



Mark J. Nesselroad, Broker

1016 Maple Drive

Morgantown, WV 26505



PROPERTY HIGHLIGHTS

Retail / Office

PROPERTY TYPE

2,088

SQUARE FEET

\$17.50

PER SQ. FT.

NNN

\$1.75 / SQ. FT.

LEASE STRUCTURE

Located off the heavily traveled Route 705 in Morgantown, WV, 1016 Maple Drive offers 2,088 (+/-) square feet of office/retail space in a prime setting. Previously occupied by a dental office, the suite provides a professional layout and a paved parking lot for convenient access. A large backlit sign on the property offers exceptional visibility to Maple Drive traffic, with additional signage permitted on the building exterior and entrance doors to maximize business exposure. This property is not subject to B&O tax and is situated within the vibrant Suncrest area, just steps from WVU's Health Sciences Center campus, Ruby Memorial Hospital, restaurants, shopping, and more. Easily accessible via Maple Drive, the site is only 0.3 mile from Route 705, 3.9 miles from I-68, Exit 4, and a short drive to I-79, Exit 155 making it a strategic location for both employees and customers alike. Along Route 705, there is a daily traffic count of 28,177 Vehicles Per Day (Esri, Esri and Kalibrate Technologies, 2025).



Jeff Stenger

Senior Associate / Salesperson

304.413.4350 (Office) | 301.237.0175 (Cell)

jstenger@blackdiamondrealty.net



Zach Evans

Associate / Salesperson

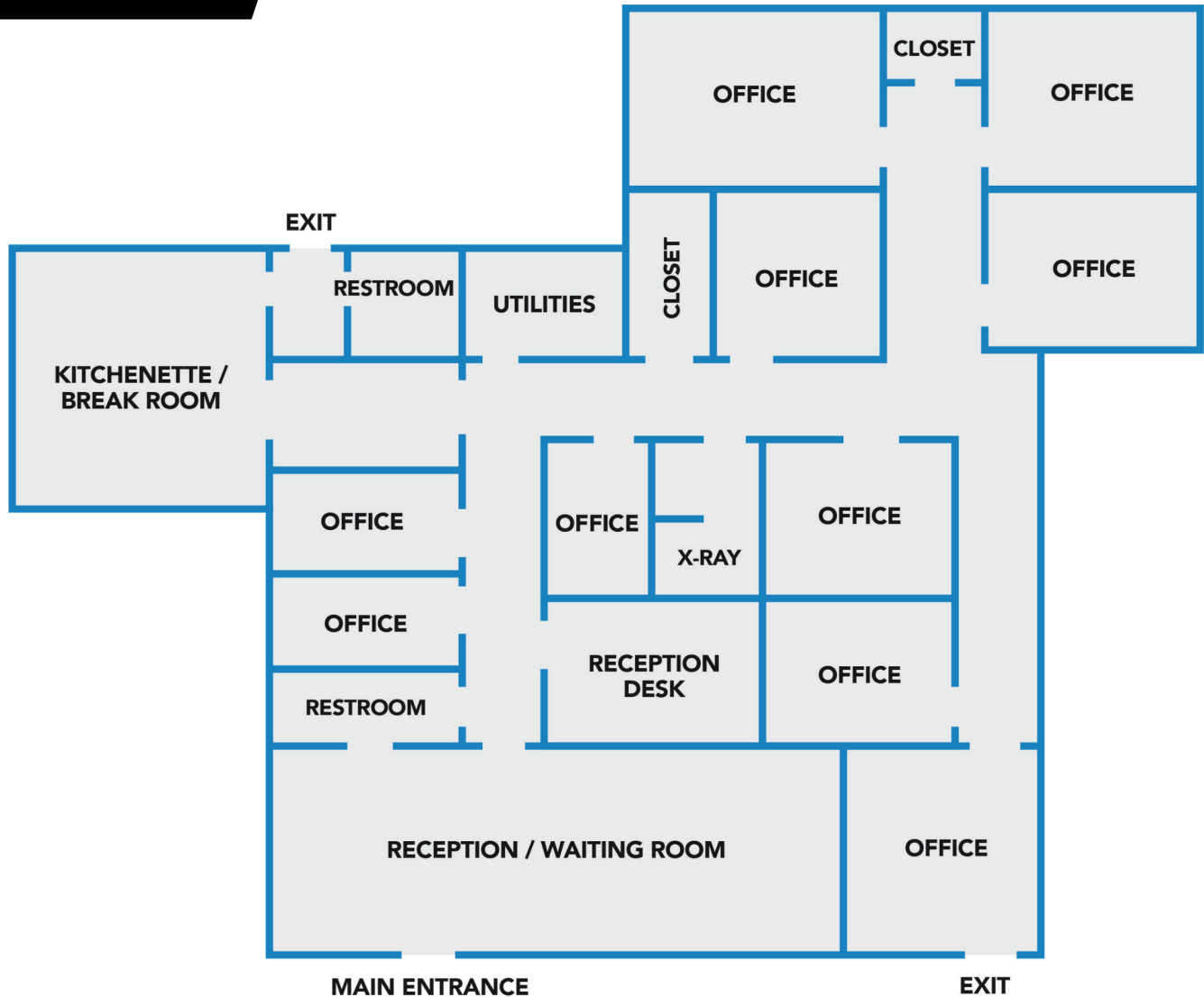
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