

THE WAGNER BUILDING

2001 MAIN ST
WHEELING, WV
26003

SUITE
202



Subheading



Emily Shortall, CPM® , ARM®

Property Manager



For booking and viewings

Harvey Goodman Realtor

50 West Main Street

St. Clairsville, OH 43950

Office Phone

740-695-3131

Email Address

emily@harveyrentals.com





Historical Background



The Wagner Building, originally established in the early 20th century as a commercial grocery store, played a pivotal role in Wheeling's vibrant downtown economy.



As part of the city's rich commercial history, the building was instrumental in solidifying Wheeling's reputation as a regional hub for business and trade.



Over the years, it has evolved through various purposes before its transformation into a contemporary office space.



Property Highlights



Class A office building



ADA accessible with 2 high-speed elevators



54,600 square feet of space



River views



Parking ratio 3.5 spaces per 1,000 square feet



Centrally located within 300 miles of Columbus, Pittsburgh, Cleveland, Cincinnati, Buffalo, and Detroit

SUITE 202 FEATURES

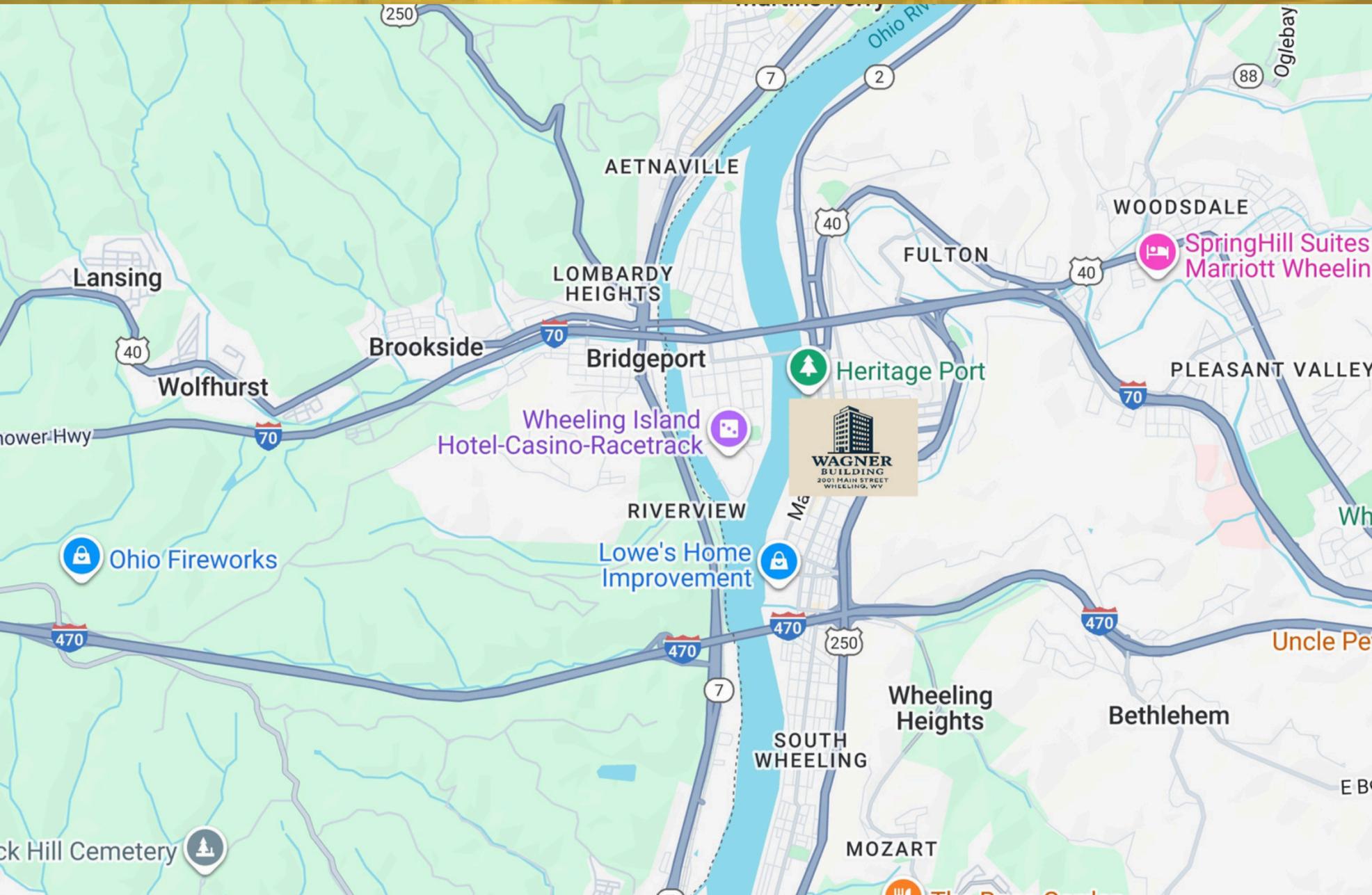
- 2001 Main St Wheeling, WV 260
- 1985/sf available \$19/sf
- Complete renovation in 2000
- 2 Elevators
- ADA Accessible
- River Views
- Ample Parking
- Full Service Lease

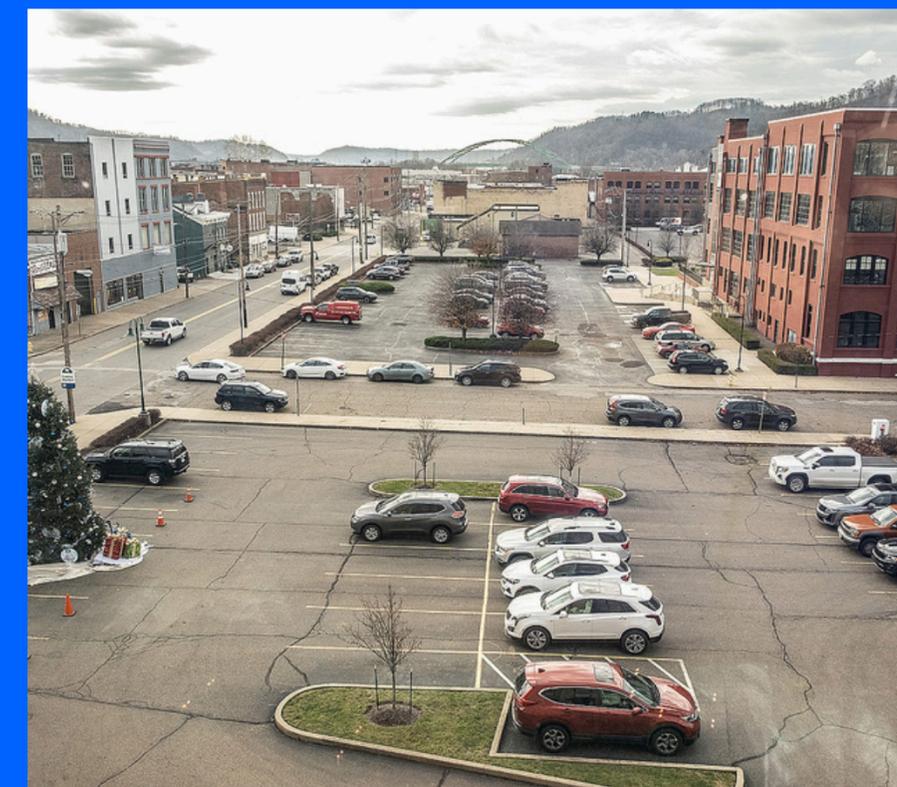
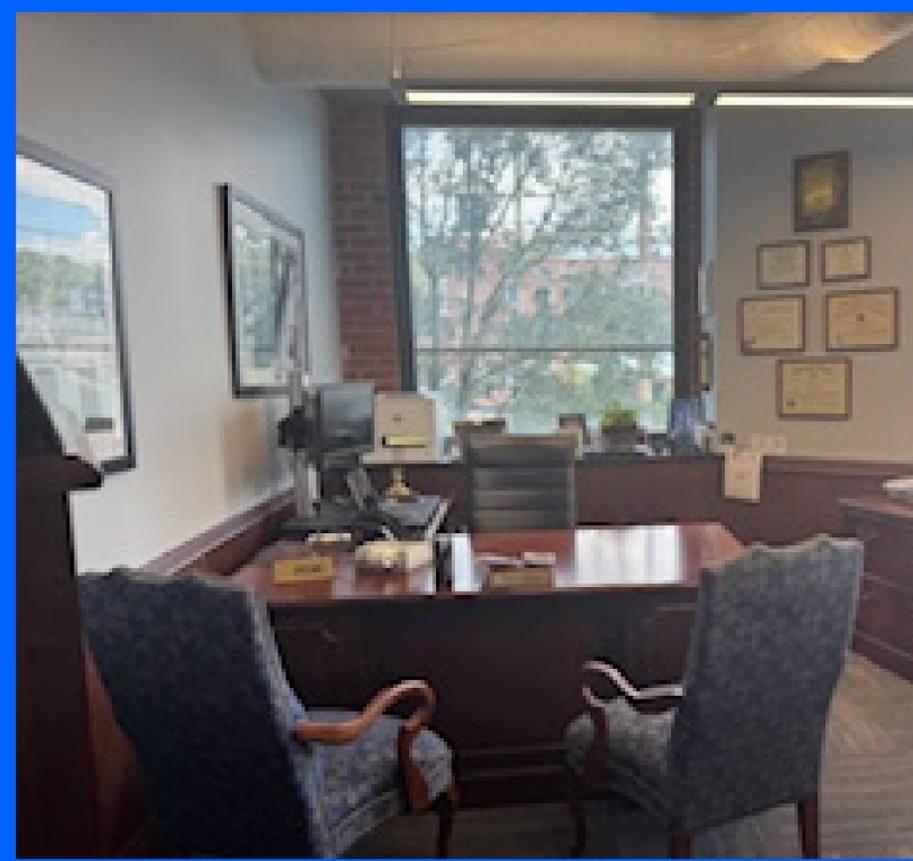




HARVEY GOODMAN

740.893.3131 | CLICKHARVEY.COM







Market Overview



Located in Downtown Wheeling's Central Business District



Within driving distance of Columbus, Pittsburgh, Cleveland, Cincinnati, Buffalo, and Detroit



Surrounded by banks, law firms, and professional service providers