



Black Diamond Realty

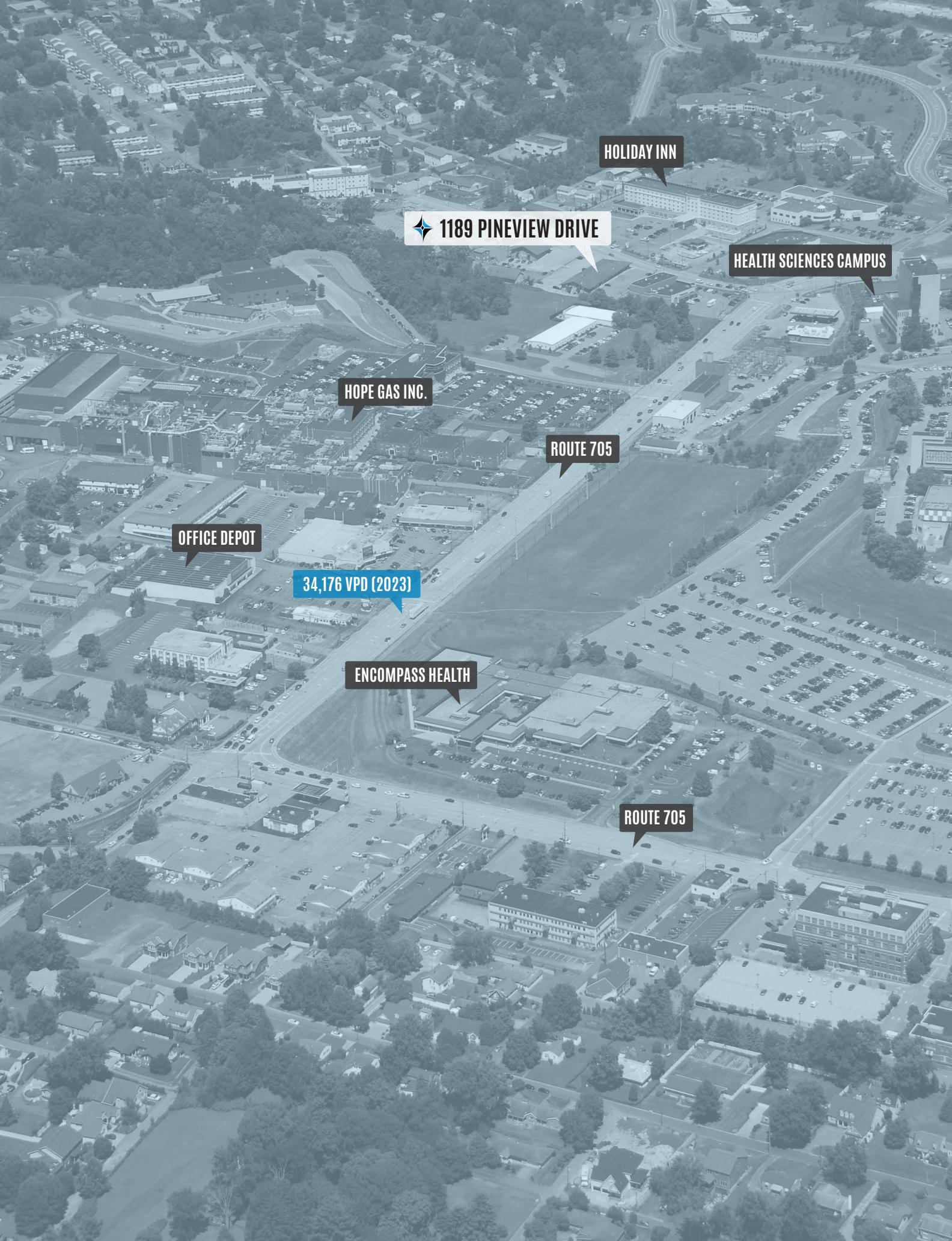
Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE
OFFICE SUITE
MARKETING FLYER



1189 PINEVIEW DRIVE
MORGANTOWN, WV 26505



 **1189 PINEVIEW DRIVE**

HOLIDAY INN

HEALTH SCIENCES CAMPUS

HOPE GAS INC.

ROUTE 705

OFFICE DEPOT

34,176 VPD (2023)

ENCOMPASS HEALTH

ROUTE 705

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OFFICE SUITE FOR LEASE

LEASE RATE / \$15.00 SQ FT / YEAR

LEASE STRUCTURE / NNN

AVAILABLE SUITE / 3,050 (+/-) SQ FT

LOT SIZE / 0.11 ACRE

OFF-STREET PARKING / YES

NUMBER OF FLOORS / 3

PROPERTY FEATURES / NEAR TRAFFIC LIGHT, OFF-STREET PARKING AVAILABLE, PRIVATE OFFICES, STORAGE SPACE, WALKING DISTANCE TO MANY AMENITIES, WALKING DISTANCE TO WVU'S MAIN CAMPUS, SEVEN SKYLIGHTS

1189 PINEVIEW DRIVE MORGANTOWN, WV 26505

Located within 1189 Pineview Drive, a multi-tenant office building, this available suite offers 3,050 (+/-) square feet of functional space across three levels. The main level and lower level each provide 1,200 (+/-) square feet, complemented by an additional 650 (+/-) square feet on the upper level. A tenant improvement allowance may be available. The property is subject to existing covenants, restrictions, and agreements as outlined in the original deed.

Previously utilized as a medical office, this space presents an excellent opportunity in one of Morgantown's most sought-after professional corridors—just off Chestnut Ridge Road. The property enjoys exceptional visibility and convenient access to both I-68 and I-79 in under 20 minutes. Within walking distance are Mon Health Medical Center, WVU's Health Sciences Center, Ruby Memorial Hospital, and numerous restaurants and retail options. Traffic counts include 14,689 vehicles daily along Pineview Drive and 34,176 vehicles daily along Chestnut Ridge Road (Route 705) (Esri, 2023).

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1189 PINEVIEW DRIVE · MORGANTOWN, WV 26505 · 3,050 (+/-) SQ FT · 0.11 ACRE LOT

PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

Built in the 1980, this three-story office building has 3,050 (+/-) square feet of available space. The main level is 1,200 (+/-) square feet, the lower level is 1,200 (+/-) square feet and the top level is 650 (+/-) square feet. This suite is built out for traditional/medical office use. There is a bathroom with a shower on the basement level and seven skylights on the top level providing lots of natural light.

LEGAL DESCRIPTION

Located outside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property consists of one rectangular shaped parcel. The property is identified as Third Ward District, Map 4A, Parcel 50.6. This can be referenced in Deed Book 1102, Page 256.

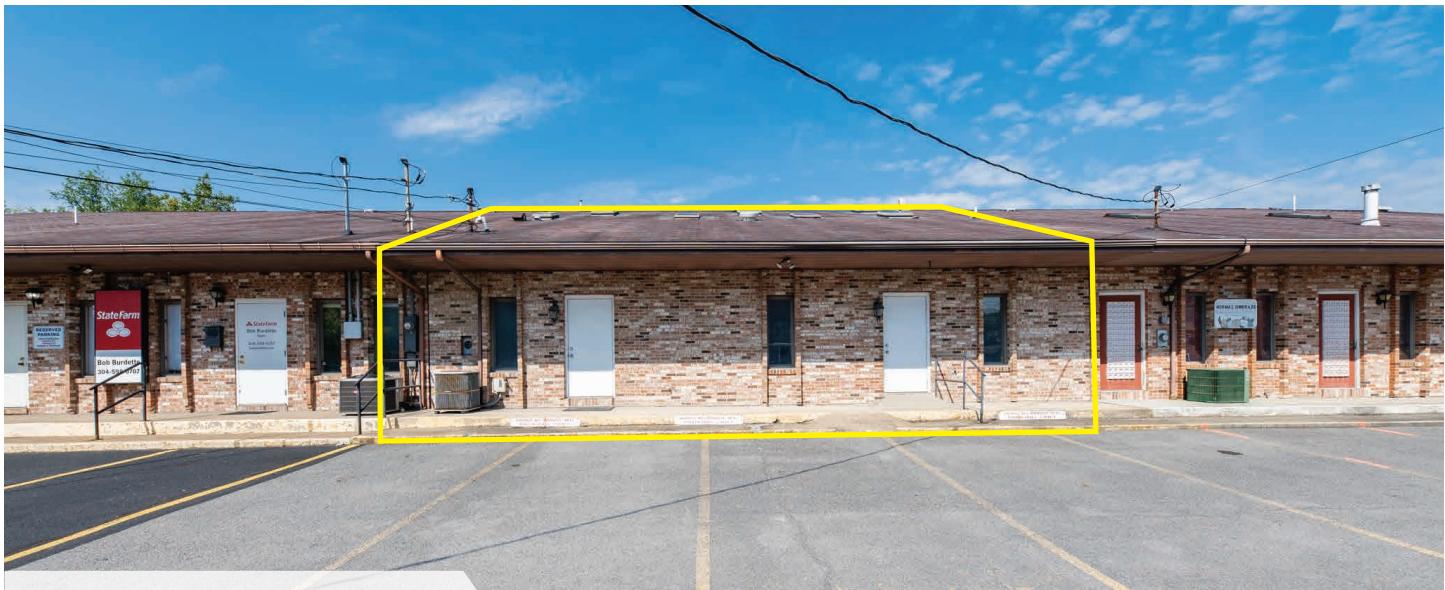
UTILITIES

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

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

INGRESS / EGRESS / PARKING

This property offers two points of ingress and egress to the parking lot via Pineview Drive. The parking lot is shared with the other tenants within the building and is available on a first come, first serve basis. The property has 10 dedicated parking spaces.



View of Building from Parking Lot.

LOCATION ANALYSIS

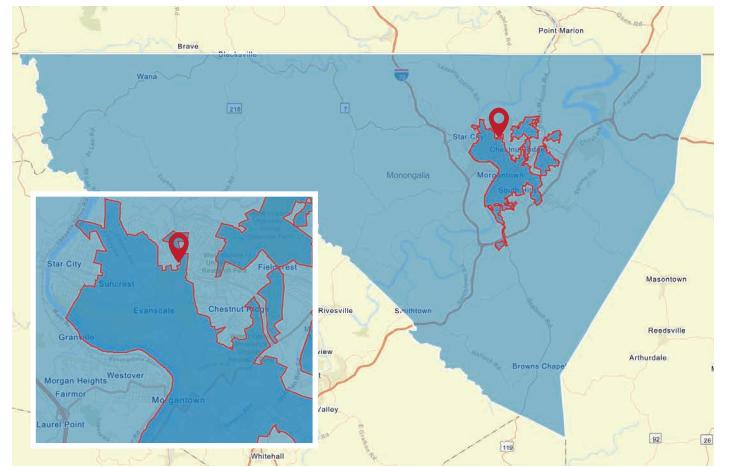
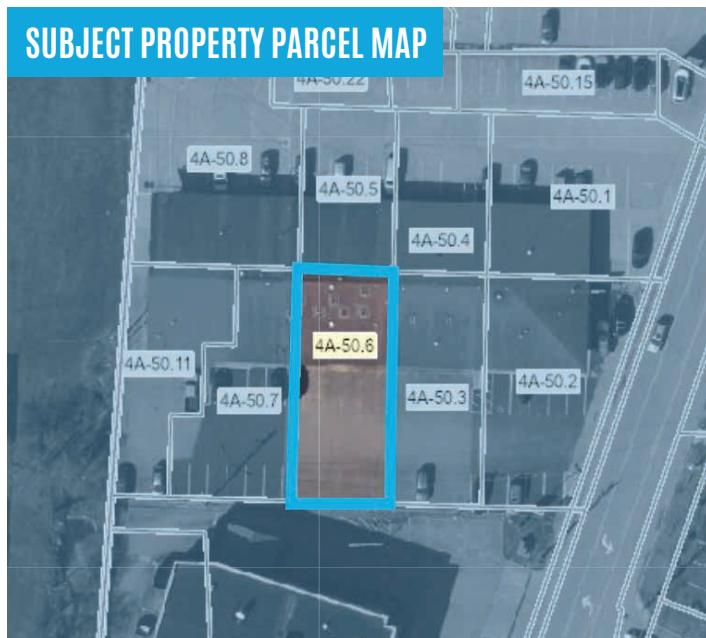
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

Monongalia County has a total population of 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

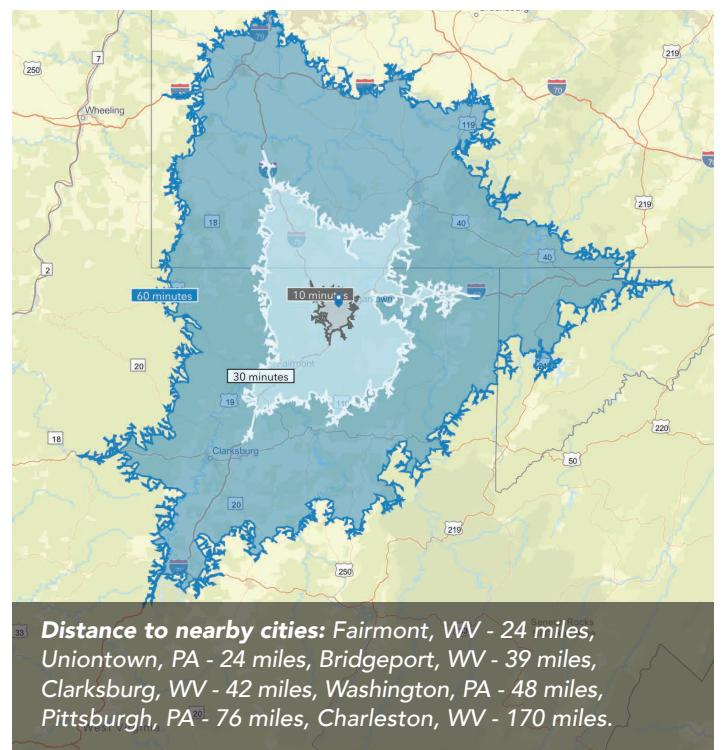
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

See 3, 5 and 10-mile radius demographics on Page 6.

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



Monongalia County, WV Morgantown City Limits Subject Location



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SURROUNDING AMENITIES



The aerial above was taken facing southeast. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1189 Pineview Drive is located within the heart of Morgantown and the Suncrest area.

● Directly along Pineview Drive there is a daily traffic count of 14,689 vehicles (Esri, 2023).

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

- 1 Sabraton
- 2 Pierpont Centre
- 3 Morgantown Airport
- 4 Suncrest Towne Centre: Kroger, First United Bank, Roosters, Buffalo Wild Wings, McDonalds, PetValu, WVU Urgent Care, Primanti Brothers, Kroger Fuel
- 5 Suncrest Village
- 6 Mon Health Wedgewood
- 7 Mon Health Medical Center
- 8 White Birch Towers
- 9 Holiday Inn/Atria's
- 10 CVS

- 11 Walgreens
- 12 Sheetz
- 13 Mylan Pharmaceuticals Inc
- 14 Office Depot
- 15 Dunkin' Donuts
- 16 Euro-Suites
- 17 Encompass Health Rehabilitation Hospital of Morgantown
- 18 Health Sciences Campus
- 19 Ruby Memorial Hospital
- 20 Milan Puskar Stadium
- 21 Medical Center PRT
- 22 Marquis Center

- 23 Suncrest Center
- 24 Applebee's
- 25 WVU Police Department
- 26 Alumni Center
- 27 University Park
- 28 Burrough's Place
- 29 Suncrest Area
- 30 Suncrest Middle School
- 31 Kroger
- 32 Student Recreation Center
- 33 Evansdale Towers
- 34 WVU Residence Hall
- 35 Downtown WVU

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



56,862

Total Population



2,496

Businesses



74,414

Daytime Population



\$270,066

Median Home Value



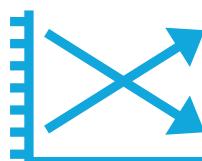
\$34,968

Per Capita Income



\$51,339

Median Household Income



0.3%

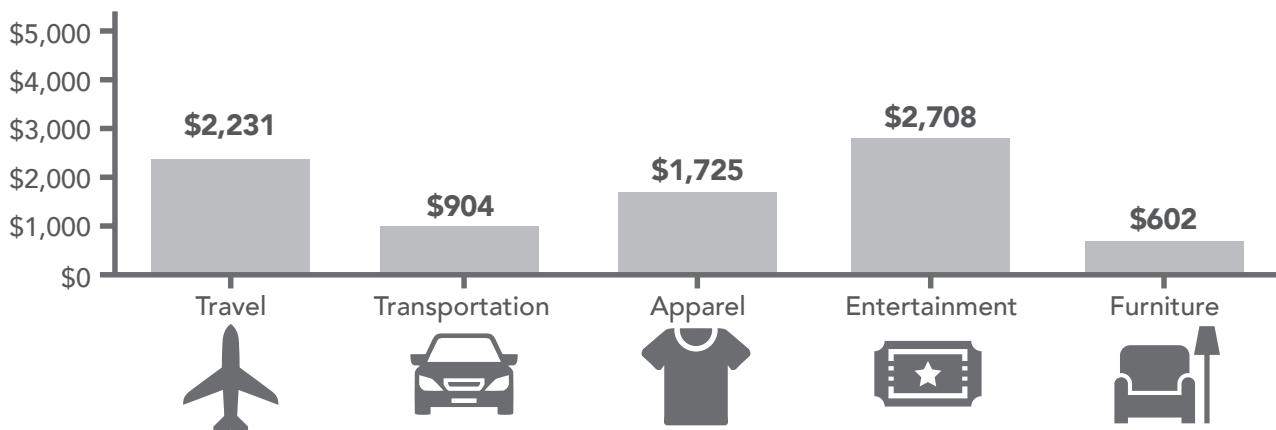
2025-2030 Pop Growth Rate



28,700

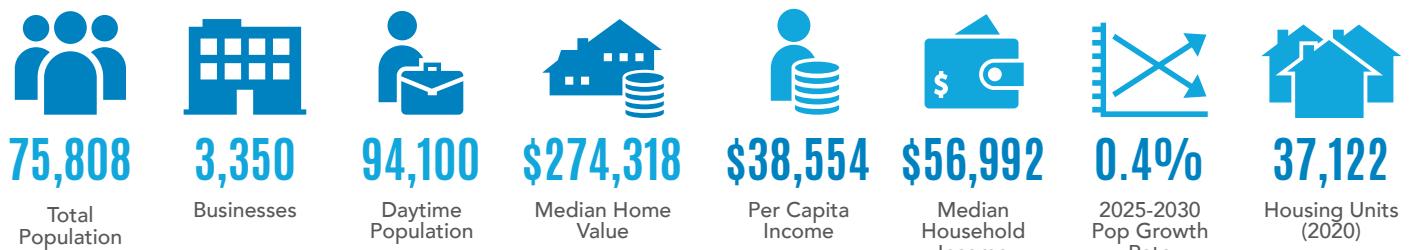
Housing Units (2020)

KEY SPENDING FACTS

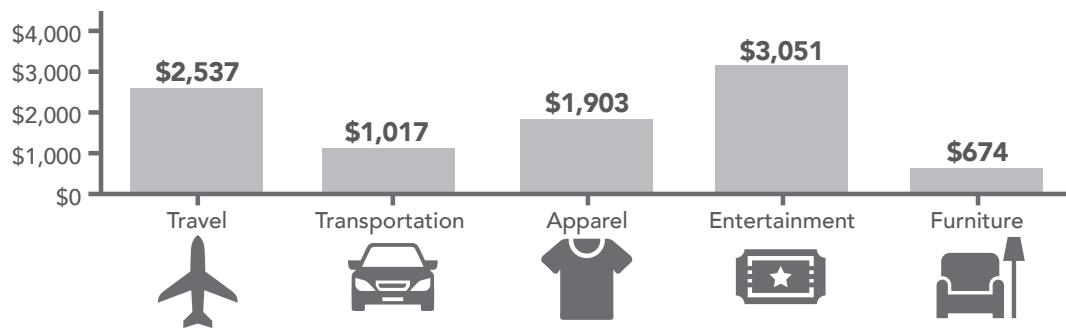


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

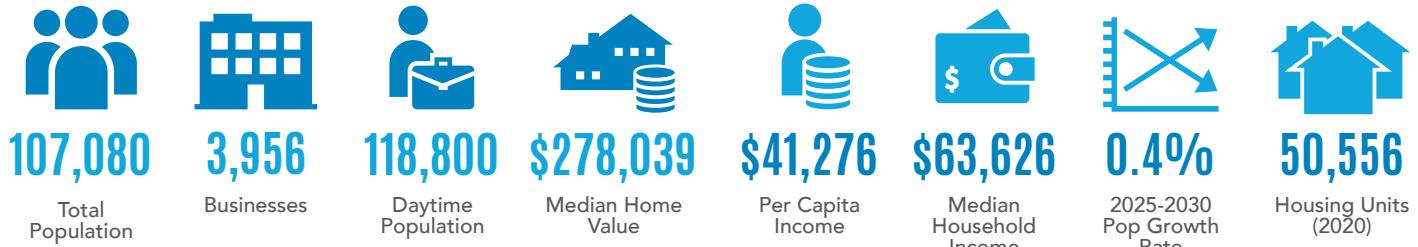
5 MILE RADIUS



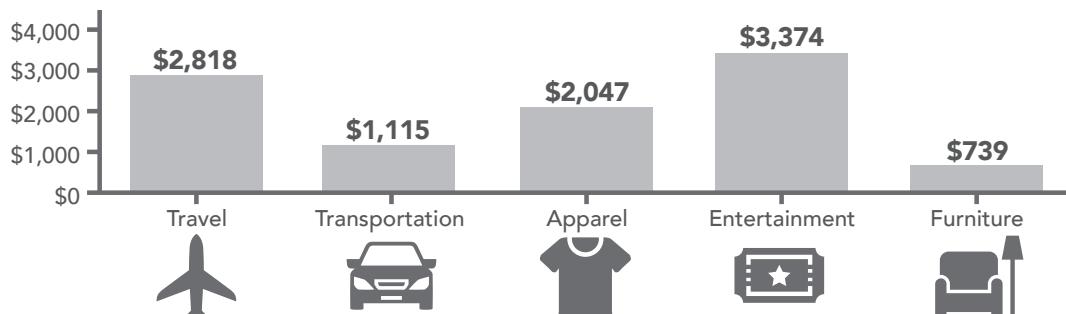
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS



FLOOR PLAN

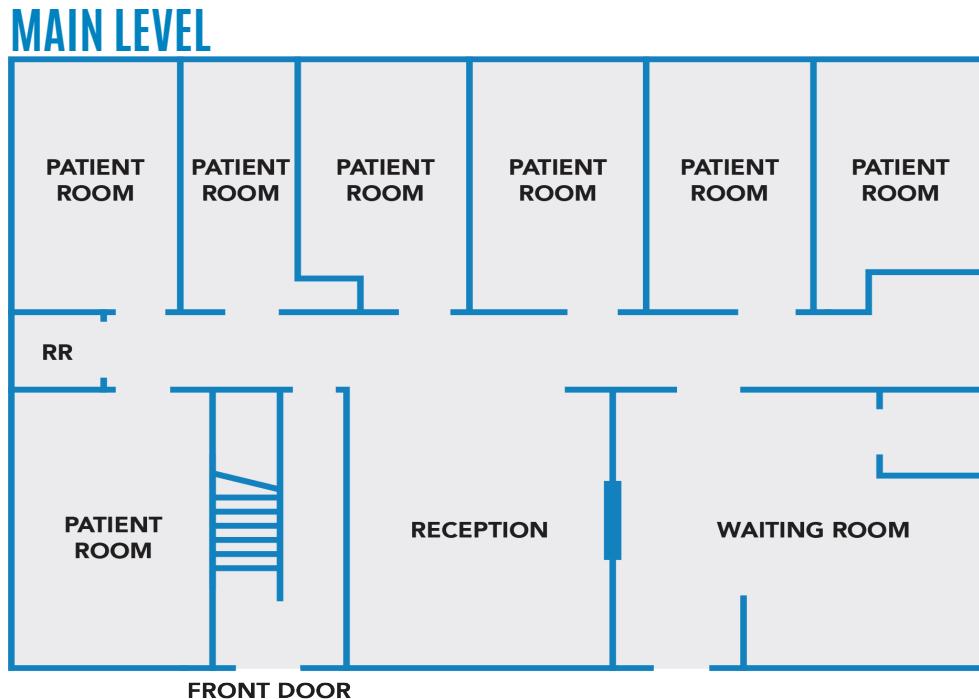
3,050 (+/-) SQUARE FEET

The office suite is comprised of 3,050 (+/-) square feet spread across three floors. The entrance to this suite is at street level. The main level is 1,200 (+/-) square feet, the lower level is 1,200 (+/-) square feet and the top level is 650 (+/-) square feet. Tenant improvement allowance may be available. Property is subject to covenants, restrictions and agreements found in original deed. This suite is built out for traditional/medical office use. There is a bathroom with a shower on the basement level and seven skylights on the top level providing lots of natural light.

The floor plan on the main level consists of a reception area and a waiting room, seven patient rooms, and a restroom. There is a stacked staircase to the lower level and the top level. The top level of this suite offers storage space, three offices and a restroom. The lower level consists of a large conference room, a bathroom with shower, a kitchen, and four patient rooms.

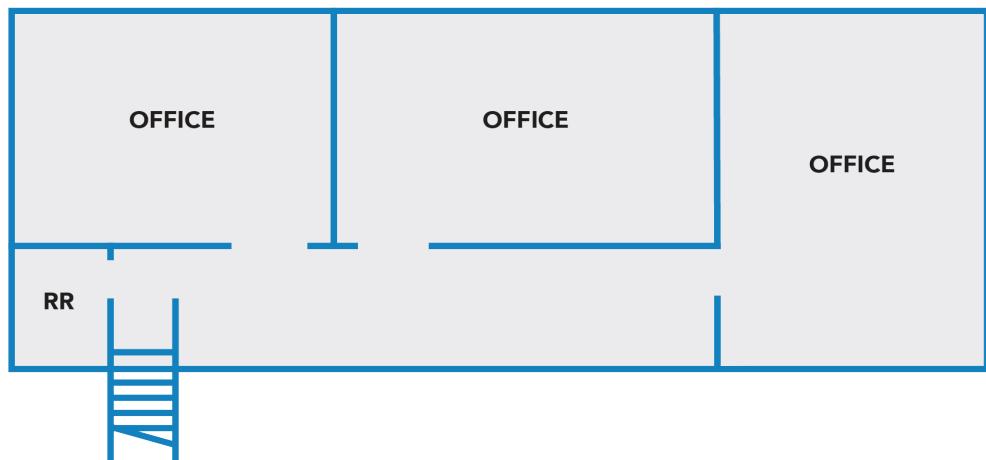
Carpet was removed and replaced to be vinyl throughout the main level about four years ago. The top level is currently unfinished flooring. There is tile flooring in the lower level kitchen. Drywall walls, drop ceilings and a mix of fluorescent and recessed lighting throughout.

***Floor plans may not be exact**

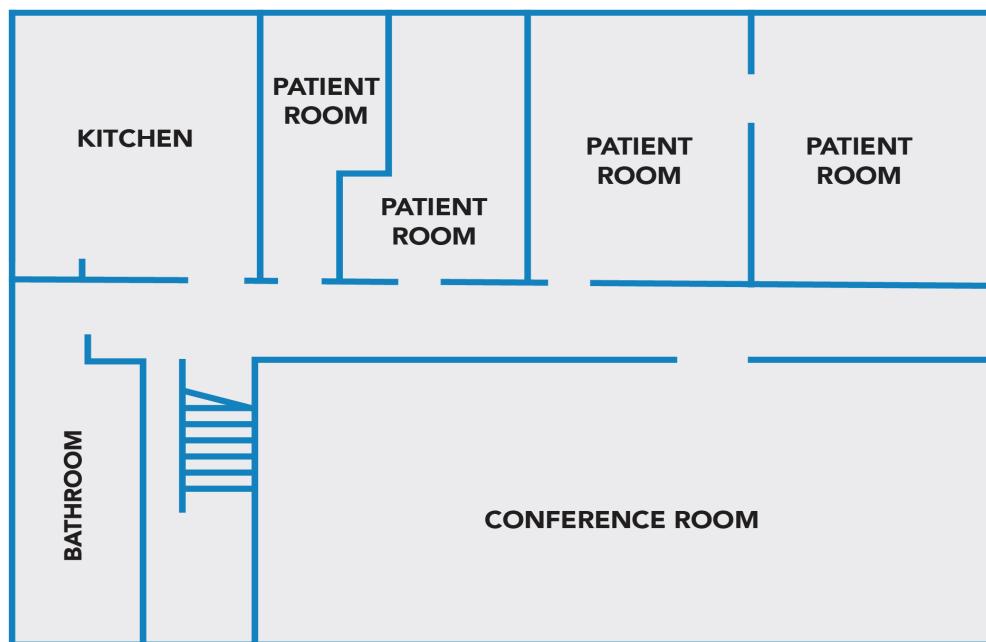


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TOP LEVEL



LOWER LEVEL



INTERIOR PHOTOS



Main Level: Restroom.



Main Level: Patient Room.



Main Level: Reception Office.

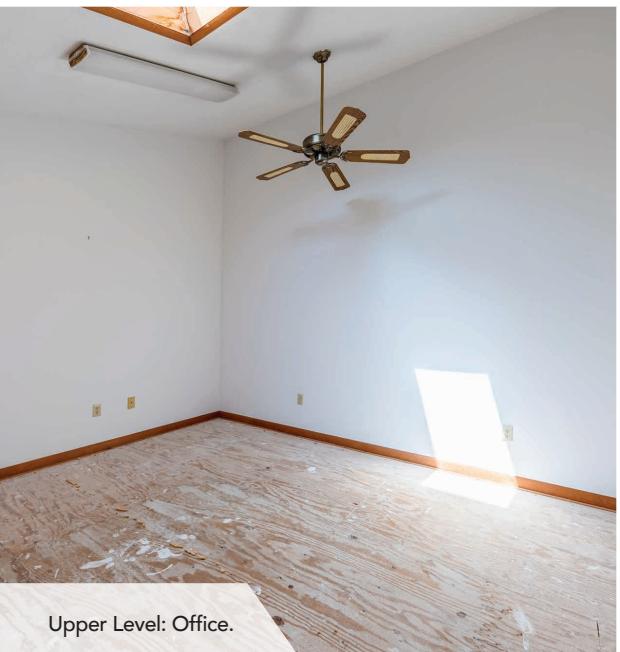
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INTERIOR PHOTOS



Lower Level: Conference Room.

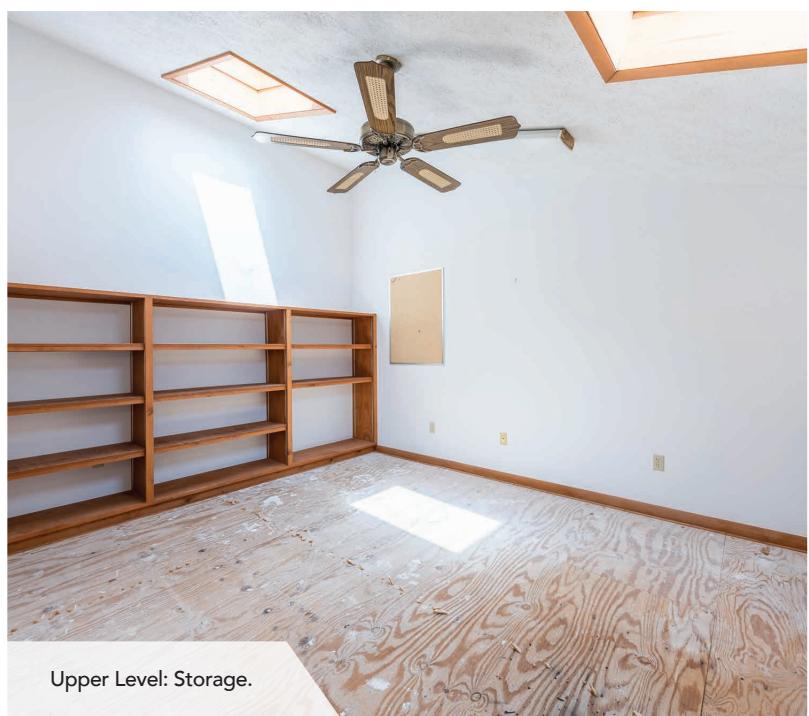


Upper Level: Office.



Lower level: Kitchenette.

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EXTERIOR PHOTOS



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Exterior of Building Parking.

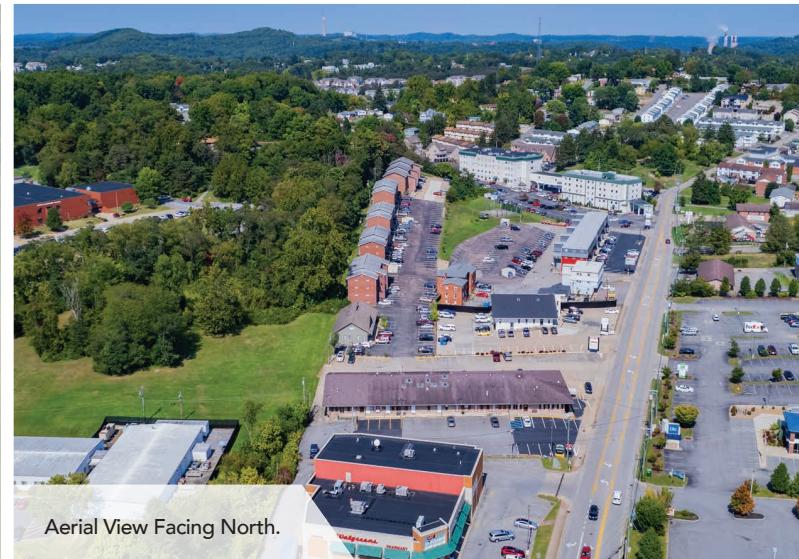


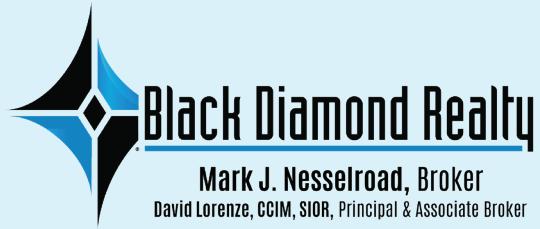
Exterior of Building Entrance/Exit.

AERIALS



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