

**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



**SINGLE OFFICE SUITES**

**430 SPRUCE STREET**

**Morgantown, WV 26505**



**Jeff Stenger**

Senior Associate / Salesperson

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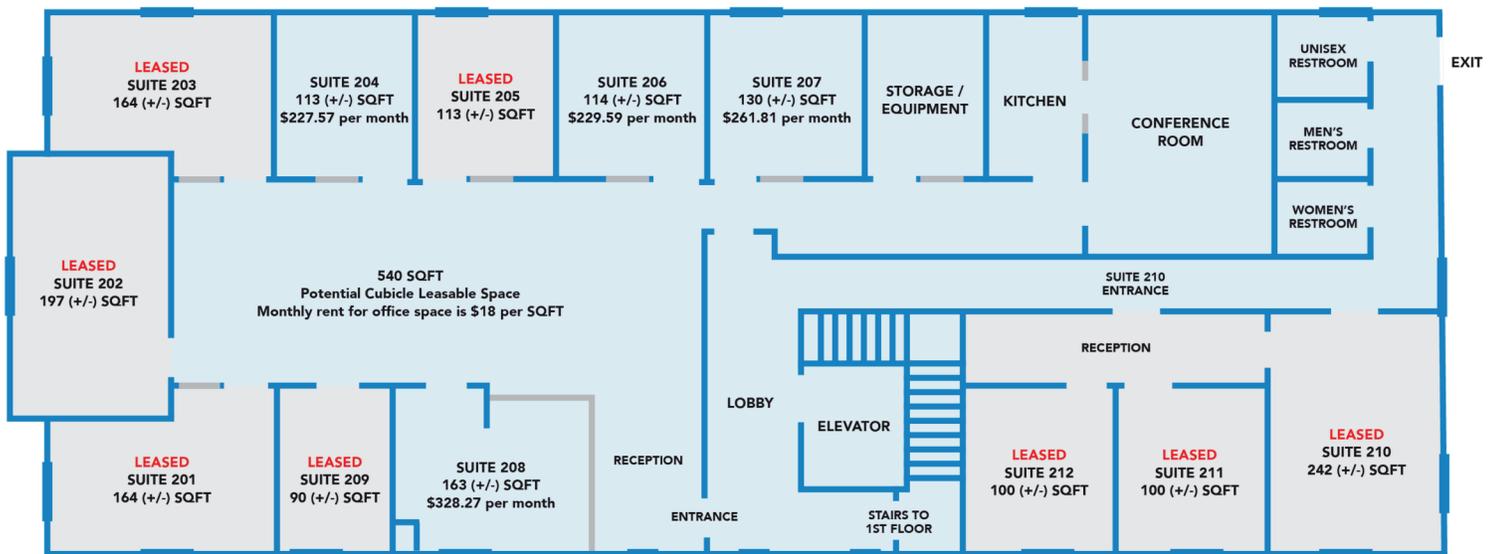
# 430 Spruce Street, Morgantown, WV 26505

<b>LEASE RATE</b>	\$18.00 / SQ FT
<b>LEASE STRUCTURE</b>	Modified Gross
<b>TOTAL SQFT AVAILABLE</b>	520 SQ FT
<b>PROPERTY FEATURE</b>	Elevator
<b>UTILITIES</b>	Tenants responsible for phone and internet
<b>DISTANCE TO INTERSTATE</b>	0.9 Mile From I-79, Exit 152

## SUITE DETAILS

Single office suites are now available, offering flexible workspace options ranging from approximately 113 to 163 square feet. Each office is individually keyed for enhanced privacy and security, with controlled access to shared co-working areas. Tenants enjoy access to shared amenities, including a furnished conference room expandable into two rooms, a furnished waiting/reception area, and a remodeled kitchenette. A potential cubicle area provides room for future expansion. The building features convenient elevator access and an accessible path from the parking area to all suites.

Each leased office includes one off-street parking space, built into the lease rate. Monthly rents range from approximately \$202 to \$488, inclusive of all utilities, environmental services, and parking, offered on a gross lease basis at \$18.00 per square foot, based on office size and shared common areas. Tenants are responsible for their own phone and internet services, with providers subject to approval by the City of Morgantown's Information and Technology Division.

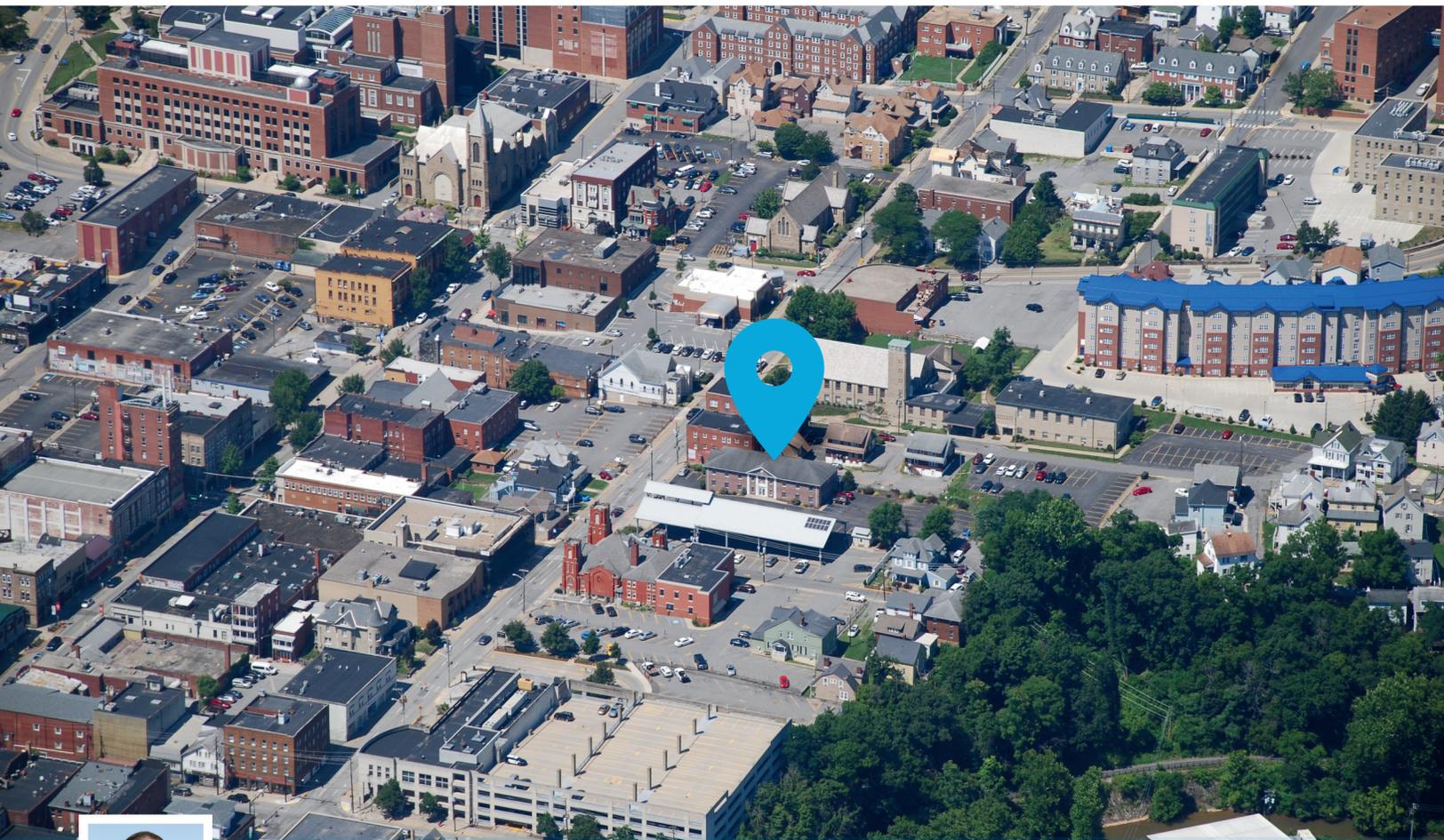
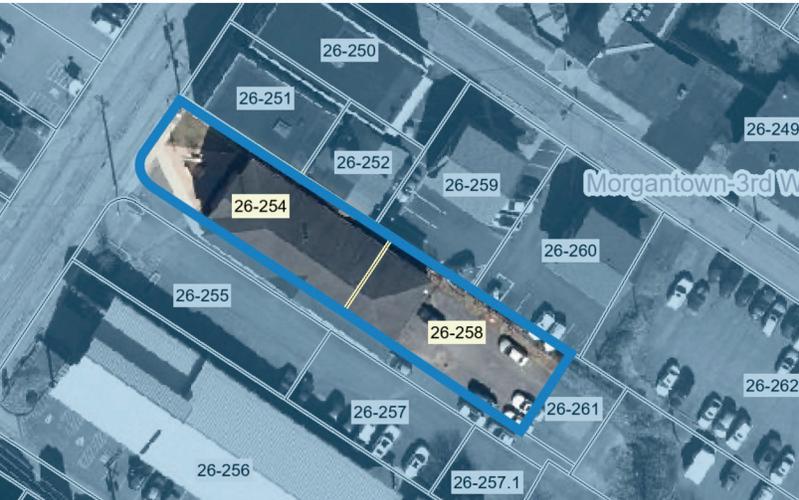


*\*FLOOR PLAN MAY NOT BE EXACT*



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