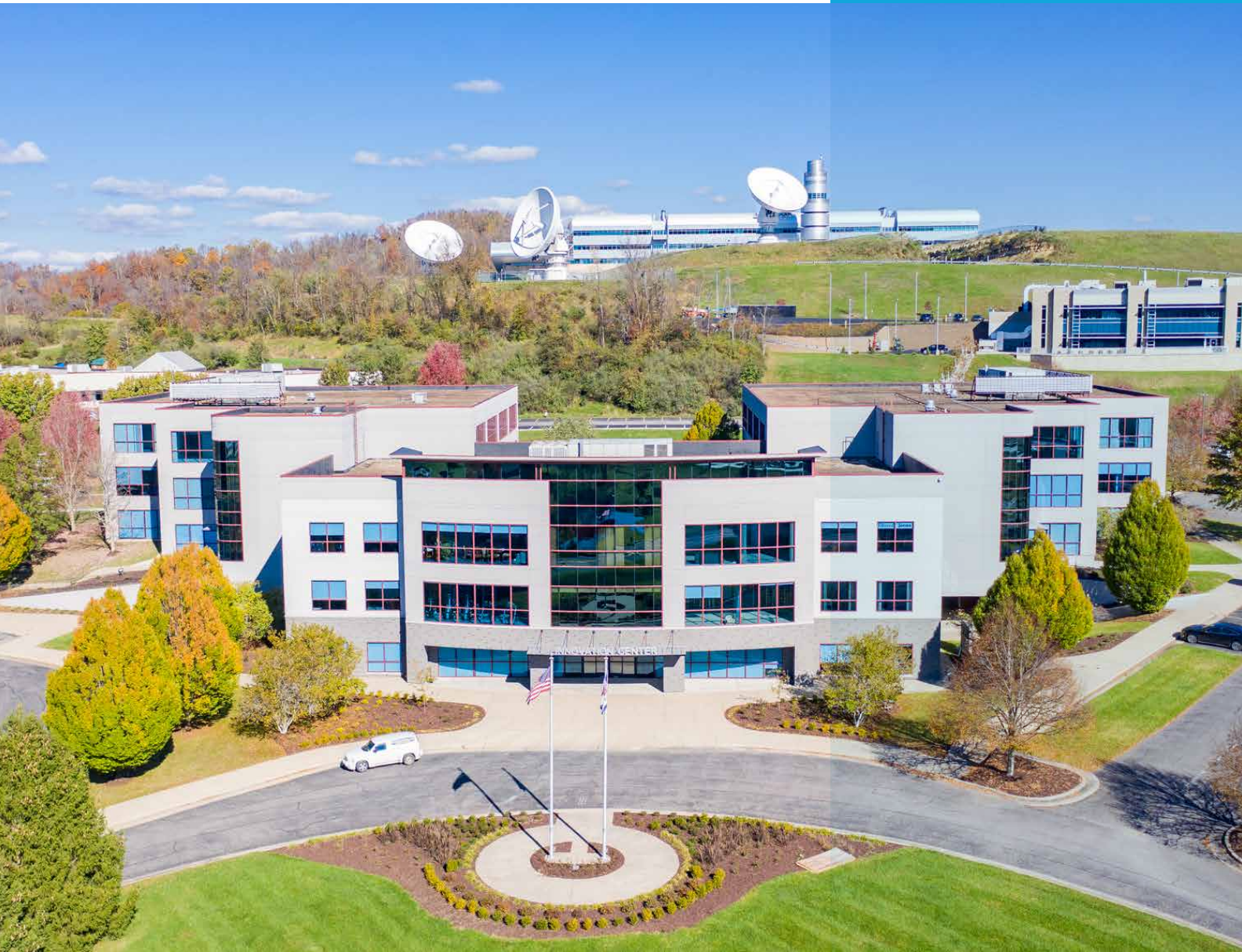


Black Diamond Realty

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

FOR LEASE
OFFICE SUITES
MARKETING FLYER



1000 TECHNOLOGY DRIVE
FAIRMONT, WV 26554



**WALMART SUPERCENTER
SHOPPING**

**MON POWER
ELECTRIC UTILITY COMPANY**

**1000 TECHNOLOGY DRIVE
YOUR NEW LOCATION**

**INTERSTATE 79
EXIT 132**

**ROBERT H. MOLLOHAN RESEARCH CENTER
BUSINESS**

**DAN CAVA TOYOTA WORLD
DEALERSHIP**

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OFFICE SUITES FOR LEASE

1000 TECHNOLOGY DRIVE FAIRMONT, WV 26554

RENTAL RATE / \$15.50 SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL AVAILABLE SPACE / 25,575 SQ FT

MIN DIVISIBLE / 1,090 SQ FT

TOTAL AVAILABLE SUITES / 9

GROSS BUILDING SIZE / 119,000 SQ FT

ZONING / IN CITY LIMITS

**PROPERTY FEATURES / LARGE PARKING
LOT, EASY ACCESS, CLOSE TO MANY
AMENITIES, EXCELLENT INTERSTATE
VISIBILITY, COMMON AREA AMENITIES,
ELEVATOR, OUTDOOR COURTYARD**

Located within the I-79 High Technology Park, 1000 Technology Drive (Innovation Center) is a 119,000 (+/-) square foot building with multiple office suites available ranging in size from 1,090 (+/-) to 4,888 (+/-) square feet. The property offers high security, high end finishes, reception desk attended during office hours, free parking, conference/training room with WIFI, projector, fitness center, group fitness classes, large outdoor courtyard.

The High Technology Park is located within the heart of the I-79 High Technology Corridor just south of Fairmont, West Virginia. The location of the I-79 Technology Park places it within one day's drive of 60% of the U.S. population and some of the Nation's largest cities including New York, Boston, Washington, Chicago, Atlanta, Charlotte, Philadelphia, Baltimore, Pittsburgh and Indianapolis. Access to I-79, Exit 132 can be achieved by traveling 0.5 mile southeast. The building and park are highly visible from traffic traveling in both directions along I-79.

FOR LEASE
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES

PROPERTY SPECIFICATIONS

EXISTING PARK & BUILDING TENANTS

The I-79 Technology Park is a trusted location for several Federal operations including the National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce, National Aeronautics and Space Administration (NASA) and the Federal Bureau of Investigation (FBI).

The Park is proud to be home to over 30 businesses with approximately 1,000 employees. These businesses include General Dynamics, Electronic Warfare Associates, Inc., First Energy Corp., Leidos, ManTech International Corporation, Northrop Grumman, Spectrum, GST, Healthcare Management Solutions LLC, and the National White Collar Crime Center.

The Park is also home to the West Virginia Community and Technical College System's North Central Advanced Technology Center (ATC) and Pierpont Community & Technical College, which brings a valuable academic component to the I-79 Technology Park community.

Current tenants of the building include, NASA, EWA, National White Collar Crime Center, Sparksoft, Leidos, EIS, A3L Federal Works, a4 Media & Data Solutions, Agile 5, Athena Sciences Corporation, Edward Jones, EIS, Healthcare Management Solutions, Hendall, Keystone, Lakota Software, ManTech, Summit Transportation, Thrive Cryo Spa, Subway, Social Security Administration and Homeland Security.

PROPERTY SPECIFICATIONS

The building is comprised of 119,00 (+/-) square feet of office space across four floors. The building offers multiple office suites on each floor along with many common amenities available to tenants. Access to the building can be achieved in multiple locations with the main location being at the front of the building to the main lobby. Signage is available for tenants at this location. See list of all available suites on Page 8.

INGRESS/ EGRESS / PARKING / DIRECTIONS

The property currently offers eight points of ingress and egress to the parking lot. One via NASA Blvd, two via Technology Drive, and five via Galliher Drive. The property offers paved parking all the way around the building with 465 (+/-) total lined parking spaces shared with building tenants and visitors. Parking is first come first serve. From I-79, take Exit 132 and turn left on Fairmont Avenue. Continue to NASA Blvd and turn left. Continue on NASA Blvd for 0.4 mile until you reach the first parking lot entrance on the right.

UTILITIES

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

UTILITY	PROVIDER
Electric	Allegheny Power
Natural Gas	Dominion
Water	City of Fairmont
Internet	Comcast

OUTDOOR RECREATION

The cart below shows the total number of locations and distance to the following outdoor recreations from Marion County: whitewater rafting, climbing, mountain bike trails and skiing.

	RAFTING	CLIMBING	BIKING	SKIING
WITHIN 30-MINUTES	5 RUNS	8 CLIMBS	29 TRAILS	29 TRAILS
WITHIN 60-MINUTES	36 RUNS	668 CLIMBS	95 TRAILS	1 SKI AREA
WITHIN 90-MINUTES	84 RUNS	1,301 CLIMBS	164 TRAILS	4 SKI AREAS

* Data provided by WVU's Brad and Alys Smith Outdoor Economic Development Collaborative.

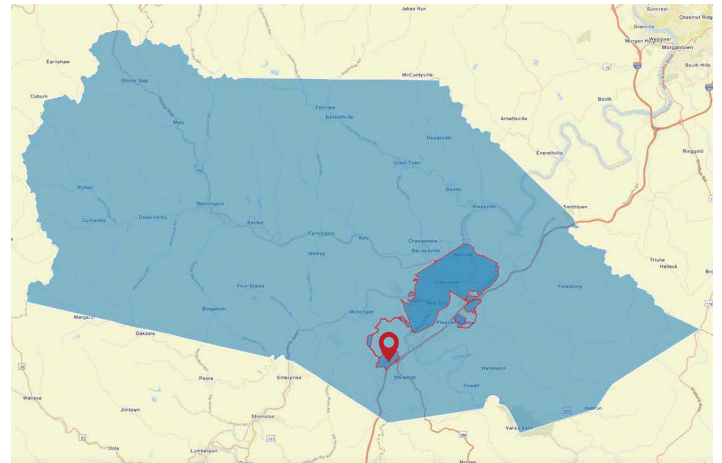
LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

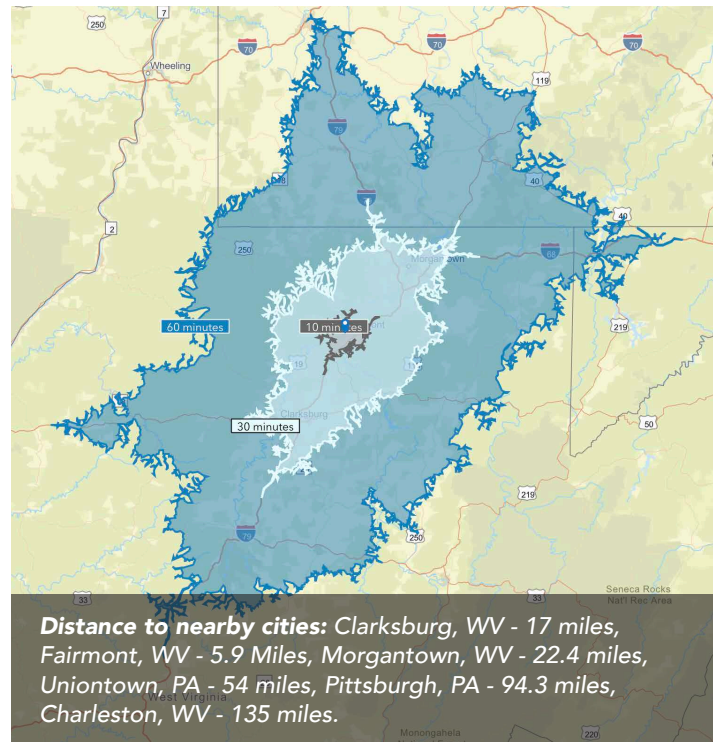
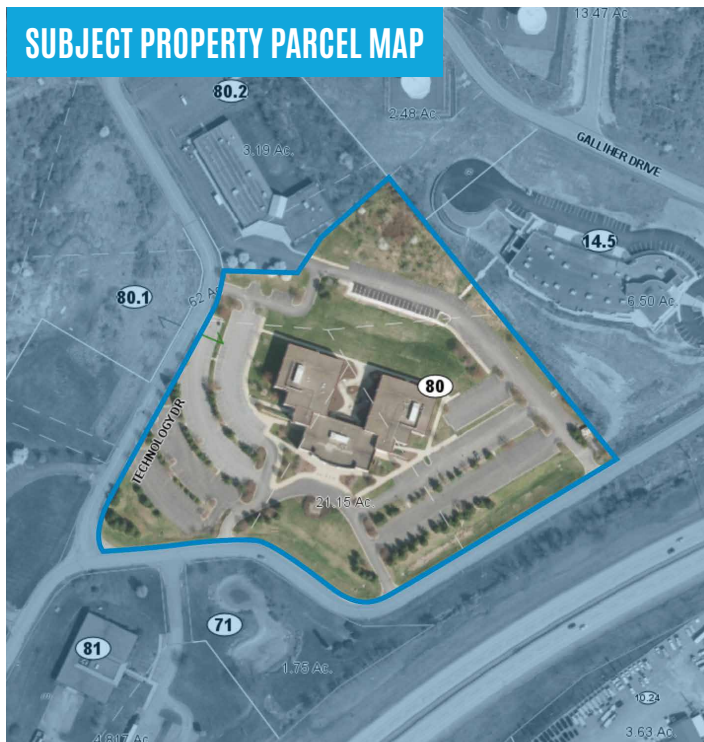
Marion County has a total population of 55,586 and a median household income of \$53,483. Total number of businesses is 1,679.

The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

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



■ Marion County, WV ■ Fairmont City Limits 📍 Subject Location



FOR LEASE
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES

AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1000 Technology Drive is located 0.5 mile from I-79 (Exit 132).

- 1 MPE Rentals
- 2 Mon Health Equipment & Supplies
- 3 WCO Flooring America
- 4 UPS Worldwide Express Freight Center
- 5 White Hall Pharmacy
- 6 Pickup City Inc
- 7 Walmart Supercenter
- 8 McDonald's
- 9 Urse Dodge Chrysler Jeep Ram
- 10 Cummins Sales and Service
- 11 Jarco Enterprises
- 12 Sherwin-Williams Paint Store
- 13 Hardee's
- 14 DQ Grill & Chill Restaurant
- 15 Firehouse Subs
- 16 Middletown Mall
- 17 Applebee's
- 18 Fairfield Inn & Suites
- 19 Dan Cava Toyota World
- 20 Robert H. Mollohan Research Center
- 21 Pierpont Community & Technical College
- 22 Alan B. Mollohan Innovation Center
- 23 NASA IV&V Facility
- 24 Mon Power
- 25 Fairmont Tool
- 26 Architectural Interior Products
- 27 Pepsi-Cola
- 28 Applied Industrial Technologies
- 29 Capital Doors
- 30 Lyon Conklin & Co Inc

DEMOGRAPHICS

0-3 MILE RADIUS

 Blue overlay area on the radius map on the following page.



11,960

Total
Population



587

Businesses



13,603

Daytime
Population



\$164,720

Median Home
Value



\$35,683

Per Capita
Income



\$68,005

Median
Household
Income



0%

2010-2021
Pop Growth
Rate



46.4

Median Age

3-5 MILE RADIUS

 Red overlay area on the radius map on the following page.



20,543

Total
Population



695

Businesses



19,924

Daytime
Population



\$132,560

Median Home
Value



\$28,687

Per Capita
Income



\$48,147

Median
Household
Income



-0.2%

2010-2021
Pop Growth
Rate



40.2

Median Age

5-10 MILE RADIUS

 Green overlay area on the radius map on the following page.



38,125

Total
Population



997

Businesses



37,748

Daytime
Population



\$133,297

Median Home
Value



\$30,086

Per Capita
Income



\$57,013

Median
Household
Income



0.1%

2010-2021
Pop Growth
Rate



44.7

Median Age

FOR LEASE

OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132

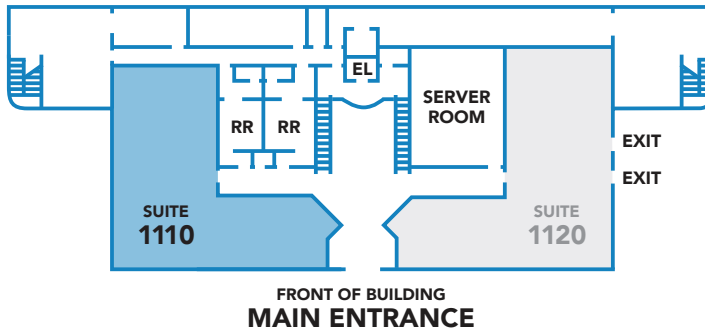
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES

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.



AVAILABLE SUITES

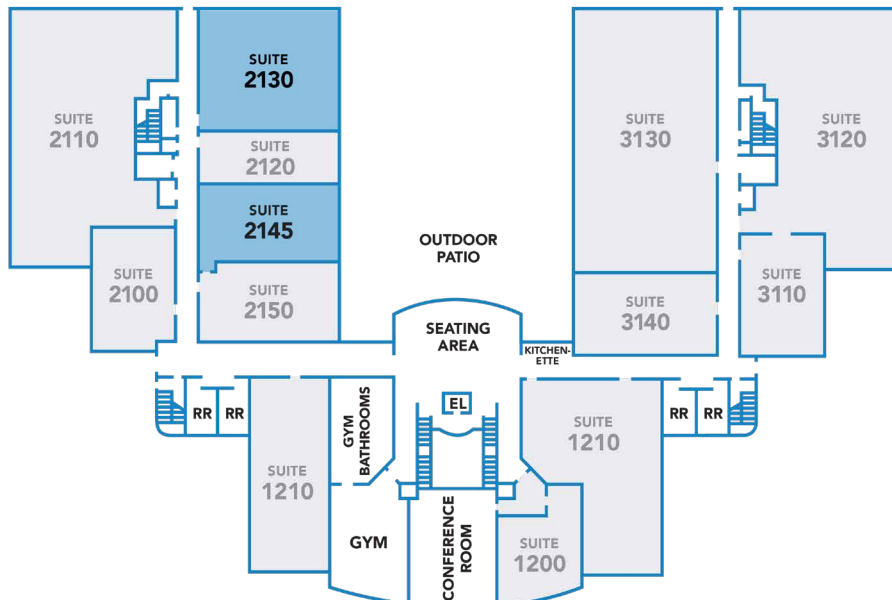
GROUND FLOOR



SUITE 1110 - 2,727 SQ FT

COLAB - 1,090 SQ FT

FIRST FLOOR



SUITE 2130 - 2,290 SQ FT

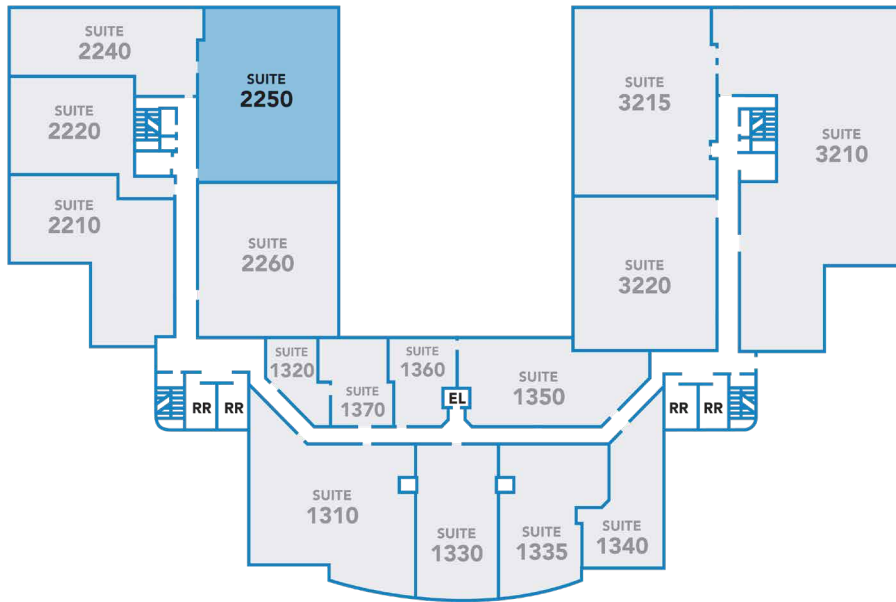
SUITE 2145 - 1,500 SQ FT

FOR LEASE

OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132

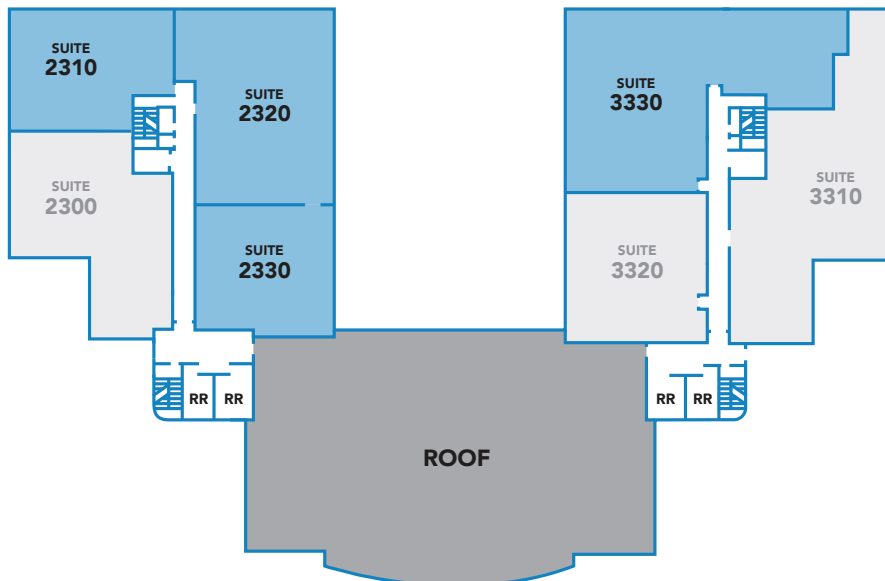
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES

SECOND FLOOR



SUITE 2250 - 3,351 SQ FT

THIRD FLOOR



SUITE 2310 - 2,980 SQ FT

SUITE 2320 - 4,099 SQ FT

SUITE 2330 - 2,650 SQ FT

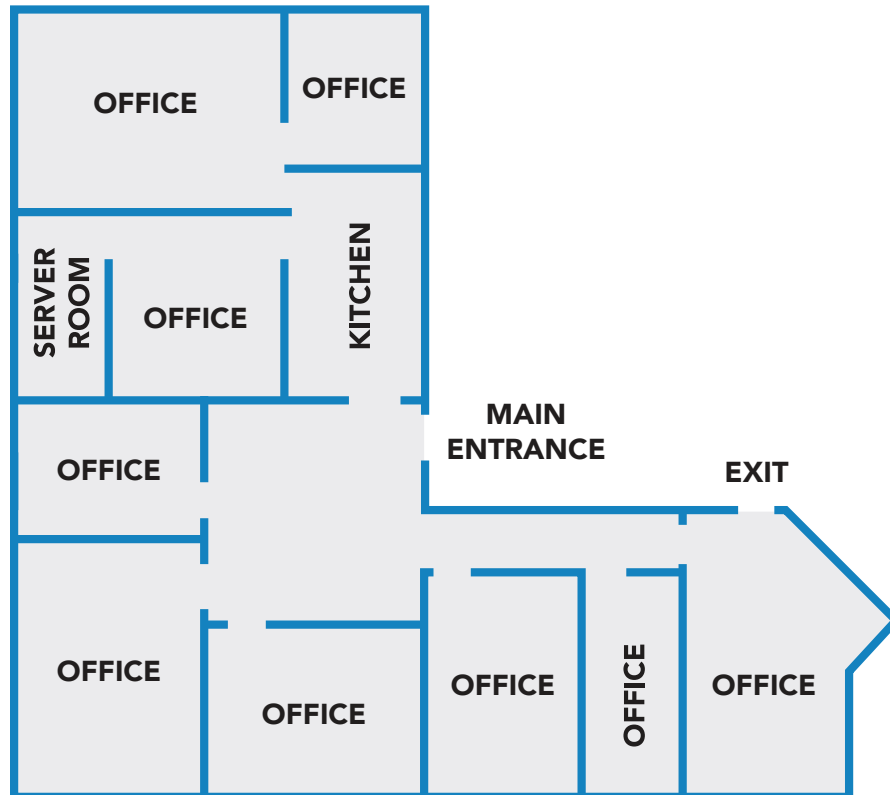
SUITE 3330 - 4,888 SQ FT

SUITE 1110 [GROUND FLOOR] - FLOOR PLAN

2,727 SQ FT

Located on the ground floor, Suite 1110 is comprised of 2,727 (+/-) square feet. The floor plan consists of an open work area/reception, kitchen, nine private offices and a server room. Restrooms are available in the common area just outside of this suite.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



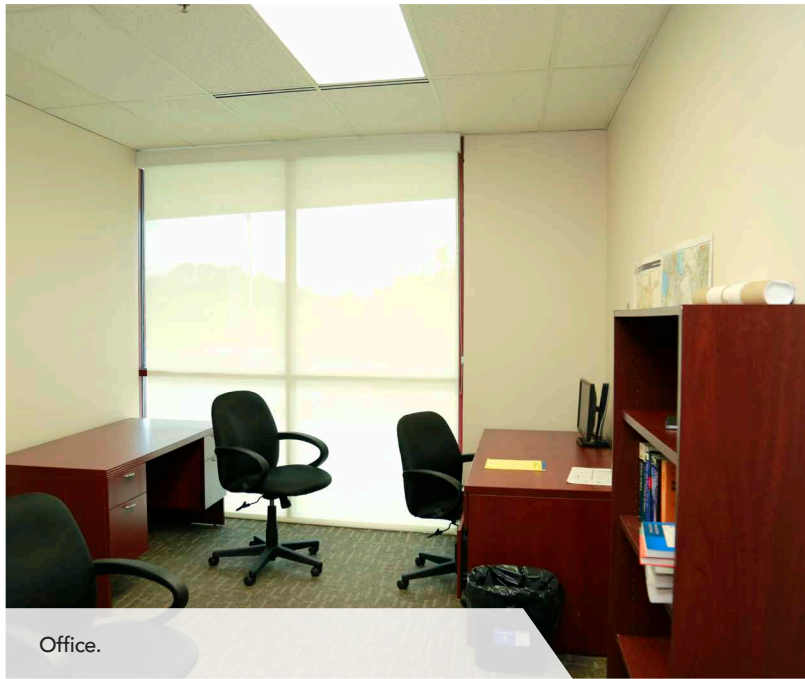
**Floor plan may vary slightly.*

FOR LEASE

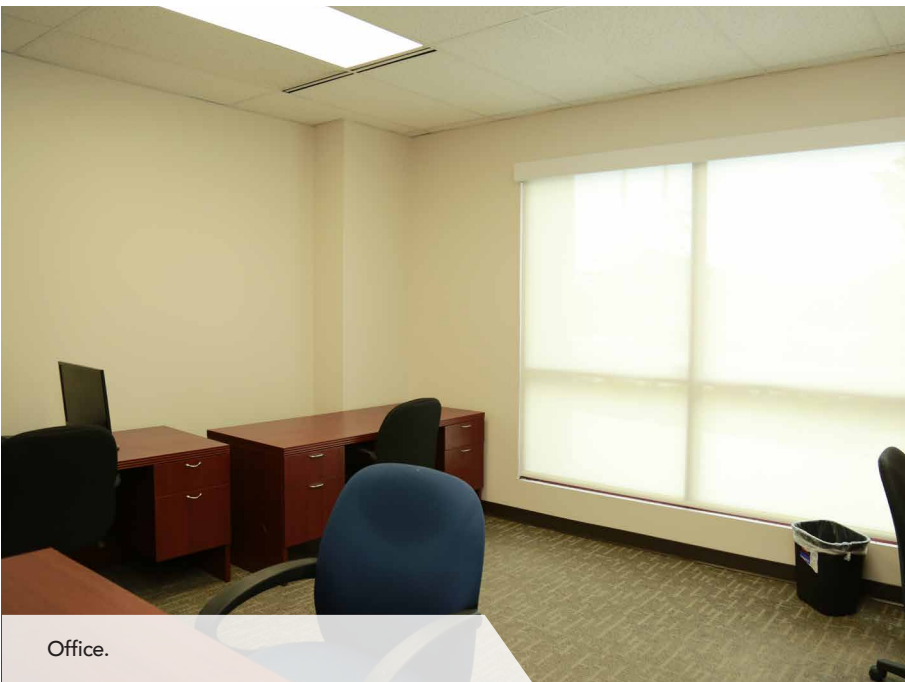
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES



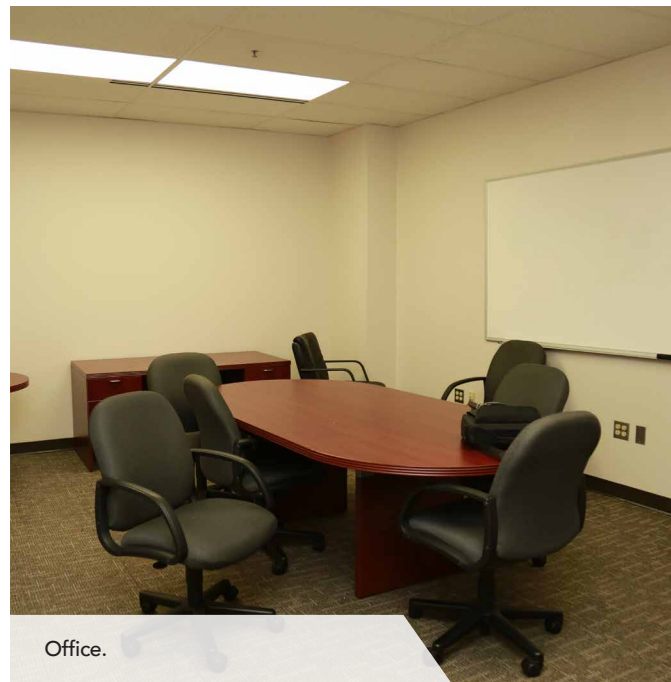
Kitchen.



Office.



Office.



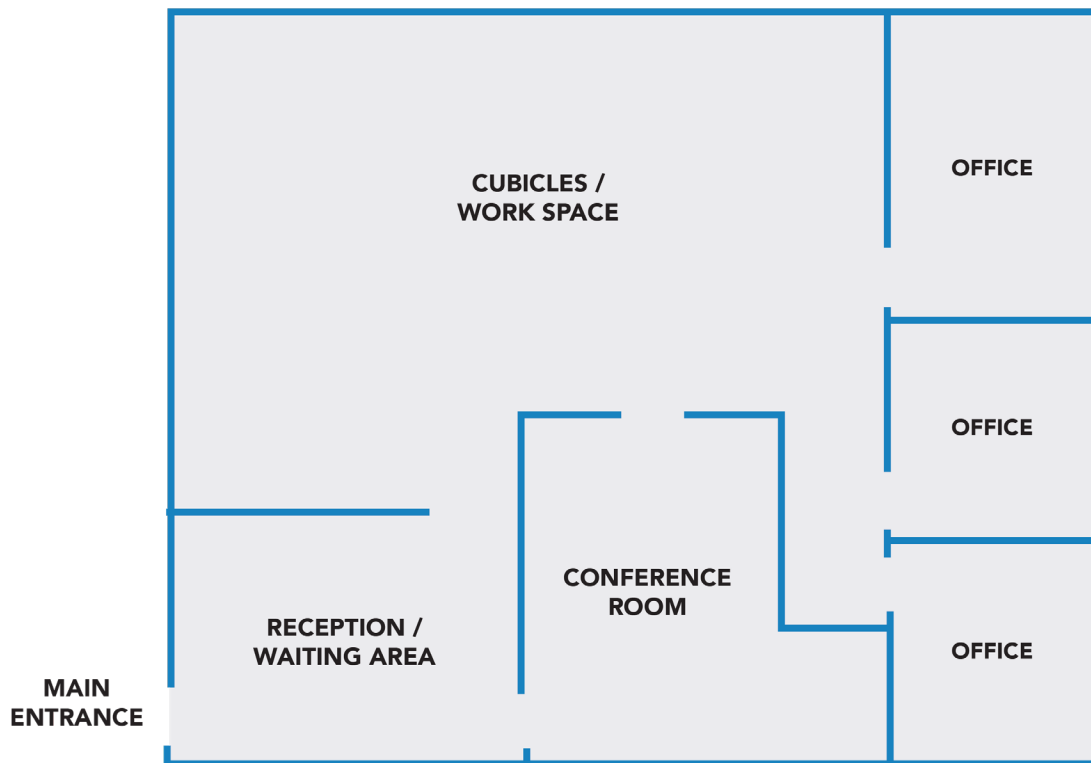
Office.

SUITE 2130 [FIRST FLOOR] - FLOOR PLAN

2,290 SQ FT

Located on the first floor, Suite 2130 is comprised of 2,290 (+/-) square feet. The floor plan consists of a reception/waiting area, a large open space for cubicles, conference room and three private offices. Restrooms are available in the common area near the front stairs on either side of the building.

Finishes to the suite include drywall walls, drop ceilings, laminate flooring, and a mix of fluorescent and recessed lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements.



**Floor plan may vary slightly.*

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OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
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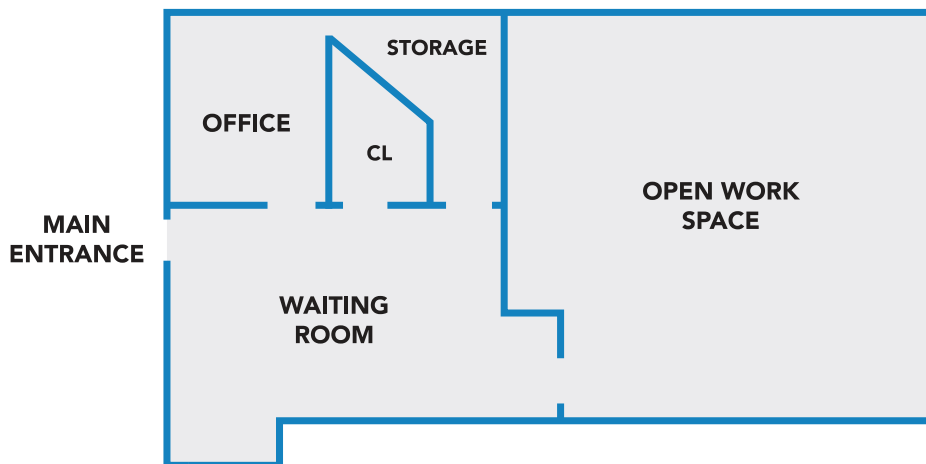
PHOTOS COMING SOON

SUITE 2145 [FIRST FLOOR] - FLOOR PLAN

1,500 SQ FT

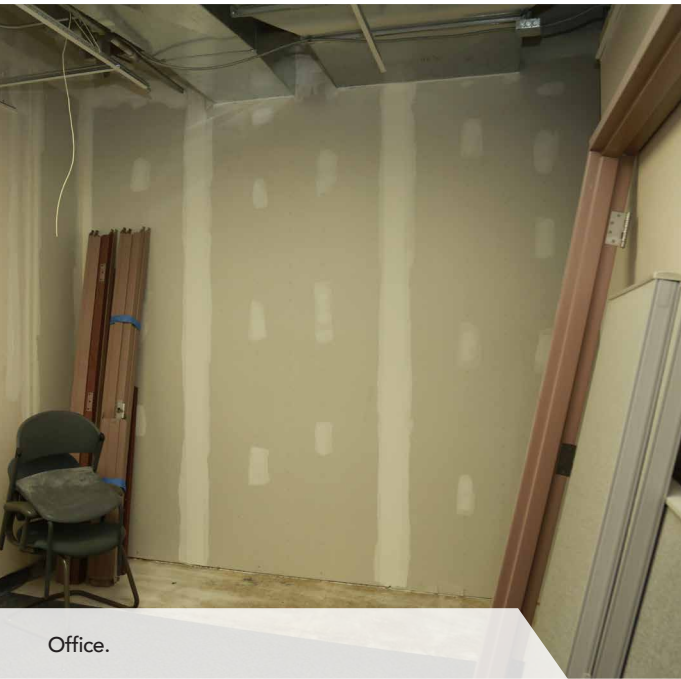
Located on the first floor, Suite 2145 is comprised of 1,500 (+/-) square feet. The floor plan consists of a reception/waiting area, office, open work space, storage room and closet. Restrooms are available in the common area near the front stairs on either side of the building.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.

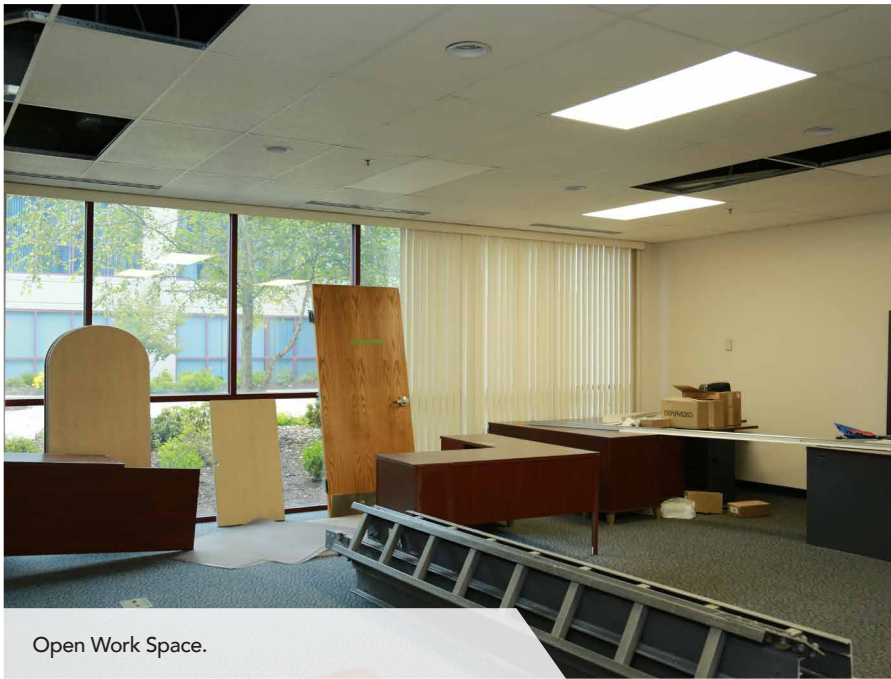


**Floor plan may vary slightly.*

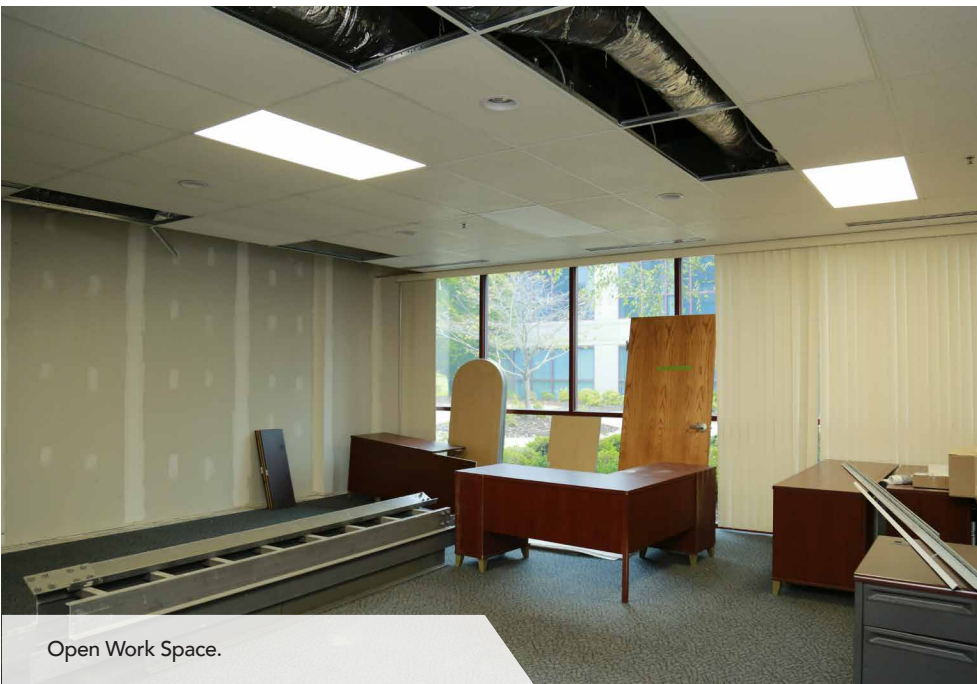
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OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
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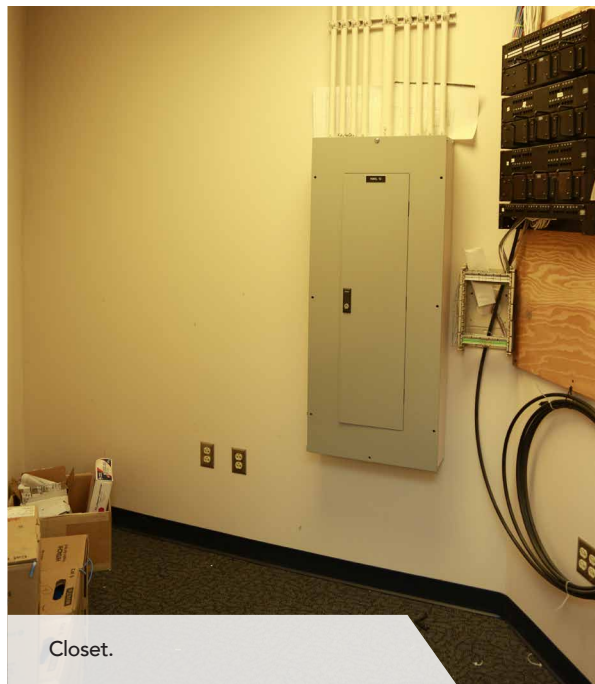
Office.



Open Work Space.



Open Work Space.



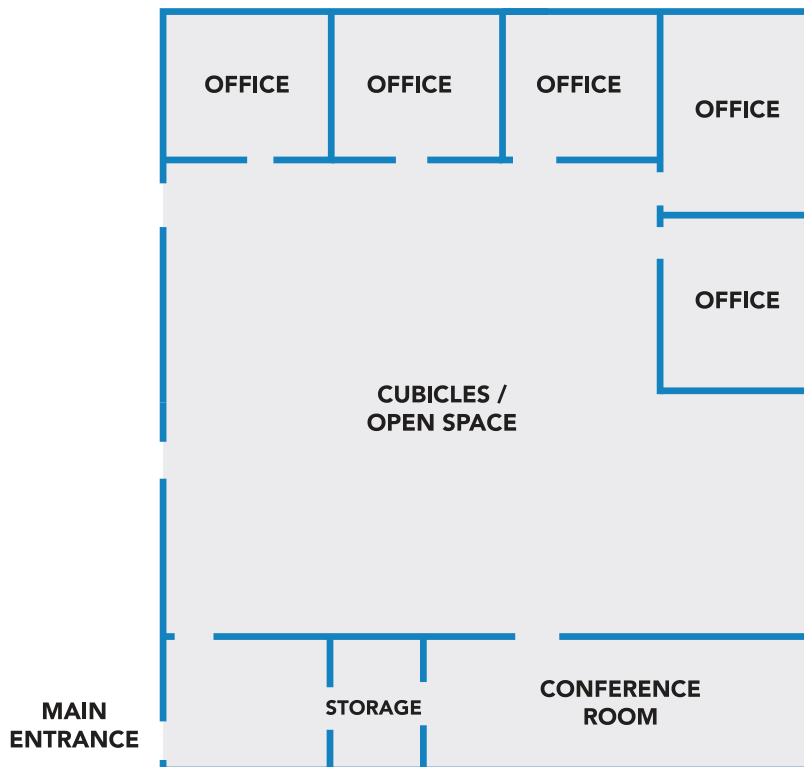
Closet.

SUITE 2250 [SECOND FLOOR] - FLOOR PLAN

3,351 SQ FT

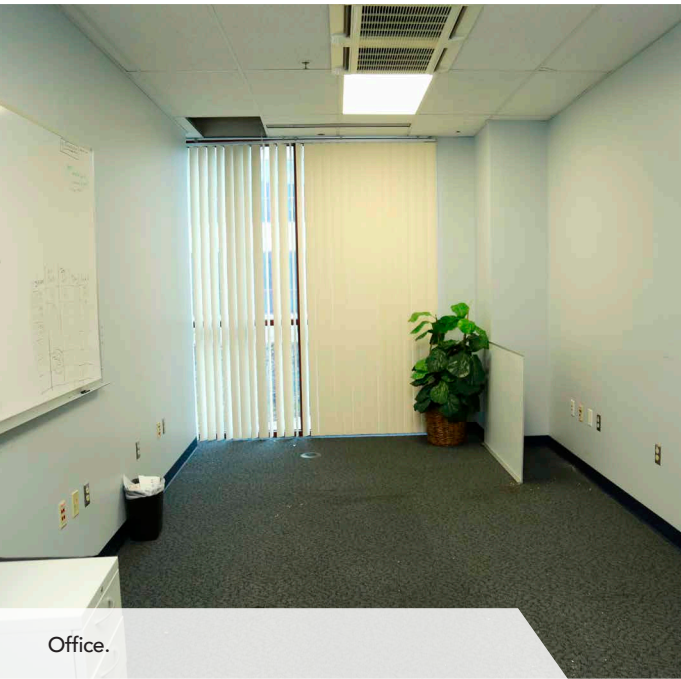
Located on the second floor, Suite 2250 is comprised of 3,351 (+/-) square feet. The floor plan consists of a large open work space with cubicles, five private offices, a conference room and storage room.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

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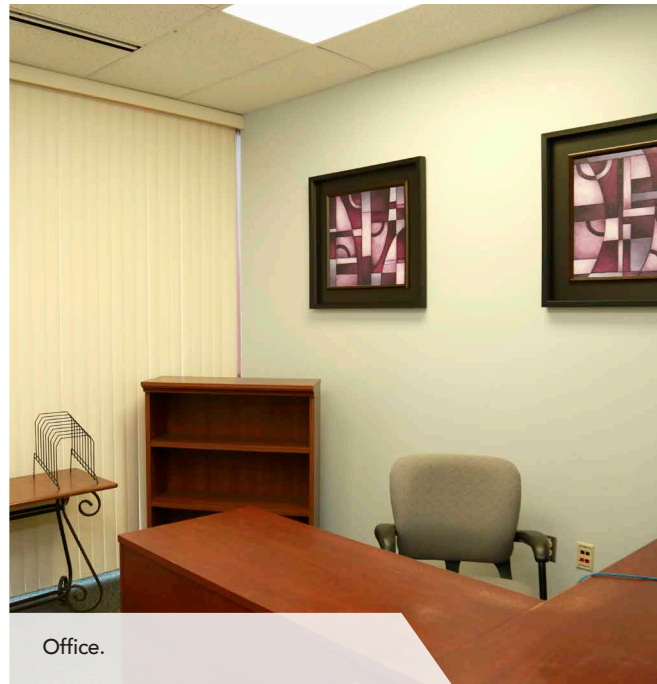
Office.



Office.



Cubicles/Open Space.



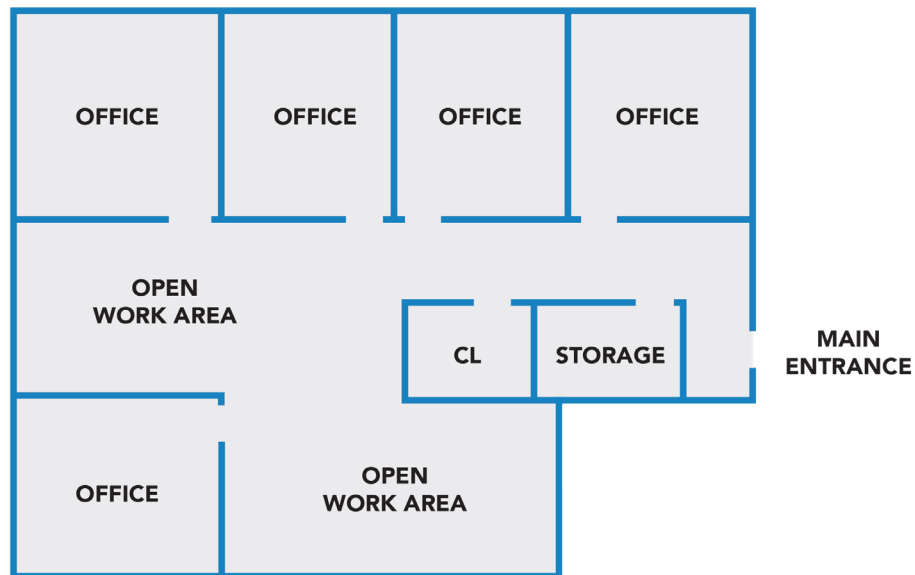
Office.

SUITE 2310 [THIRD FLOOR] - FLOOR PLAN

2,980 SQ FT

Located on the third floor, Suite 2310 is comprised of 2,980 (+/-) square feet. The floor plan consists of an open work area, five private offices, storage room and closet.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

FOR LEASE
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES



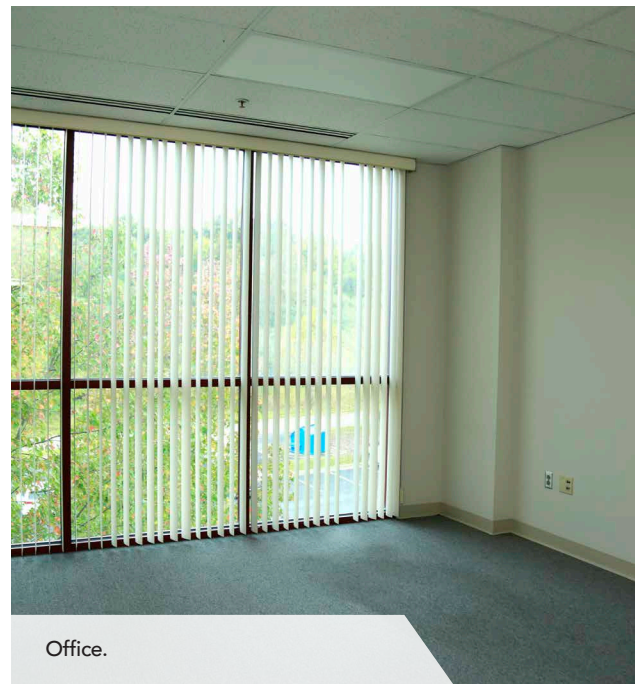
Waiting Room.



Conference Room.



Open Work Area.



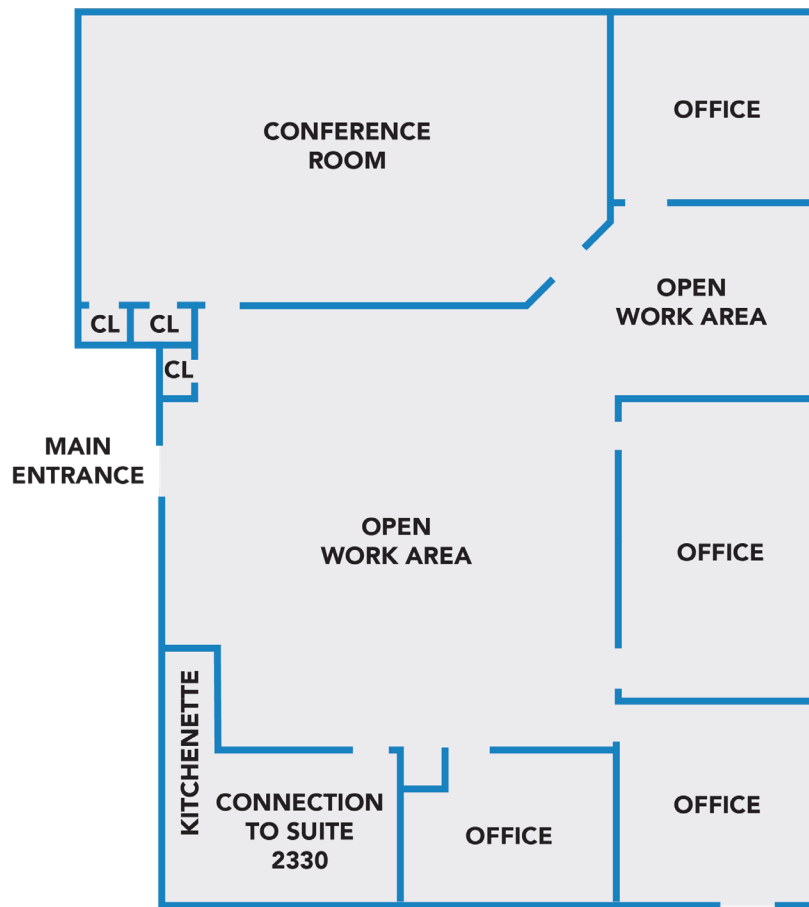
Office.

SUITE 2320 [THIRD FLOOR] - FLOOR PLAN

4,099 SQ FT

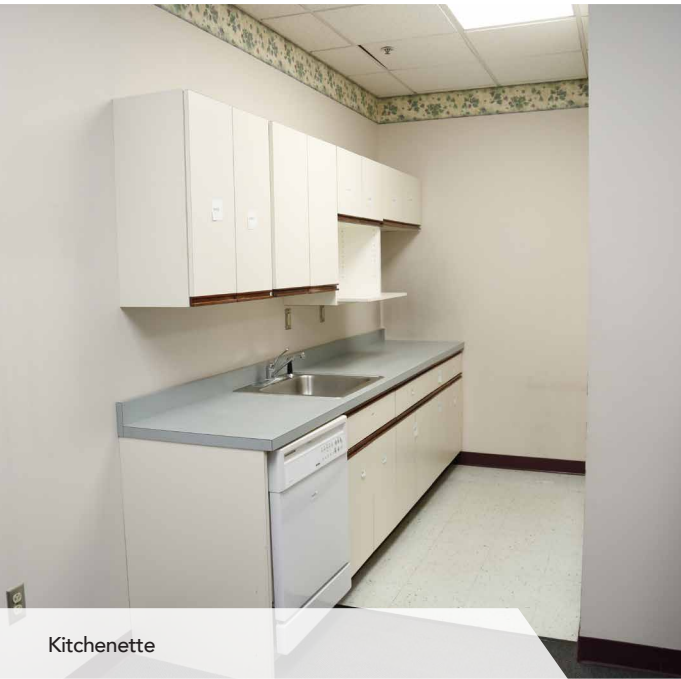
Located on the third floor, Suite 2320 is comprised of 4,099 (+/-) square feet. The floor plan consists of a large open work area, large conference room, four private offices and three closets. This suite connects to Suite 2330 via a shared room that has a kitchenette available.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

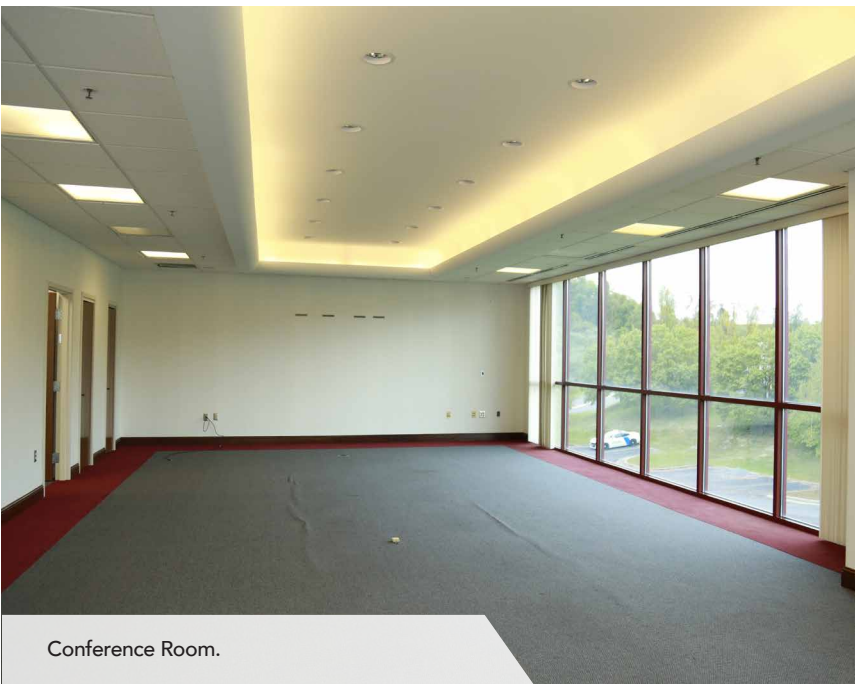
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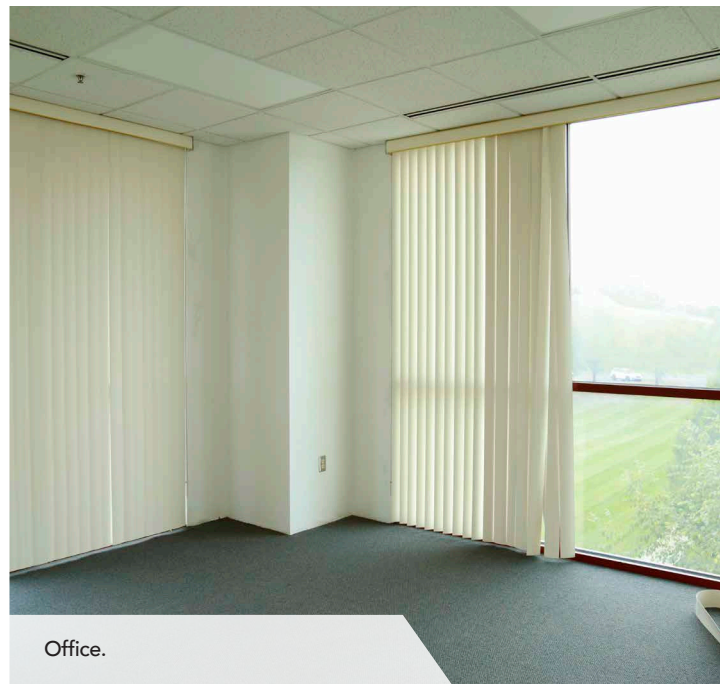
Kitchenette



Open Work Area Facing Offices.



Conference Room.



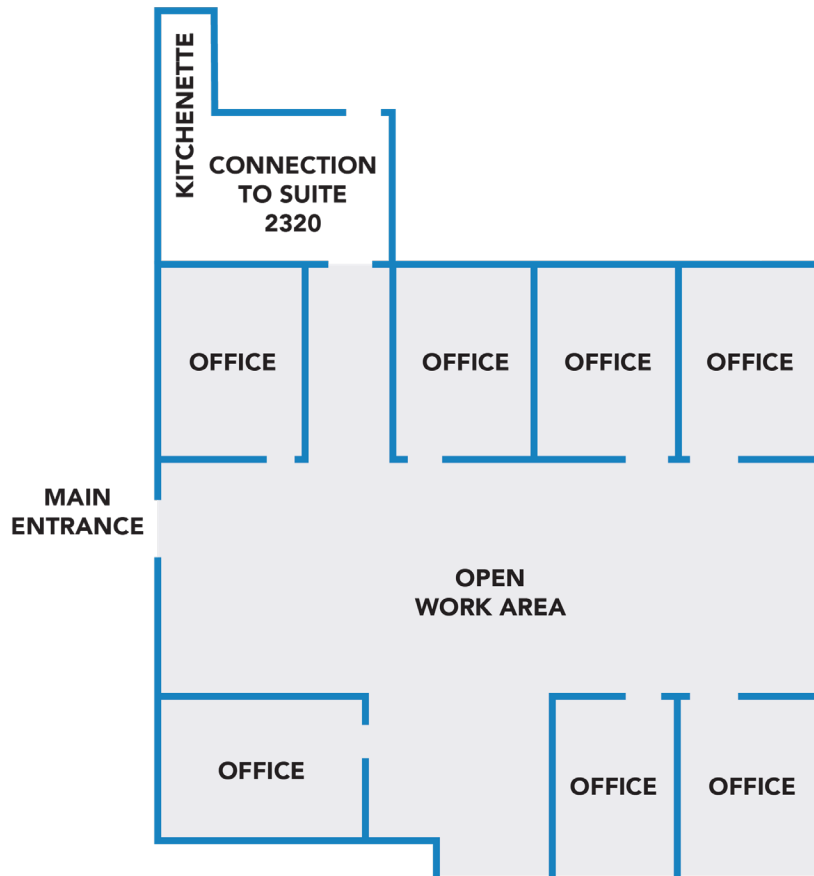
Office.

SUITE 2330 [THIRD FLOOR] - FLOOR PLAN

2,650 SQ FT

Located on the third floor, Suite 2330 is comprised of 2,650 (+/-) square feet. The floor plan consists of a large open work area, and seven private offices. This suite connects to Suite 2320 via a shared room that has a kitchenette available.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

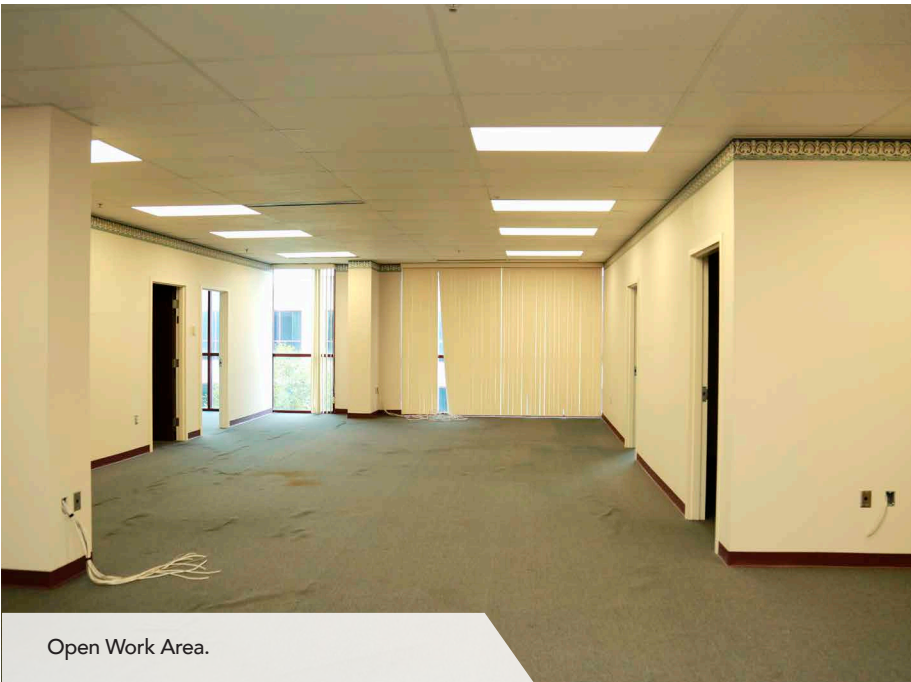
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Connection Between Suites.



Open Work Area Facing Main Entrance.



Open Work Area.



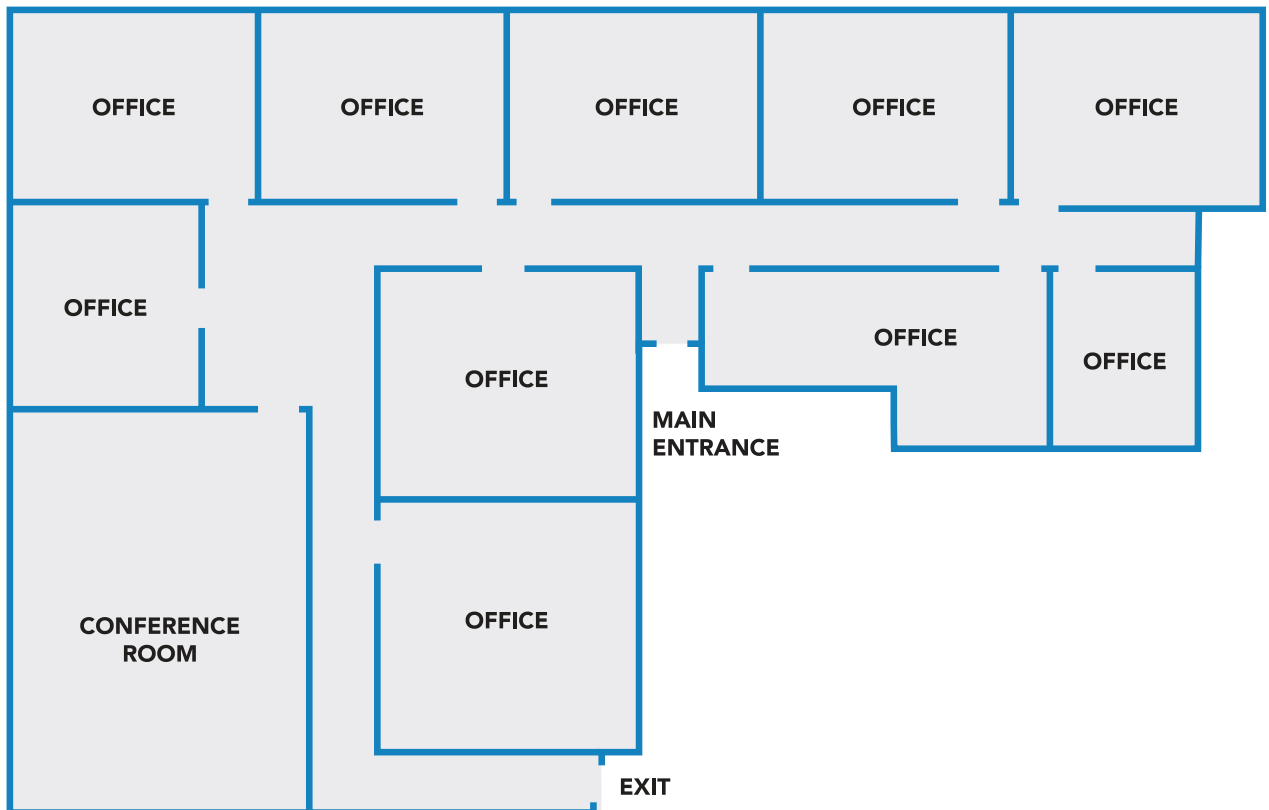
Office.

SUITE 3330 [THIRD FLOOR] - FLOOR PLAN

4,888 SQ FT

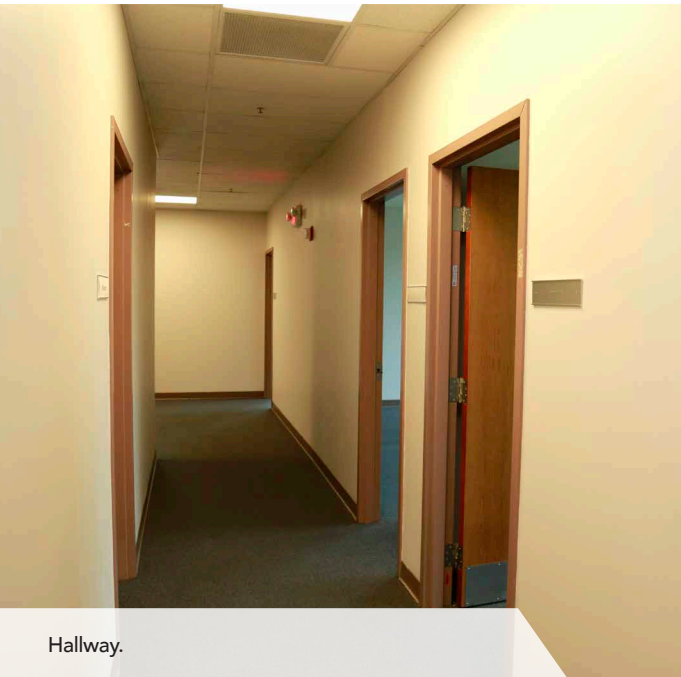
Located on the third floor, Suite 3330 is comprised of 4,888 (+/-) square feet. The floor plan consists of a large conference room and ten private offices. This suite can be accessed via two separate entrances.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

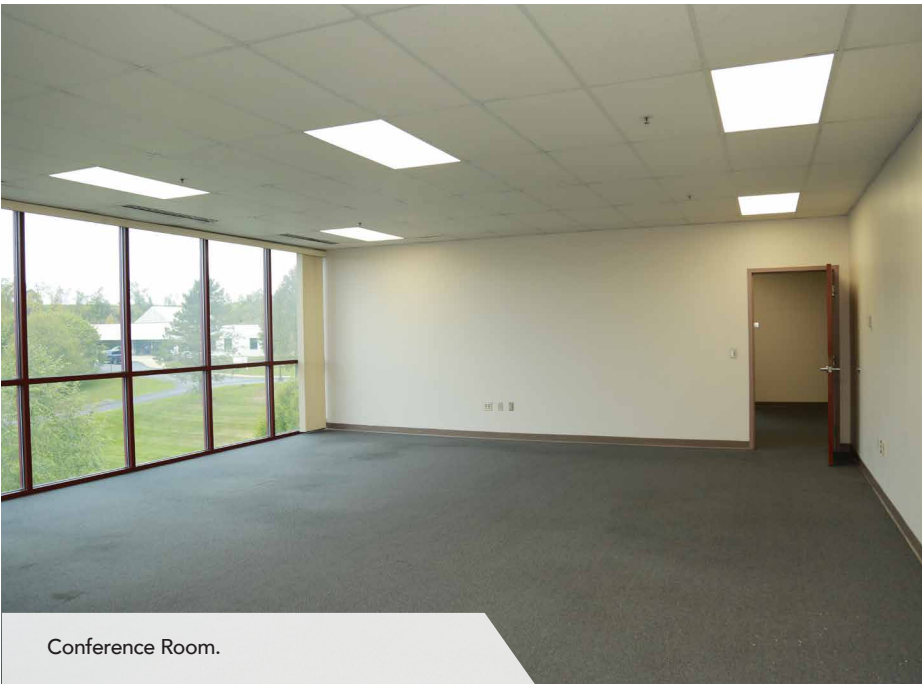
FOR LEASE
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
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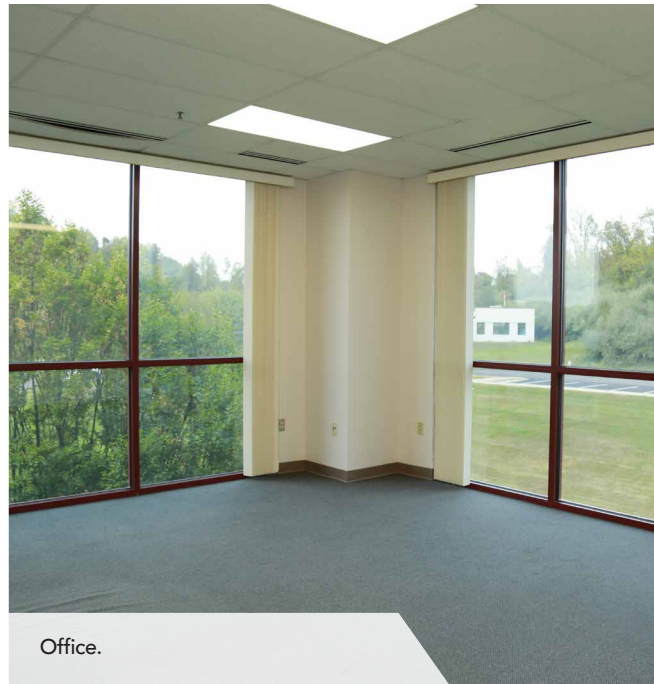
Hallway.



Office.



Conference Room.



Office.

COMMON AREA PHOTOS



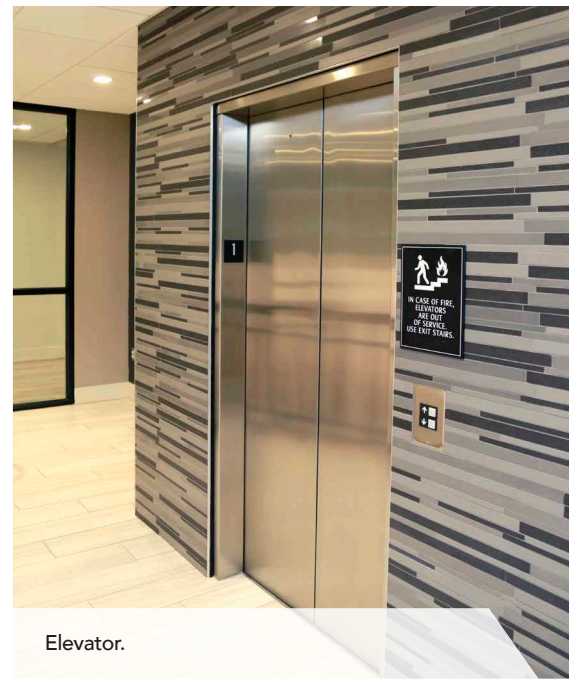
Lobby.

FOR LEASE

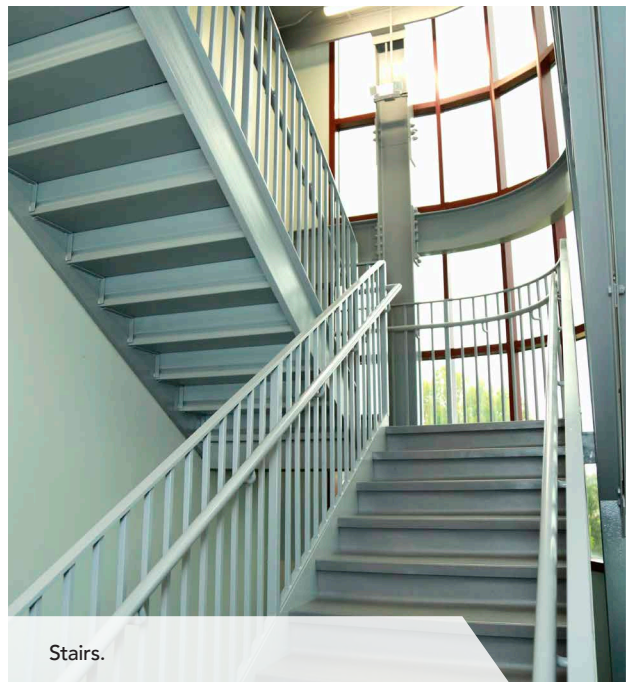
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES



Main Entrance.



Elevator.



Stairs.



Hallway.

COMMON AREA PHOTOS



Sitting Area.



Sitting Area.

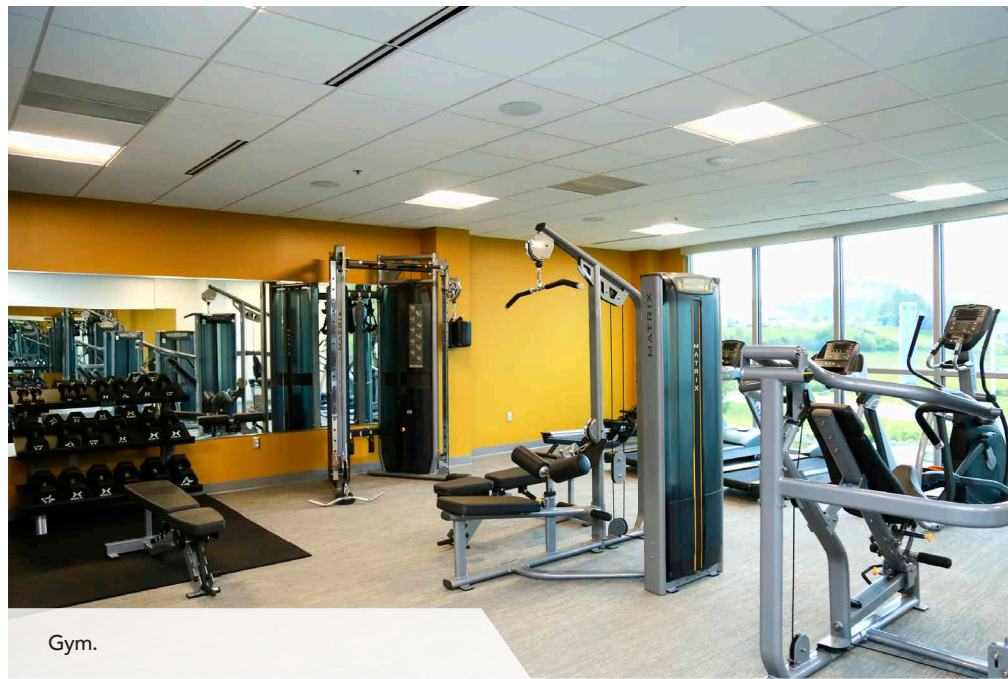


Conference Room.



Kitchenette.

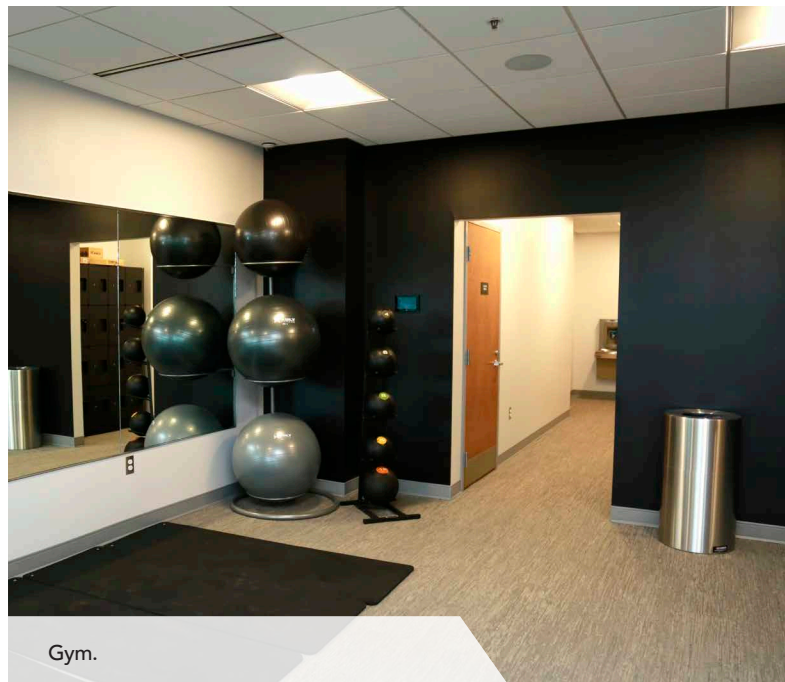
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OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES



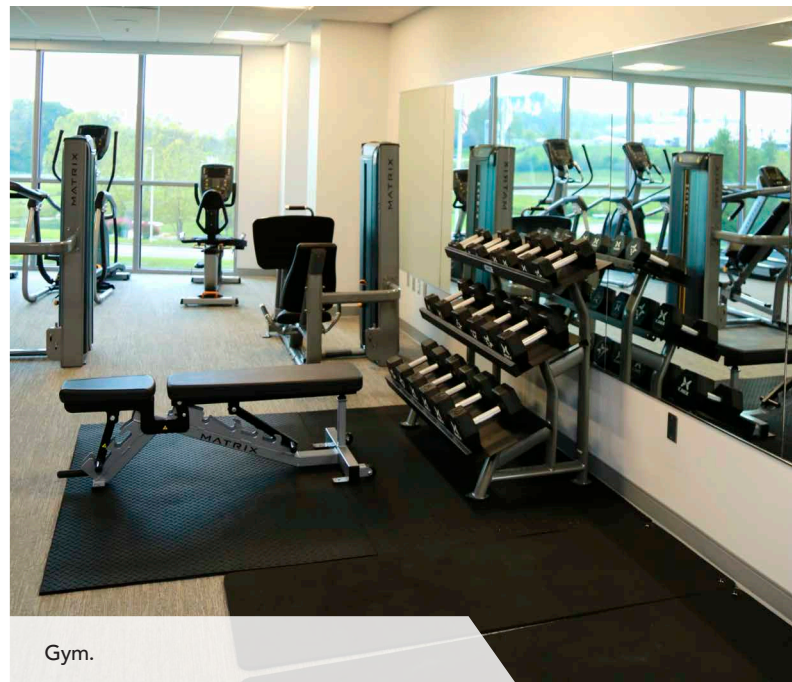
Gym.



Gym.



Gym.



Gym.

EXTERIOR PHOTOS



Side Entrance.

FOR LEASE
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES



Front of Building.



Side Entrance.



Parking Lot.

EXTERIOR PHOTOS

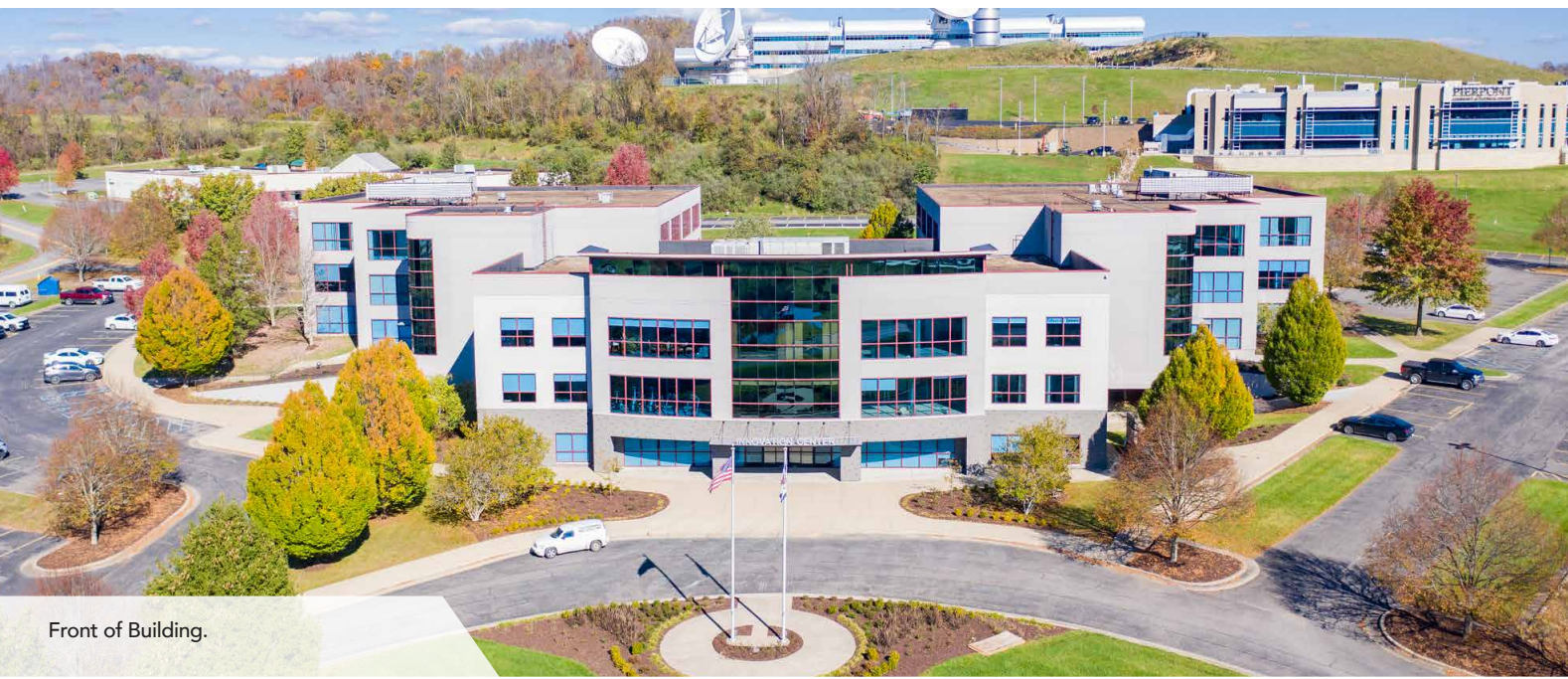


FOR LEASE
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Back Courtyard/Entrance.

AERIALS



Front of Building.



Front and Side of Building.



Front and Side of Building.

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Front and Side of Building Facing East.



Back and Side of Building.

AERIALS



Aerial Facing South.



Aerial Facing East.

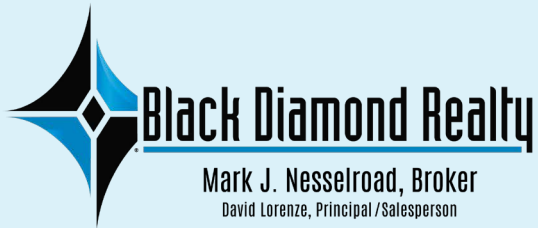


Aerial Facing Southwest.

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Aerial Facing North.



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