVENTH FLOOR - FLOOR PLAN

ENTIRE FLOOR AVAILABLE

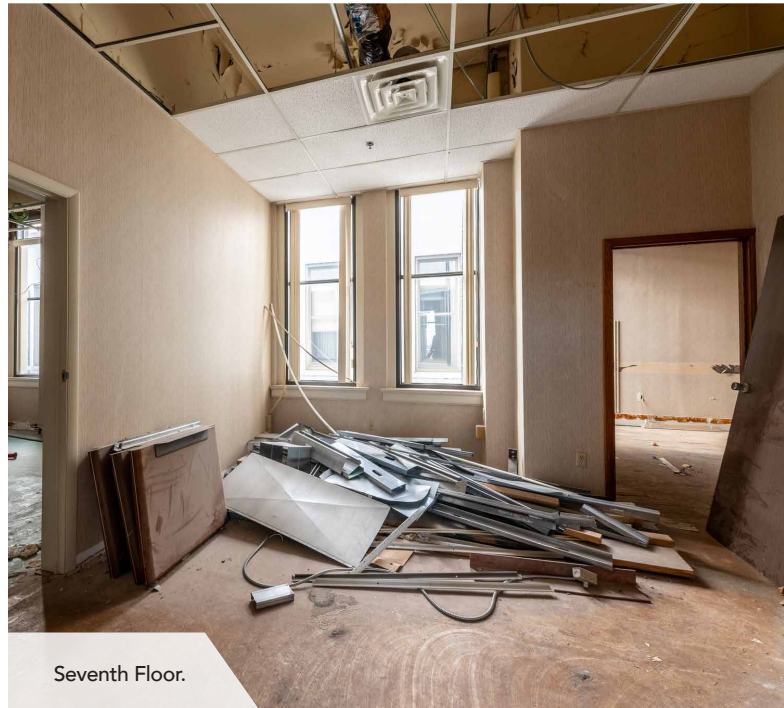
The seventh floor currently 100% available for lease which includes 6,142 (+/-) square feet, including common areas. The seventh floor is currently comprised of a reception and waiting area, two conference rooms, 14 offices, separate men's and women's restrooms, and a kitchen. The 7th floor boasts penthouse views of the Parkersburg skyline. This space is under remodel and therefore the layout can be customized for a user's particular needs.



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Seventh Floor - Common Area.

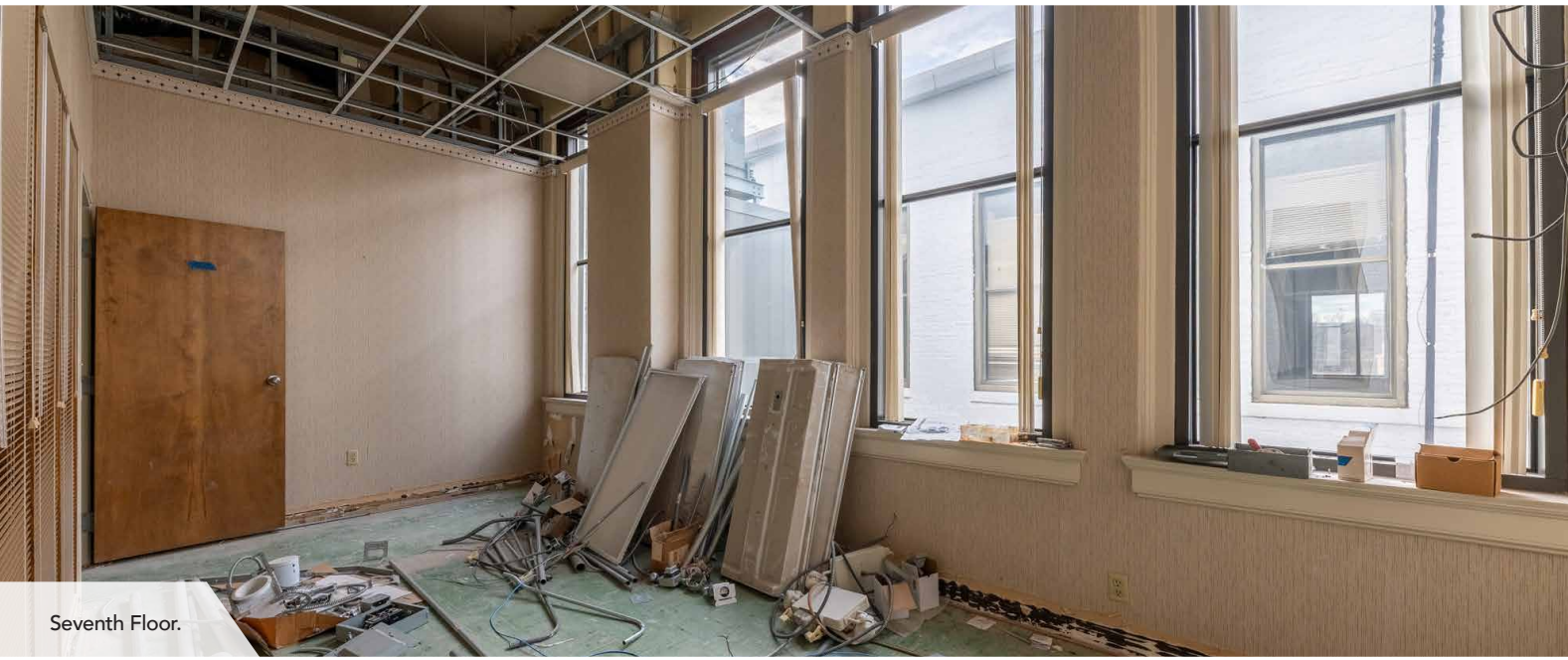


Seventh Floor.

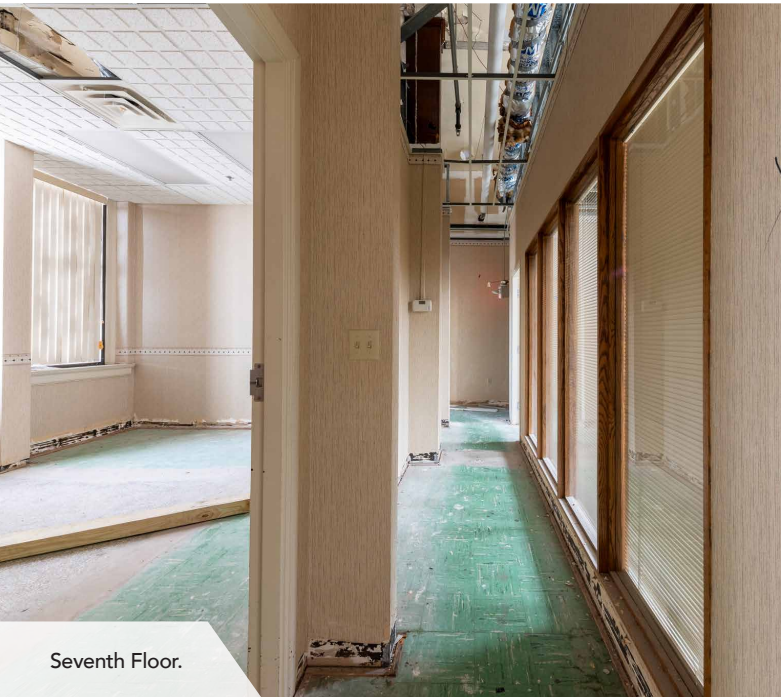


Seventh Floor.

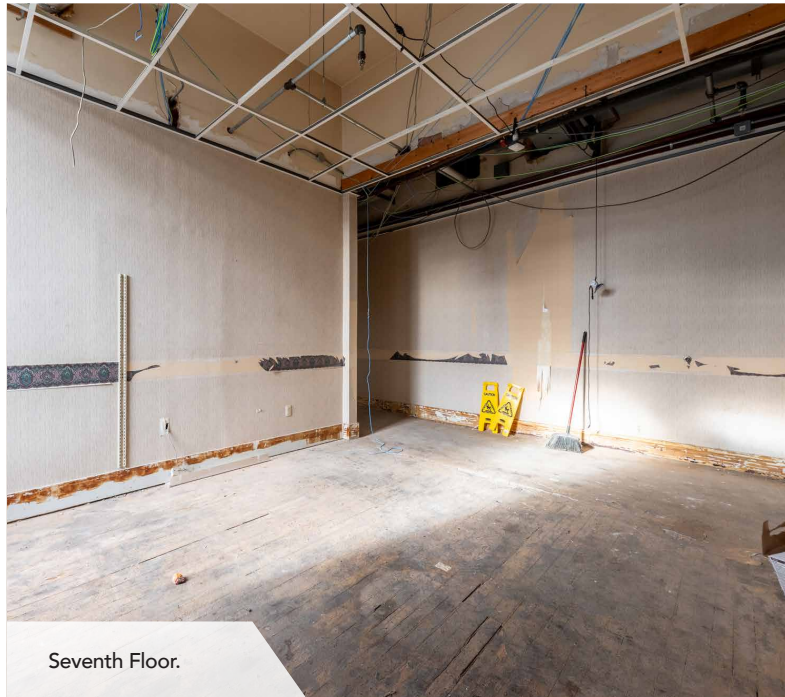
INTERIOR PHOTOS



Seventh Floor.



Seventh Floor.

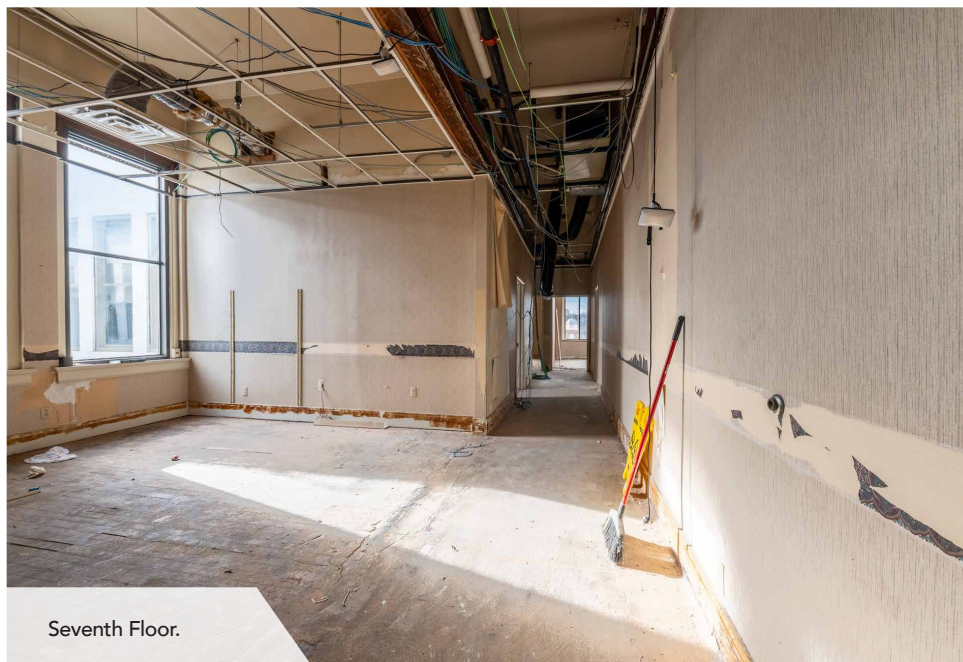


Seventh Floor.

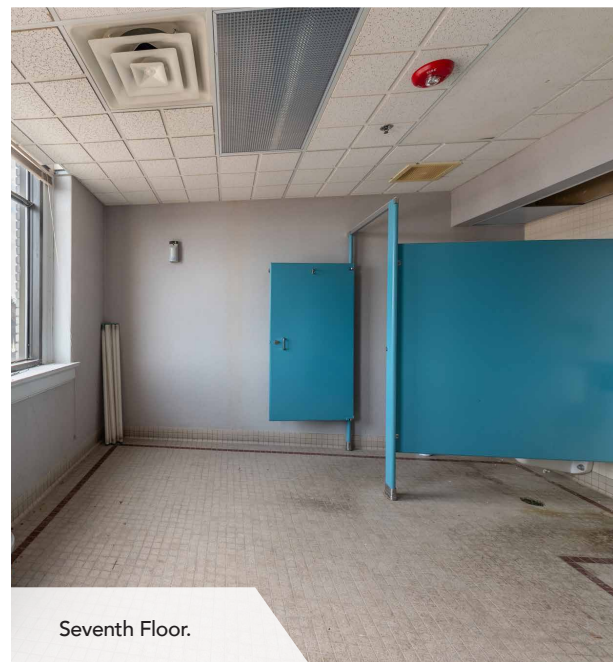
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OFFICE SUITES - WITHIN THE UNION TRUST BUILDING

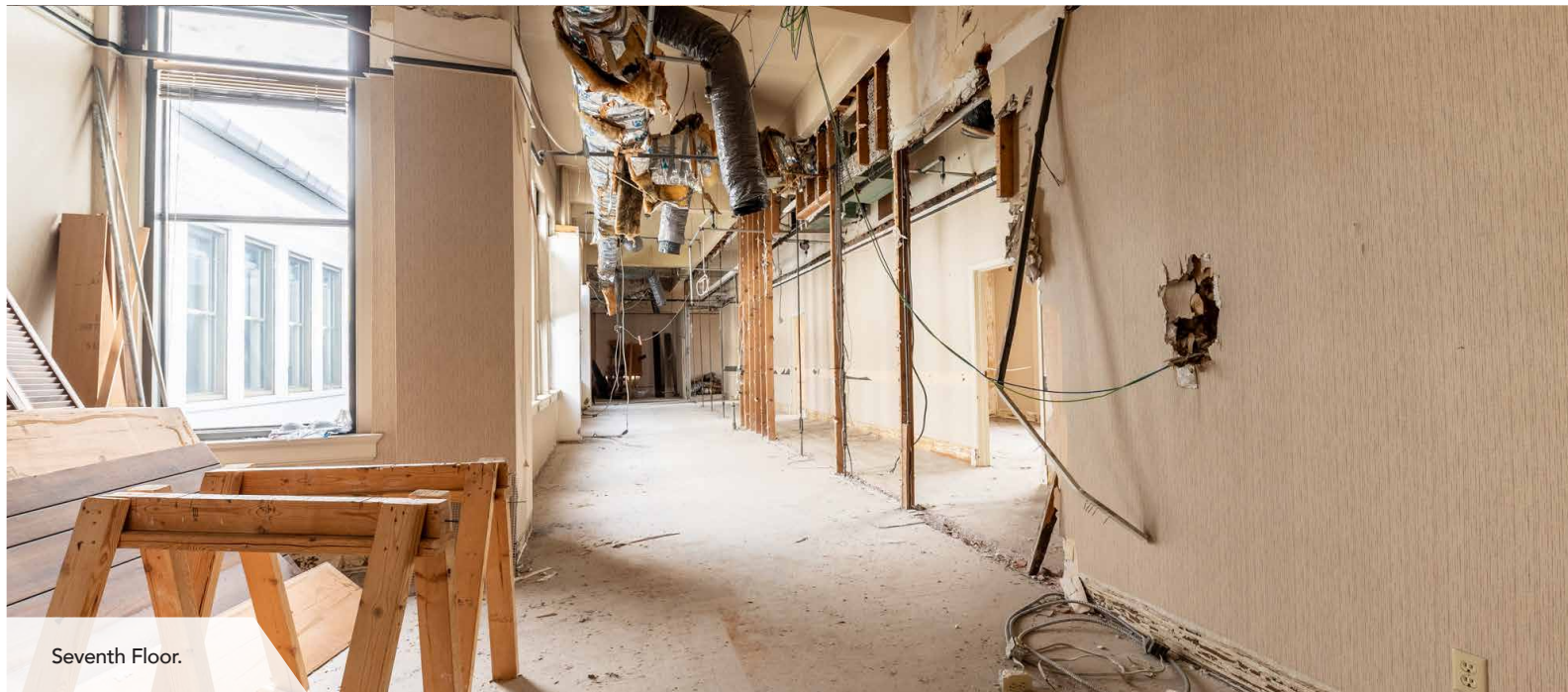
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Seventh Floor.

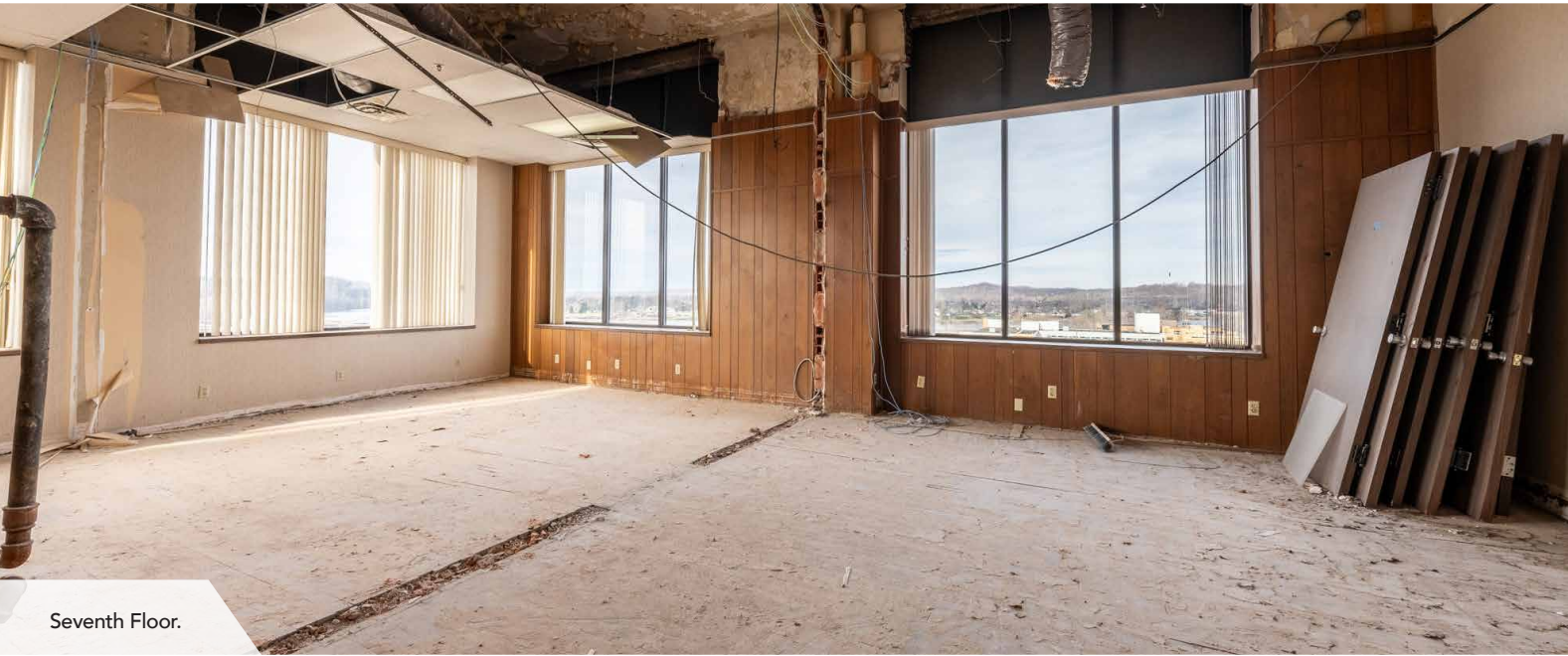


Seventh Floor.

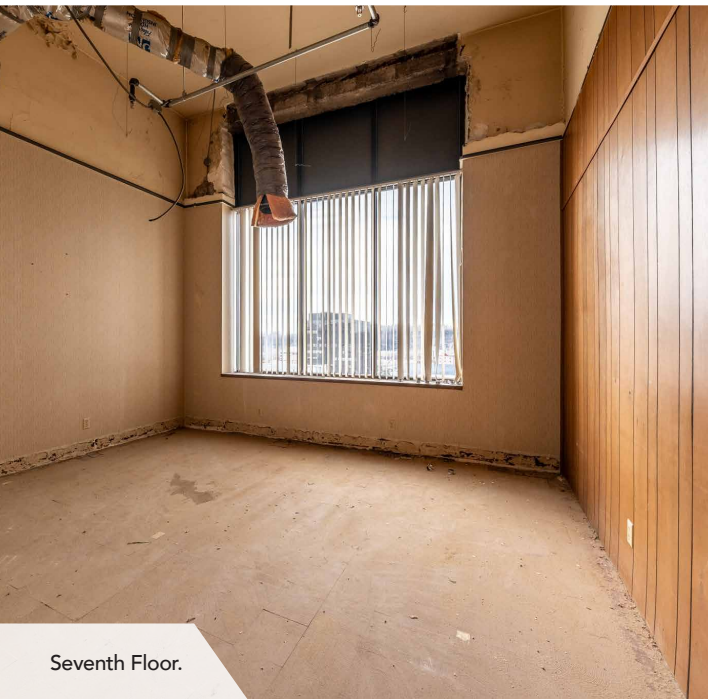


Seventh Floor.

INTERIOR PHOTOS



Seventh Floor.



Seventh Floor.

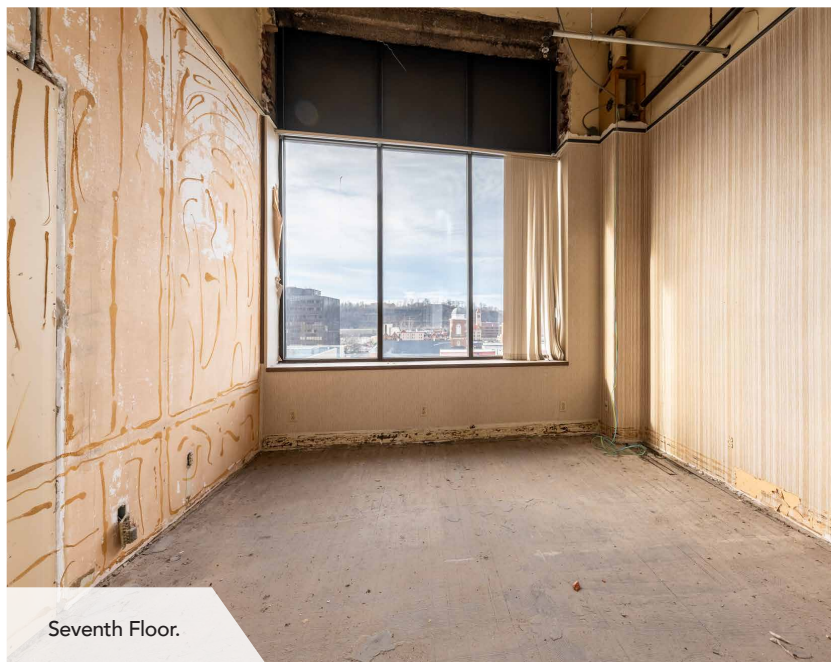


Seventh Floor.

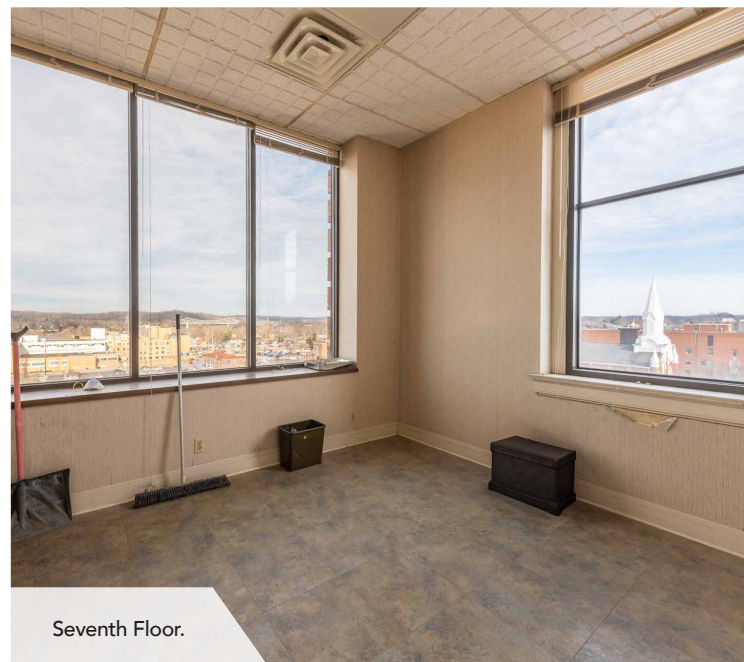
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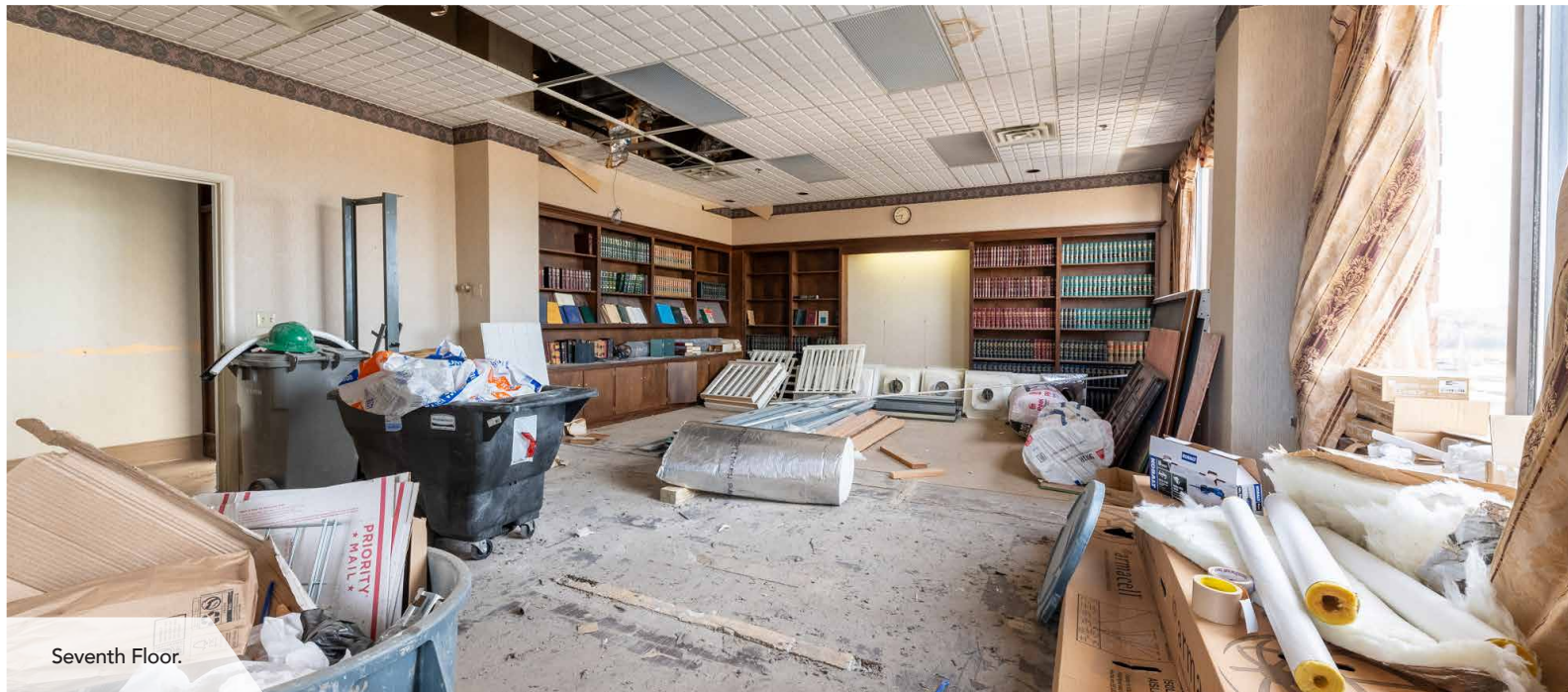
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Seventh Floor.

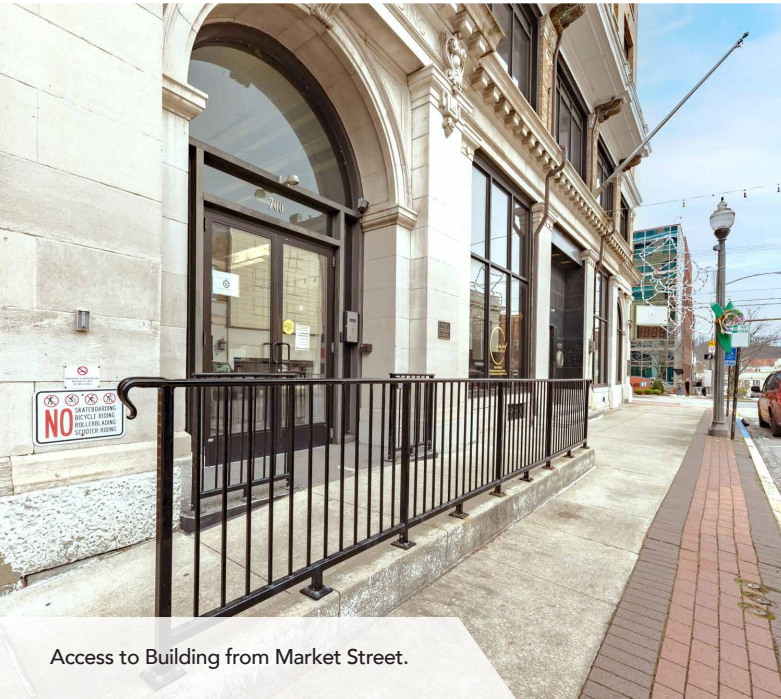


Seventh Floor.



Seventh Floor.

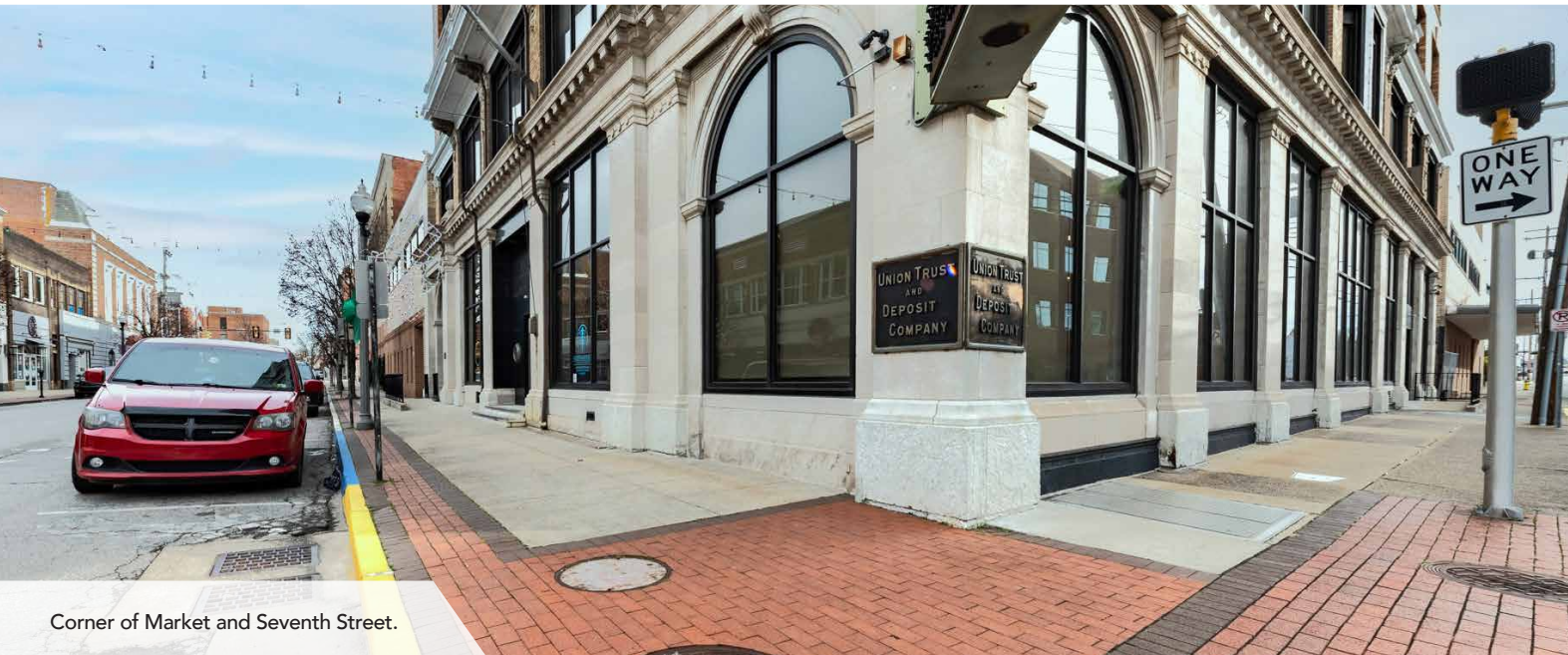
EXTERIOR PHOTOS



Access to Building from Market Street.

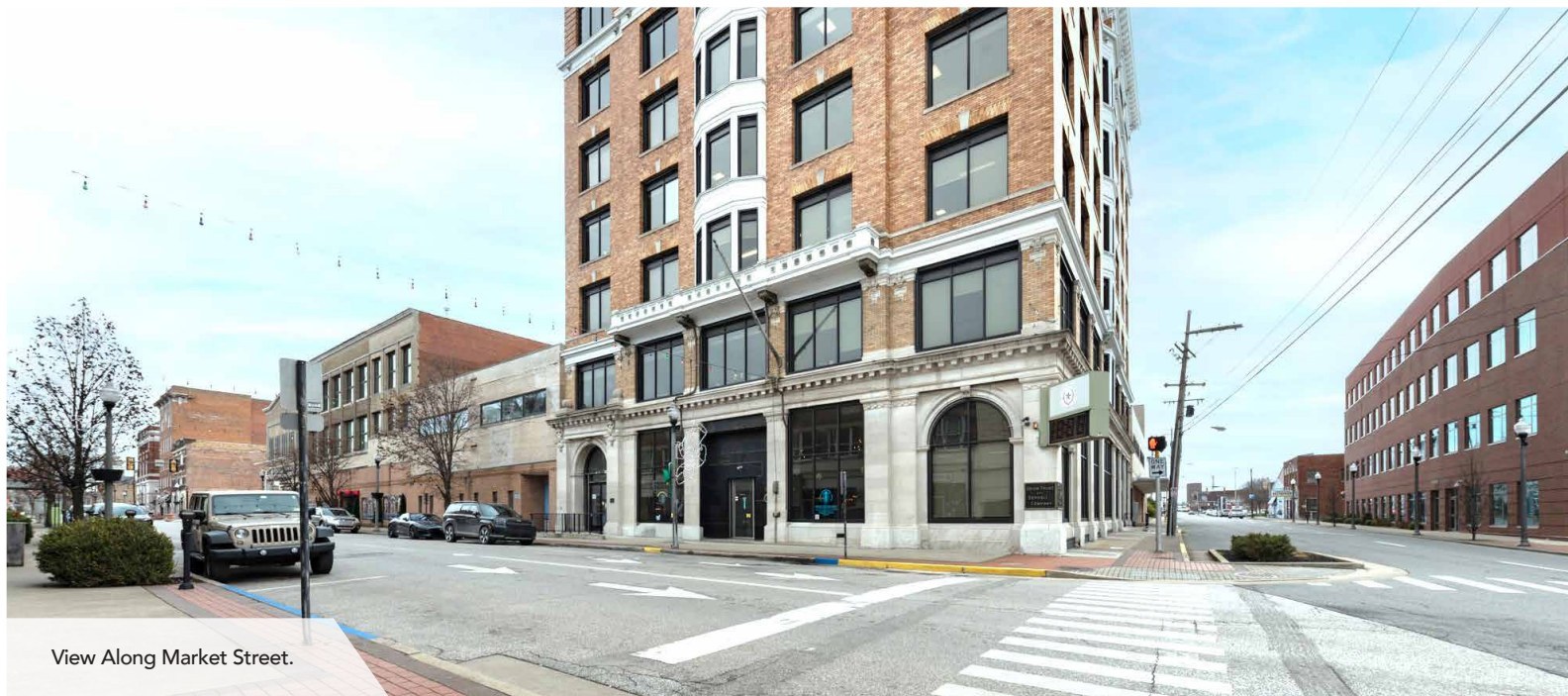


View Along Seventh Street.

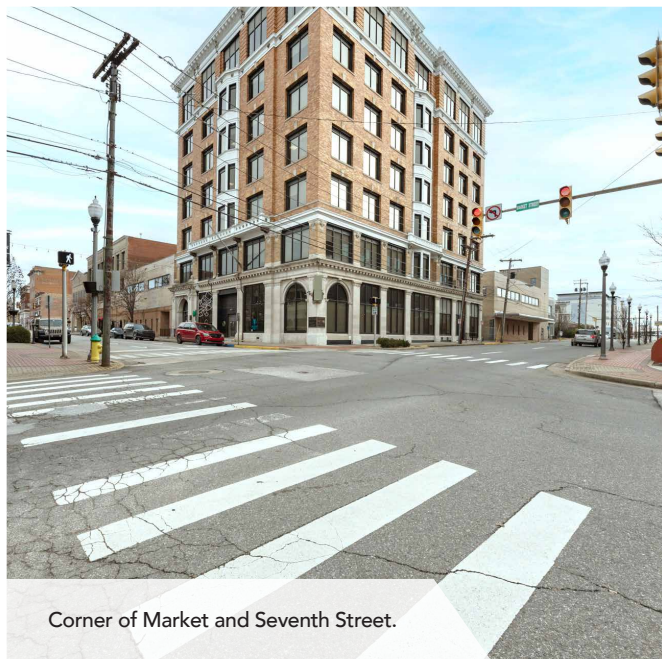


Corner of Market and Seventh Street.

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View Along Market Street.



Corner of Market and Seventh Street.



Parking Lot.

AERIALS



Aerial View Facing Southwest.

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Aerial View Facing West.



Aerial View Facing Northeast.

AERIALS



Aerial View Facing East.



Aerial View Facing West.



 **700 MARKET STREET**

Aerial View Facing Southwest (2021).

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Aerial View Facing South (2021).



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*