

**Black Diamond Realty**

Mark J. Nesselroad, Broker  
David Lorenze, Principal / Salesperson

**FOR LEASE**  
OFFICE SUITES  
MARKETING FLYER



**430 DRUMMOND STREET**  
**MORGANTOWN, WV 26505**



SUNCREST

SUBURBAN PLAZA  
SHOPPING

ENCOMPASS HEALTH  
REHABILITATION HOSPITAL

430 DRUMMOND STREET  
SUBJECT LOCATION

UNIVERSITY AVENUE

ROUTE 705

EVANSDALE CAMPUS  
WEST VIRGINIA UNIVERSITY

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304.413.4350  
BlackDiamondRealty.net

David Lorenze, CCIM, Principal  
dlorenze@blackdiamondrealty.net  
M. 304.685.3092

430 DRUMMOND STREET  
SUBJECT LOCATION

## OFFICE SUITES FOR LEASE

## 430 DRUMMOND STREET MORGANTOWN, WV 26505

LEASE PRICE / \$19.00 SQ FT / YR

LEASE STRUCTURE / NNN + CAM

TOTAL SPACE AVAILABLE / 8,100 SQ FT

GROSS BUILDING SIZE / 12,000 SQ FT

OFF-STREET PARKING / YES, 40 SPACES

CITY LIMITS / INSIDE

PROPERTY FEATURES / LOCATED ALONG A  
MAJOR THOROUGHFARE, EXCELLENT  
VISIBILITY, EASY ACCESS, OFF-STREET  
PARKING, PRISTINE LANDSCAPING

Positioned in a prime location with outstanding visibility, 430 Drummond Street, offers two office suites available for lease. Up to one year of rent abatement available with an acceptable lease term. The suite on the first floor of the building offers 6,000 (+/-) square feet of space and features 15 private, perimeter offices, a conference room, break room and more. The suite on the second floor offers 2,100 (+/-) square feet of space and features four private, perimeter offices, a conference room, kitchenette, and more. The subject property provides a large, paved off-street parking lot for customers and employees at the back of the building.

The subject building is located in the heart of Suncrest along a major thoroughfare with exceptional visibility. It's positioned within walking distance of the WVU's Health Sciences Center campus, Ruby Memorial Hospital, restaurants, shopping, and more. Immediately in front of the building at the intersection of Van Voorhis Road and University Ave, there is a daily traffic count of 32,493 vehicles per day (WVDOH, 2015).

**FOR LEASE**

**OFFICE SUITES - LOCATED IMMEDIATELY ALONG ROUTE 705**  
**430 DRUMMOND STREET · MORGANTOWN, WV 26505 · 8,100 (+/-) SQUARE FEET**

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

Built in 2000, the subject property is improved with a two brick structure comprised of 12,000 (+/-) square feet, 6,000 (+/-) square feet per floor. The building exterior is red brick, roofing is shingle, and the windows are double hung. Heating and air conditioning are forced air systems.

## INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and egress via Drummond Street which is accessible from University Ave. There are roughly 40 off-street parking spaces available in the back of the building for employees and customers which are shared with the other building tenants. Parking is available on a first come first serve basis.

## UTILITIES

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

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

## SIGNAGE

The property offers signage opportunities which face the signalized intersection of Route 705 and University Avenue. All signage can be added at the tenants expense.



Signage Opportunities.

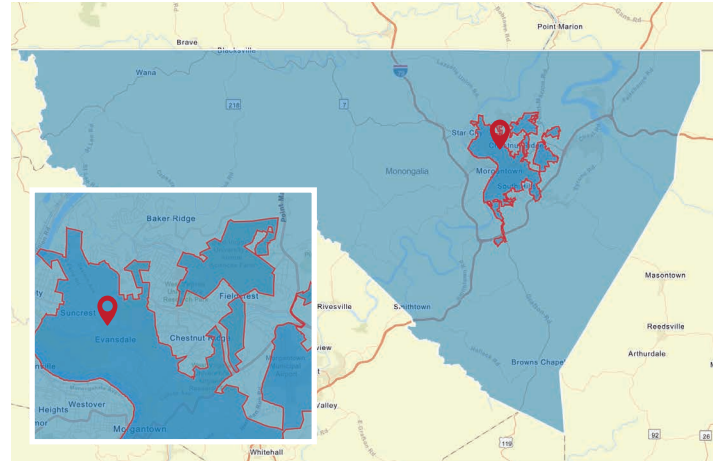
# LOCATION ANALYSIS

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.

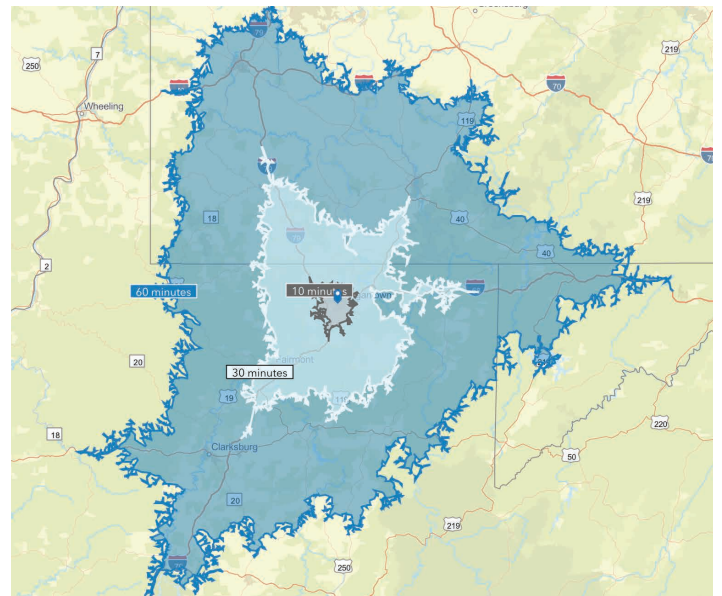
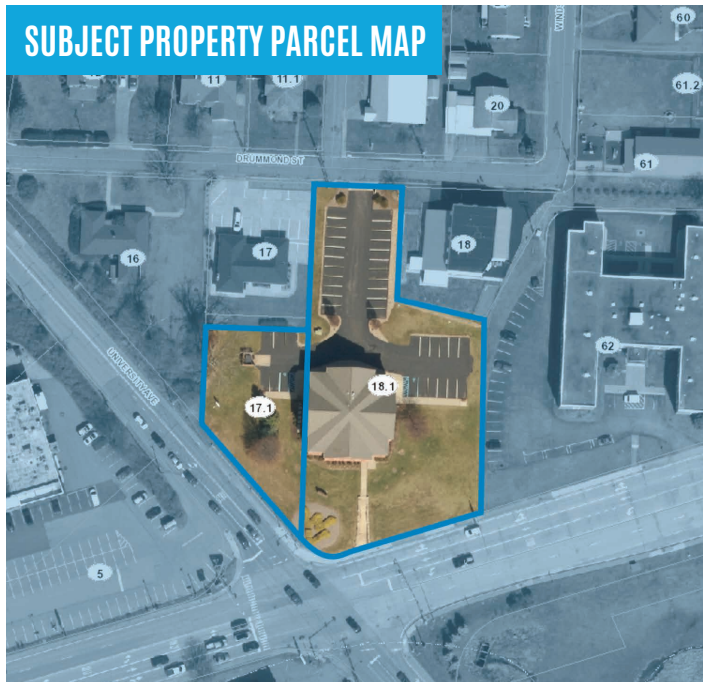
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.*



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



**Distance to nearby cities:** Fairmont, WV - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.

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## AERIAL



The aerial above was taken facing southeast towards Downtown Morgantown and WVU's Main Campus. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 430 Drummond Street is located within the heart of Morgantown.

● At the intersection of Van Voorhis Road (Route 705) and University Ave, there is a daily traffic count of 32,493 vehicles per day (WVDOH, 2015).

- |                                       |                              |                                 |
|---------------------------------------|------------------------------|---------------------------------|
| 1 Starbucks                           | 12 Health South              | 24 UPS Store                    |
| 2 Suncrest Center                     | 13 BB&T Bank                 | 25 Panera Bread                 |
| 3 WVU Medicine                        | 14 Euro-Suites               | 26 Wendy's                      |
| 4 Hampton Inn                         | 15 Dunkin' Donuts            | 27 Huntington Bank              |
| 5 Erickson Alumni Center              | 16 Health Sciences Campus    | 28 Burrough's Place             |
| 6 WVU Police Department               | 17 Ruby Memorial Hospital    | 29 Suncrest Middle School       |
| 7 United Bank                         | 18 Milan Puskar Stadium      | 30 Arby's                       |
| 8 University Park                     | 19 WVU College of Law        | 31 Chick-fil-A                  |
| 9 Monongalia County Health Department | 20 Downtown WVU              | 32 Student Recreation Center    |
| 10 Northside Fire Station             | 21 WVU Residence Hall        | 33 Westover                     |
| 11 WVU Parking Authority              | 22 Boston Beanery / Rite-Aid | 34 WVU College of Creative Arts |
|                                       | 23 Kroger                    |                                 |

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



57,378

Total Population



2,676

Businesses



72,582

Daytime Population



\$215,341

Median Home Value



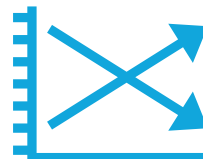
\$31,495

Per Capita Income



\$43,182

Median Household Income



0.6%

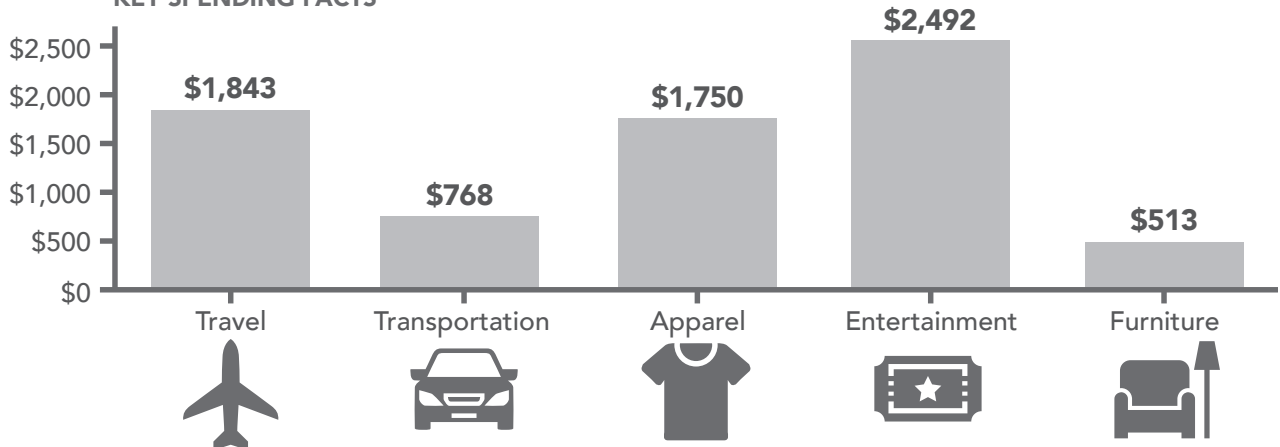
2010-2020 Pop Growth Rate



25.9

Median Age

## 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 2021, 2026. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**78,596**

Total Population



**3,355**

Businesses



**90,375**

Daytime Population



**\$218,724**

Median Home Value



**\$33,307**

Per Capita Income



**\$49,278**

Median Household Income



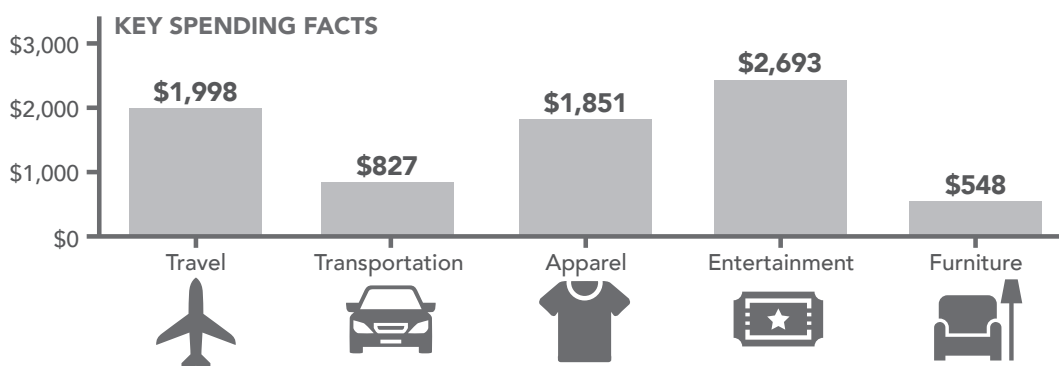
**0.5%**

2010-2020 Pop Growth Rate



**28.3**

Median Age



## 10 MILE RADIUS



**105,079**

Total Population



**3,931**

Businesses



**114,351**

Daytime Population



**\$219,578**

Median Home Value



**\$35,560**

Per Capita Income



**\$55,195**

Median Household Income



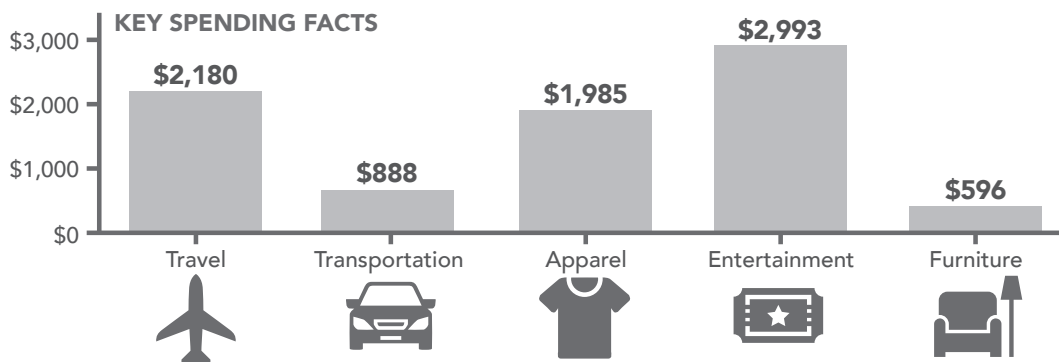
**0.6%**

2010-2020 Pop Growth Rate



**31.9**

Median Age

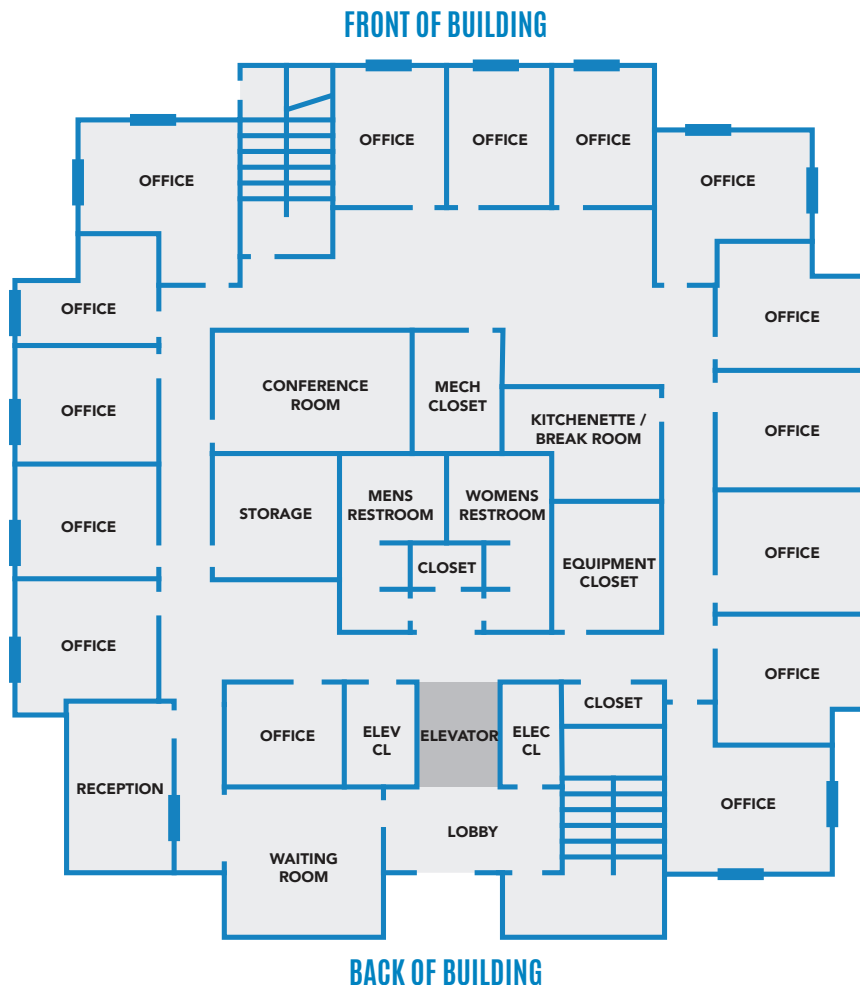


# FLOOR PLAN

## 6,000 (+/-) SQUARE FEET

The available suite includes the entire first floor which is comprised of 6,000 (+/-) square feet. The suite consists of a lobby area, waiting room, reception office, 15 private perimeter offices, a conference room, break room/kitchenette, separate men's and women's restrooms, storage room, equipment closet, mechanical closet and two small storage closets.

Finishes to the space include drywall walls, drop ceilings, a combination of wall-to-wall carpet and laminate flooring, fluorescent lighting and blinds on the windows.



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# INTERIOR PHOTOS



Waiting Room.



Reception Office.



Conference Room.

# INTERIOR PHOTOS



Hallway.



Office.

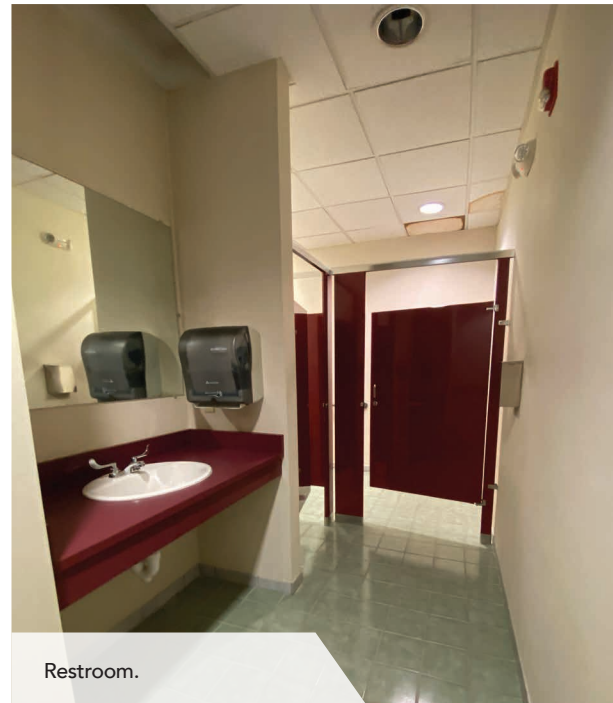


Hallway.

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Office.



Restroom.



Office.



Kitchenette/Break Room.

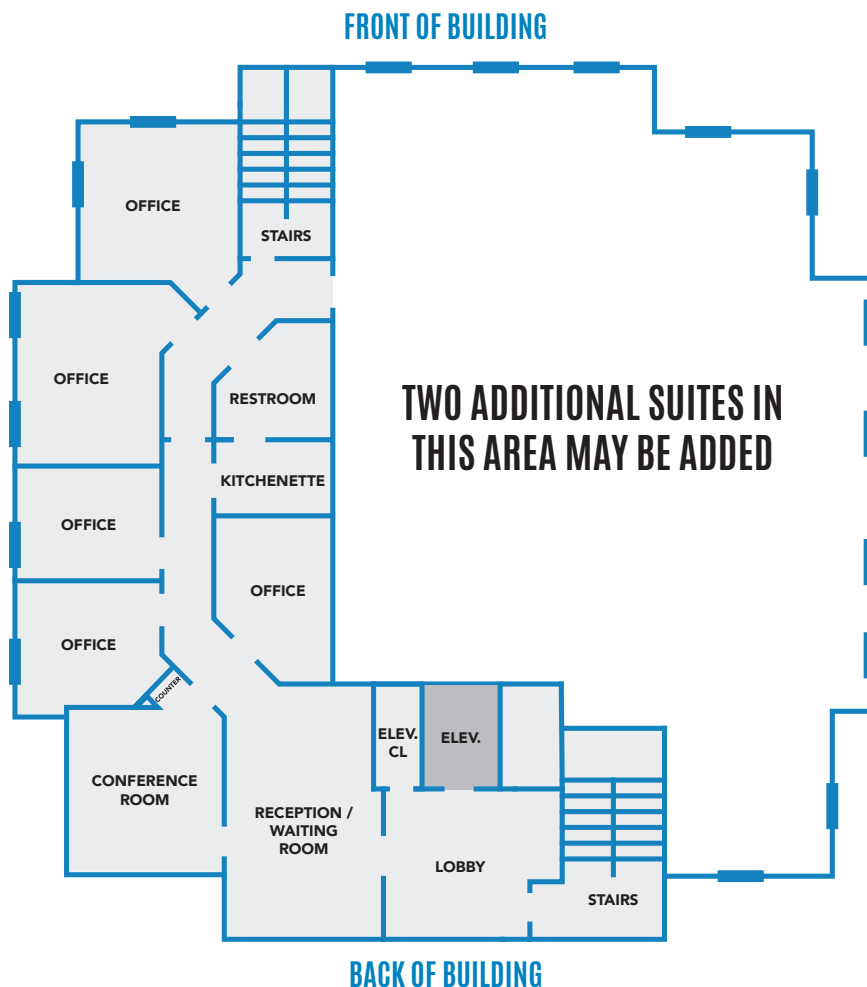
# FLOOR PLAN

## 2,100 (+/-) SQUARE FEET

The available suite offers 2,100 (+/-) square feet of office space on the second floor of the building. The suite is accessible via the elevator or stairs located in the lobby on the first floor. The suite consists of a lobby area, waiting/reception room, five total offices (four of the offices are private perimeter offices), a conference room, kitchenette, and restroom. There are two

additional suites in the white area below that maybe added if desired by a tenant.

Finishes to the space include drywall walls, drop ceilings, a combination of carpet and laminate flooring, fluorescent lighting and blinds on the windows.



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# INTERIOR PHOTOS

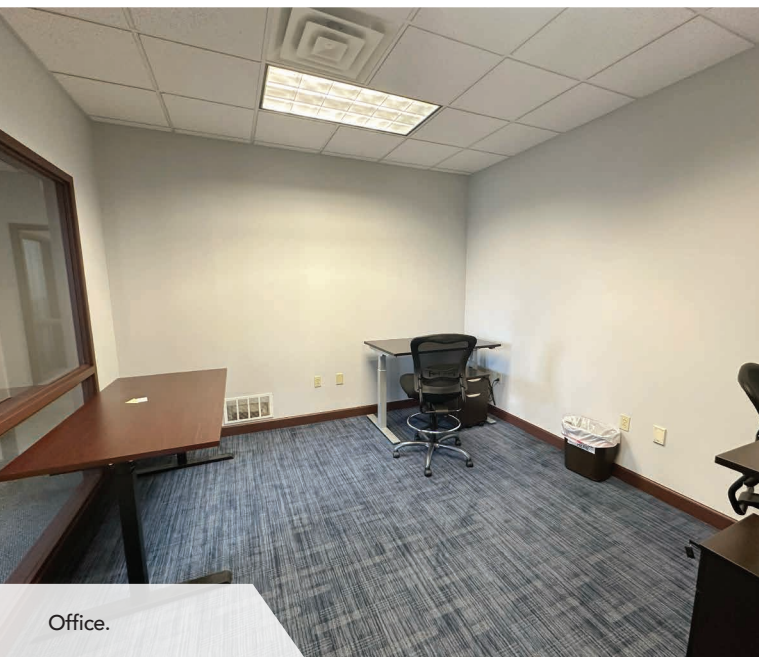


Entrance to Suite.

# INTERIOR PHOTOS



Conference Room.



Office.



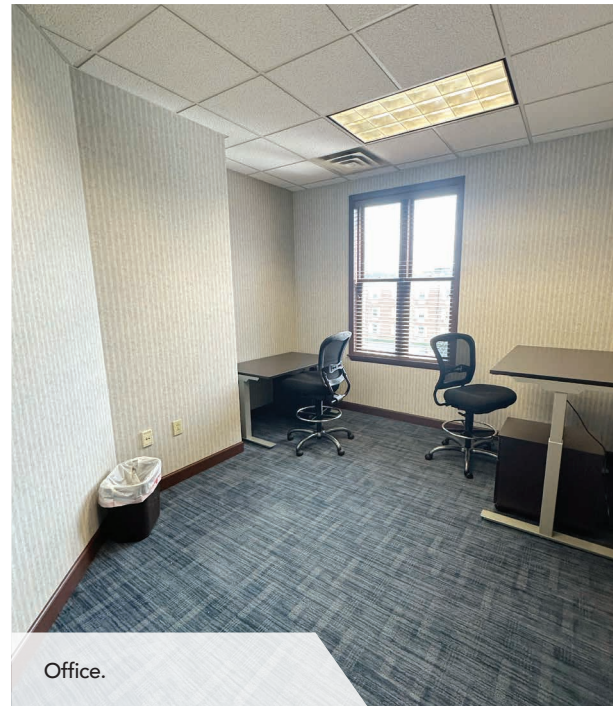
Kitchenette.



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Office.



Office.



Reception/Waiting Room.

# EXTERIOR PHOTOS



Back of Building/Parking Lot.



Side of Building.



Side of Building.

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Front of Building (Facing Route 705).

# AERIALS



Aerial Photo Facing the Front of the Building.

# FOR LEASE

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Aerial Photo Facing the Back of the Building.



Aerial Facing Northwest.



Aerial Facing Northeast.

# AERIALS



Aerial View Facing South.

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Aerial View Facing Southwest.



Aerial View 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, Principal**

M. 304.685.3092

[dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net)

### SECONDARY CONTACTS

**Jeff Stenger, Senior Associate**

M. 301.237.0175

[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)

**Kim Licciardi, CCIM Senior Associate**

M. 304.685.0891

[klicciardi@blackdiamondrealty.net](mailto:klicciardi@blackdiamondrealty.net)