

Offered for Lease

1206 Quarrier Street, Charleston, WV 25301
Second floor 7000 sf and Lower Level 6000 sf

Available Now

By Jonathan Cavendish

Realtor, partner

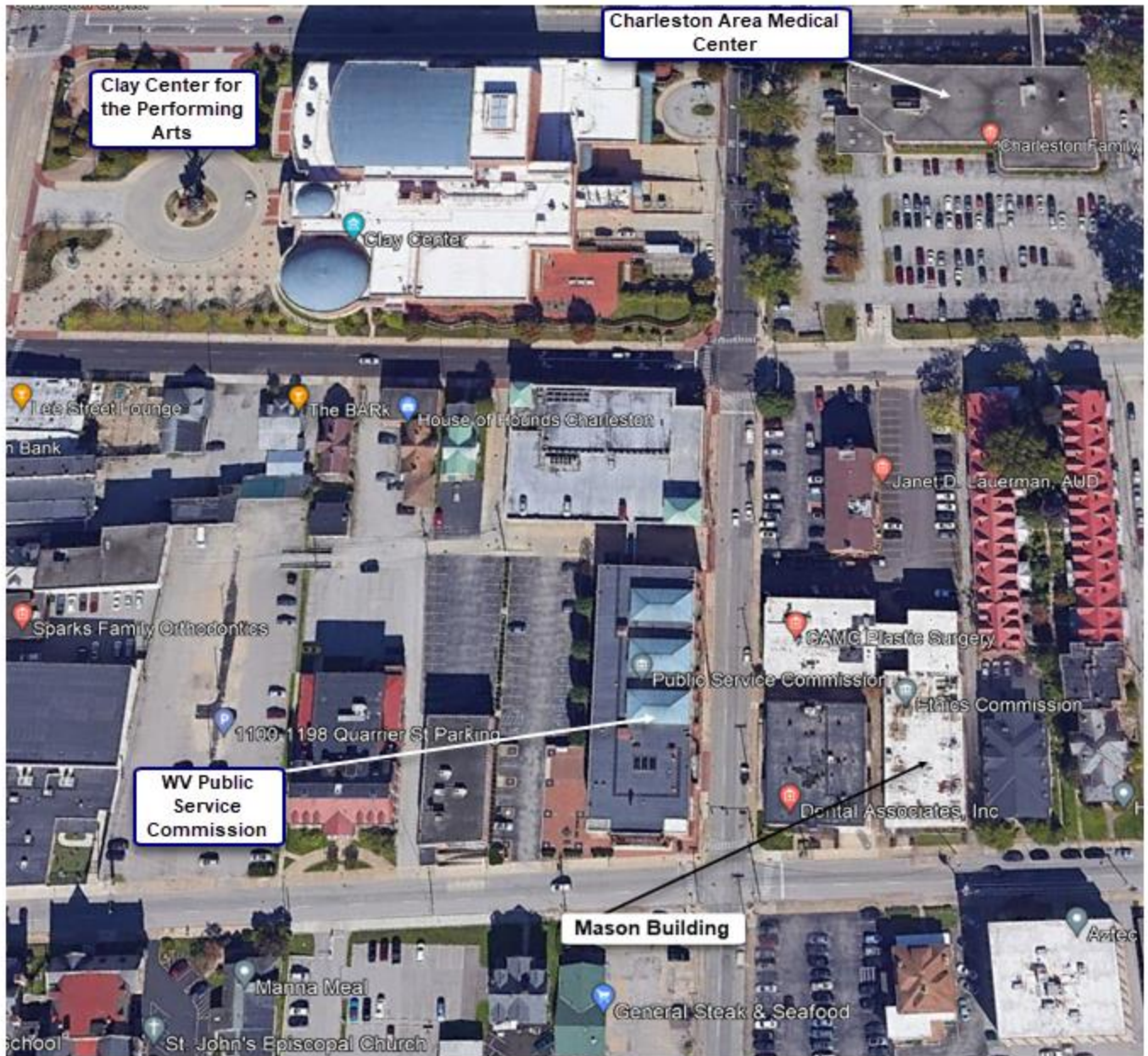
Brooks Quarrier Associates



The Mason Building is located in downtown Charleston, WV and has second floor space comprising 7000 sf m/l, and lower level space measuring 6000 sf now for lease.







The Mason Building complex is just 3-4 four blocks from the epicenter of Charleston's downtown and has EZ interstate off-on access nearby. It is in a very good neighborhood with business buildings, churches, apartment complexes and the \$120M Clay Center. Charleston Area Medical Center's General campus is two blocks away. Surface parking is located nearby.

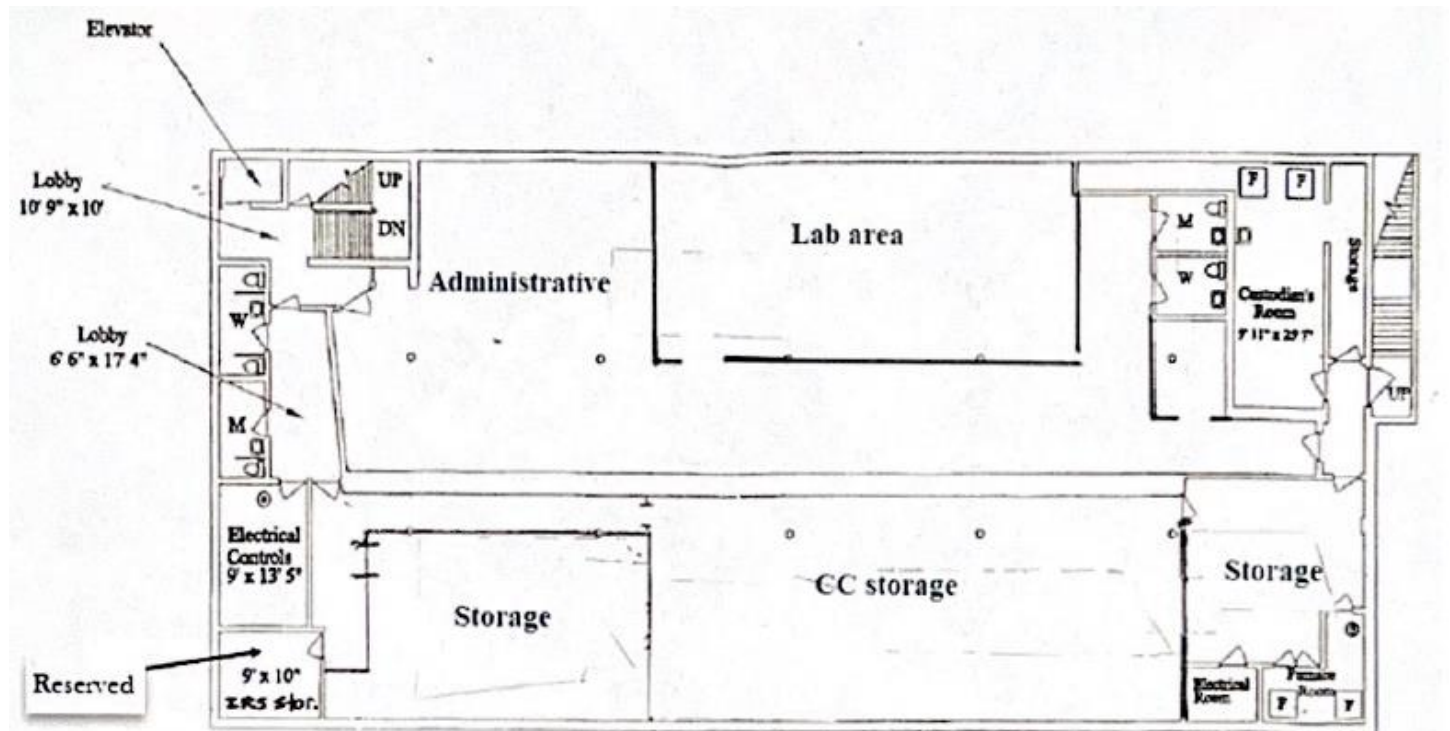
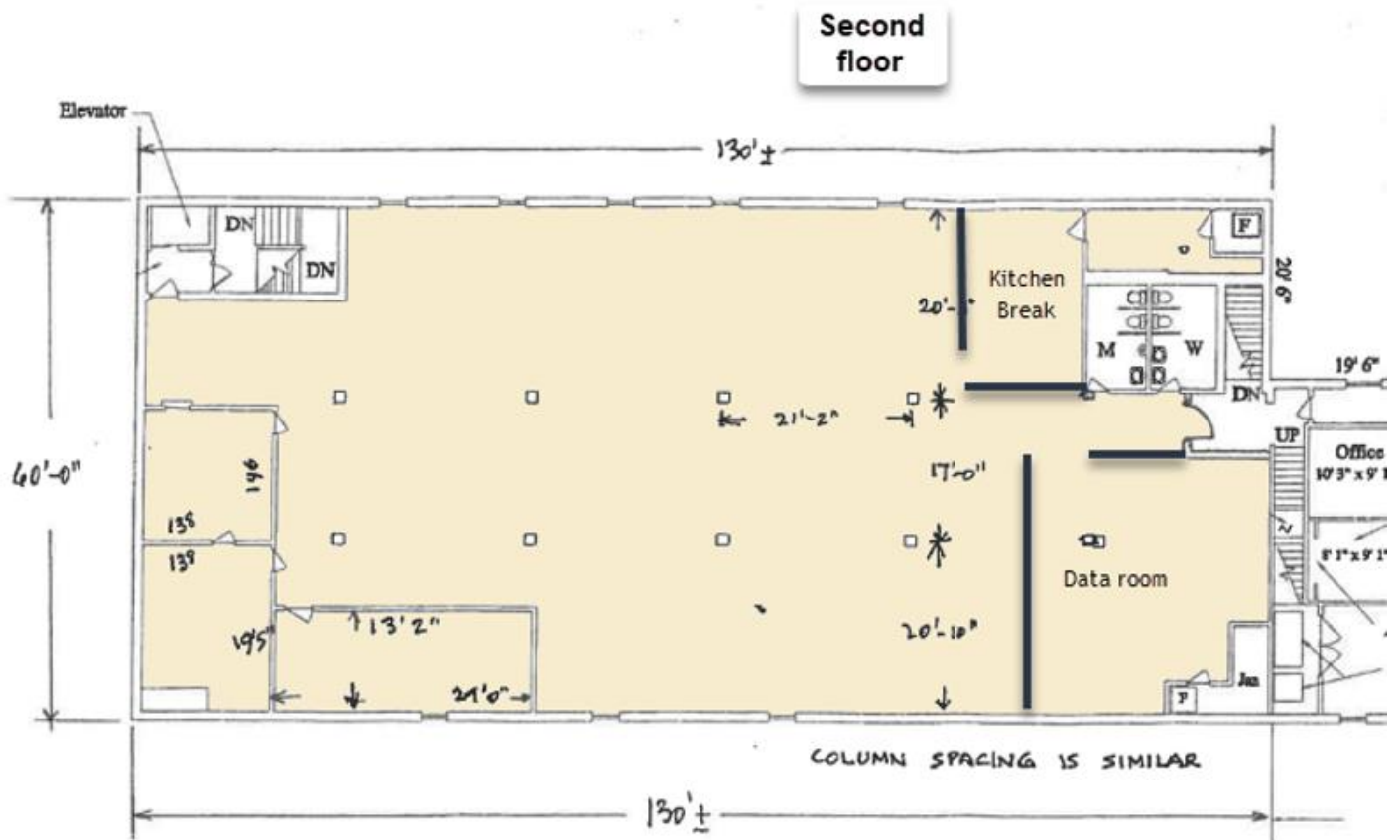


For almost 20 years, the Mason Building was the location for a combined taxpayer assistance center for both the West Virginia State Tax Department and the Internal Revenue Service. In 2020 the IRS moved to a government building, and two years later, the State Tax Department moved out. The lower level was the location for a sophisticated laboratory occupied by a firm making the liquids for E-cigarettes. They went out of business due to health concerns for their product. In doing so, all the former tenants left the entire building vacant and it is now two thirds occupied, with the second floor ready for the next tenant. The tenant on the first floor is Mountain Care Network, a group that administers help and assistance to families and children. The footprint of the second floor is 7000 ft.² and it is wide open, except for some offices and conference rooms in the front, a kitchenette and computer room in the rear, and men's and women's lavatories. The WV Tax Department had 65 people working in the space when it was at full capacity. As-is, the rental rate is \$10.00 psf, full service. 20 nearby parking spaces would be included. Any remodeling would be amortized and added to the rental rate.

The lower level lab is in surprisingly nice space and gives no trace of being underground save that there are no windows. The rental rate is \$8.00 psf, full service.

The building is in good condition and approved by the State Fire Marshall as being a safe workplace. Although the building was built in 1960, it has been modernized frequently.

Floor plan for the Mason Building second floor containing 7000 sf of usable area:



Mason Building Lower Level containing 6000 sf of usable area

Here are the competing office buildings offering lease space in downtown Charleston:

Not large enough

Beautiful space. About 1/2 a mile from downtown in a suburban type location, plenty of parking, fairly expensive, all decked out in individual offices.

Very old building, all decked out in all individual offices. No parking except in a parking garage a block away.

One of Charleston's class A buildings, lovely space parking is contained in a parking garage adjacent, but is all individual offices.

This is fairly nice space and it could work, but it is also set out in offices and there is a parking garage across the street.

Too small.

This is a large old office building that has been reconfigured into lofts. It could suffice as an office, as all of the lofts have not been sold or rented. It would take essential renovation to make it in the wide open spaces.



**109 Capitol St
Renaissance Tower**
Charleston, WV, 25301
Built in 1920
3,539 SF Office Space
\$16.00 SF/YR



1600 Pennsylvania Ave
Charleston, WV, 25302
Built in 1999
27,208 SF Office Spaces
\$19.00 SF/YR



812 Quarrier St
Charleston, WV, 25301
Built in 1900
4,741 - 18,211 SF Office Spaces
\$15.50 SF/YR



**500 Lee St E
Laidley Tower**
Charleston, WV, 25301
4 Star | Built in 1984
302 - 40,759 SF Spaces
\$25.00 SF/YR



**700 Washington St
Geary Plaza**
Charleston, WV, 25302
Built in 1950
300 - 33,300 SF Office Spaces
\$12.00 - \$17.50 SF/YR



100 W Kanawha Blvd
Charleston, WV, 25302
Built in 1977
1,000 SF Office Space
\$15.00 SF/YR



**1031 Quarrier St
Atlas Lofts**
Charleston, WV, 25301
Built in 2021
150 - 8,400 SF Spaces
\$12.00 SF/YR

Too small

This is an old bank building that has been reconfigured and there might be a wide open space available, however there is no close parking.

This is another old building that is configured into individual offices. Parking is it a parking garage across the street.

Another one of our class A buildings which is configured mostly in very nice offices. The price is pretty steep.

This is an old building that has wide open spaces and there is a parking garage across the street, access by an overhead walkway. Actually, it is quite quaint. It is pretty expensive at \$20 per square foot.

Nice office building freestanding which is the home of a large CPA firm. The space available is configured it individual offices.



803 Quarrier St
Capitol City Building
Charleston, WV, 25301
Built in 1930
1,154 - 2,639 SF Office Spaces
\$16.50 - \$17.00 SF/YR



107 Capitol St
KB&T Center & Renaissance Tower
Charleston, WV, 25301
Built in 1995
1,528 - 14,672 SF Office Spaces
\$13.00 - \$15.00 SF/YR



600-602 Virginia St E
The Woodrums Building
Charleston, WV, 25301
Built in 1916
500 - 55,291 SF Spaces
\$15.50 SF/YR



707 Virginia St E
Chase Tower
Charleston, WV, 25301
4 Star | Built in 1968
2,203 - 21,910 SF Office Spaces
\$22.00 SF/YR



900 Virginia St E
Equities House
Charleston, WV, 25301
Built in 1930
3,646 - 17,146 SF Office Spaces
\$20.00 SF/YR



101 Washington St E
AF Center
Charleston, WV, 25301
Built in 1995
5,181 SF Office Space
\$17.00 SF/YR

This is a glorious old building that has not been renovated very much over the years. It is configured mostly in offices, however the old bank lobby in general quarters is wide open. No parking

Too small

One of Charleston's nicest buildings. Very expensive and parking is additional. It is configured in offices.

An older office building that is totally configured into offices. Parking is a block away in a parking garage.



**300 Capitol St
Kanawha Valley Building**
Charleston, WV, 25301
Built in 1929
403 - 83,962 SF Spaces
\$12.00 - \$16.00 SF/YR



**231 Capitol St
Village Place**
Charleston, WV, 25301
Built in 1920
793 - 3,877 SF Office Spaces
\$12.00 - \$15.00 SF/YR



**500 Virginia St E
United Center**
Charleston, WV, 25301
4 Star | Built in 1984
1,880 - 7,237 SF Office Spaces
\$23.00 SF/YR



**815 Quarrier St
Morrison Building**
Charleston, WV, 25301
Built in 1930
200 - 18,332 SF Office Spaces
\$12.00 SF/YR

Another one of Charleston's A buildings. Configured mostly in offices, very expensive.



**300 Summers St
Truist Place**

Charleston, WV, 25301
4 Star | Built in 1978
3,721 - 26,800 SF Office Spaces
\$22.00 SF/YR

Too small



819 Lee St

Charleston, WV, 25301
Built in 1929
1,955 - 4,116 SF Spaces
\$10.00 SF/YR

This is an office building that at one time was the general office for a discount retail chain. It has wide open spaces and parking is on the lot next door. It could have possibilities.



1012 Kanawha Blvd

Charleston, WV, 25301
Built in 1967
2,000 - 28,000 SF Office Spaces
4 Spaces Available Now

Another very old building, would take considerable upgrades to bring it to code. The first floor is retail, the second floor has offices, and the third and fourth floors are vacant. No parking.



**232 Capitol St
Capitol Center Offices**

Charleston, WV, 25301
Built in 1920
132 - 8,733 SF Spaces
10 Spaces Available Now