

FOR LEASE / SALE
OFFICE BUILDING
MARKETING FLYER



699 BURROUGHS STREET
MORGANTOWN, WV 26505

DOWNTOWN CAMPUS

WESTOVER

MOUNTAINEER FIELD

UNIVERSITY PARK

41,328 VPD (2021)

RUBY MEMORIAL HOSPITAL

HEALTH SCIENCES CAMPUS

VAN VOORHIS ROAD

34,176 VPD (2021)

699 BURROUGHS STREET



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 **699 BURROUGHS STREET**



OFFICE BUILDING FOR LEASE / SALE

699 BURROUGHS STREET

MORGANTOWN, WV 26505

RENTAL RATE / \$26.00 SQ FT / YEAR

LEASE STRUCTURE / NNN

SALE PRICE / NEGOTIABLE

TOTAL SPACE AVAILABLE / 5,800 SQ FT

LOT SIZE / 0.44 ACRE

PROPERTY TYPE / OFFICE BUILDING

**PROPERTY FEATURES / LOCATED ALONG
A MAJOR THOROUGHFARE, CLOSE TO
MANY AMENITIES, AMPLE PARKING,
SIGNAGE OPPORTUNITIES**

Located at the intersection of Van Voorhis Road (Route 705), Chestnut Ridge Road and Burroughs Street, 699 Burroughs Street is a 5,800 (+/-) square foot two-story building with office space available on the main and upper floors. The main floor includes 4,000 (+/-) square feet and the upper floor includes 1,800 (+/-) square feet.

The subject building is located in the heart of Suncrest with exceptional visibility. It's positioned within walking distance of the WVU's Health Sciences Center campus, Ruby Memorial Hospital, restaurants, shopping, and more. Along Chestnut Ridge Road, there is a traffic count of 34,176 vehicles per day (2021). At University Avenue and Van Voorhis Road, there is a traffic count of 41,328 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

FOR LEASE / SALE

OFFICE BUILDING - LOCATED ALONG A MAJOR THOROUGHFARE IN MORGANTOWN

699 BURROUGHS STREET · MORGANTOWN, WV 26505 · 5,800 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SIGNAGE

An attractive, well lit multi-tenant sign is available for tenants at the main entrance to the parking lot along Van Voorhis Road and is visible to traffic traveling in all directions. Signage is also available on the building exterior facing Route 705 and Burroughs Street. See signage on Page 19.

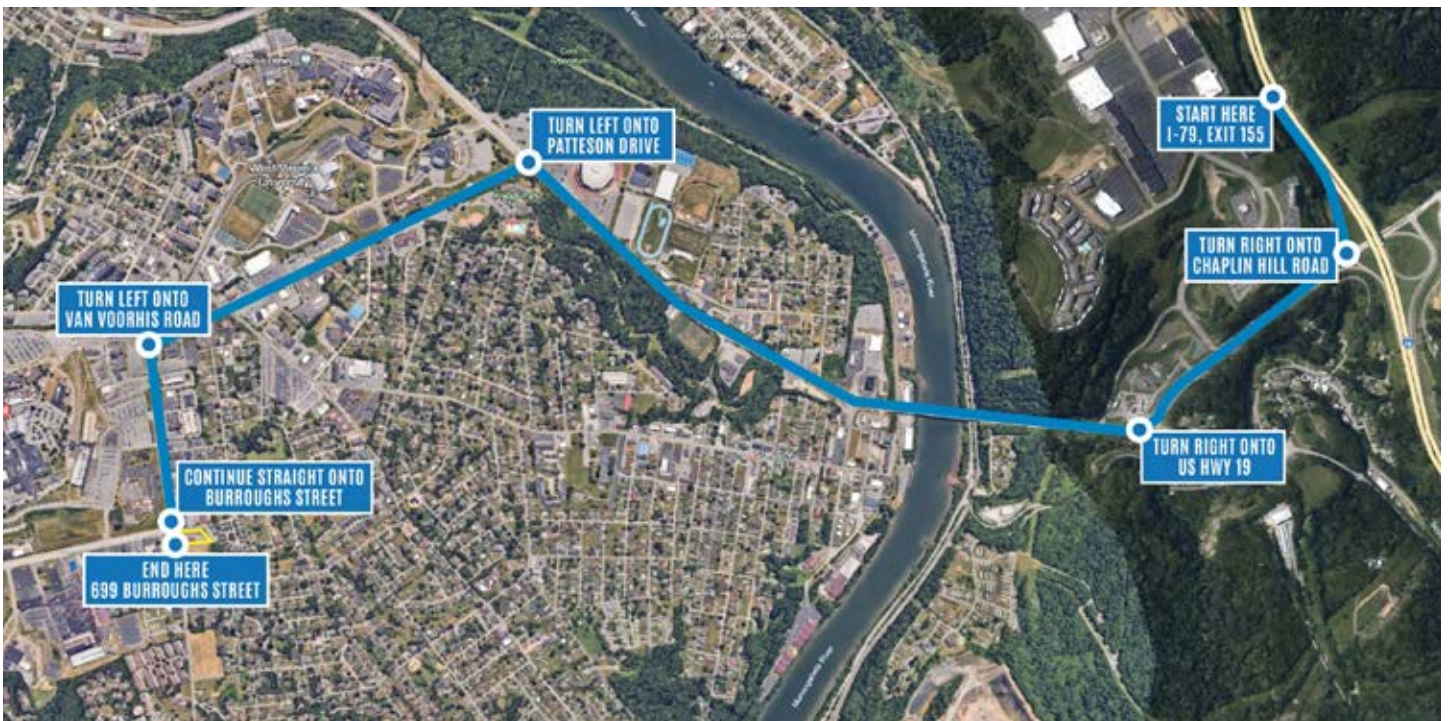
INGRESS / EGRESS / PARKING

Ingress and egress onto the property can be achieved by turning west off of Van Voorhis Road (Route 705). There is an ample amount of parking available via surface parking lot in the front and along the sides of the building that are used by both employees and customers. There are 40 (+/-) total parking spaces available.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas Company
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers



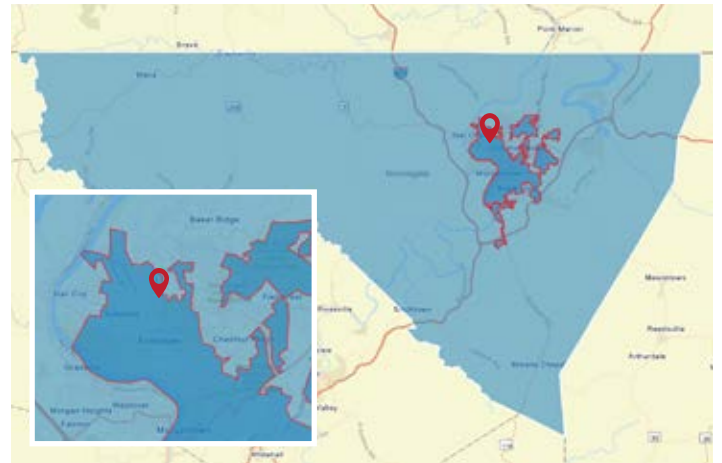
LOCATION TREND ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

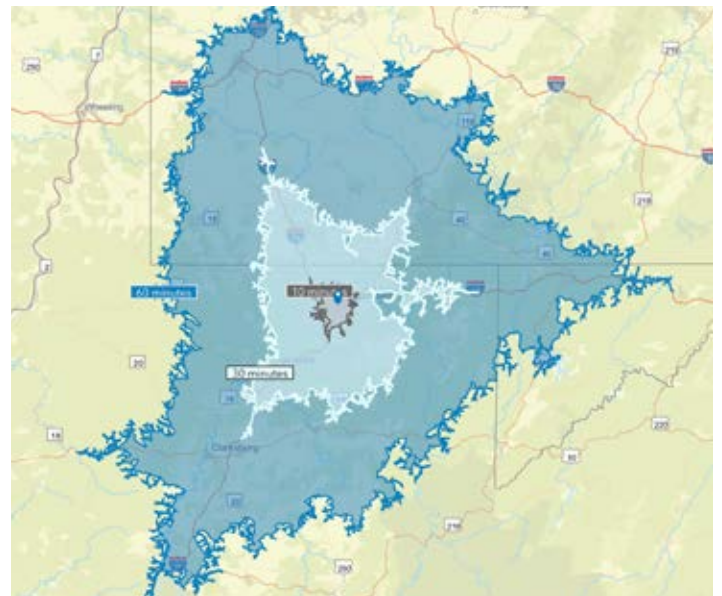
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

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

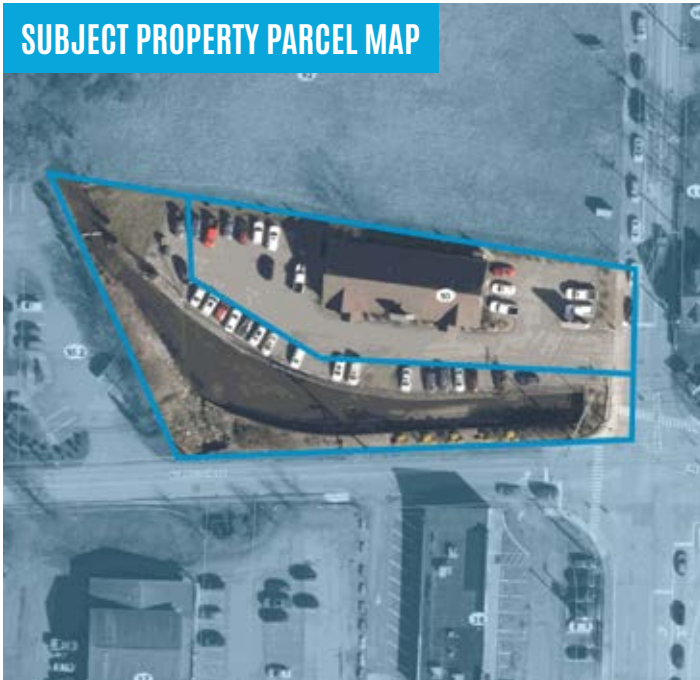


■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

SUBJECT PROPERTY PARCEL MAP



FOR LEASE / SALE

OFFICE BUILDING - LOCATED ALONG A MAJOR THOROUGHFARE IN MORGANTOWN

699 BURROUGHS STREET · MORGANTOWN, WV 26505 · 5,800 (+/-) SQ FT

AERIAL PHOTO



The aerial above was taken facing south-east towards Downtown WVU. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 699 Burroughs Street is located within the heart of Morgantown.

● Along Chestnut Ridge Road, there is a traffic count of 34,176 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

● At University Avenue and Van Voorhis Road, there is a traffic count of 41,328 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

- 1 Starbucks
- 2 Peak Health
- 3 WVU Medicine
- 4 Hampton Inn
- 5 Erickson Alumni Center
- 6 WVU Police Department
- 7 United Bank
- 8 Pierpont Place
- 9 Monongalia County Health Department
- 10 Northside Fire Station
- 11 WVU Parking Authority
- 12 Encompass Health
- 13 Truist
- 14 Euro-Suites
- 15 Dunkin' Donuts
- 16 Health Sciences Campus
- 17 Ruby Memorial Hospital
- 18 Milan Puskar Stadium
- 19 WVU College of Law
- 20 Downtown WVU
- 21 WVU Residence Hall
- 22 Boston Beanery
- 23 Kroger
- 24 UPS Store
- 25 Panera Bread
- 26 Wendy's
- 27 Huntington Bank
- 28 Lefty's Place
- 29 Suncrest
- 30 Arby's
- 31 Chick-fil-A
- 32 Student Recreation Center
- 33 Westover
- 34 Canady Creative Arts Center (CCAC)

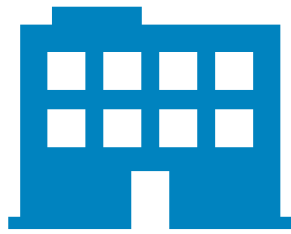
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



57,252

Total Population



2,619

Businesses



77,329

Daytime Population



\$235,944

Median Home Value



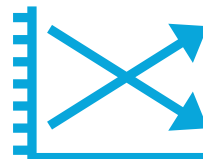
\$35,836

Per Capita Income



\$48,346

Median Household Income



0.18%

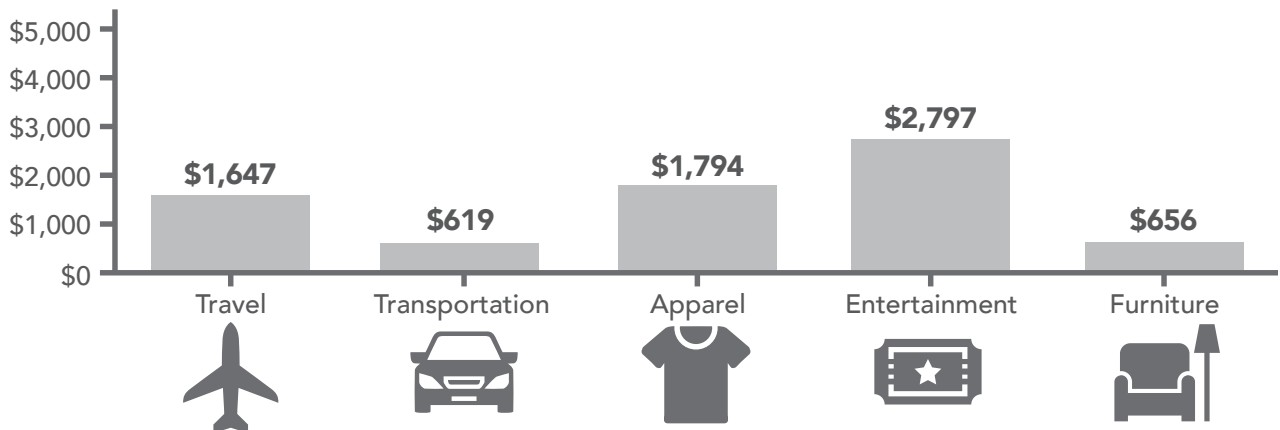
2020-2023 Pop Growth Rate



28,513

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



74,491

Total Population



3,335

Businesses



94,197

Daytime Population



\$241,368

Median Home Value



\$38,024

Per Capita Income



\$52,798

Median Household Income



0.14%

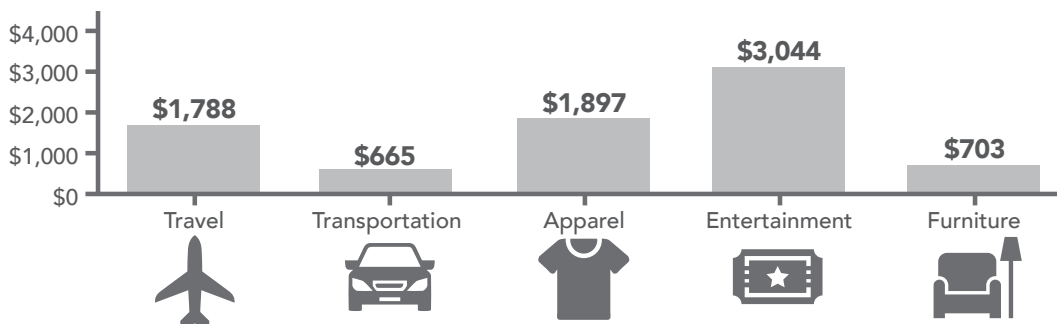
2020-2023 Pop Growth Rate



36,304

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



107,837

Total Population



3,942

Businesses



119,413

Daytime Population



\$250,150

Median Home Value



\$41,389

Per Capita Income



\$59,050

Median Household Income



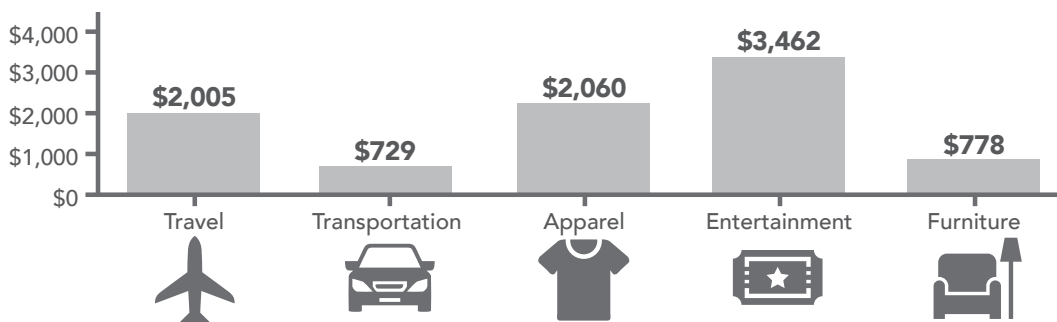
0.30%

2020-2023 Pop Growth Rate



Housing Units (2020)

KEY SPENDING FACTS



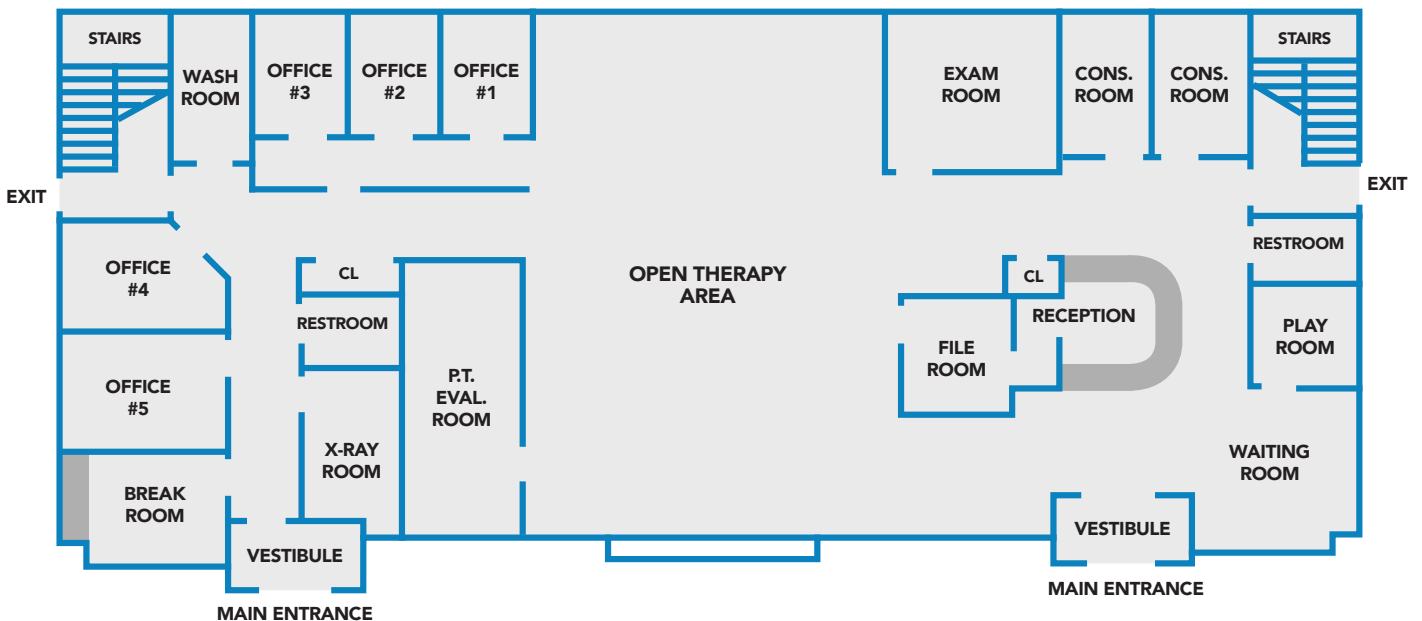
FLOOR PLAN - LOWER LEVEL

4,000 SQUARE FEET

The lower level (ground floor) of the building offers 4,000 (+/-) square feet of office space currently built out for a Physical Therapy user. The space includes two entrances, a waiting room with children's play area, reception desk and office, file room, large open therapy area, exam room, two consultation

rooms, five offices, evaluation room, x-ray room, wash room, two private restrooms and a break room. Finishes include drywall walls with drop ceilings, a combination of wood, carpet and tile flooring and fluorescent lighting throughout.

LOWER LEVEL



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699 BURROUGHS STREET · MORGANTOWN, WV 26505 · 5,800 (+/-) SQ FT

PHOTOS



Main Entrance/Reception.



Waiting Room.

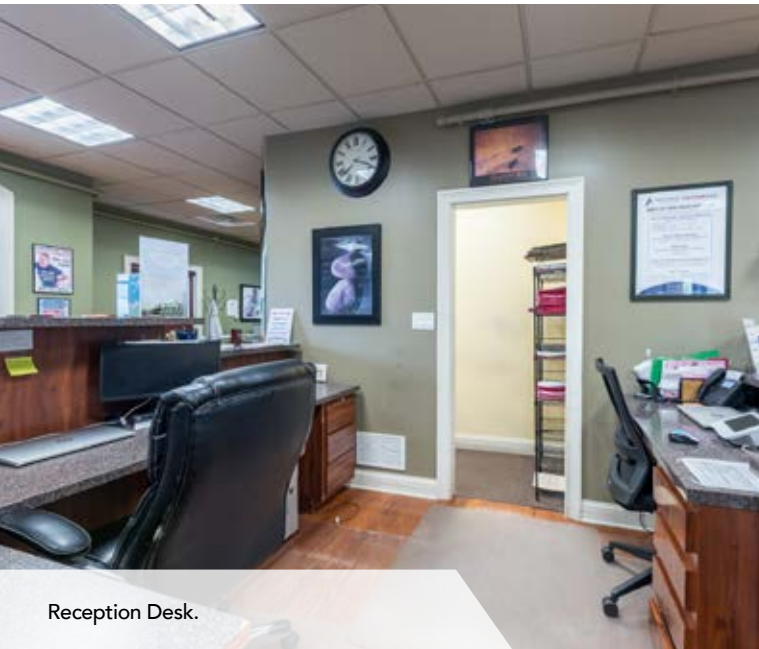


Children's Play Room.

PHOTOS



Main Entrance/Reception.



Reception Desk.



Reception.

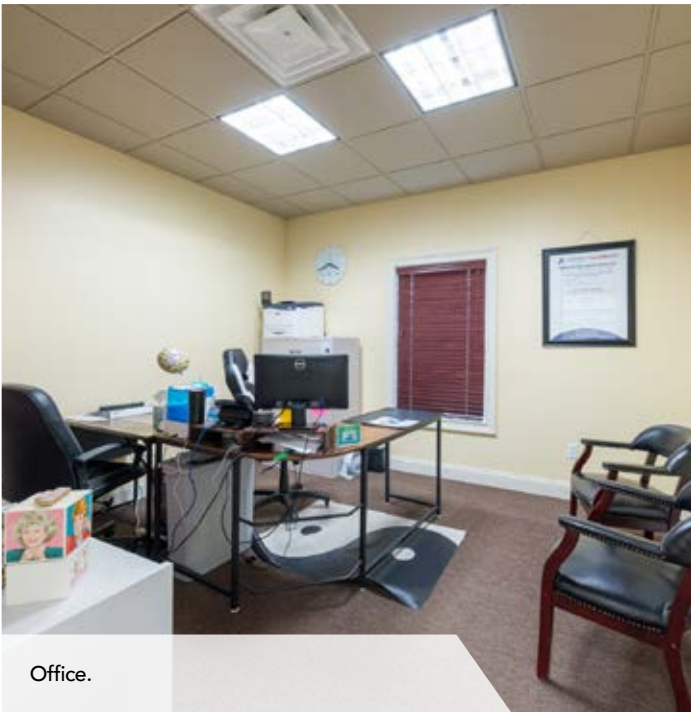
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Reception Office.



Office.



Private Restroom.



Office.

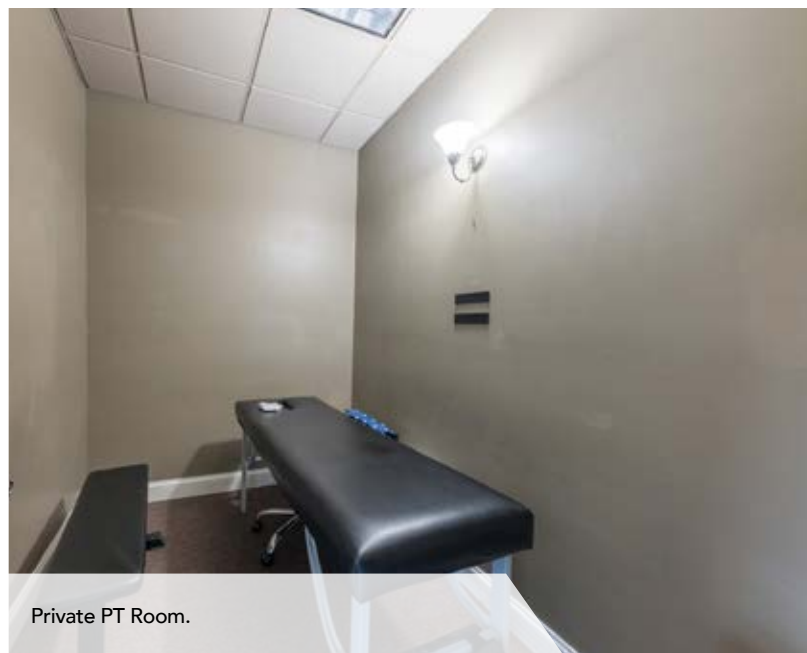
PHOTOS



Open PT Area.



Open PT Area.



Private PT Room.

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Hallway.



Private PT Room.



Storage/Wash Room.



Office/Private PT Room.

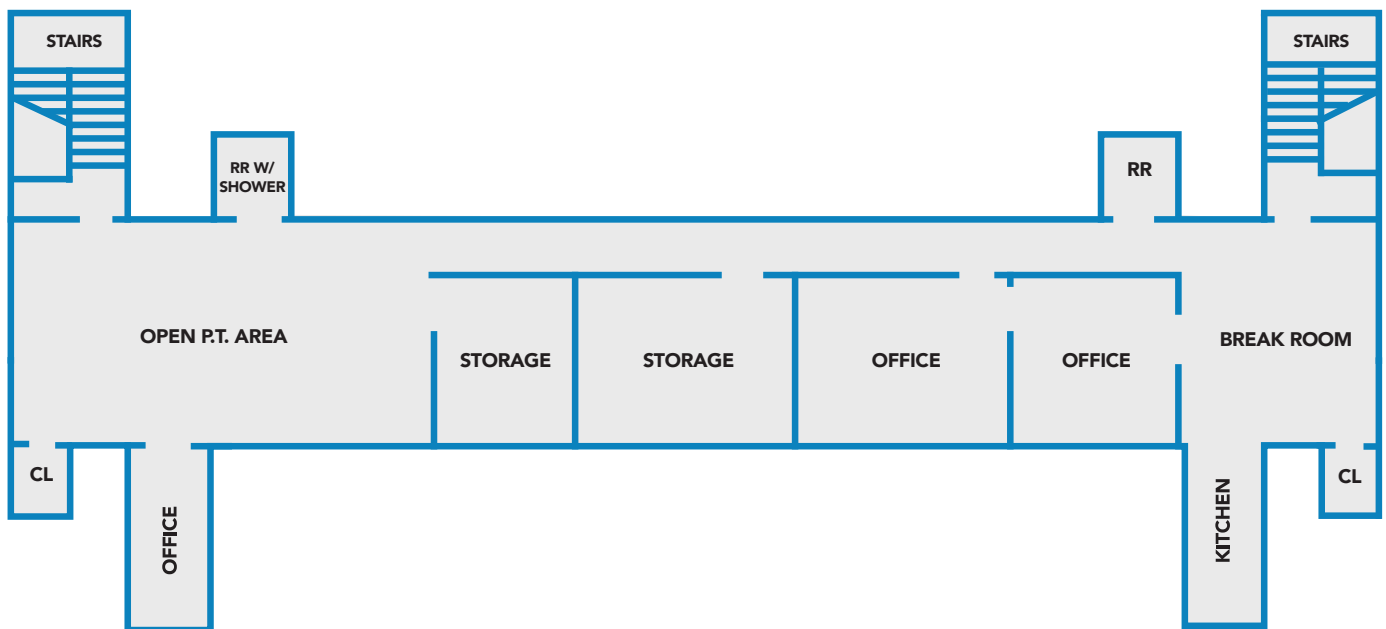
FLOOR PLAN - UPPER LEVEL

1,800 SQUARE FEET

The upper level (second floor) of the building offers 1,800 (+/-) square feet of office space currently built out for a Physical Therapy user. The space includes an open P. T. area, three offices, two storage rooms, break room, kitchen, two

restrooms and one with a shower. Finishes include drywall walls with drop ceilings, a combination of wood, carpet and tile flooring and fluorescent lighting throughout.

UPPER LEVEL



FOR LEASE / SALE

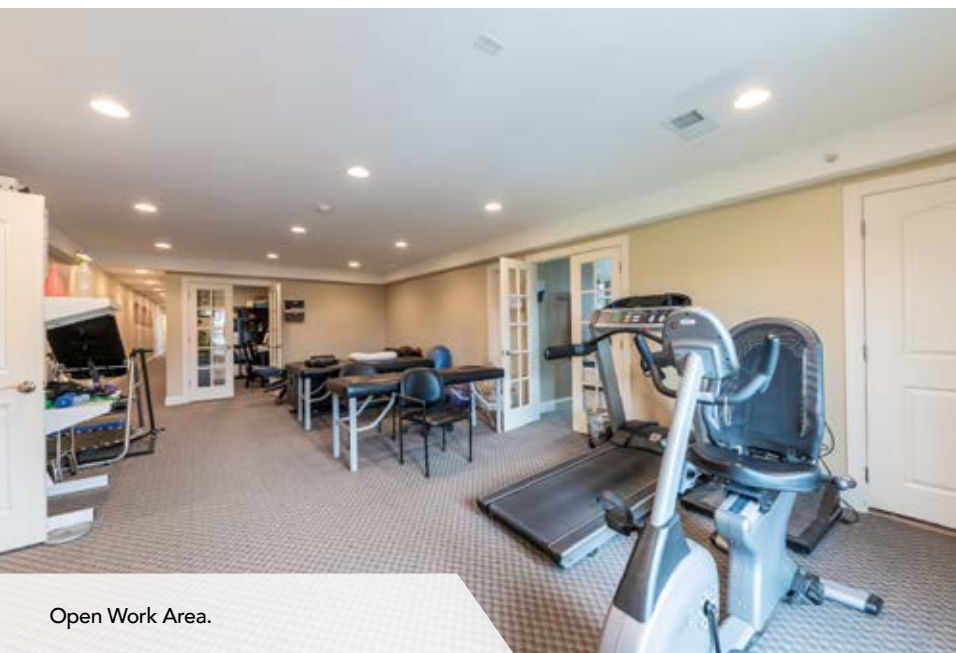
OFFICE BUILDING - LOCATED ALONG A MAJOR THOROUGHFARE IN MORGANTOWN

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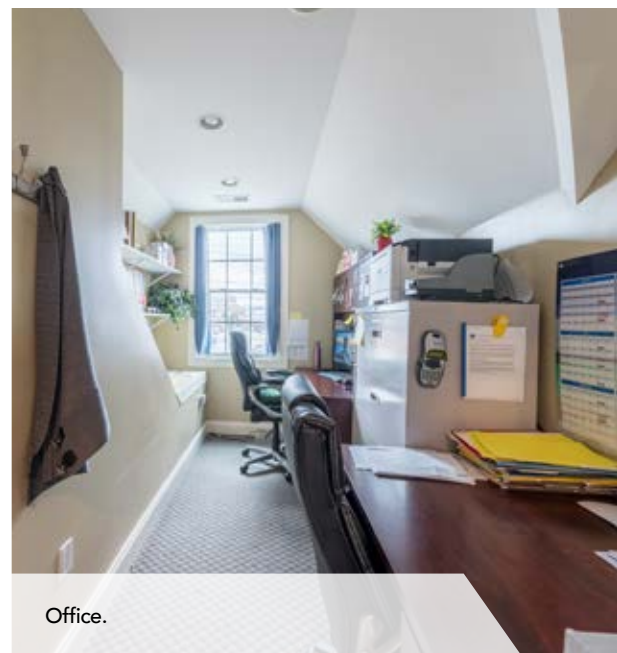
PHOTOS



Open Work Area.



Open Work Area.



Office.

PHOTOS



Work Room.



Office.



Bathroom with Shower.

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699 BURROUGHS STREET · MORGANTOWN, WV 26505 · 5,800 (+/-) SQ FT



Storage/Files Room.



Office.



Kitchenette/Break Room.

EXTERIOR PHOTOS



Front of the Building.



Back of the Building.

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Side of the Building.



View of the Building From Parking Lot Entrance.

AERIAL PHOTOS



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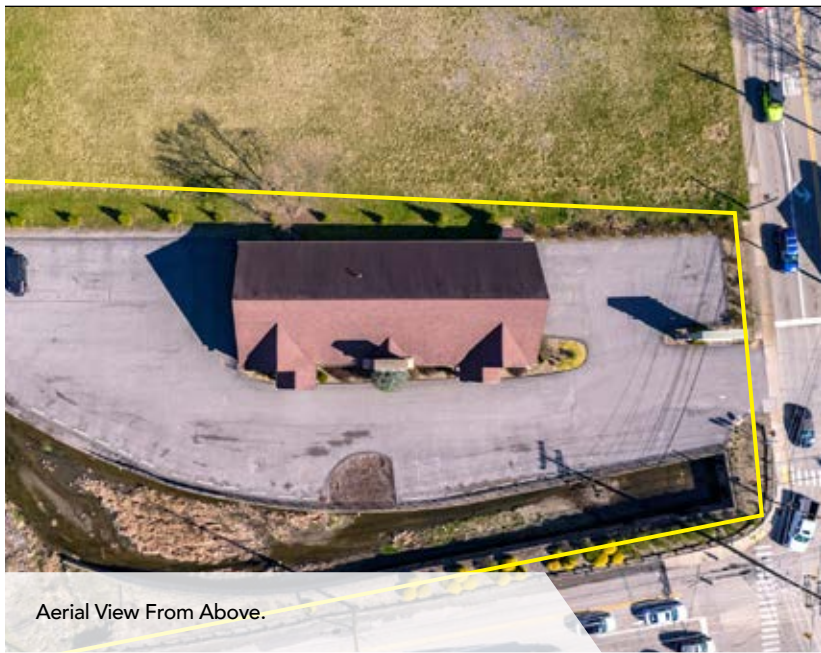
699 BURROUGHS STREET · MORGANTOWN, WV 26505 · 5,800 (+/-) SQ FT



Aerial View of the Property Facing Southeast.



Aerial View of the Property Facing Northwest.



Aerial View From Above.



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*