



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE
PREMIER OFFICE SUITE
MARKETING FLYER



109 CAMBRIDGE PLACE

BRIDGEPORT, WV 26330

CLARKSBURG

ROUTE 50

EASTPOINTE SHOPPING CENTER

HOLIDAY PLAZA SHOPPING CENTER



ROUTE 50

THE HOME DEPOT

CAMBRIDGE PLACE OFFICE PARK
YOUR NEW LOCATION

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the buildings, utilities and access.

02

Tenant List and Site Plan

List of current tenants and a detailed site plan of the property.

04

Location Analysis / Aerial

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

06

Demographics / Key Facts

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

08

Building VI Floor Plan

Detailed description and floor plan of the available 3,000 (+/-) square feet.

10

Suite 109 Floor Plan / Interior Photos

Interior Photos of Suite 109, 3,000 (+/-) square feet.

12

Exterior Photos

Exterior photos of Building VI.

14

Aerials

Aerial photos of the office park from various heights and angles.

16

304.413.4350
BlackDiamondRealty.net

David Lorenze, CCIM, SIOR
Principal & Associate Broker
dlorenze@blackdiamondrealty.net
M. 304.685.3092



PREMIER OFFICE SPACE FOR LEASE

109 CAMBRIDGE PLACE BRIDGEPORT, WV 26330

RENTAL RATE / \$15.75 / SQ FT / YEAR

TOTAL SPACE AVAILABLE / 3,000 (+/-) SQ FT

LEASE TYPE / NNN

GROSS BUILDING SIZE / 7,000 (+/-) SQ FT

BUILDING CLASS / A

**PROPERTY DESCRIPTION / SIGNAGE,
CONVENIENT PARKING, WELL MAINTAINED
STRUCTURES, PRISTINE LANDSCAPING,
ON-SITE MANAGEMENT**

Located off Thomson Drive, Cambridge Place is the premier Class A office park in Bridgeport, WV. Cambridge Place offers Class A finishes, manicured landscaping, plenty of surface parking, and all brick façades. With easy access to I-79, this park is the ideal location for any business looking for local presence with regional access. Building VI offers 3,000 (+/-) square feet of available space within Suite 109, perfect for traditional office use.

Cambridge Place is located within one mile of I-79, Exit 119 (Route 50). The property is strategically positioned in the heart of heavy Marcellus Shale activity along Route 50. This Class A Office Park is home to many professional office users. It is located within close proximity to many amenities which make the site a desirable location for employees commuting to work and business travelers coming to the area for meetings. Lodgeville Road sees roughly 8,816 Vehicles per day (WVDOT, 2023), while Route 50, located just .25 miles south, sees nearly 29,734 Vehicles per day (WVDOT, 2023).

FOR LEASE

CLASS A OFFICE SPACE - LOCATED 1 MILE FROM I-79, EXIT 119
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PROPERTY SPECIFICATIONS

SPECIFICATIONS

Construction of Cambridge Place Office Park began in 2003 with Building I and continued with a new building being built each year. The final structure, Building VII, was completed in December of 2009. Each building has a poured concrete foundation with wire mesh. Framing is wood with 12" block foundation walls. The roof is a truss system design with 30 year dimensional shingles over felt, ice guard as required. Each building also has heavy duty gage aluminium gutters, down spouts, drip edge and trim. The building exteriors are brick veneer with Quoined corners and the windows are Anderson Narrowline. Additional exterior finishes include: Arched entry portico's with 10" Roman Doric-style tapered columns and stick-built Cupolas.

All buildings are single floor except for Building VII, which offers ground access to both levels, as well as a staircase within. Each building has its own parking lot with ample parking and handicap spaces in front. There are roughly 250 spaces available within the office park in total.

INGRESS / EGRESS

Cambridge Place Office Park offers one point of ingress and egress via Thompson Drive. The main drive into the complex winds around each building for easy access. The roadways and curbing are well-maintained by ownership as they are private streets once you enter Cambridge Place.

INTERIOR FINISHES

The flooring varies from building to building and includes carpeting, laminate and tile. The walls are 5/8" drywall and metal studs over 12" (R-38) fiberglass batt insulation. Most ceilings are lay-in acoustic tiles, but some offices are drywall, and lighting is mostly fluorescent with some recessed and incandescent fixtures.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	City of Bridgeport
Sewer	City of Bridgeport
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers

SIGNAGE

A brick sign which reads, "Cambridge Place" is located at the main entrance of the park. Each tenant is permitted to have personal business signage in front of their respective building. Signage can be arranged at the tenants expense and the owner's approval. Additionally, each building is clearly labeled with a large address number above the main entrance doors allowing for customers to easily locate their destination.



CAMBRIDGE PLACE TENANTS

CURRENT TENANTS

LOCATION	TENANT(S)
BUILDING I	Dominion Energy
BUILDING II	Federal Public Defender
BUILDING III	Dr. Jamie M. Day, DDS, CKC Cambridge
BUILDING IV	Edward Jones, GAI Consultants, Dermatology Outreach INC.
BUILDING V	West Virginia Coalition to End Homelessness (WVCEH)
BUILDING VI	GSA, Suite Available
BUILDING VII	Dieffenbach & Hritz, Rowh Financial, LLC/Northwestern Mutual

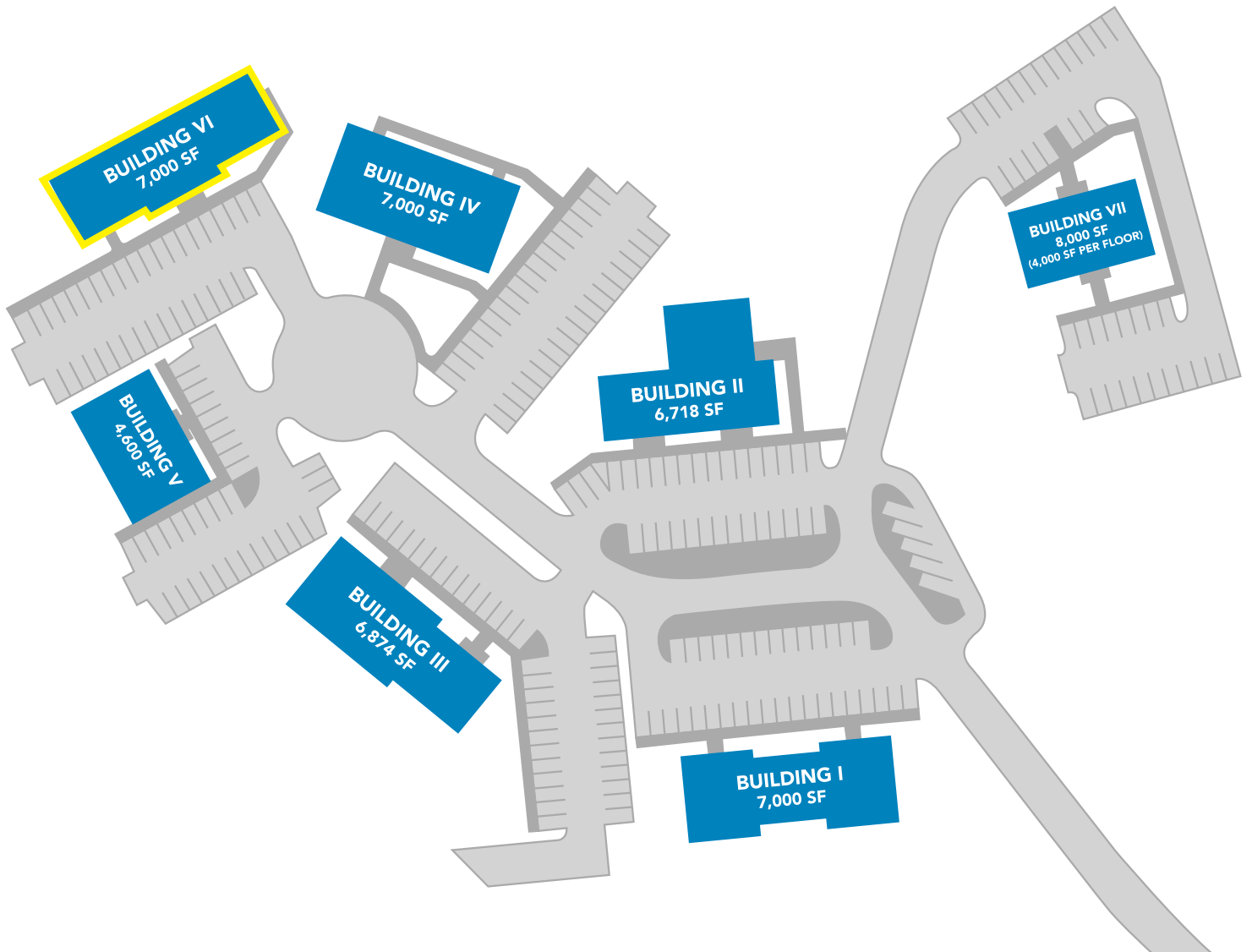
AVAILABLE BUILDINGS / SPACES



Building VI Exterior.

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SITE PLAN



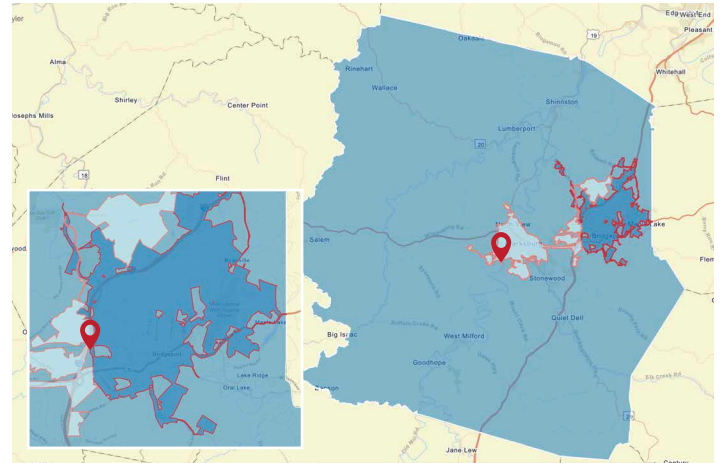
LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the State Capital, Charleston, WV and two hours south of Pittsburgh, PA.

Harrison County has a total population of 64,575 and a median household income of \$60,521. Total number of businesses is 2,478.

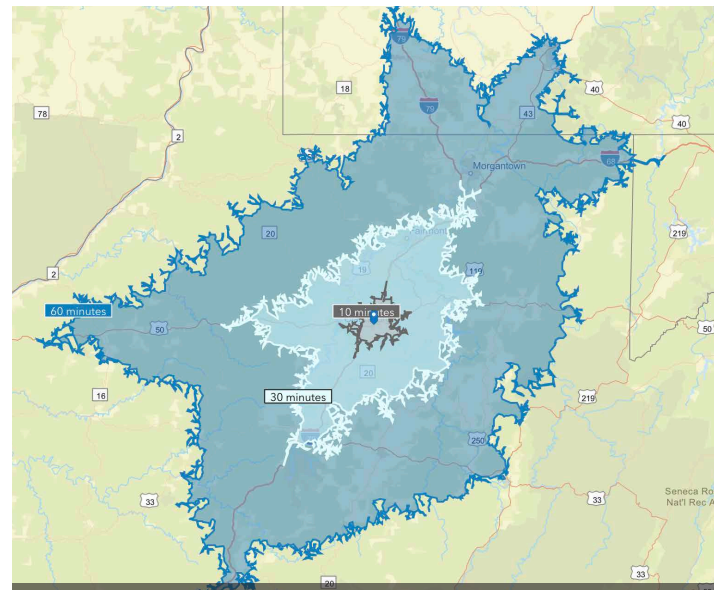
The **City of Bridgeport** has a total population of 16,064 and a median household income of \$88,255. Total number of businesses is 954.

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



■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location ■ Clarksburg City Limits

SUBJECT PROPERTY PARCEL MAP



Distance to nearby cities: Clarksburg, WV - 5 miles, Fairmont, WV - 17 Miles, Morgantown, WV - 34 miles, Uniontown, PA - 59 miles, Pittsburgh, PA - 106 miles, Charleston, WV - 125 miles.

FOR LEASE

CLASS A OFFICE SPACE - LOCATED 1 MILE FROM I-79, EXIT 119

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AERIAL



The Google aerial above was taken facing east. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 109 Cambridge Place is located approximately 1 mile from I-79 (Exit 119) and 0.1 mile from Route 50 (Northwestern Pike).

- 1 The Quarry
- 2 Summit Park PSD
- 3 FleetPride & Service Center
- 4 Merrick Engineering
- 5 Stockmeier Urethanes
- 6 UniFirst Uniform Services
- 7 Medical Action Industries
- 8 Bear Contracting
- 9 Lockheed Martin Aeronautics
- 10 Dan Cava Buick GMC Cadillac
- 11 Quick Lane Tire & Auto Center
- 12 Chenoweth Ford
- 13 United Refrigeration R8
- 14 KSD Enterprises
- 15 Harry Green Chevrolet Nissan
- 16 Air Repair
- 18 Days Inn, Sleep Inn
- 19 Family Dollar, Ollie's Bargain Outlet, Huntington Bank, Walgreens, Best Western, Longhorn Steakhouse
- 20 The Home Depot
- 21 Gabe's, Rent-A-Center, WDTV 5 News
- 22 Wash-Rite Unlimited Car Wash
- 23 Kroger, Eastpointe Shopping Center, Panera Bread, Taco Bell, BioLife Plasma Services
- 24 Sally's Beauty, KFC, Rent-A-Center
- 25 Hobby Lobby
- 26 Sams Club
- 27 Michael's, Tractor Supply, Long John Silvers, Starbucks, Texas Roadhouse, Crumbl, Jersey Mike's, Shogun Japanese Steakhouse
- 29 Kohl's, Primanti Bros, Chic-fil-A
- 30 Shoe Carnival, Pet Supplies Plus, Tuscan Sun Spa & Salon
- 31 Lowe's
- 32 Newpointe Plaza Shopping Center, Staples, Ashley HomeStore, GameStop, AT&T
- 33 Walmart
- 34 Star Furniture, Aldi
- 35 Medpointe Family Medicine, Las Trancas Mexican Restaurant, Denny's, McDonald's, Tidal Wave Car Wash, Ruby Tuesday, Olive Garden, Grand China Buffet, Arby's, Applebee's

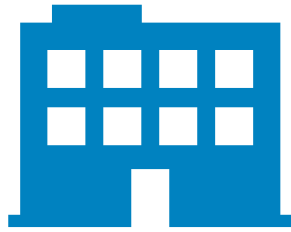
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



13,620

Total Population



936

Businesses



19,973

Daytime Population



\$230,000

Median Home Value



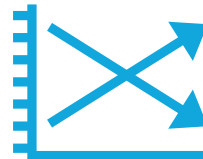
\$46,760

Per Capita Income



\$76,259

Median Household Income



-0.49%

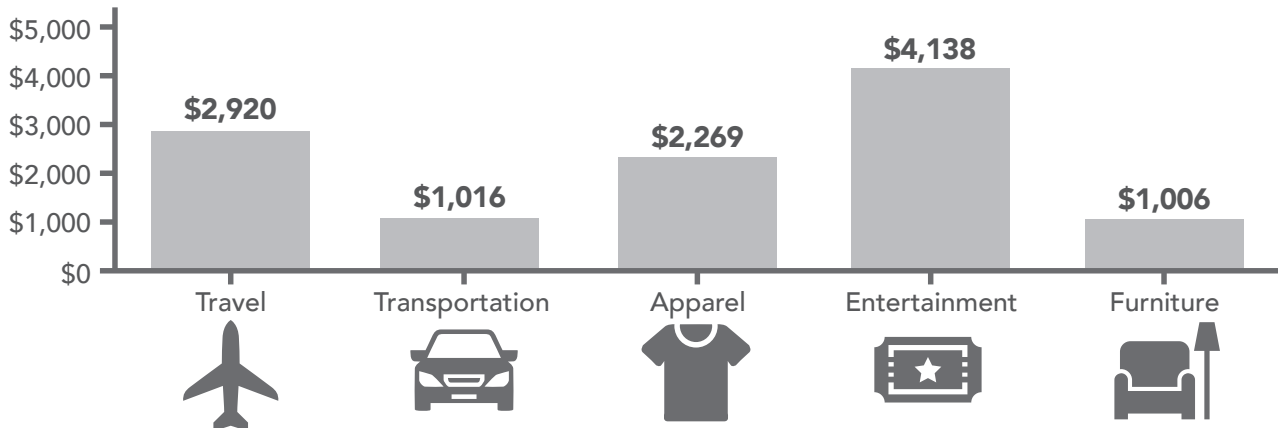
2024-2029 Pop Growth Rate



6,383

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



35,593

Total Population



1,926

Businesses



47,489

Daytime Population



\$182,177

Median Home Value



\$38,185

Per Capita Income



\$59,515

Median Household Income



-0.49%

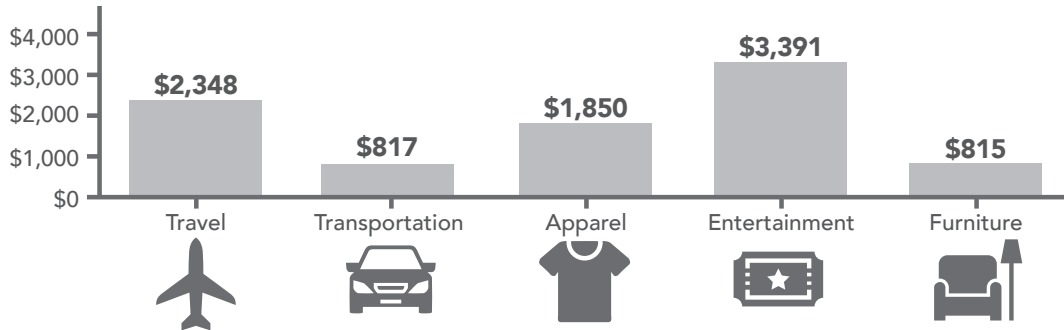
2024-2029 Pop Growth Rate



17,391

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



63,437

Total Population



2,448

Businesses



72,197

Daytime Population



\$183,234

Median Home Value



\$37,213

Per Capita Income



\$60,561

Median Household Income



-0.49%

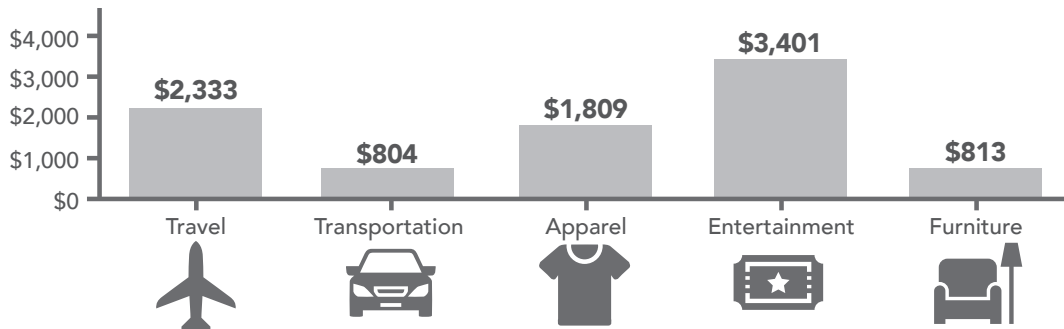
2024-2029 Pop Growth Rate



29,586

Housing Units (2020)

KEY SPENDING FACTS

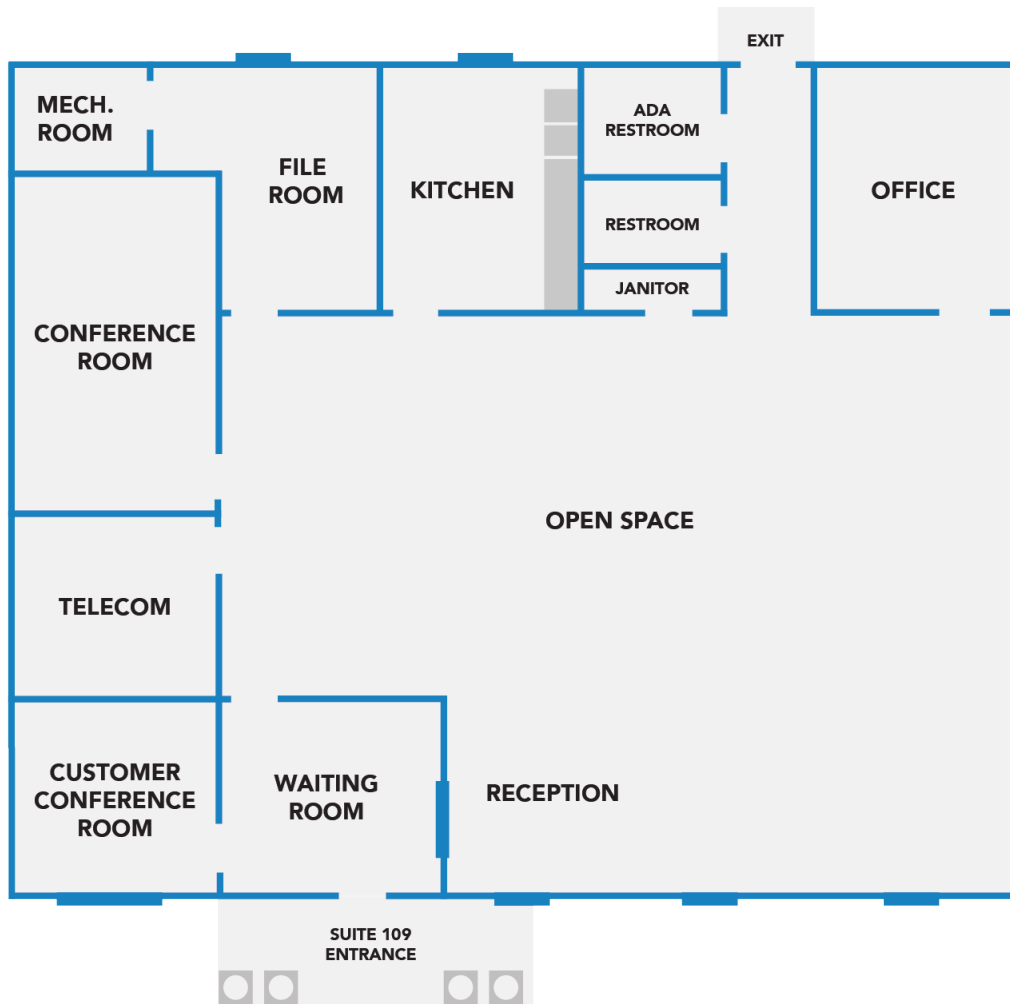


BUILDING VI

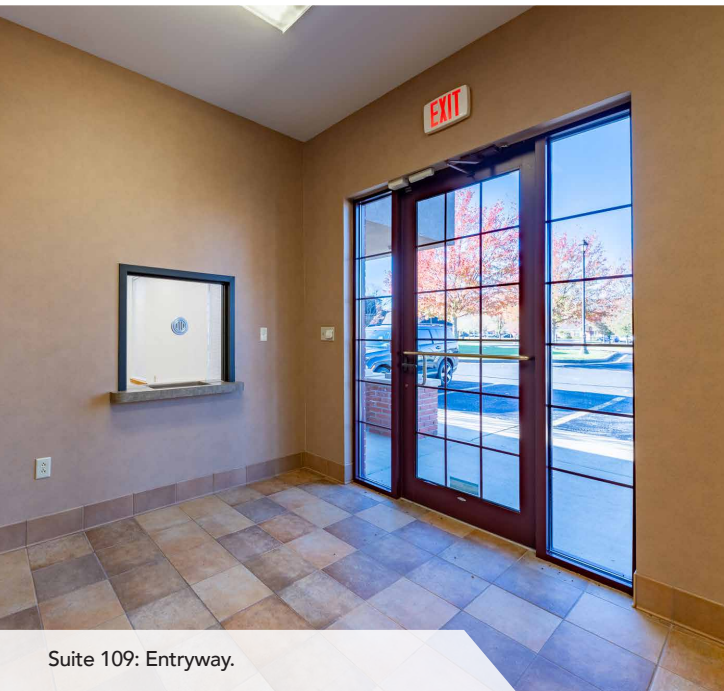
SUITE 109 - 3,000 (+/-) SQUARE FEET

Suite 109 consists of roughly 3,000 (+/-) square feet. The suite includes an entryway/waiting room, open space for cubicles, reception space, two conference rooms, private office, file/storage room, telecom room, kitchen and private men's and women's' restrooms.

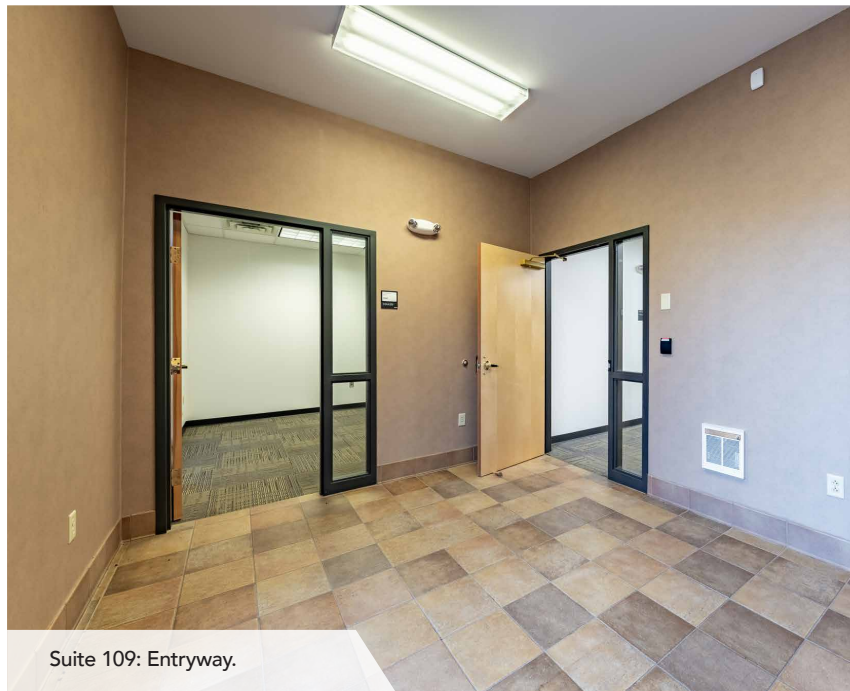
Finishes to this space include a combination of drywall and drop ceilings with recessed and florescent lighting. The flooring is mix of carpet and tile. All windows have blinds.



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CLASS A OFFICE SPACE - LOCATED 1 MILE FROM I-79, EXIT 119
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Suite 109: Entryway.

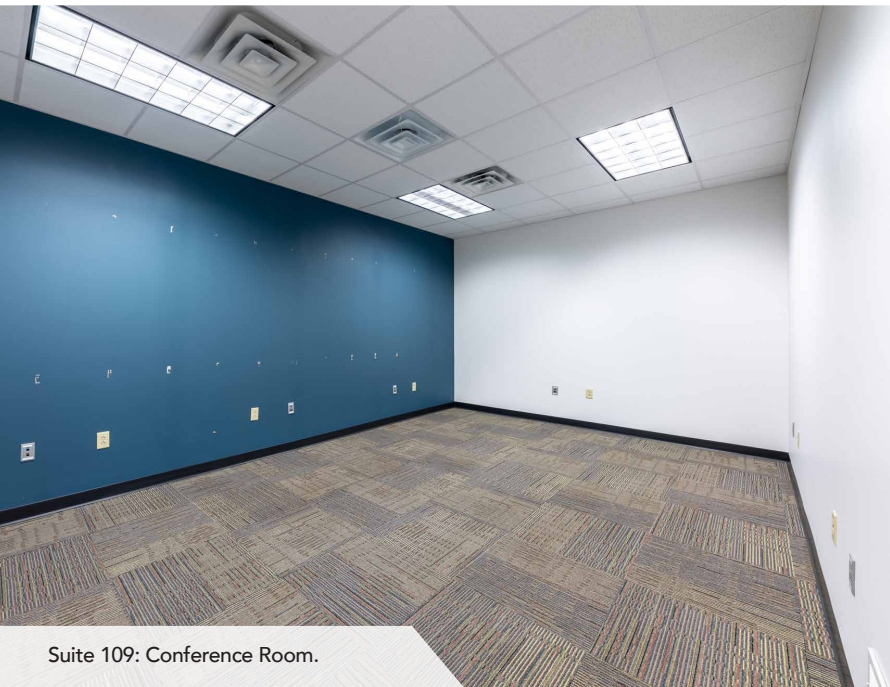


Suite 109: Entryway.



Suite 109: Open Space.

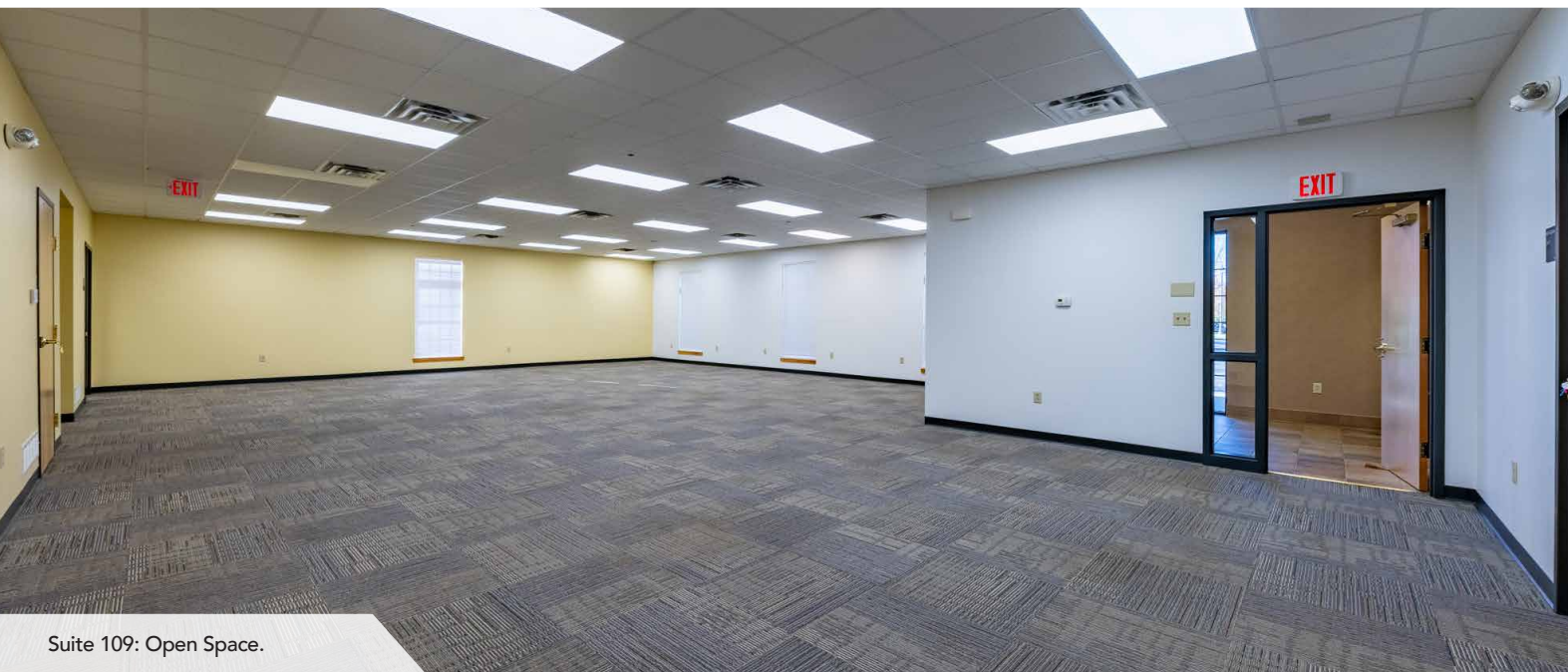
SUITE 109: INTERIOR PHOTOS



Suite 109: Conference Room.



Suite 109: Mechanical Room.



Suite 109: Open Space.

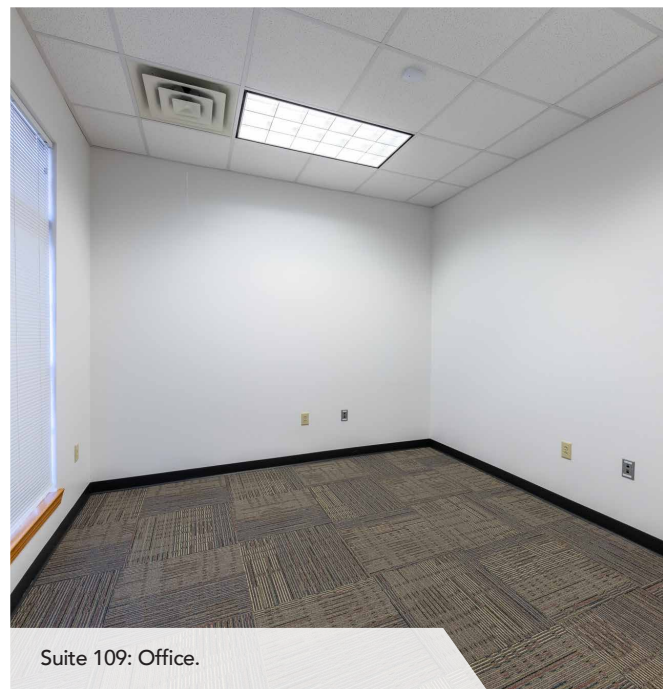
FOR LEASE

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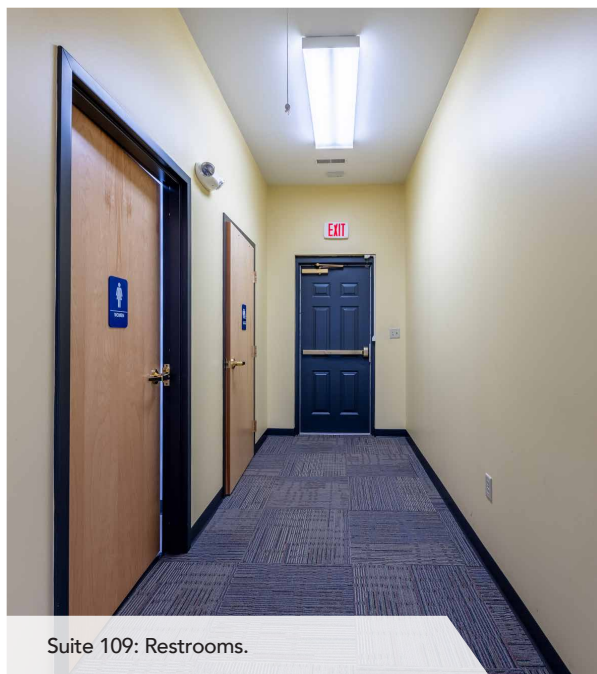
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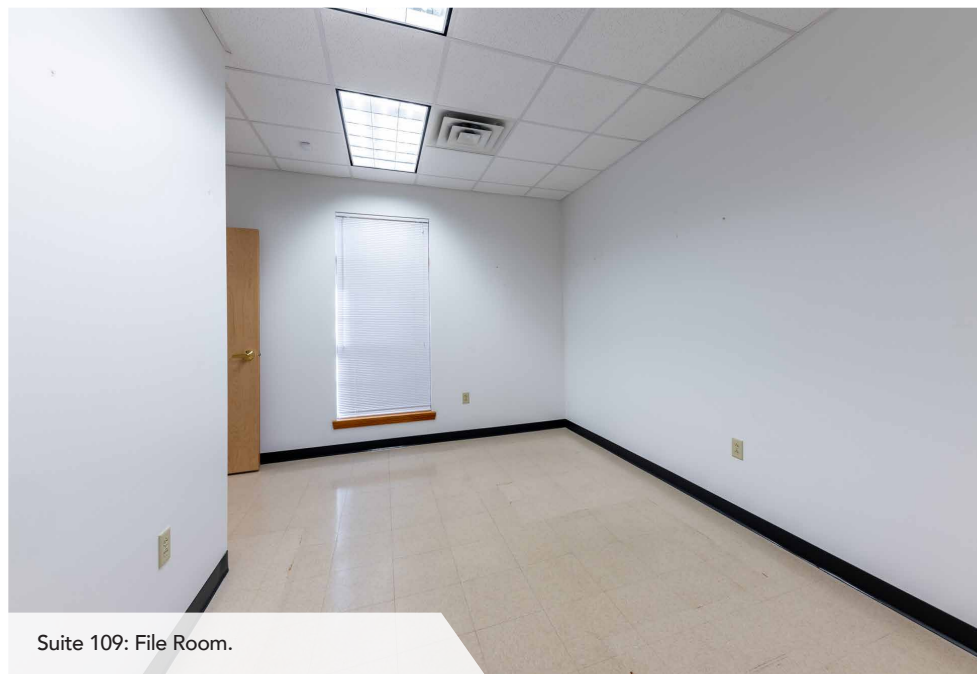
Suite 109: Kitchen.



Suite 109: Office.



Suite 109: Restrooms.

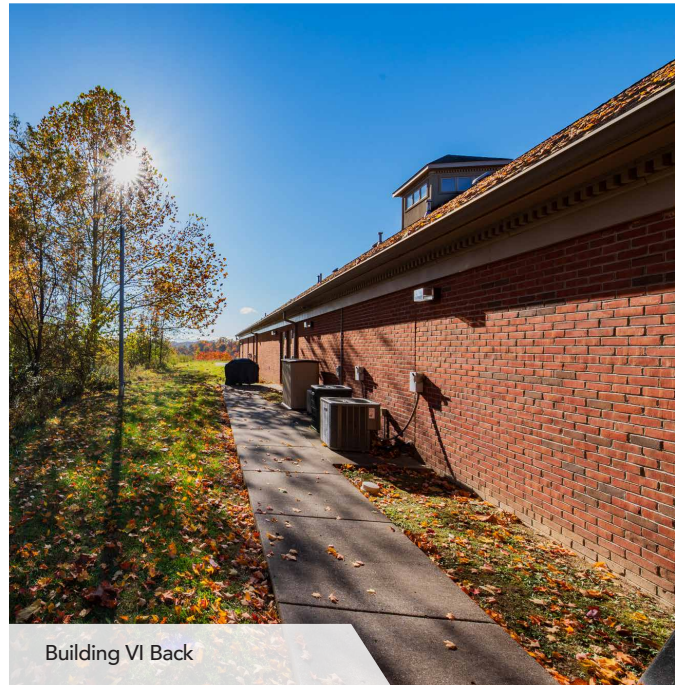


Suite 109: File Room.

EXTERIOR PHOTOS



Building VI Back



Building VI Back



Building VI Exterior Front.

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Building VI Exterior Front.



Main Drive Through the Office Park.

AERIAL PHOTOS



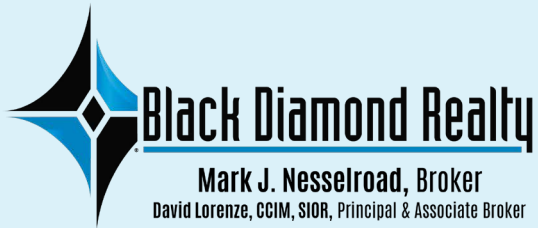
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Aerial of the Property Facing East.



Aerial of the Property Facing Southwest.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

David Lorenze, CCIM, SIOR

Principal & Associate Broker

M. 304.685.3092

dlorenze@blackdiamondrealty.net

SECONDARY CONTACT

Jeff Stenger, Sr. Associate / Salesperson

M. 301.237.0175

jstenger@blackdiamondrealty.net