



**FOR LEASE**  
**OFFICE SUITES**  
**MARKETING FLYER**



**5000 NASA BLVD**  
**FAIRMONT, WV 26554**



**WALMART SUPERCENTER  
SHOPPING**

**MON POWER  
ELECTRIC UTILITY COMPANY**

**5000 NASA BLVD**  
YOUR NEW LOCATION

**INNOVATION CENTER  
SPACE AVAILABLE**

**INTERSTATE 79  
EXIT 132**

**ROBERT H. MOLLOHAN RESEARCH CENTER  
BUSINESS**

**DAN CAVA TOYOTA WORLD  
DEALERSHIP**

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## OFFICE SUITES FOR LEASE

## 5000 NASA BLVD FAIRMONT, WV 26554

**RENTAL RATE / \$15.50 SQ FT / YEAR**

**LEASE STRUCTURE / NNN**

**TOTAL AVAILABLE SPACE / 83,813 SQ FT**

**MIN DIVISIBLE / 1,150 SQ FT**

**TOTAL AVAILABLE SUITES / 9**

**GROSS BUILDING SIZE / 128,000 SQ FT**

**ZONING / IN CITY LIMITS**

**PROPERTY FEATURES / LARGE PARKING  
LOT, EASY ACCESS, CLOSE TO MANY  
AMENITIES, GOOD INTERSTATE VISIBILITY**

Located within the I-79 Technology Park, 5000 NASA Blvd is a 128,000 (+/-) square foot building with multiple office suites available ranging in size from 1,622 (+/-) to 15,351 (+/-) square feet. This building is separated and identified as North Tower and South Tower. There are two elevators within each tower. The property offers signage availability, and ample courtesy parking for visitors and employees.

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 0.8 mile southeast. The building and park are highly visible from traffic traveling in both directions along I-79.

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**OFFICE SUITES - LOCATED 0.8 MILE OFF I-79, EXIT 132**  
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# 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, 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 128,000 (+/-) square feet of office space across five floors and two towers, north and south. 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.

## INGRESS/ EGRESS / PARKING / DIRECTIONS

The property currently offers two points of ingress and egress to the parking lot. One via NASA Blvd and one via Seastar Lane. The property offers paved parking at the back of the building with 260 (+/-) 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 0.7 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.*

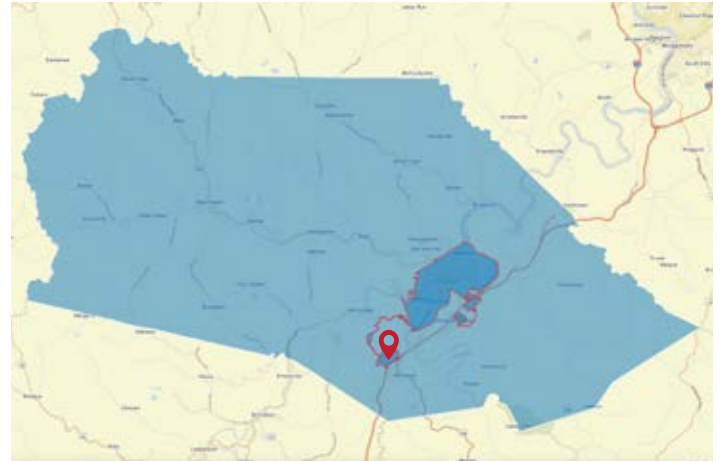
# LOCATION ANALYSIS

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.

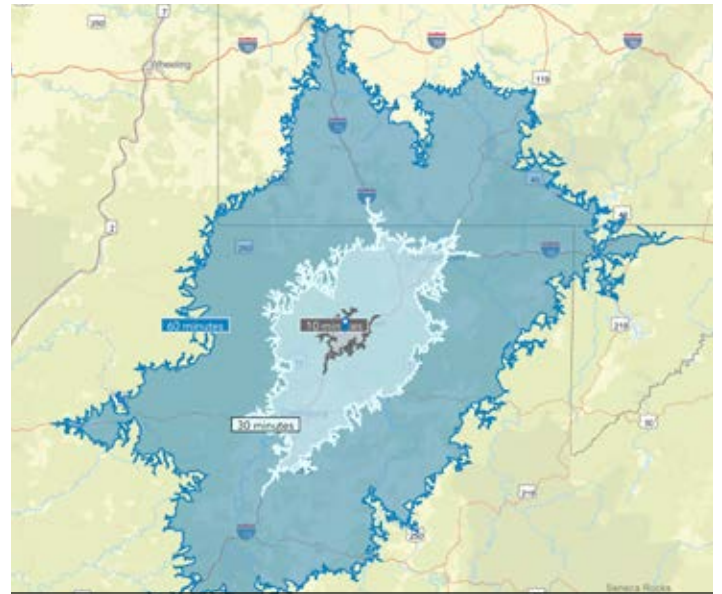
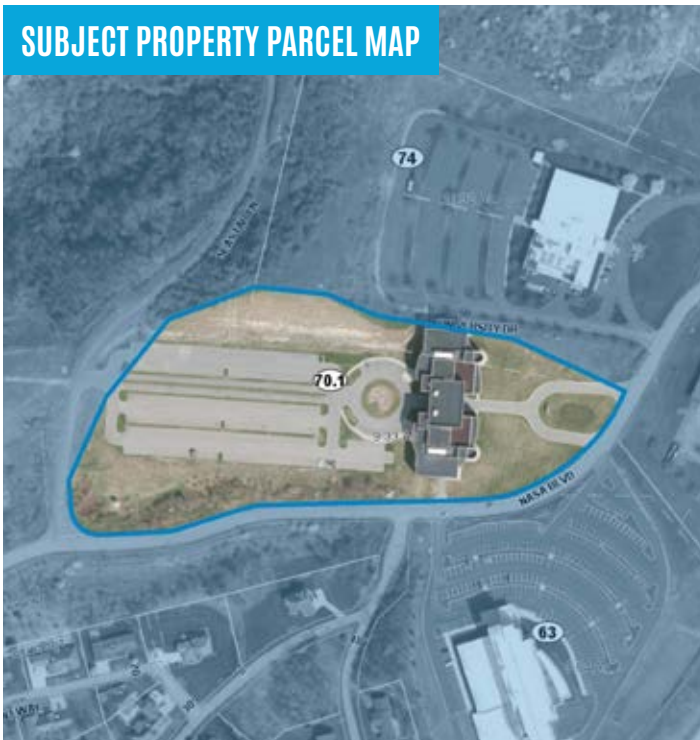
The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

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



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

## SUBJECT PROPERTY PARCEL MAP



**Distance to nearby cities:** Clarksburg, WV - 17 miles, Fairmont, WV - 5.9 Miles, Morgantown, WV - 22.4 miles, Uniontown, PA - 54 miles, Pittsburgh, PA - 94.3 miles, Charleston, WV - 135 miles.

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**OFFICE SUITES - LOCATED 0.8 MILE OFF I-79, EXIT 132**  
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# AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 5000 NASA BLVD is located 0.8 mile from I-79 (Exit 132).

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



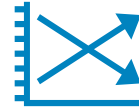
**\$28,687**

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 0.8 MILE OFF I-79, EXIT 132

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*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.*



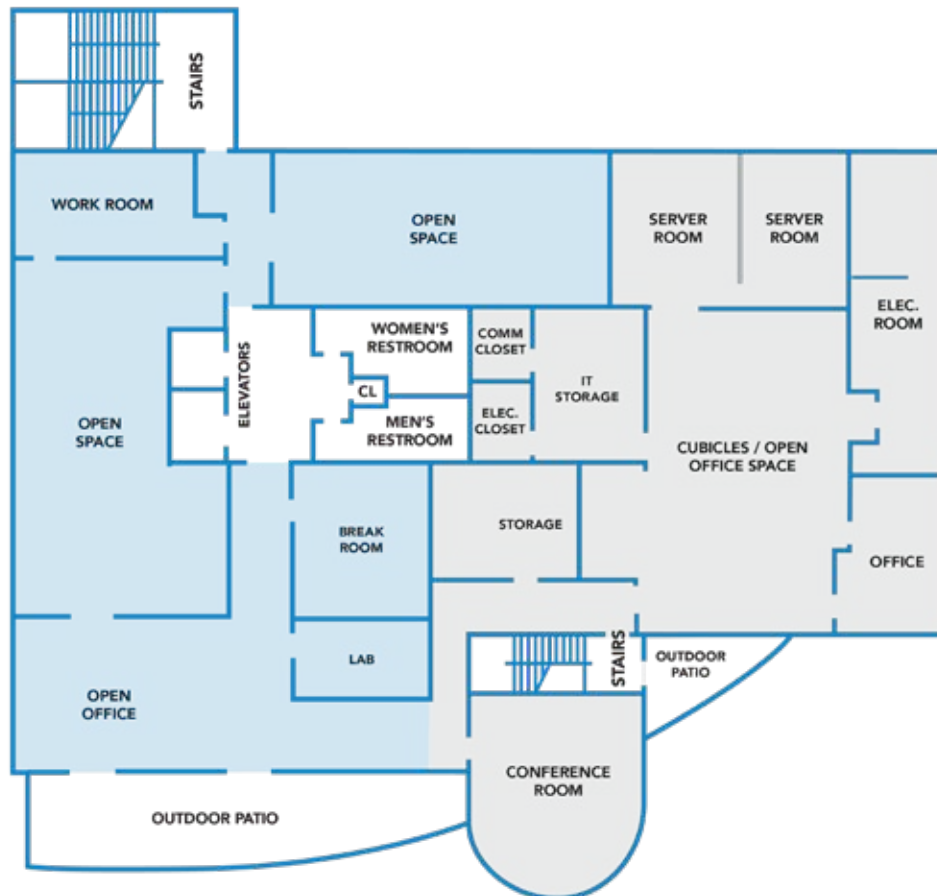
# SUITE 2000 [ NORTH TOWER FIRST FLOOR ] FLOOR PLAN

## 5,500 SQ FT

Located in the North Tower, Suite 2000 offers 5,500 (+/-) square feet of office space on the first (ground) floor. The suite can be accessed immediately off the elevator where there are two entrances and separate men's and women's restrooms. The floor plan consists of a reception area, private offices, two conference rooms, a shared kitchenette, control room, and access to the outdoor patio.

Additional access to the suite can be achieved via two separate staircases near the back of the suite.

Finishes to the suite include drywall walls, drop ceilings, a mix of carpet and tile flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*

# FOR LEASE

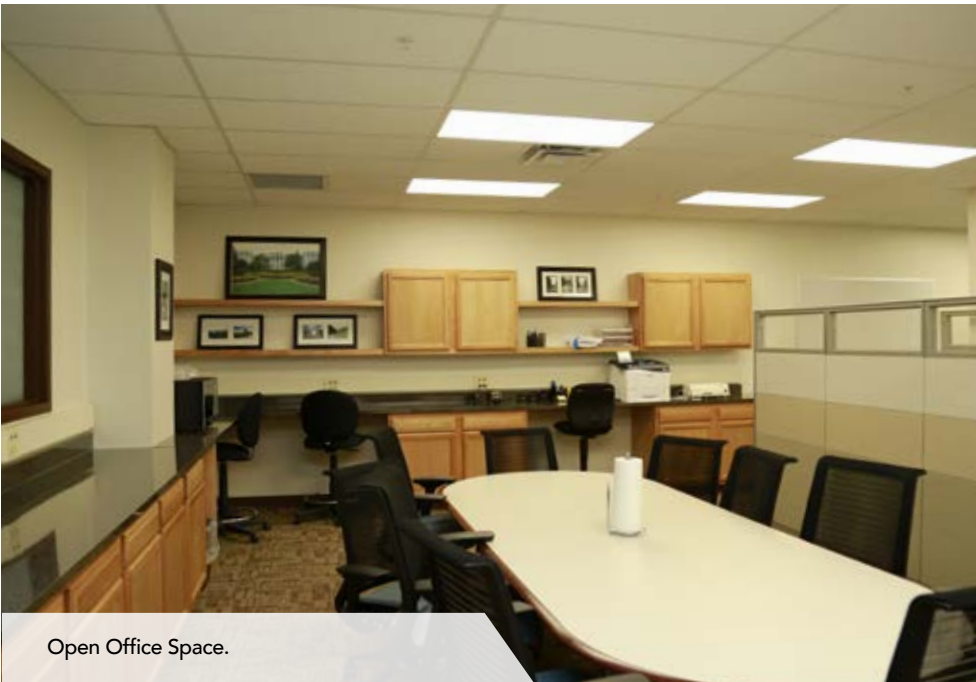
OFFICE SUITES - LOCATED 0.8 MILE OFF I-79, EXIT 132  
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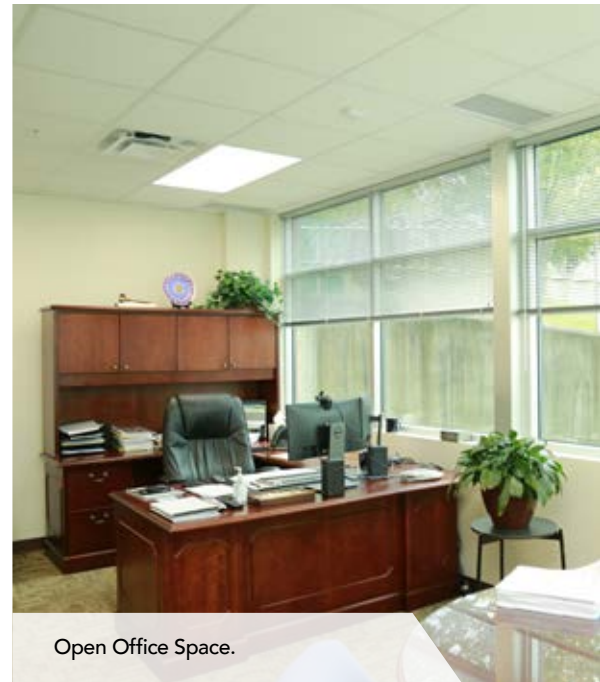
Open Office Space.



Open Office Space.



Open Office Space.



Open Office Space.

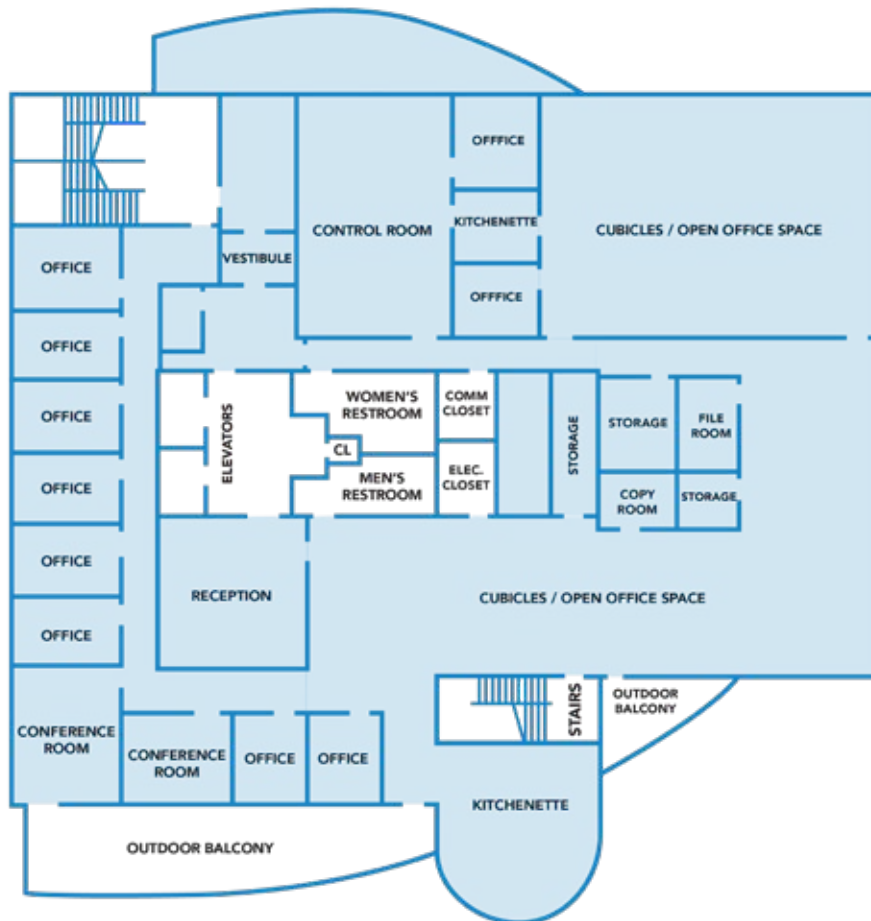
# SUITE 2200 [ NORTH TOWER SECOND FLOOR ] FLOOR PLAN

## 12,500 SQ FT

Located in the North Tower, Suite 2200 offers 12,500 (+/-) square feet of office space on the second floor. The entire floor is available for lease. The suite can be accessed immediately off the elevator where there are two entrances and separate men's and women's restrooms. The floor plan consists of a reception area, several private offices, two large conference rooms, multiple large open spaces for cubicles, a kitchenette/

break room with panoramic views, I.T. rooms, storage space, multi-purpose rooms and access to the outdoor balcony. Additional access to the suite can be achieved via two separate staircases, one near the front and one near the back of the suite.

Finishes to the suite include drywall walls, drop ceilings, a mix of carpet and tile flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*

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Conference Room.



Breakroom/Kitchenette.



Cubicles / Open Office Space.



Office.

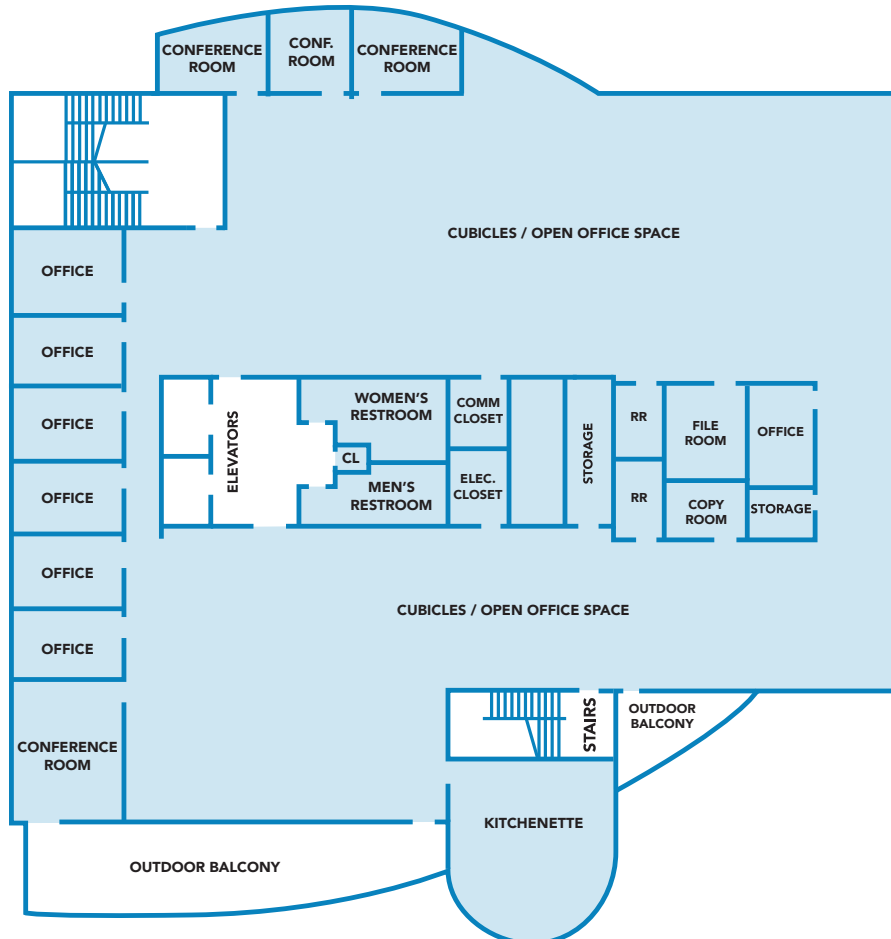
# SUITE 2300 [ NORTH TOWER THIRD FLOOR ] FLOOR PLAN

**14,793 SQ FT**

Located in the North Tower, Suite 2300 offers 14,793 (+/-) square feet of office space on the third floor. The entire floor is available for lease. The suite can be accessed immediately off the elevator where there are two entrances and separate men's and women's restrooms. The floor plan consists of two large open spaces for cubicles, several private offices, multiple large conference rooms, a kitchenette/break room

with panoramic views, I.T. rooms, storage space, multi-purpose rooms and access to the outdoor balcony. Additional access to the suite can be achieved via two separate staircases, one near the front and one near the back of the suite.

Finishes to the suite include drywall walls, drop ceilings, a mix of carpet and tile flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*

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Office.



Open Office Space.



Cubicles / Open Office Space.



Breakroom/Kitchenette.

# SUITE 2400 [ NORTH TOWER FOURTH FLOOR ] FLOOR PLAN

## 14,740 SQ FT

Located in the North Tower, Suite 2400 offers 14,740 (+/-) square feet of office space on the fourth floor. The entire floor is available for lease. The suite can be accessed immediately off the elevator where there are two entrances and separate men's and women's restrooms. The floor plan consists of a reception area, 20 private offices, a large conference room with panoramic views, multiple large open spaces for cubicles,

a kitchenette and break room, I.T. rooms, storage space, library, workroom, multi-purpose room and access to the outdoor balcony. Additional access to the suite can be achieved via two separate staircases, one near the front and one near the back of the suite.

Finishes to the suite include drywall walls, drop ceilings, a mix of carpet and tile flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*



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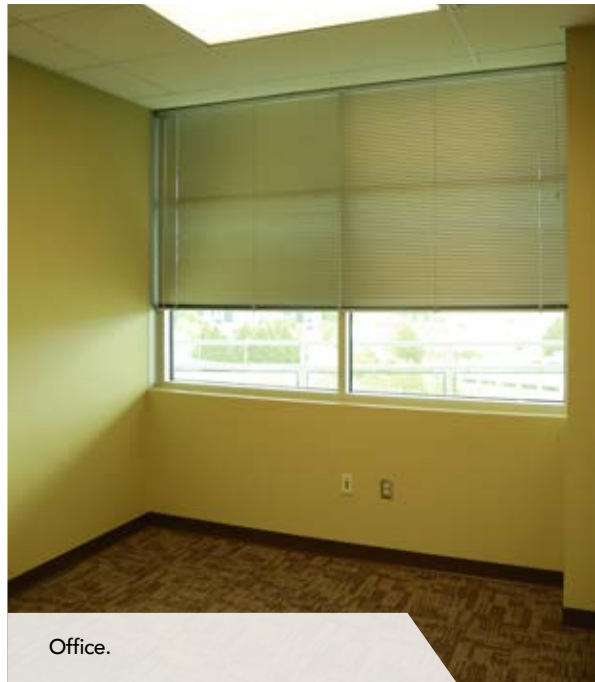
Kitchenette.



Conference Room.



Cubicles / Open Office Space.



Office.

# SUITE 1100 [ SOUTH TOWER ] FLOOR PLAN

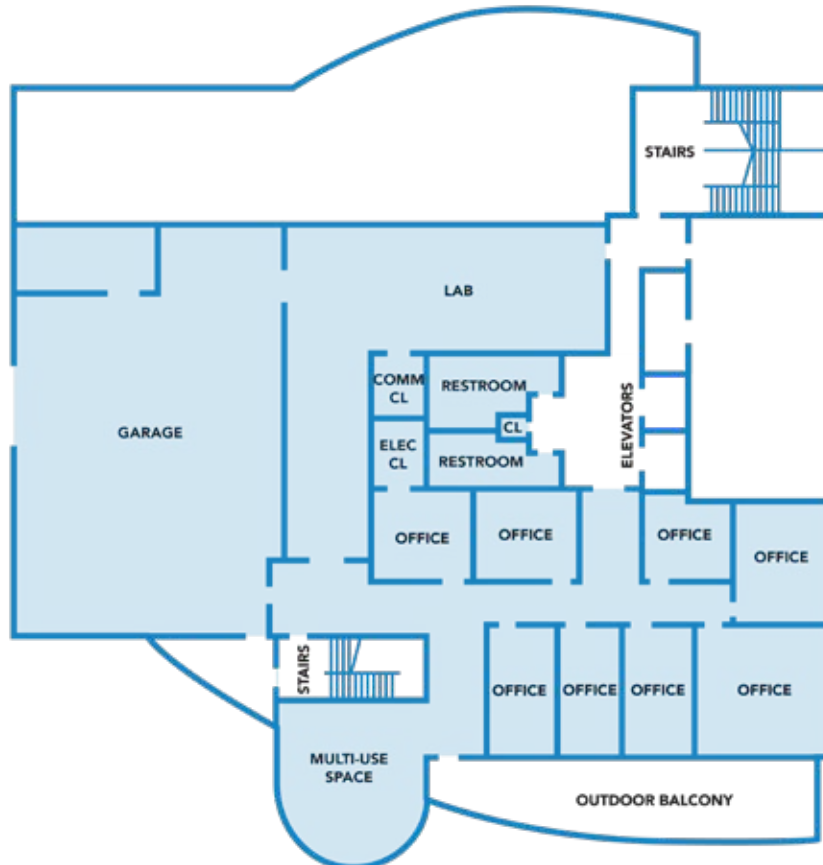
FIRST FLOOR

## 4,950 (+/-) SQ FT

Located in the South Tower, Suite 1100 offers 4,950 (+/-) square feet of office space on the first (ground) floor. The available space is highlighted in blue below and can be subdivided further if desired. The suite can be accessed immediately off the elevator where there are two entrances and separate men's and women's restrooms. The floor plan consists of eight private offices, a multi-use space with panoramic views, storage space, closets and access to the outdoor porch/

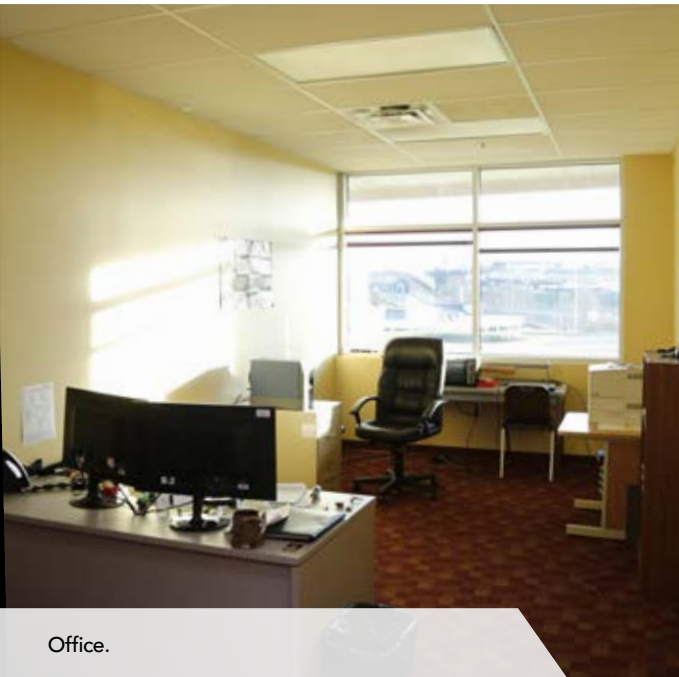
balcony. This space has an overhead door and garage that is accessed from the outside south side of the building. Additional access to the suite can be achieved via two separate staircases, one near the front and one near the back of the suite.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*

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Office.



Conference Room.



Garage.



Kitchenette.

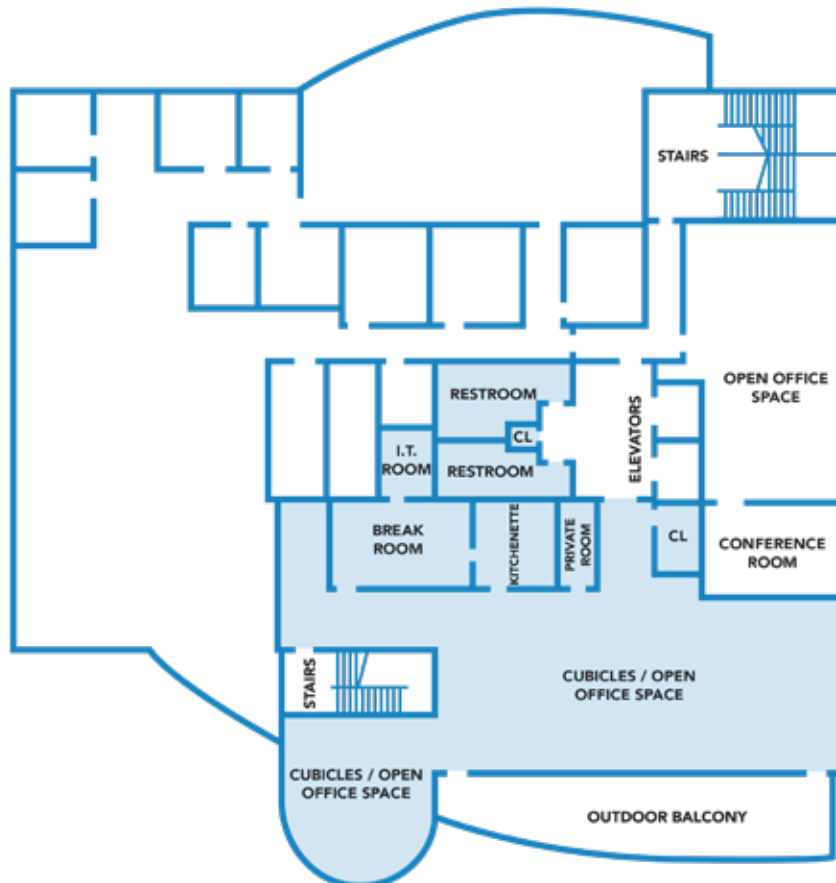
# SUITE 1320 [ SOUTH TOWER THIRD FLOOR ] FLOOR PLAN

## 3,770 (+/-) SQ FT

Located in the South Tower, Suite 1320 offers 3,770 (+/-) square feet of office space on the third floor. The available space is highlighted in blue below. The suite can be accessed immediately off the elevator and to the left. Separate men's and women's restrooms are located directly across from the elevators. The floor plan consists of two large open spaces for cubicles, a kitchenette, break room, I.T. room, storage space,

and access to the outdoor balcony. Additional access to the suite can be achieved via two separate staircases, one near the front and one near the back of the suite.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*

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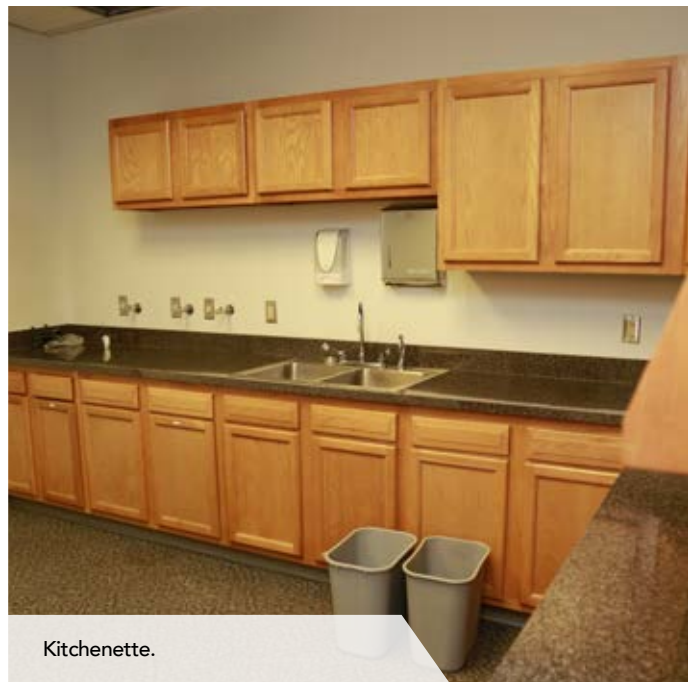
Break Room.



Cubicles / Open Office Space.



Cubicles / Open Office Space.



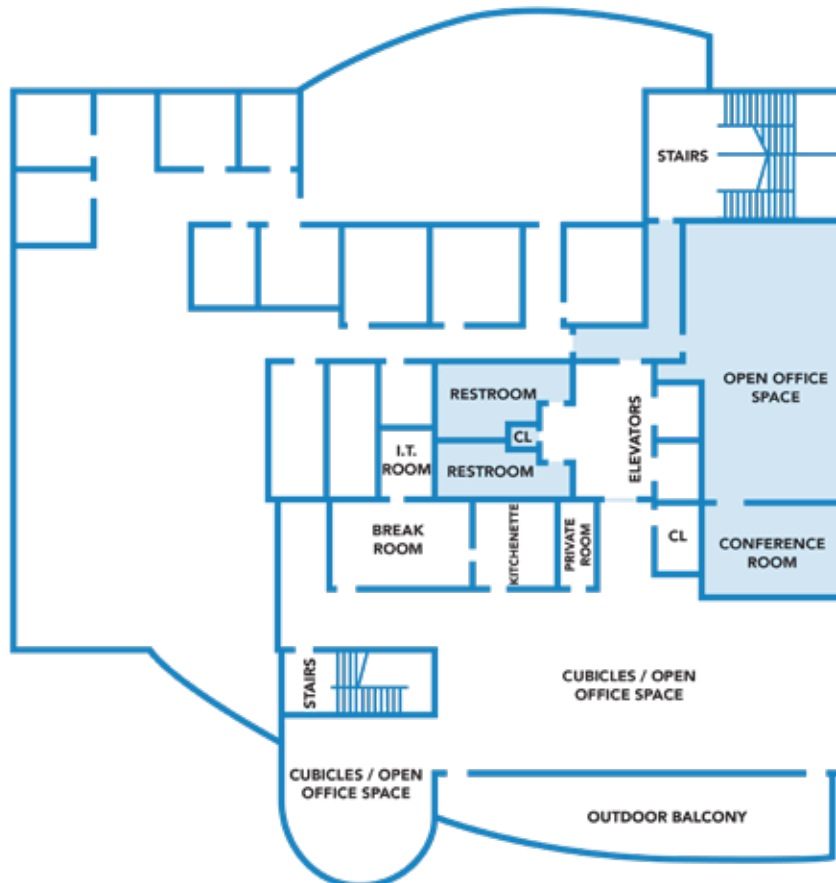
Kitchenette.

# SUITE 1350 [ SOUTH TOWER THIRD FLOOR ] FLOOR PLAN

**1,622 (+/-) SQ FT**

Located in the South Tower, Suite 1350 offers 1,622 (+/-) square feet of office space on the third floor. The available space for lease is highlighted in blue below. The suite can be accessed immediately off the elevator and to the right. There is a door to a small hallway that provides the entrance into this suite. Separate men's and women's restrooms are located directly across from the elevators.

The floor plan consists of a large open space for cubicles and a private conference room. Additional access to the suite can be achieved via the staircase. Finishes to the suite include drywall walls, drop ceilings, carpet flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*

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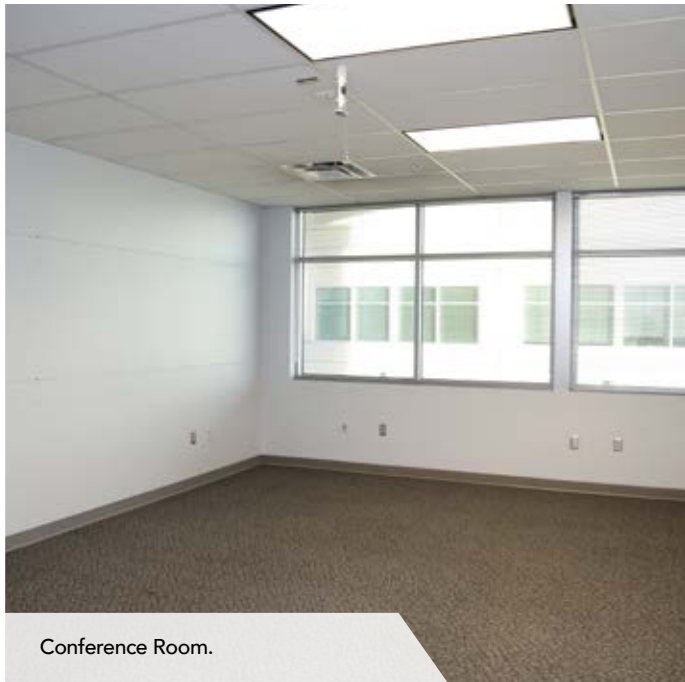
Open Office Space.



Open Office Space.



Open Office Space.



Conference Room.

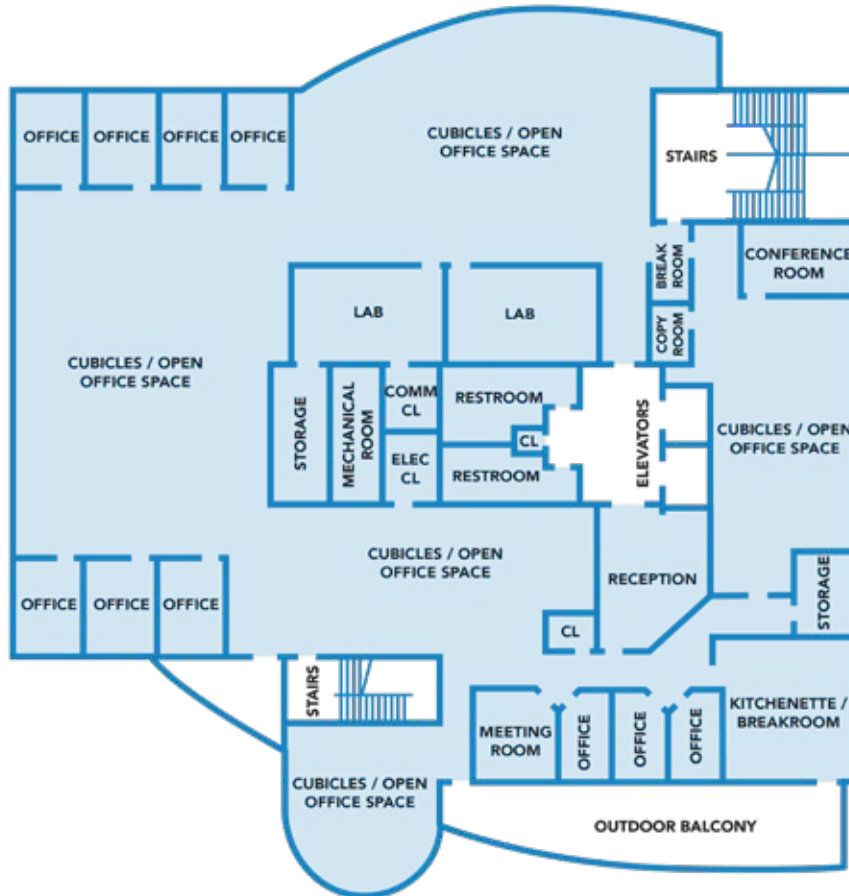
# SUITE 1400 [ SOUTH TOWER FOURTH FLOOR ] FLOOR PLAN

**15,351 (+/-) SQ FT**

Located in the South Tower, Suite 1400 offers 15,351 (+/-) square feet of office space on the fourth floor. The entire floor is available for lease. The suite can be accessed immediately off the elevator where there are two entrances and separate men's and women's restrooms. The floor plan consists of a reception area, ten private offices, multiple large open spaces for cubicles, two labs, a kitchenette and break room, storage

space and access to the outdoor balcony. Additional access to the suite can be achieved via two separate staircases, one near the front and one near the back of the suite.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring throughout, and fluorescent lighting.



*\*Floor plan may vary slightly.*



# FOR LEASE

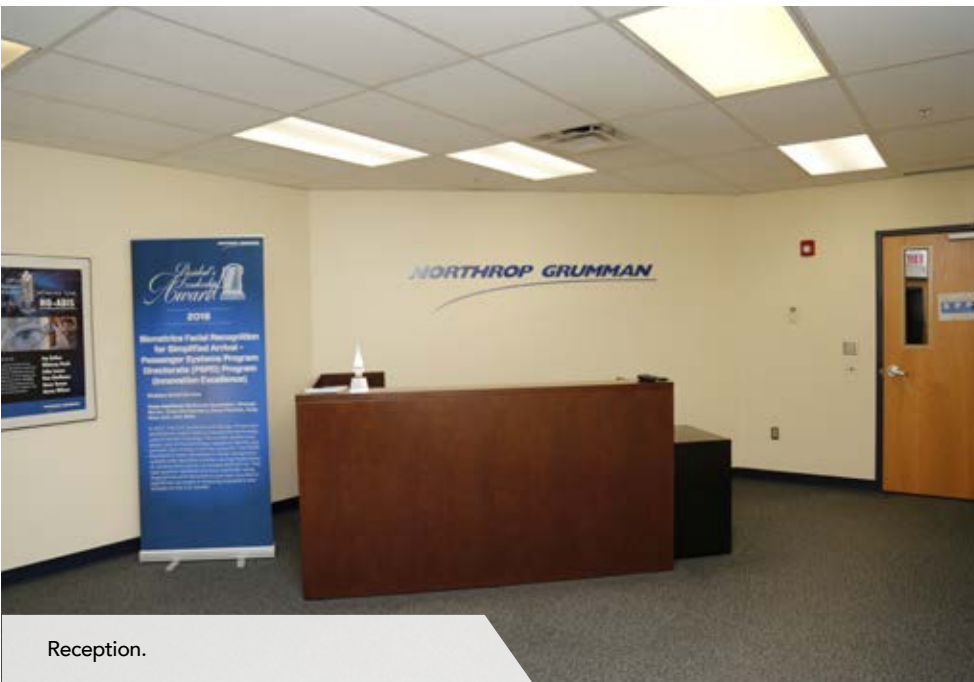
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Cubicles / Open Office Space.



Kitchenette/Breakroom.



Reception.



Private office.

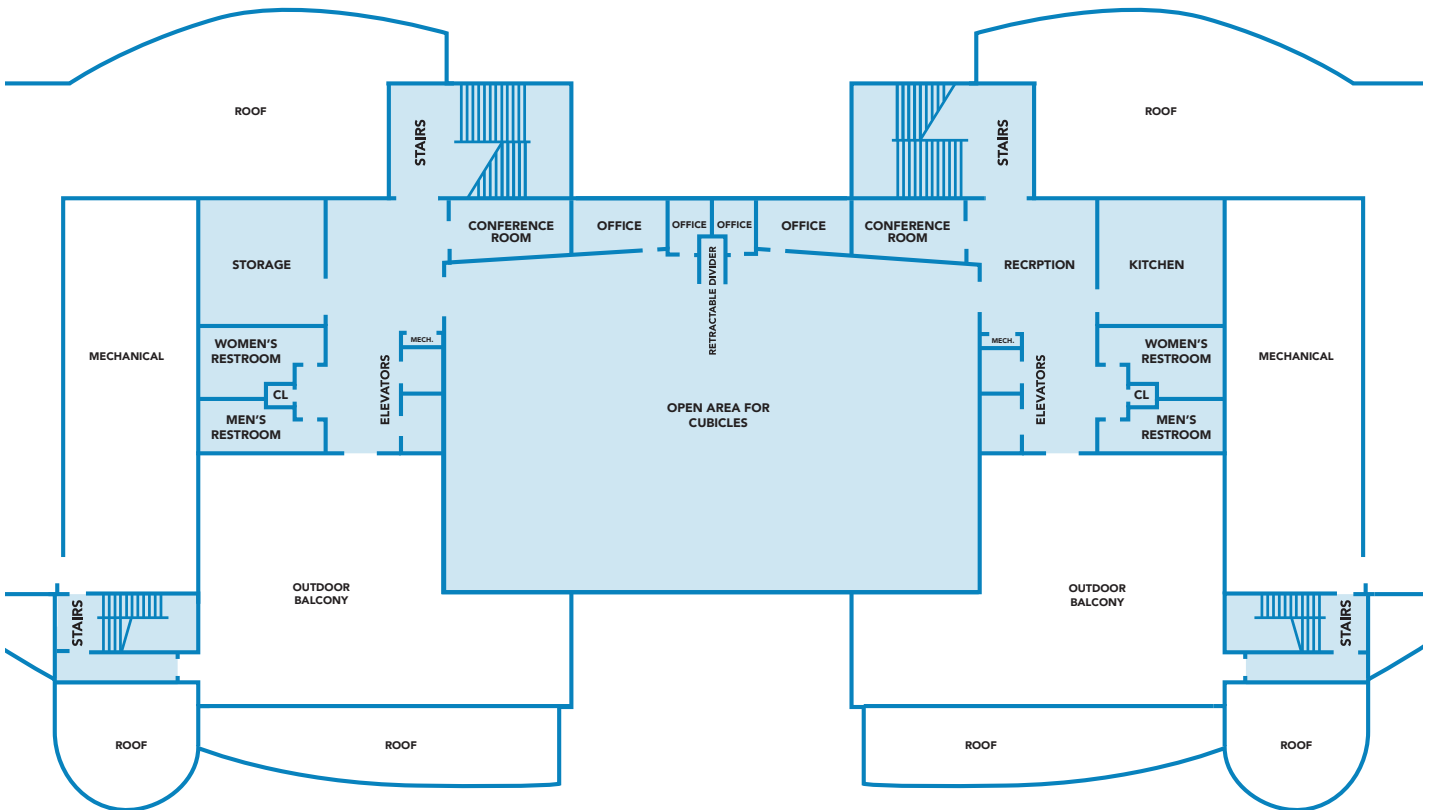
# SUITE 3000 [ NORTH & SOUTH TOWER ] FLOOR PLAN

**10,587 (+/-) SQ FT**

Located across the entire fifth floor (Bridge), Suite 3,000 offers 10,587 (+/-) square feet of office space. The suite can be accessed via the north or south side, immediately off the elevators. A key card can be used to access the space from the elevator. The floor plan consists of a reception area, separate men's and women's restrooms on each side, a

kitchen, storage room, two conference rooms, four offices and a large open area for desks or cubicles.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring throughout, and fluorescent lighting. The main open area offers large windows and high ceilings for plenty of natural light.

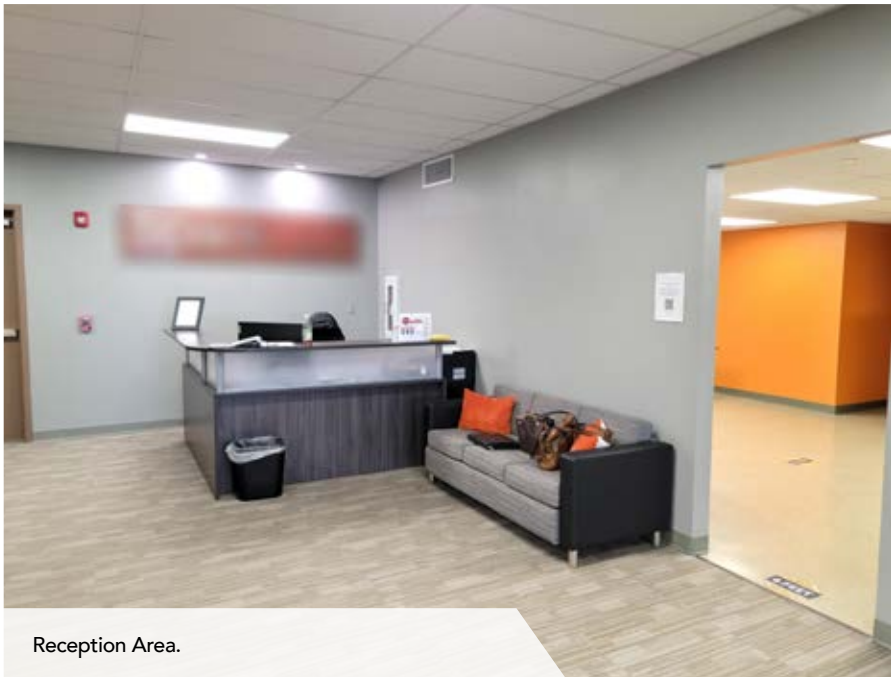


*\*Floor plan may vary slightly.*

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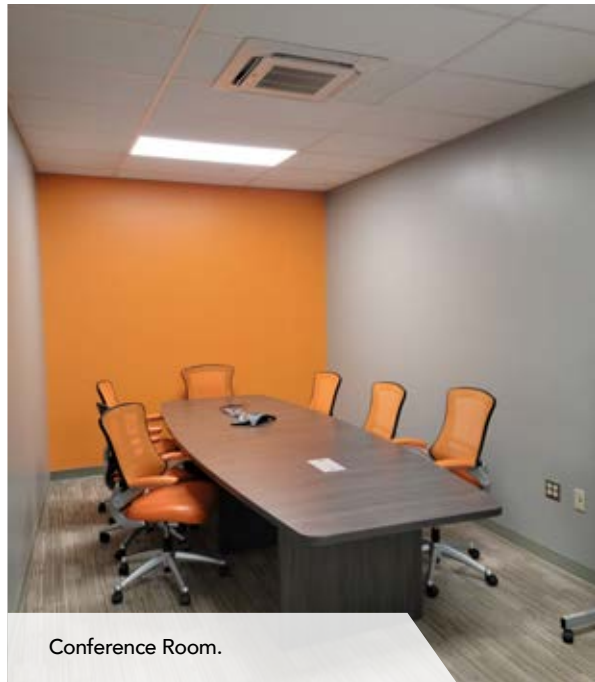
Reception Area.



Reception Area.



Kitchen.



Conference Room.

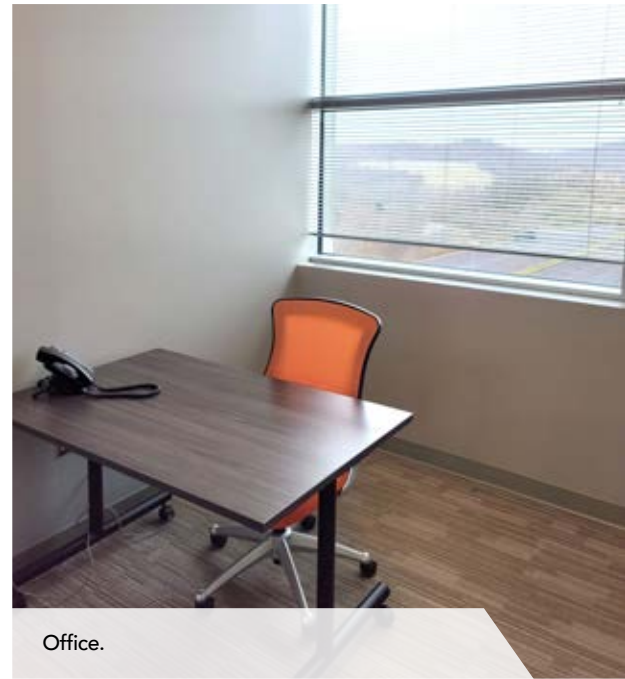
# SUITE 3000 PHOTOS



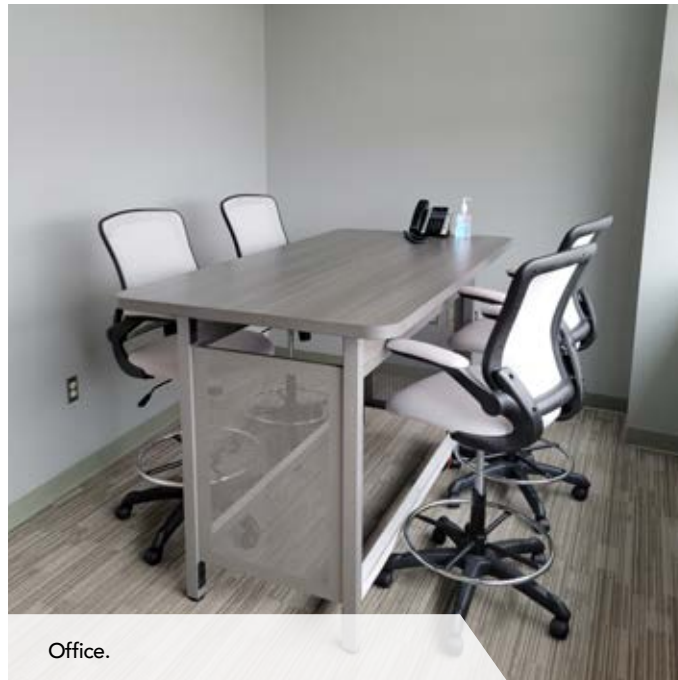
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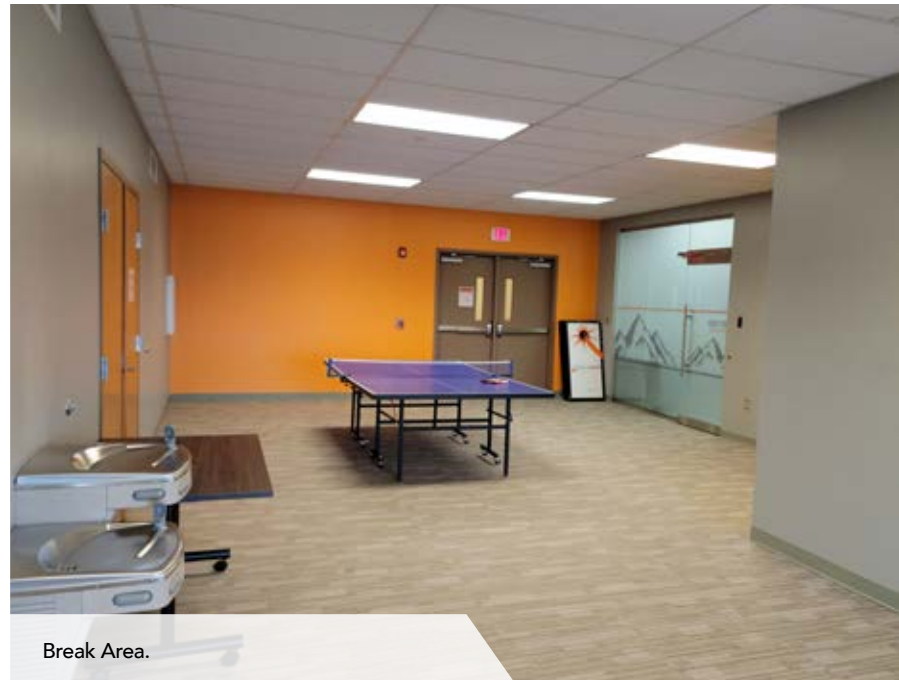
Offices.



Office.



Office.



Break Area.

# COMMON AREA PHOTOS



2nd Floor Entrance to Suite.



Restroom.



Restroom.



Hallway Closet.

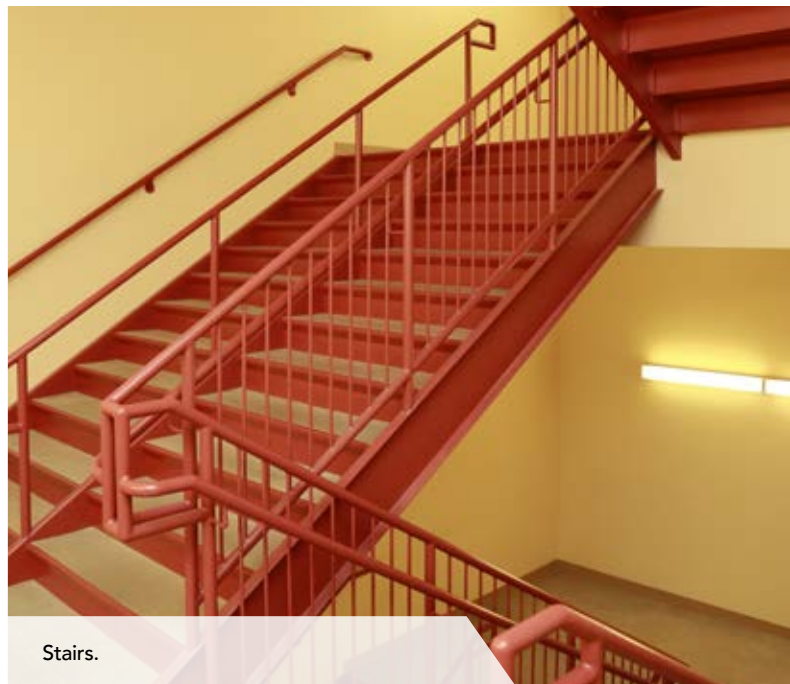
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Elevators.



South Tower Main Entrance.



Stairs.

# EXTERIOR PHOTOS



Front of Building.



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Back of Building/Parking lot.

# EXTERIOR PHOTOS



Drive Through Between Towers.



Garage for South Tower Suite 1100.

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Balcony.



Porch.

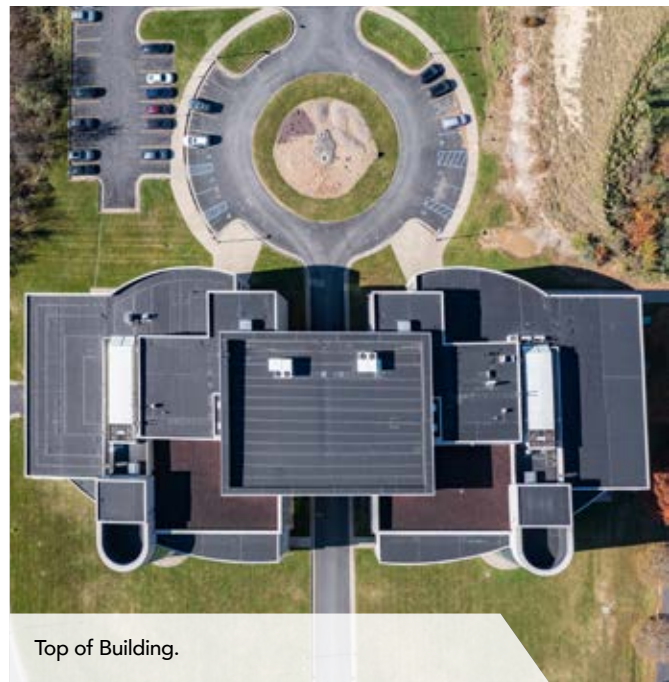
# AERIALS



Front of Building Facing West.



Side and Back of Building.



Top of Building.

**FOR LEASE**  
**OFFICE SUITES - LOCATED 0.8 MILE OFF I-79, EXIT 132**  
**5000 NASA BLVD · FAIRMONT, WV 26554 · MULTIPLE SUITES**



Back of Building Facing East.



Side of Building.



Back of Building.

# AERIALS



Aerial Facing South.



Aerial Facing Northeast.



Aerial Facing Southwest.

**FOR LEASE**  
**OFFICE SUITES - LOCATED 0.8 MILE OFF I-79, EXIT 132**  
**5000 NASA BLVD · FAIRMONT, WV 26554 · MULTIPLE SUITES**



Aerial Facing North.



# CONTACT

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