

FOR SALE OR LEASE

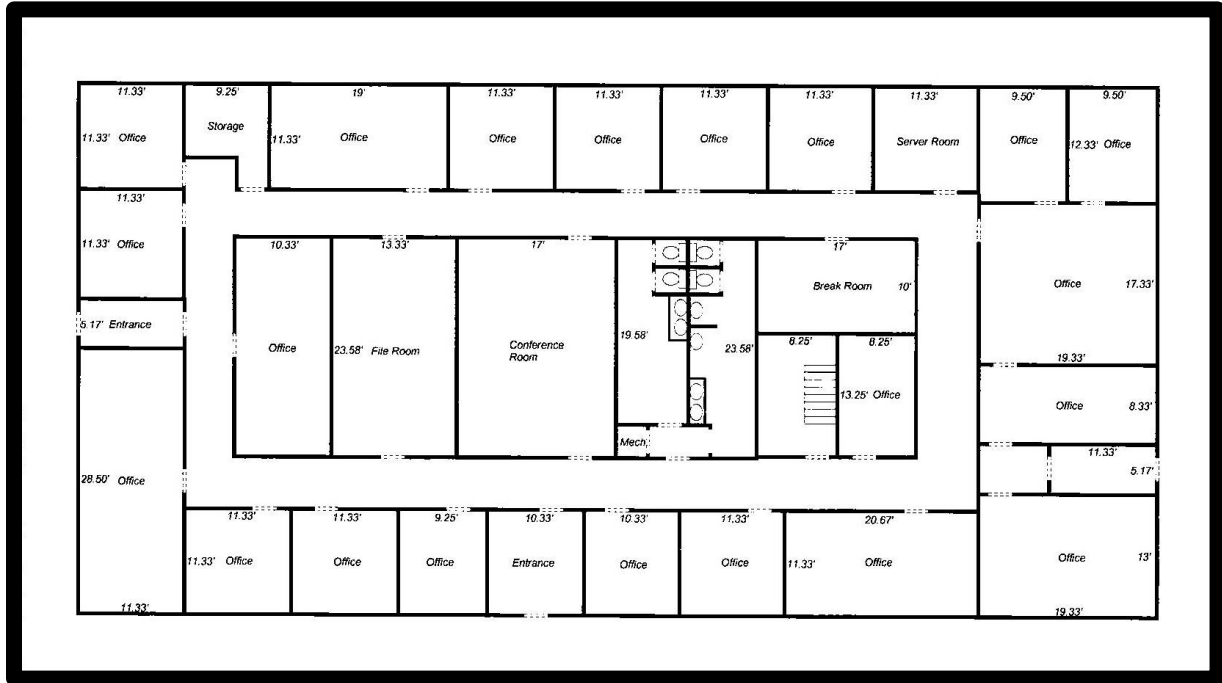
**2031 Pleasant Valley Road
Fairmont, WV 26554**



2031 Pleasant Valley Road, Fairmont, West Virginia is available for sale or lease. The property consists of a two-story office building built in 2000 for the West Virginia Department of Environmental Protection. The available space includes the main level which has a total of 7,200 square feet of finished office space offering 21 offices, conference room, file room, breakroom, two restrooms, climate-controlled server room and storage room.

The main level is available for lease, or the property owner is willing to turn the building into condominium ownership and sell the first floor. In addition to the main level there are two additional storage/office areas that are accessed from the back of the building that may also be leased or purchased.

FIRST FLOOR OFFICE FLOOR PLAN



AIRLOCK ENTRY



RECEPTION OFFICE



TYPICAL OFFICE FINISH



CONFERENCE WITH SOUND DEADENING PARTITION



TYPICAL OFFICE FINISH



LADIES RESTROOM



MENS RESTROOM



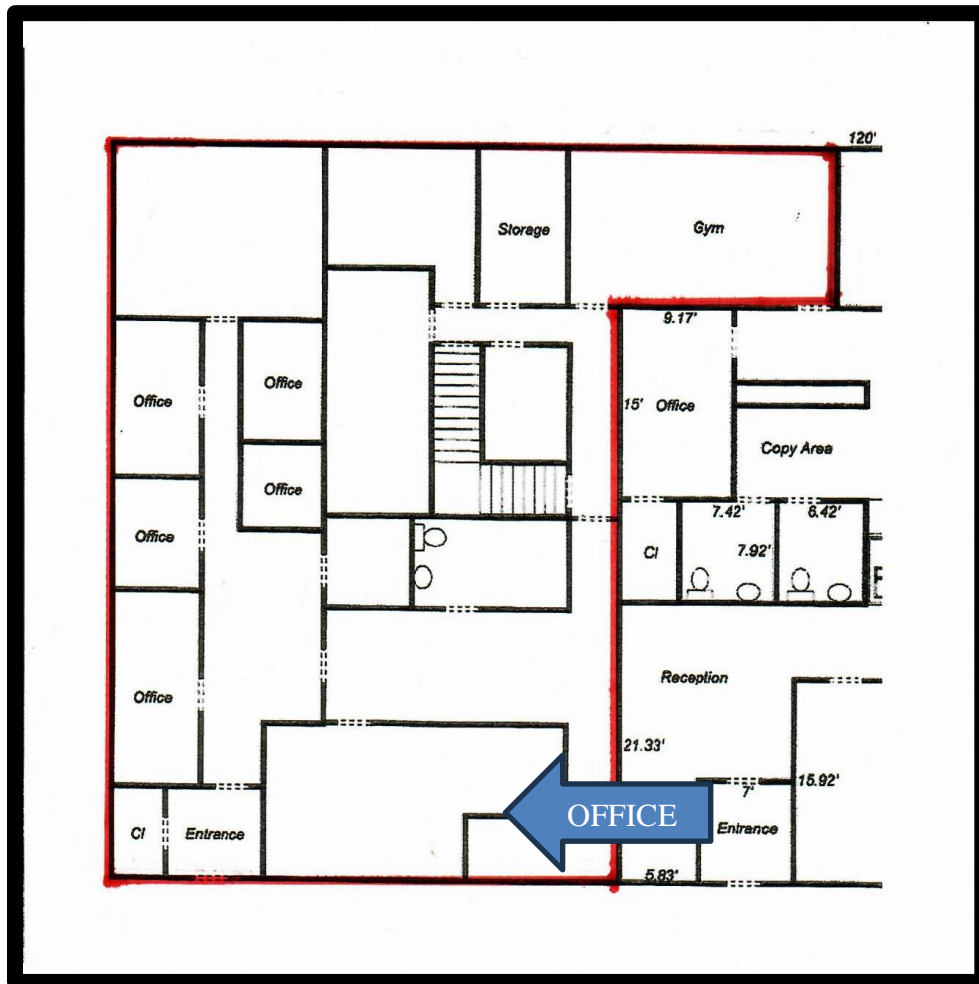
BREAKROOM

The property is located in the Town of Pleasant Valley. Key points are:

- The City of Pleasant Valley has no B&O taxes**
- It is located 0.53 miles north of Interstate I-79 Exit 133**
- It is located 1.42 miles south of Interstate I-79 Exit 135**
- 46 paved and lined parking spaces**
- The building is wired for internet with a climate-controlled server room**
- From this location access to Harrison, Lewis, Taylor, and Monongalia Counties are only minutes away.**

There is a lower level on the right end of the building that offers a 378 square foot finished office, breakroom, bathroom and storage rooms. The partitions have not been constructed to the ceiling and can be easily removed. Access is via an inside stairwell from the main level or a separate outside entrance. This area totals 2,990 square feet.

FLOOR PLAN-LOWER-LEVEL STORAGE



Note: Areas marked office are storage rooms.



REAR OUTSIDE ENTRANCE TO LOWER-LEVEL STORAGE-OFFICE



OFFICE AREA LOWER LEFT



LOWER-LEVEL BREAK ROOM



RESTROOM



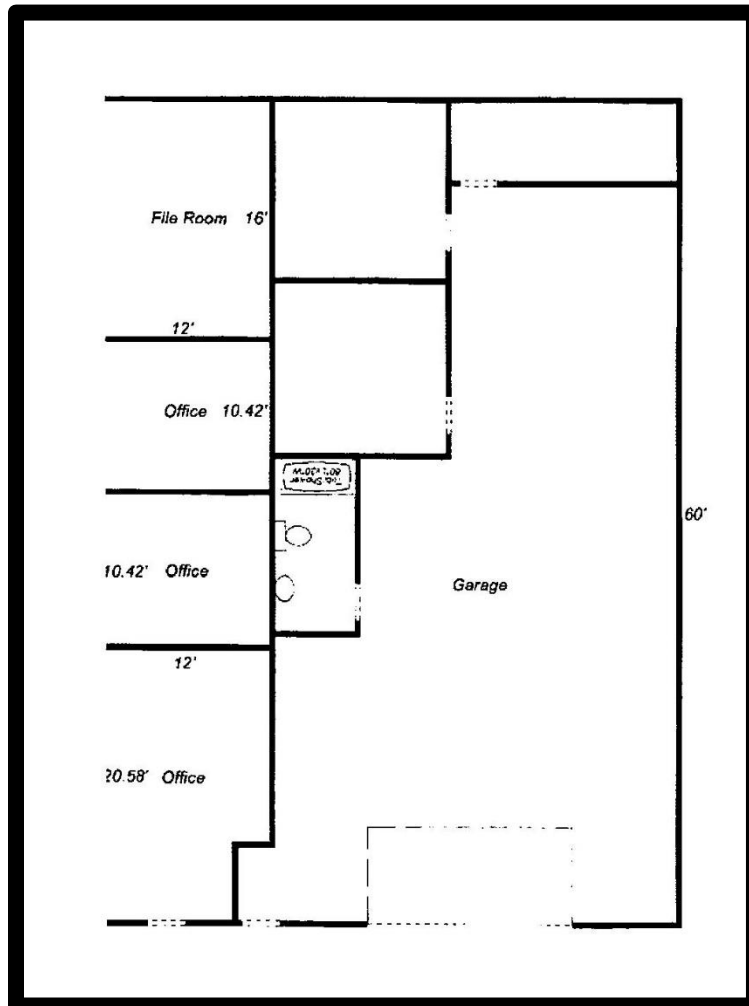
STORAGE AREA



UTILITY ROOM

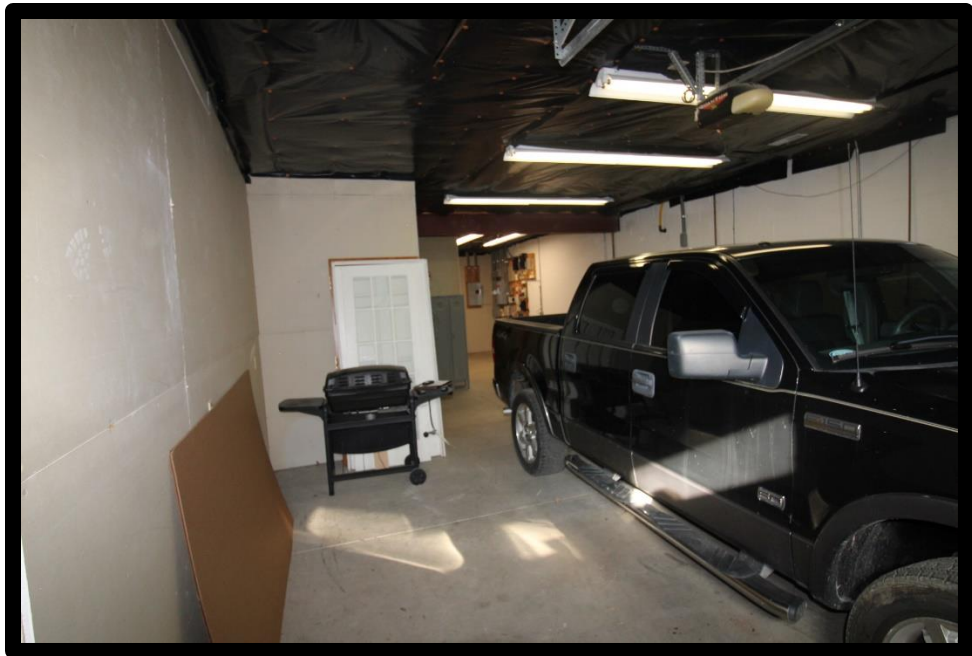
There is a lower level on the left end that has access via a garage door and a man door. This area offers a garage, three removal storage areas, and a full bathroom. This area totals 1,140 square feet.

FLOOR PLAN-LOWER-LEVEL GARAGE





LOWER LEVEL-LEFT END GARGE ENTRANCE



GARAGE



BATHROOM



STORAGE UNIT



TAX MAP VIEW



FRONT VIEW-LEFT SIDE



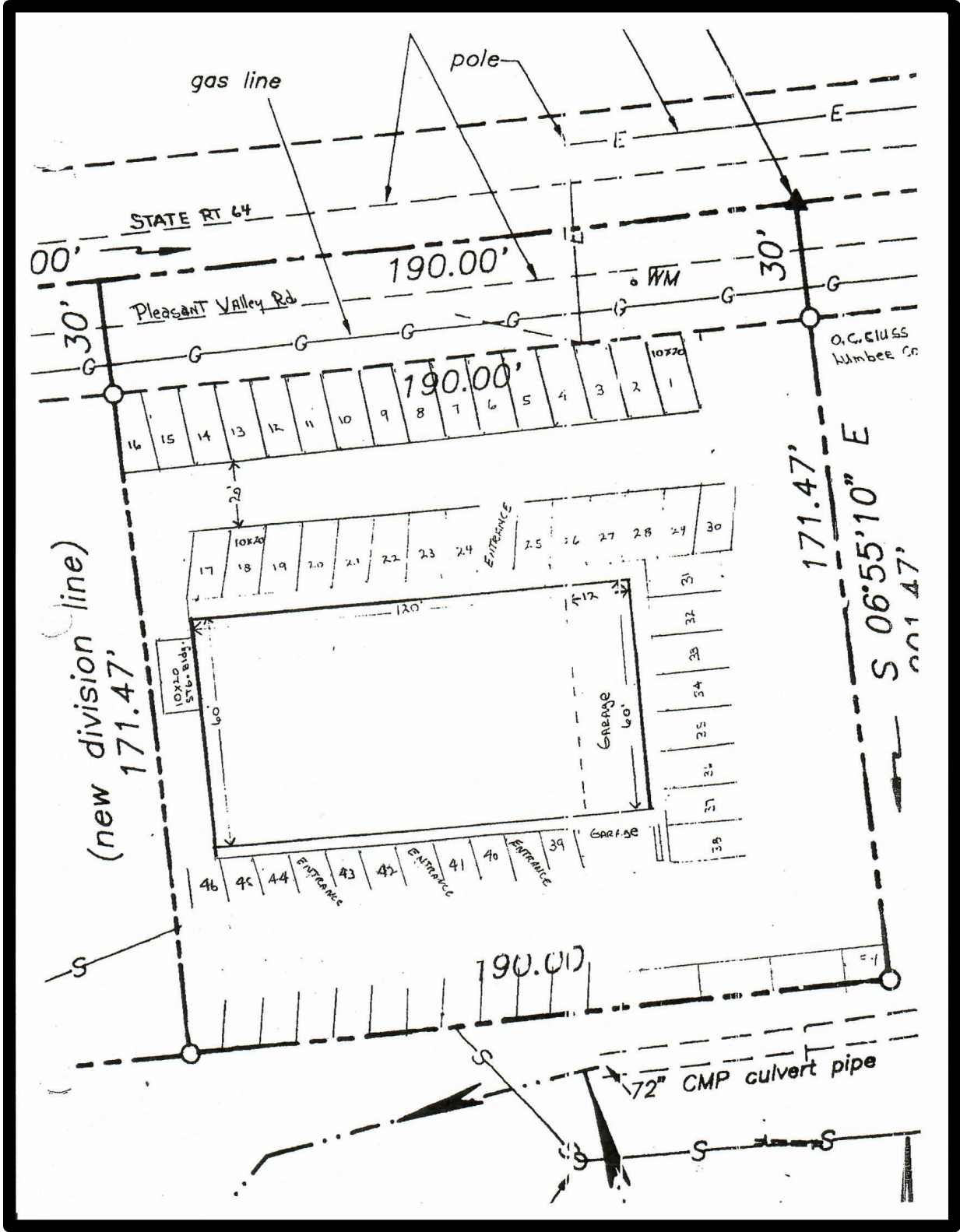
REAR VIEW-LEFT SIDE



PROXIMITY-SOUTH TOWARDS EXIT 133-.53 MILES



PROXIMITY VIEW NORTH-EXIT 135-1.42 MILES



PARKING LOT LAYOUT

LEASE-SALE DETAILS

LEASE TERMS

The main level office area is offered for lease at \$13.50 per square foot annually plus CAM charges of \$2.28 per square foot. The minimum lease term would be for 5 years with 3- or 5-year options to renew. All interior maintenance would be the responsibility of the tenant in addition to CAM charge.

The lower-level office and storage area and the garage are only available for lease after the main level is leased. The rent for these areas will be negotiated with the first-floor tenant if the space is needed.

SALE TERMS

In order to sell the main-level, storage area with office, or the garage, it would be necessary to create a condominium arrangement. The sale of the property in fee is not an option as one of the owners of the property has a finished office area in the mid-section of the lower level. The building would be divided into four units comprised of the main level office, the lower-level office occupied by the owner, the storage area and office on the right end of the lower level, and the garage area on the left end of the building.

The asking price for the 7,200 square feet of office space on the main level is based on competitive sales in the market with an asking price of \$175.00 per square foot or \$1,260,000. The HOA fees would be billed on a quarterly assessment and are TBD.

The asking prices for the two lower-level areas will not be offered for sale separately until there is a completed transaction for the main level. The purchaser of the main level will have first right of refusal during the negotiations for the main level to either lease or purchase one or both of the lower-level areas.

For a qualified buyer, the seller is willing to offer partial financing at below local market rates.