



**Black Diamond Realty LLC**

Mark J. Nesselroad, Broker

**FOR SALE / LEASE**  
OFFICE SUITE  
MARKETING FLYER



**1189 PINEVIEW DRIVE**  
YOUR NEW LOCATION

**1189 PINEVIEW DRIVE**  
**MORGANTOWN, WV 26505**

**1189 PINEVIEW DRIVE**  
YOUR NEW LOCATION

**ROUTE 705**  
CHESTNUT RIDGE ROAD

**ROUTE 705**  
VAN VOORHIS ROAD

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## OFFICE SUITE FOR SALE / LEASE

## 1189 PINEVIEW DRIVE MORGANTOWN, WV 26505

**SALE PRICE / \$350,000**

**LEASE RATE / \$15.00 SQ FT / YEAR**

**LEASE STRUCTURE / NNN**

**AVAILABLE SUITE / 3,050 (+/-) SQ FT**

**LOT SIZE / 0.11 ACRE**

**OFF-STREET PARKING / YES**

**NUMBER OF FLOORS / 3**

**PROPERTY FEATURES / NEAR TRAFFIC LIGHT, OFF-STREET PARKING AVAILABLE, PRIVATE OFFICES, STORAGE SPACE, WALKING DISTANCE TO MANY AMENITIES, WALKING DISTANCE TO WVU'S MAIN CAMPUS, SEVEN SKYLIGHTS**

Located within 1189 Pineview Drive, a multi-tenant office building, the office suite available is comprised of 3,050 (+/-) square feet spread across three floors. The main level is 1,200 (+/-) square feet, the lower level is 1,200 (+/-) square feet and the top level is 650 (+/-) square feet. Tenant improvement allowance may be available. Property is subject to covenants, restrictions and agreements found in original deed. The space was formerly used as a medical office. Take advantage of this prime opportunity situated just off of Chestnut Ridge Road.

The property is conveniently located by many amenities with exceptional visibility and under 20 minutes from both I-68 and I-79. It's positioned within walking distance of the Mon Health Medical Center, WVU's Health Sciences Center campus, Ruby Memorial Hospital, restaurants, shopping, and more. Directly along Pineview Drive there is a daily traffic count of 14,689 vehicles (Esri, 2023). Along Chestnut Ridge Road, which turns into Route 705, there is a daily traffic count of 34,176 vehicles (Esri, 2023).

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# PROPERTY SPECIFICATIONS

## BUILDING SPECIFICATIONS

Built in the 1980, this three-story office building has 3,050 (+/-) square feet of available space. The main level is 1,200 (+/-) square feet, the lower level is 1,200 (+/-) square feet and the top level is 650 (+/-) square feet. This suite is built out for traditional/medical office use. There is a bathroom with a shower on the basement level and seven skylights on the top level providing lots of natural light.

## LEGAL DESCRIPTION

Located outside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property consists of one rectangular shaped parcel. The property is identified as Third Ward District, Map 4A, Parcel 50.6. This can be referenced in Deed Book 1102, Page 256.

## UTILITIES

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

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

## INGRESS / EGRESS / PARKING

This property offers two points of ingress and egress to the parking lot via Pineview Drive. The parking lot is shared with the other tenants within the building and is available on a first come, first serve basis. The property has 10 dedicated parking spaces.



View of Building from Parking Lot.

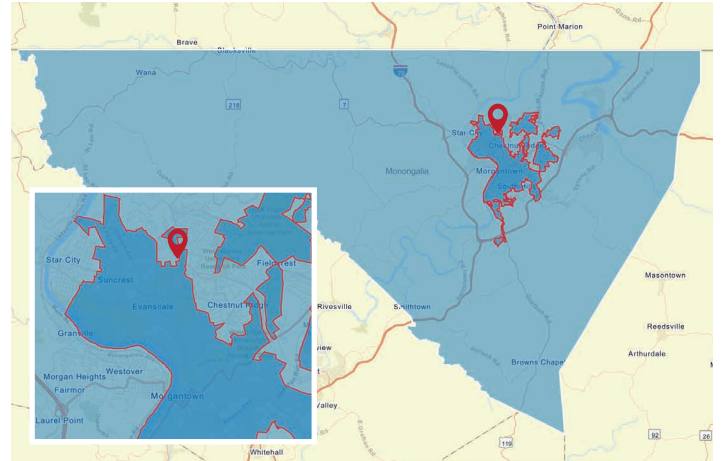
# LOCATION ANALYSIS

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.

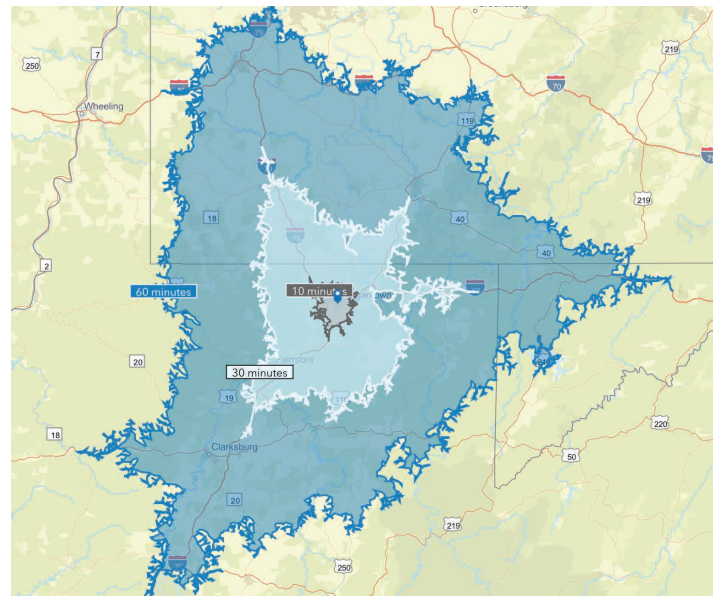
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

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.

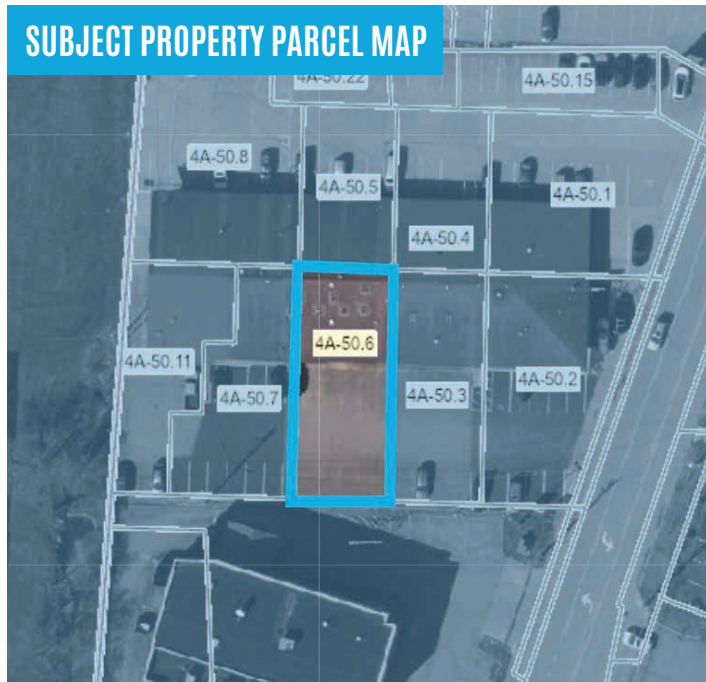
*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.*



■ 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.



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# SURROUNDING AMENITIES



The aerial above was taken facing southeast. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1189 Pineview Drive is located within the heart of Morgantown and the Suncrest area.

● Directly along Pineview Drive there is a daily traffic count of 14,689 vehicles (Esri, 2023).

● Along Chestnut Ridge Road, which turns into Route 705, there is a daily traffic count of 34,176 vehicles (Esri, 2023).

- 1 Sabraton
- 2 Pierpont Centre
- 3 Morgantown Airport
- 4 Suncrest Towne Centre: Kroger, First United Bank, Roosters, Buffalo Wild Wings, McDonalds, PetValu, WVU Urgent Care, Primanti Brothers, Kroger Fuel
- 5 Suncrest Village
- 6 Mon Health Wedgewood
- 7 Mon Health Medical Center
- 8 White Birch Towers
- 9 Holiday Inn/Atria's
- 10 CVS
- 11 Walgreens
- 12 Sheetz
- 13 Mylan Pharmaceuticals Inc
- 14 Office Depot
- 15 Dunkin' Donuts
- 16 Euro-Suites
- 17 Encompass Health Rehabilitation Hospital of Morgantown
- 18 Health Sciences Campus
- 19 Ruby Memorial Hospital
- 20 Milan Puskar Stadium
- 21 Medical Center PRT
- 22 Marquis Center
- 23 Suncrest Center
- 24 Applebee's
- 25 WVU Police Department
- 26 Alumni Center
- 27 University Park
- 28 Burrough's Place
- 29 Suncrest Area
- 30 Suncrest Middle School
- 31 Kroger
- 32 Student Recreation Center
- 33 Evansdale Towers
- 34 WVU Residence Hall
- 35 Downtown WVU

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



57,453

Total Population



2,535

Businesses



76,147

Daytime Population



\$239,087

Median Home Value



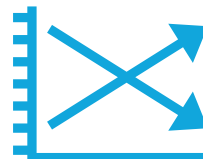
\$36,152

Per Capita Income



\$48,674

Median Household Income



0.18%

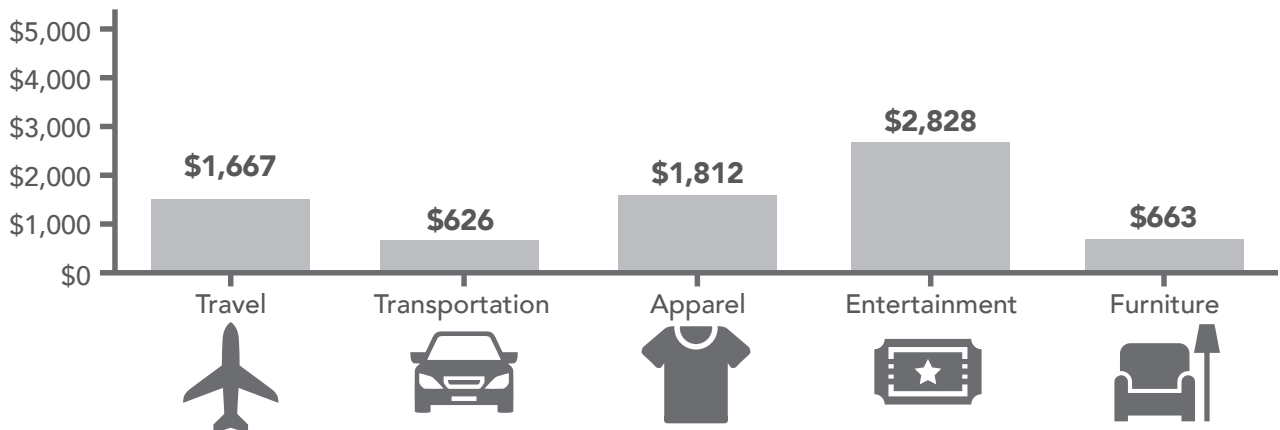
2020-2023 Pop Growth Rate



25.5

Median Age

## 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



77,241

Total Population



3,382

Businesses



95,888

Daytime Population



\$246,811

Median Home Value



\$38,950

Per Capita Income



\$53,946

Median Household Income



0.18%

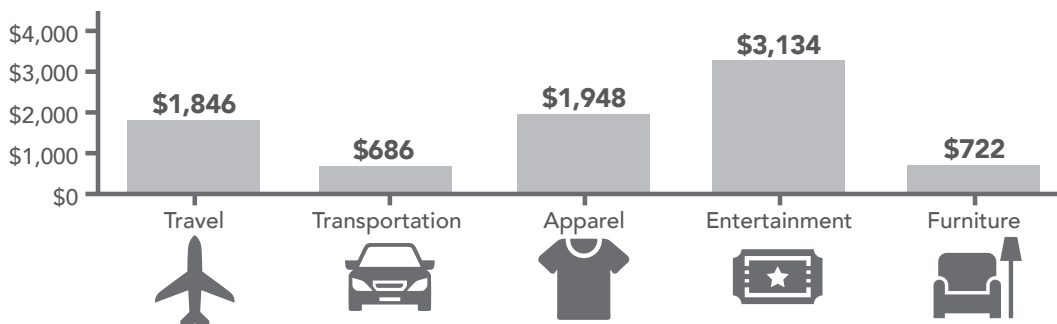
2020-2023 Pop Growth Rate



28.4

Median Age

### KEY SPENDING FACTS



## 10 MILE RADIUS



107,921

Total Population



3,956

Businesses



119,840

Daytime Population



\$249,579

Median Home Value



\$41,299

Per Capita Income



\$58,986

Median Household Income



0.29%

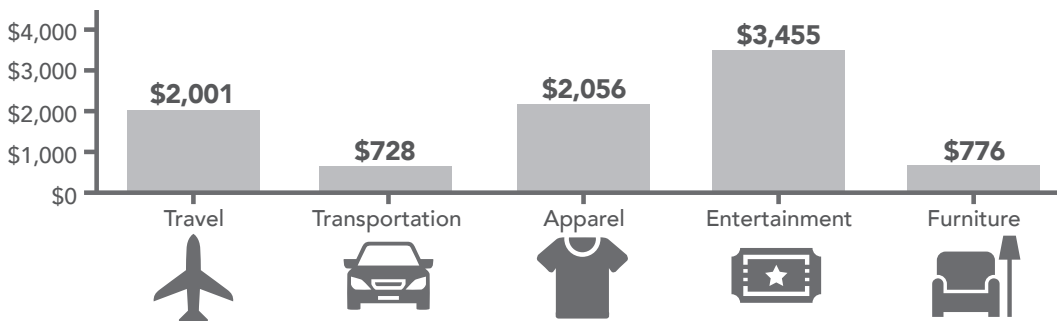
2020-2023 Pop Growth Rate



32.2

Median Age

### KEY SPENDING FACTS



# FLOOR PLAN

## 3,050 (+/-) SQUARE FEET

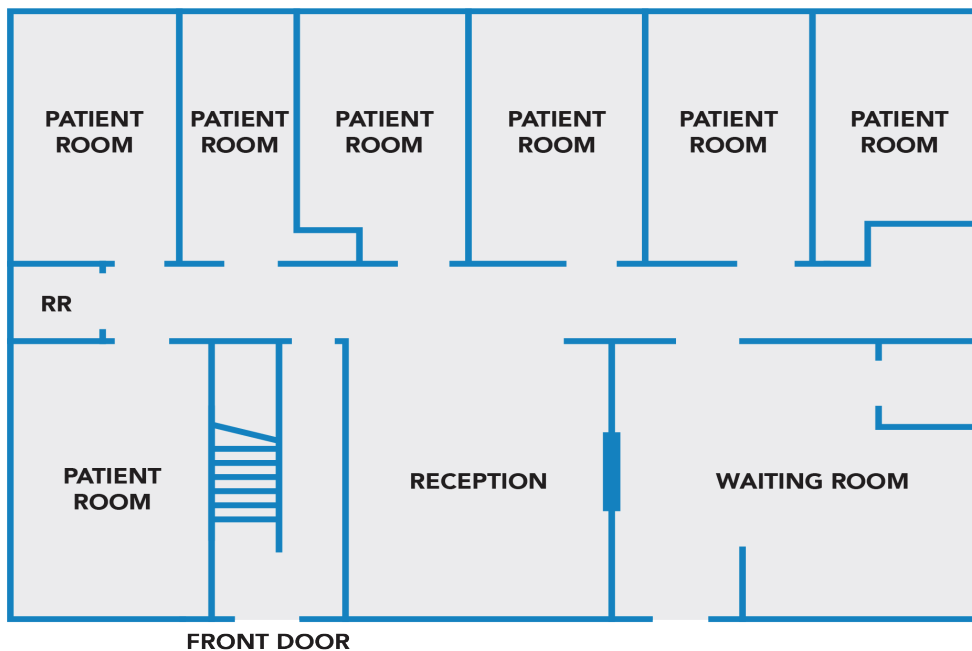
The office suite is comprised of 3,050 (+/-) square feet spread across three floors. The entrance to this suite is at street level. The main level is 1,200 (+/-) square feet, the lower level is 1,200 (+/-) square feet and the top level is 650 (+/-) square feet. Tenant improvement allowance may be available. Property is subject to covenants, restrictions and agreements found in original deed. This suite is built out for traditional/ medical office use. There is a bathroom with a shower on the basement level and seven skylights on the top level providing lots of natural light.

The floor plan on the main level consists of a reception area and a waiting room, seven patient rooms, and a restroom. There is a stacked staircase to the lower level and the top level. The top level of this suite offers storage space, three offices and a restroom. The lower level consists of a large conference room, a bathroom with shower, a kitchen, and four patient rooms.

Carpet was removed and replaced to be vinyl throughout the main level about four years ago. The top level is currently unfinished flooring. There is tile flooring in the lower level kitchen. Drywall walls, drop ceilings and a mix of fluorescent and recessed lighting throughout.

**\*Floor plans may not be exact**

## MAIN LEVEL

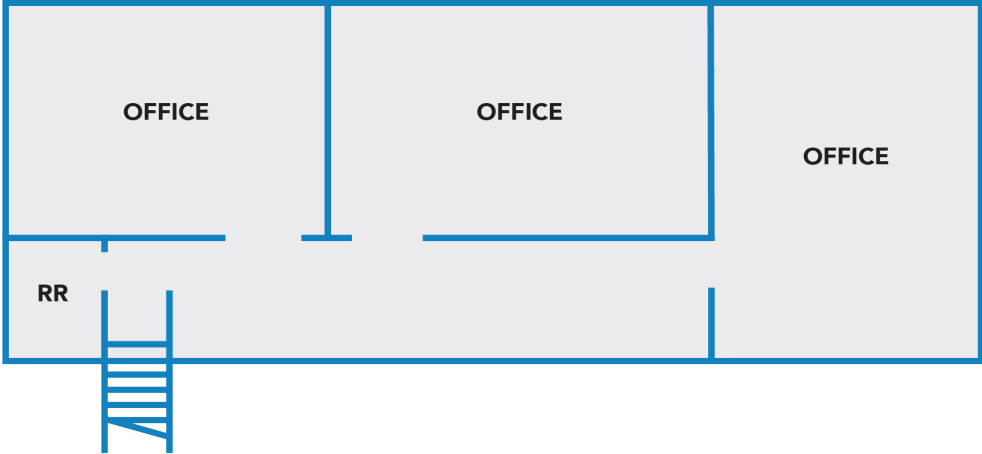


# FOR SALE / LEASE

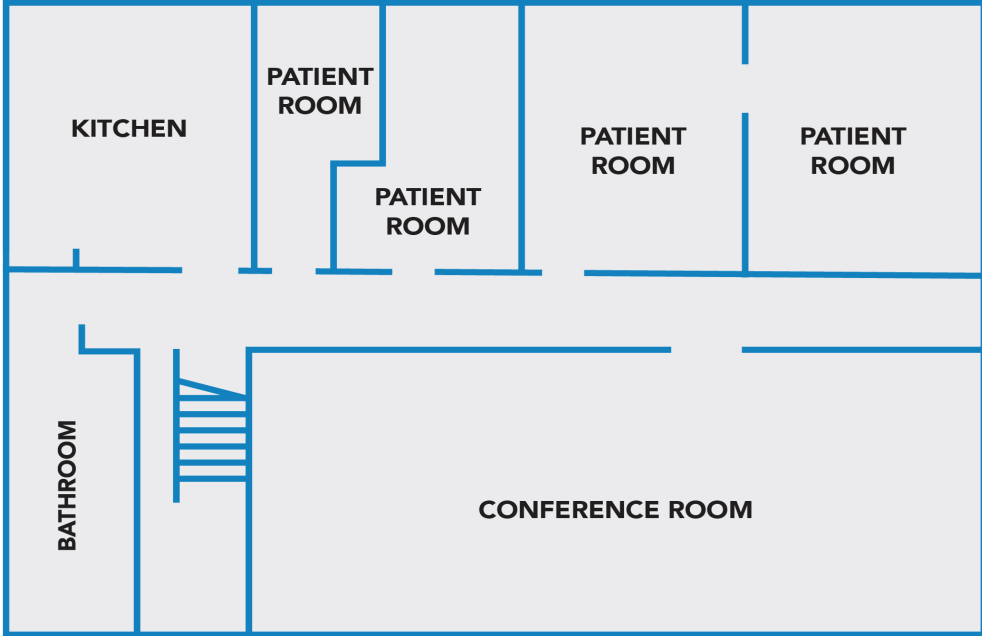
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## TOP LEVEL



## LOWER LEVEL



# INTERIOR PHOTOS



Main Level: Restroom.



Main Level: Patient Room.



Main Level: Reception Office.

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Main Level: Waiting Room.



Main Level: Hallway.



Main Level: Patient Room.

# INTERIOR PHOTOS



Lower Level: Conference Room.



Upper Level: Office.

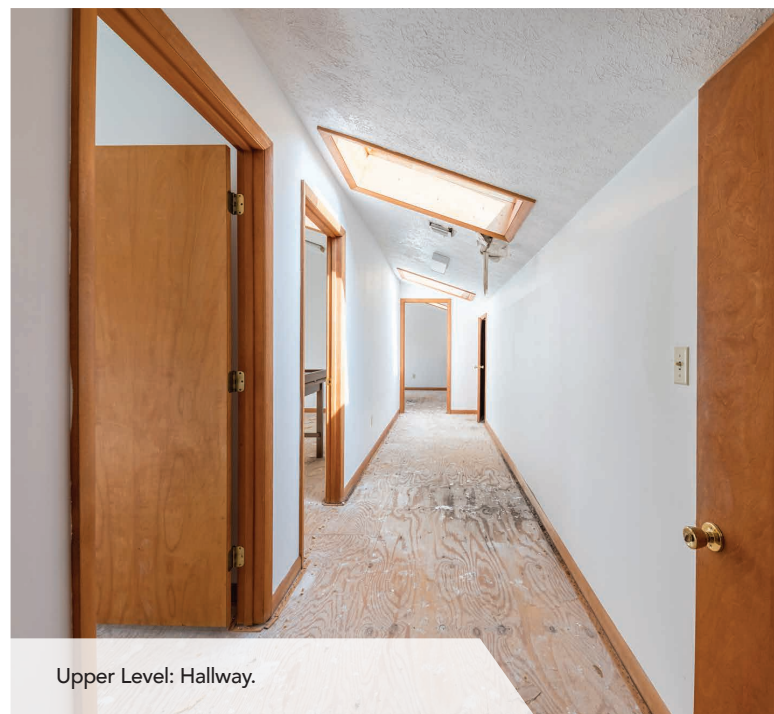


Lower level: Kitchenette.

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Upper Level: Storage.



Upper Level: Hallway.



Main Level: Waiting Room.

# EXTERIOR PHOTOS



Main Suite Entrance.



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Exterior of Building Parking.



Exterior of Building Entrance/Exit.

# AERIALS



Aerial View Facing Southwest.

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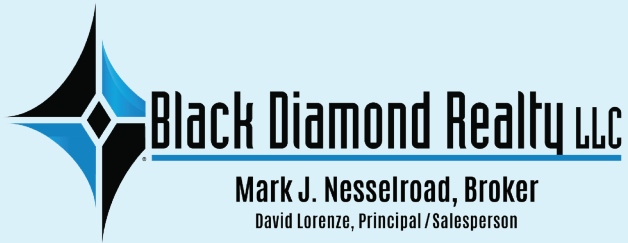
Aerial View Facing Southeast.



Aerial View From Above.



Aerial View Facing North.



# CONTACT

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