



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE
SINGLE OFFICE SUITES
MARKETING FLYER



SINGLE OFFICE SUITES AVAILABLE

1399 STEWARTSTOWN ROAD

MORGANTOWN, WV 26505



DOWNTOWN MORGANTOWN
WEST VIRGINIA UNIVERSITY

SUNCREST TOWNE CENTRE
SHOPPING, RETAIL AND MORE

ROUTE 705

HAMPTON CENTER
7000 HAMPTON CENTER DRIVE

BON VISTA VILLAS
APARTMENT BUILDINGS

1399 STEWARTSTOWN ROAD
YOUR NEW LOCATION

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SINGLE OFFICE FOR LEASE

**1399 STEWARTSTOWN ROAD
MORGANTOWN, WV 26505**

RENTAL RATE / \$500 / MONTH

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / SINGLE OFFICES

BUILDING CLASS / A

PROPERTY TYPE / OFFICE BUILDING

PROPERTY DESCRIPTION / OFF-STREET

**PARKING LOT, EASY ACCESS TO INTERSTATE,
CLOSE TO MANY AMENITIES, NEW BUILD-
ING, PRIVATE OFFICES, ELEVATOR, SECURED
ENTRY, GATED PARKING LOT, NO B&O TAX**

Located at the bustling signalized intersection of Stewartstown Road and West Run Road, this newly built office building is comprised of 17,499 (+/-) total square feet of gross building area across three floors. Above the garages are single offices available for lease. See page 8 for a detailed floor plan.

The property is located just outside the city limits of Morgantown (no B&O Tax) and is situated conveniently to many amenities including the Suncrest Towne Centre, Downtown Morgantown, Interstate 79, Hospitals, restaurants, shopping and more. The property is positioned 0.4 mile from Route 705, 2.2 miles to I-68, Exit 7, and 2.3 miles to downtown Morgantown and West Virginia University. Along Route 705, there is a daily traffic count of 28,178 vehicles per day (WVDOH, 2014). Along Stewartstown Road, there is a daily traffic count of 3,597 vehicles per day (WVDOH, 2014).

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PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2016, the subject building is improved with a three story wood framed structure comprised of 17,499 (+/-) square feet. Heating and air conditioning are forced air systems and there is an emergency generator on site. The building offers secure access with a key fob system at every floor. Access into each suite is also secured. A security system is available and an elevator provides access to the second and third floors.

PARKING / ACCESS

This property offers one point of ingress and egress via Stewartstown Road. Access to the parking lot can be achieved by turning west off of Stewartstown Road onto West Run Road and then south (left) into the parking lot. This private parking lot offers roughly 46 lined parking spaces via paved lot. Additional parking may be available/arranged if needed.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Mountain State Waste
Cable/Internet	Comcast, CityNet (Other providers available)



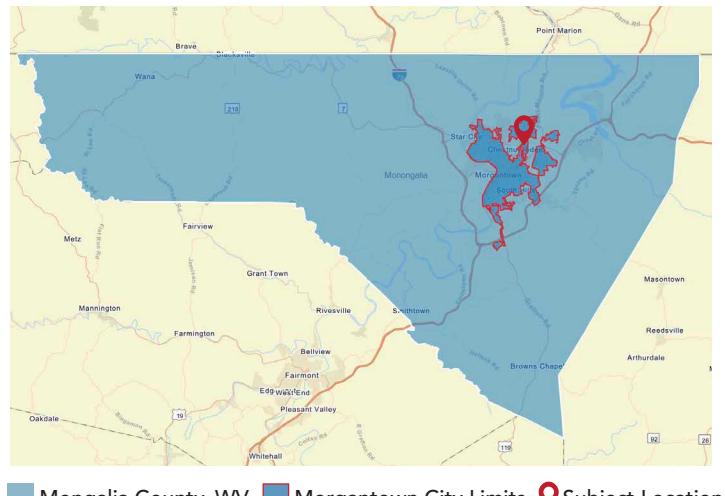
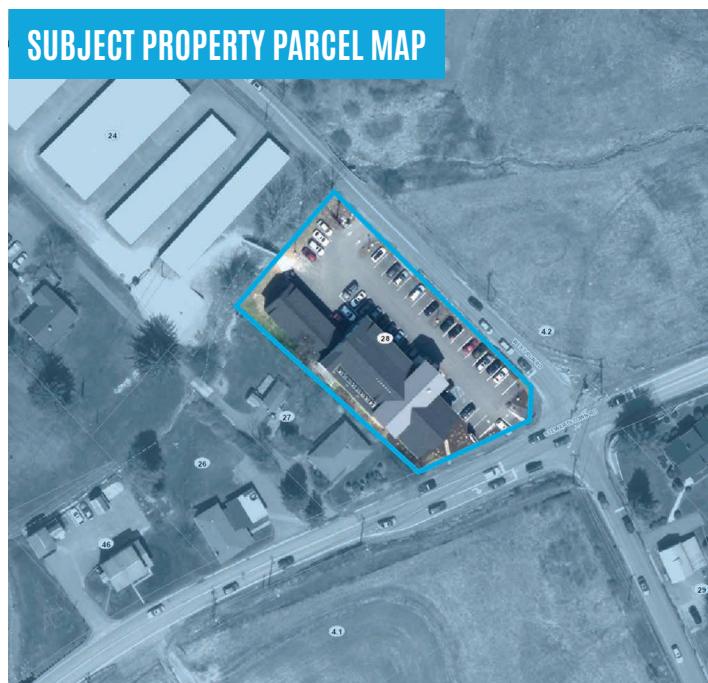
LOCATION ANALYSIS

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.

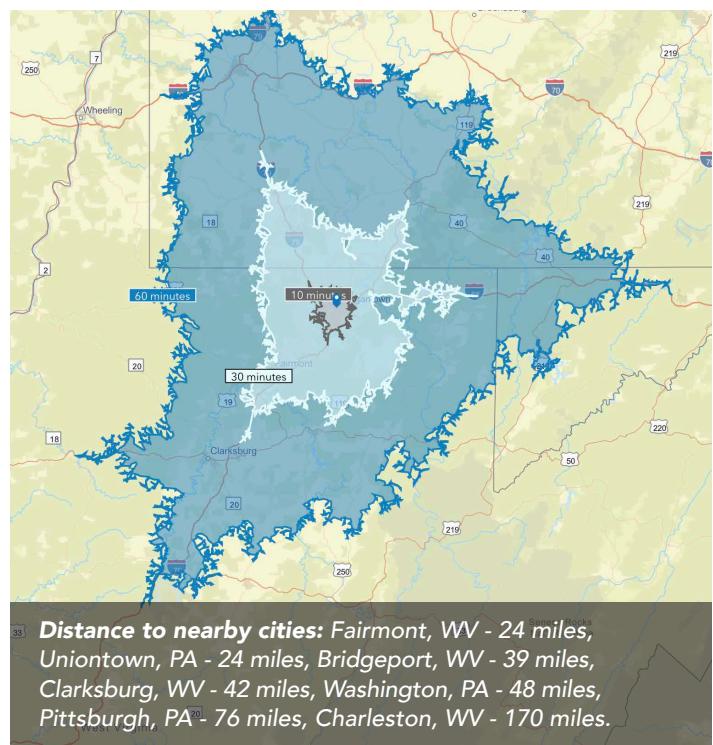
Monongalia County has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

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.



■ Mongalia 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, PA²⁰ - 76 miles, Charleston, WV - 170 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, 1399 Stewartstown Road is located.

Along Route 705 there is a daily traffic count of 28,178 vehicles per day (WVDOH, 2014).

- 1 Sabraton
- 2 Pierpont Centre
- 3 Morgantown Airport
- 4 Suncrest Towne Centre: Kroger, Sonic, T-Mobile, Orangetheory, PNC Bank, First United Bank, Buffalo Wild Wings, McDonalds, PetValu, WVU Urgent Care, Primanti Brothers, Kroger Fuel
- 5 Suncrest Village, WVU Research Park
- 6 Mon Health Medical Campus
- 7 Mon Health Hospital
- 8 White Birch Towers
- 9 Holiday Inn, The Winchester
- 10 CVS
- 11 Walgreens
- 12 Sheetz
- 13 Mylan Pharmaceuticals Inc
- 14 Office Depot
- 15 Dunkin' Donuts
- 16 Euro-Suites Hotel
- 17 Encompass Health Rehabilitation Hospital of Morgantown
- 18 Health Sciences Campus
- 19 Ruby Memorial Hospital
- 20 Milan Puskar Stadium
- 21 WVU Intermodal Facility
- 22 NIOSH
- 23 Starbucks, Encova, Clear Mountain Bank
- 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 WVU Student Recreation Center
- 33 Evansdale Towers
- 34 WVU Residence Halls
- 35 Downtown WVU

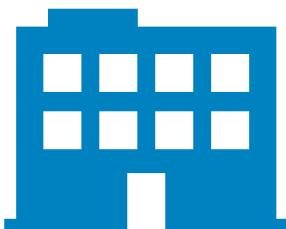
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



55,361

Total Population



2,392

Businesses



71,334

Daytime Population



\$281,171

Median Home Value



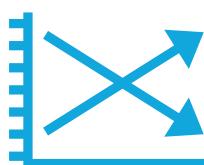
\$35,854

Per Capita Income



\$51,693

Median Household Income



0.4%

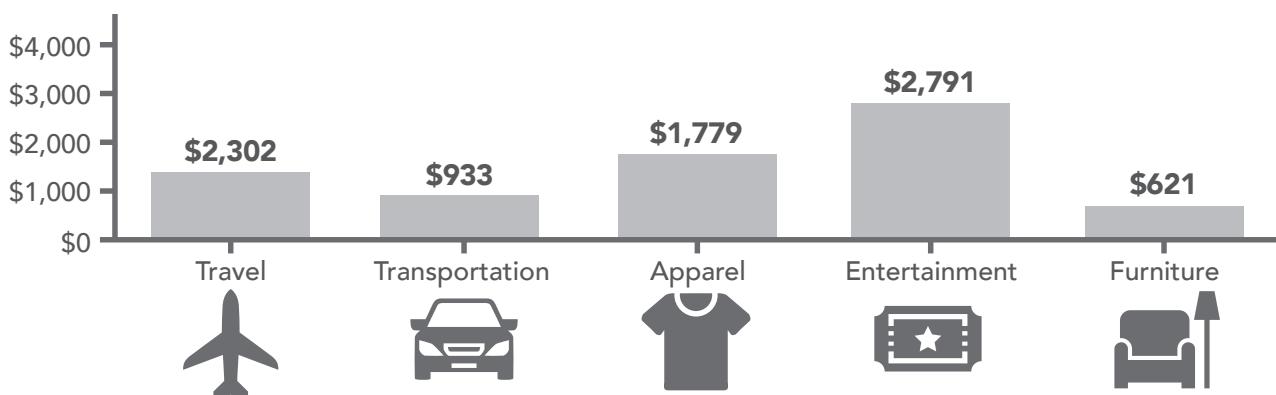
2025-2030 Pop Growth Rate



27,771

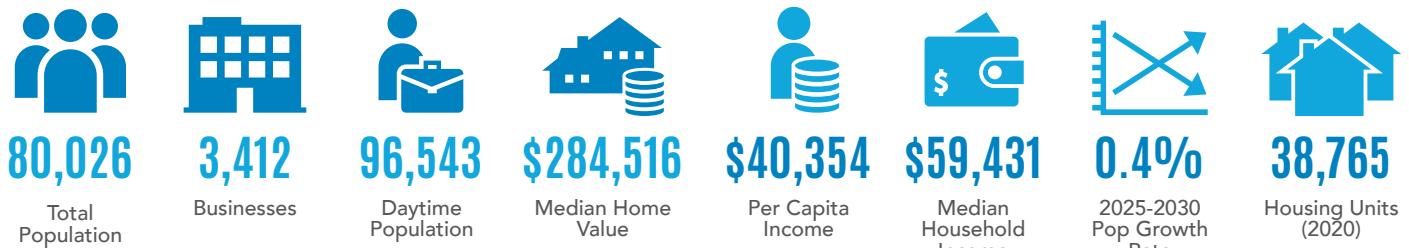
Housing Units (2020)

KEY SPENDING FACTS

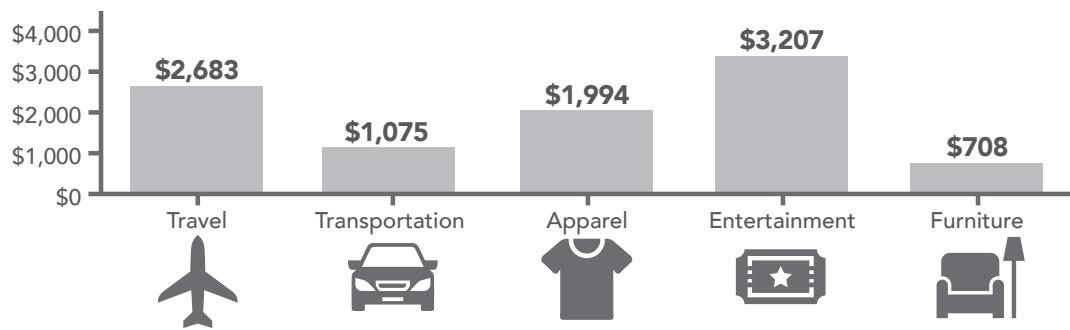


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

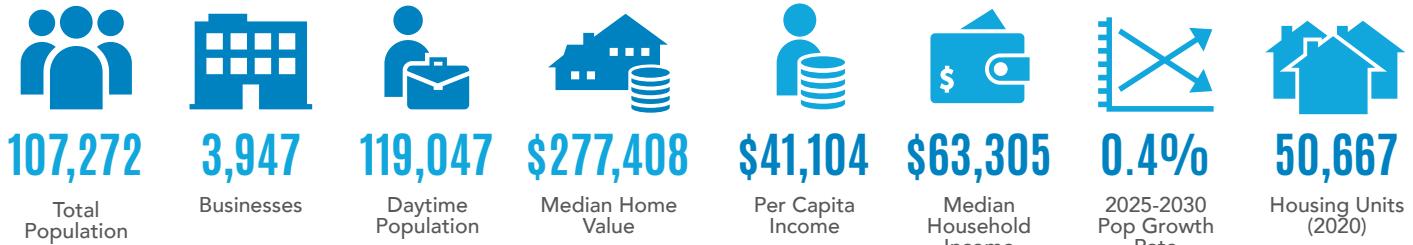
5 MILE RADIUS



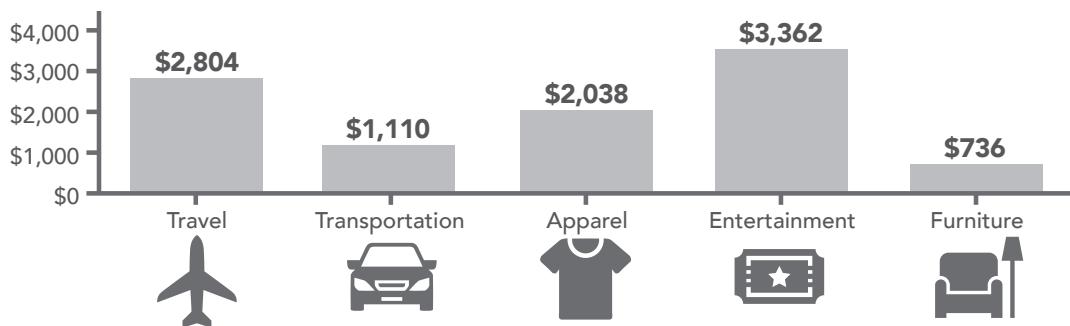
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS

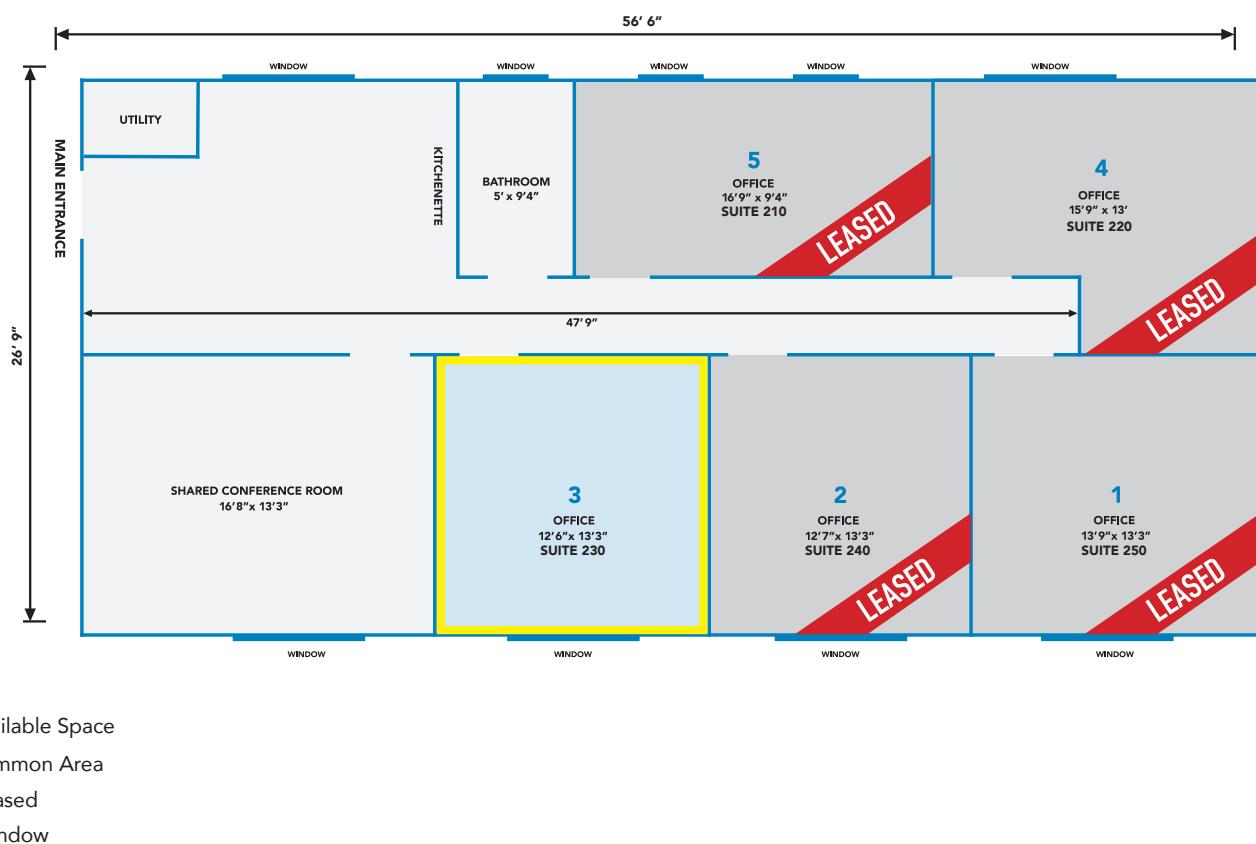


FLOOR PLAN - GARAGES

ABOVE GARAGE - SINGLE OFFICES

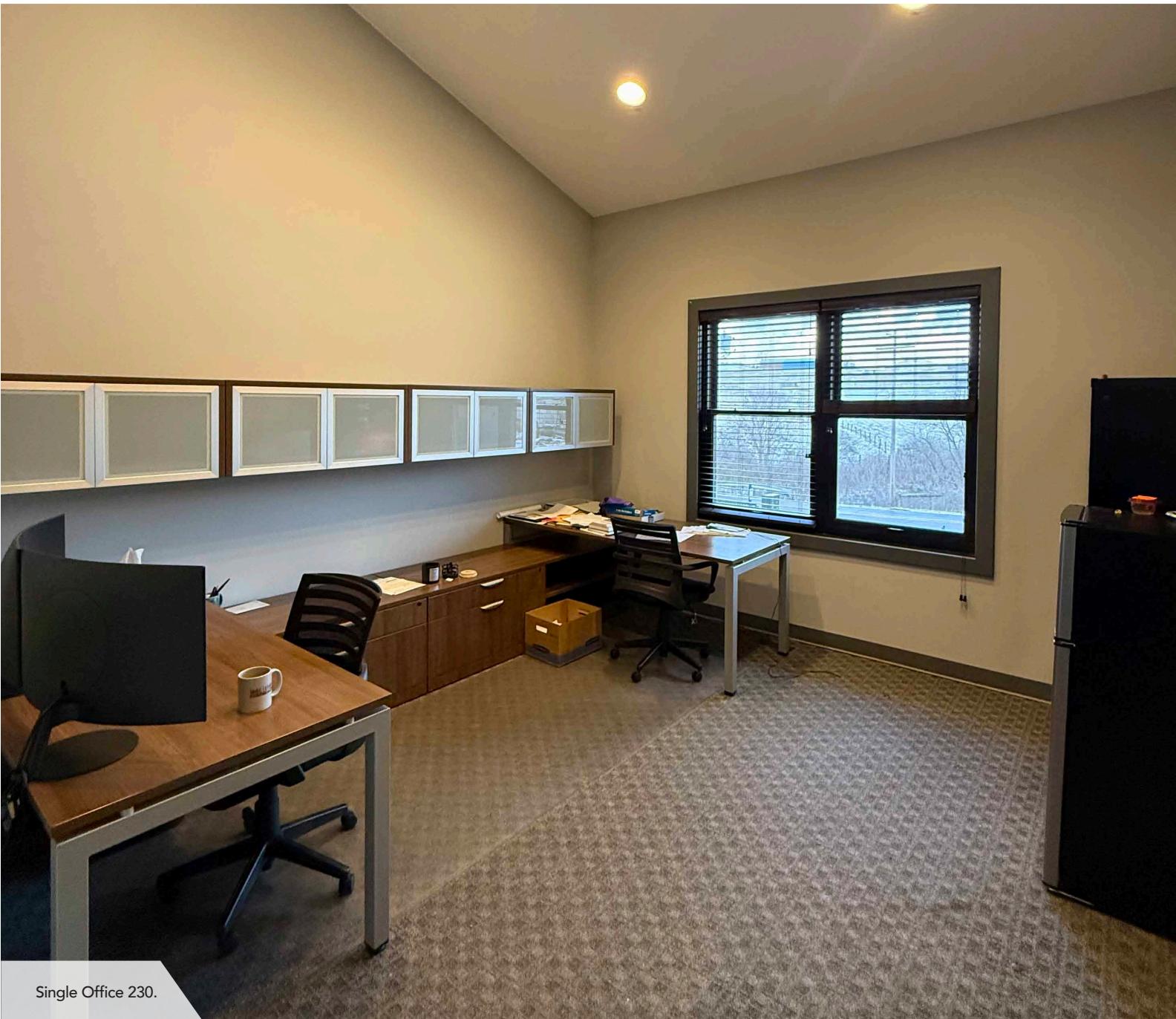
Located on the second floor above the garage there are five single offices. Each office includes a window and has the option to be fully furnished as an add-on. These offices also have access to a shared conference room. Offices can be leased at \$500-\$750 per month, full service, wifi is included.
Suite 230 will be available February 1st, 2026 for \$500/Month.

A common area restroom is available. Finishes to the space include drywall walls, drop ceilings, carpet flooring and LED lighting. All windows have blinds. The floor plan below shows what is currently available in blue.



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INTERIOR PHOTO



Single Office 230.

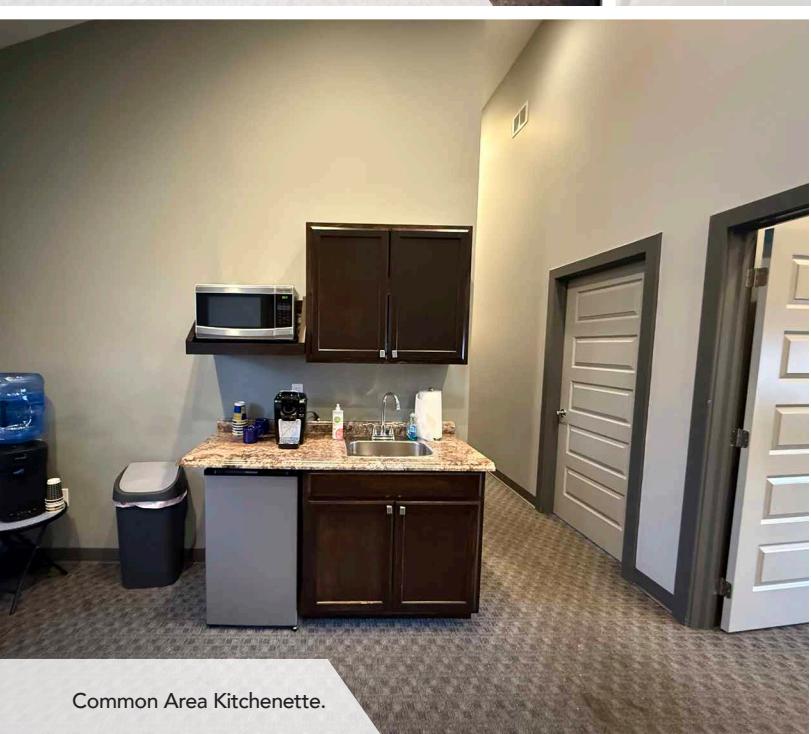
COMMON AREA PHOTOS



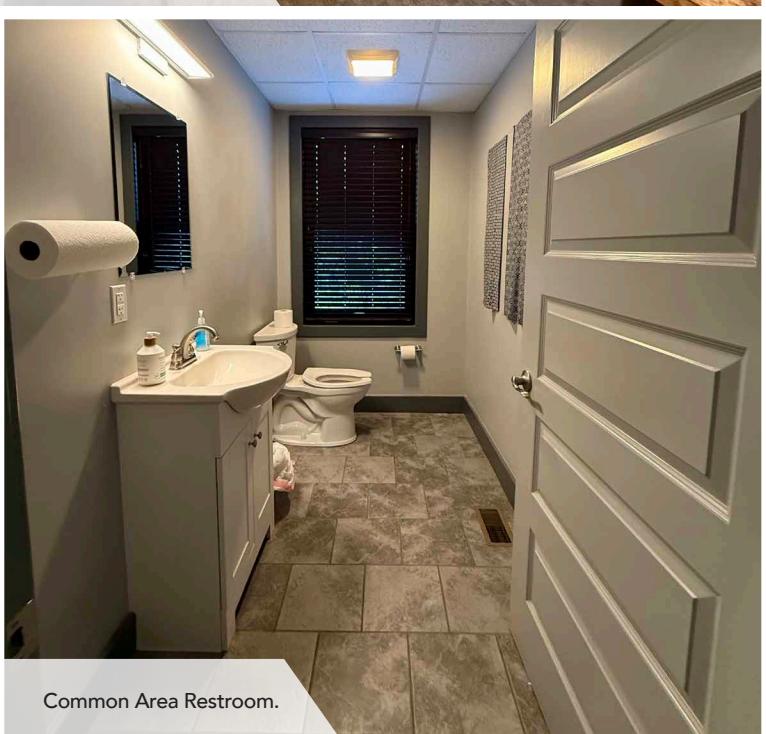
Common Area Conference Room.



Common Area Reception/Waiting Room.



Common Area Kitchenette.



Common Area Restroom.

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EXTERIOR PHOTOS

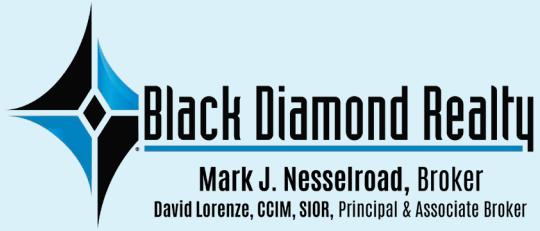


AERIAL PHOTOS



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