



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



OFFICE SUITES

742 Fairmont Road

SUITES A, C & E

Morgantown, WV 26501



Jeff Stenger

Senior Associate / Salesperson

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742 Fairmont Road, Morgantown, WV 26501

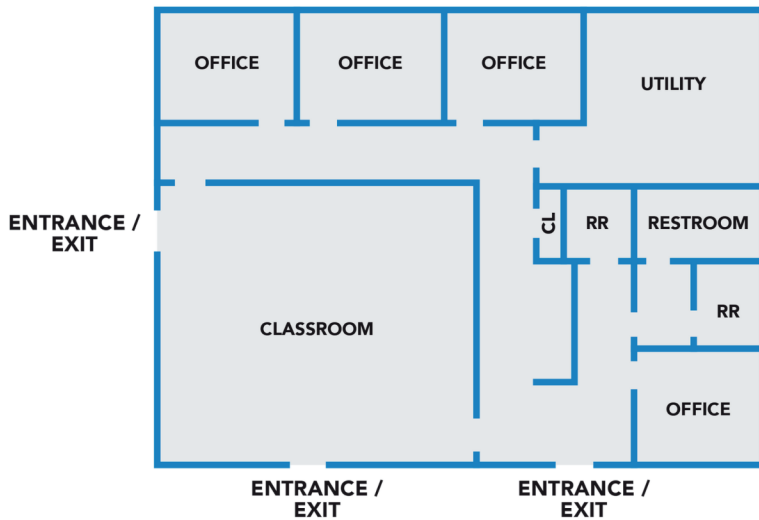
LEASE RATE RANGE	\$12.00 - \$15.00 / SQ FT / YEAR
LEASE STRUCTURE	Modified Gross
SUITE A	2,462 SQ FT
SUITE C	1,200 SQ FT
SUITE E	2,748 SQ FT
DISTANCE TO INTERSTATE	0.9 Mile From I-79, Exit 152

SUITE DETAILS

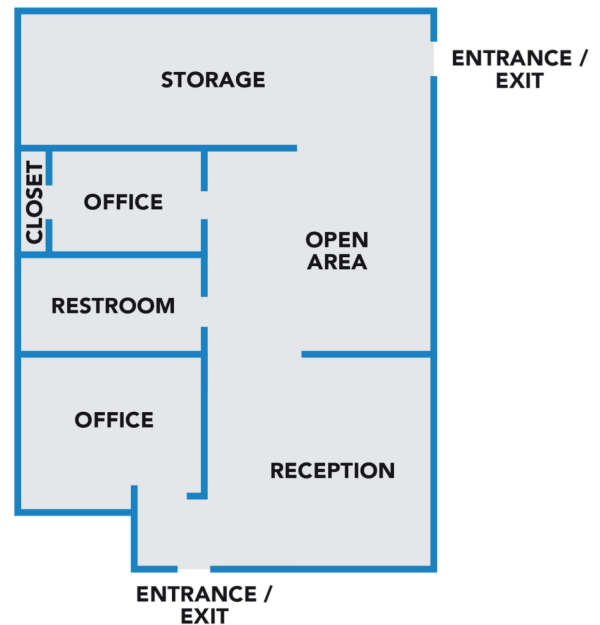
742 Fairmont Road offers flexible leasing opportunities in a highly visible and accessible Morgantown location. Three suites are currently available, providing a range of options for professional or retail users. **Suite A** features 2,462 (+/-) square feet offered at \$15.00/SF per year, **Suite C** offers 1,200 (+/-) square feet at \$12.00/SF per year, and **Suite E** provides 2,748 (+/-) square feet at \$15.00/SF per year. Each suite presents a practical layout suitable for a variety of business needs, with ample on-site parking and convenient access to major roadways. This property combines strong visibility, functionality, and value, making it an excellent choice for tenants seeking quality space in Morgantown.

FLOOR PLANS MAY NOT BE DRAWN TO EXACT

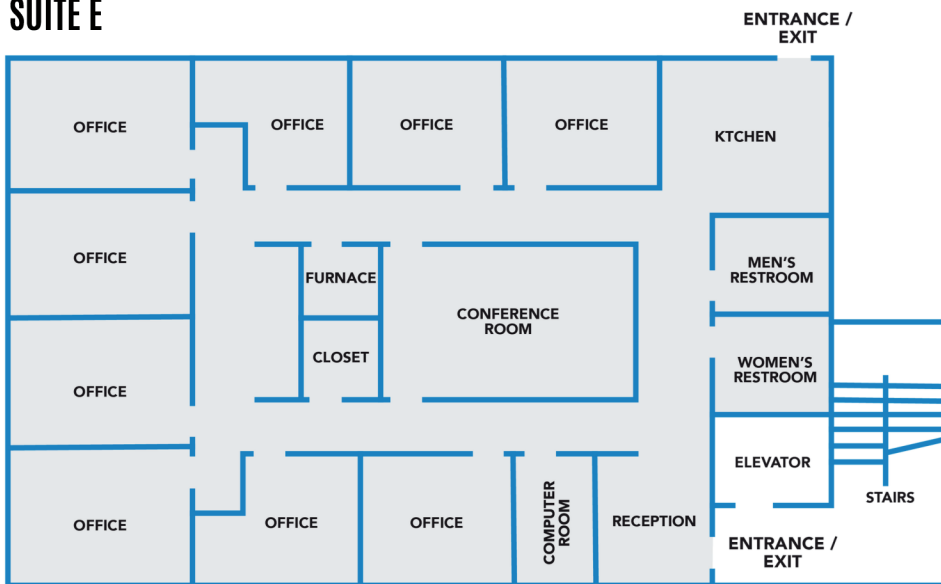
SUITE A



SUITE C



SUITE E



FOR LEASE / OFFICE SUITE



SUITE A



SUITE A



Common Area



SUITE A



SUITE C



SUITE C



SUITE E



SUITE E



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