



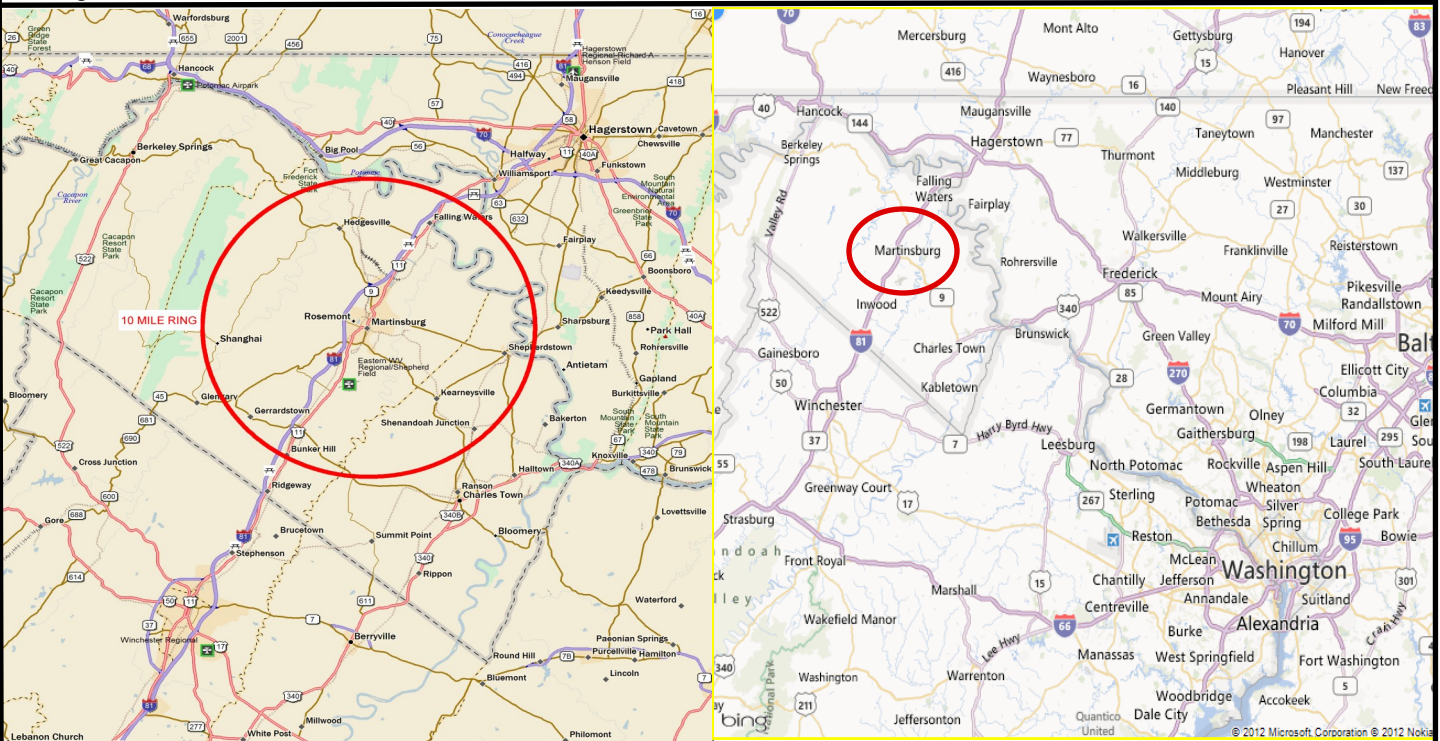
Office, Medical and Retail Space for Lease Viking Way Center, Martinsburg, WV 1,500 sq. ft. to 9,000 sq. ft. Available

- Office, Medical and Retail space available for lease in a well positioned property and centrally-located within the business community of Berkeley County, WV
- Great location, conveniently situated just off of Interstate 81 at a main intersection with entrances on King Street, Foxcroft Avenue, and Viking Way.
- Martinsburg is the county seat of Berkeley County and is a high growth area with a 37% increase in the county population from 2000 to 2010
- Martinsburg is a bedroom community of Washington, DC with the MARC commuter rail running from Martinsburg to Washington, DC
- Martinsburg's employment base is 66% white collar with the major jobs being healthcare and government services including IRS Enterprise Computing Center, Bureau of Alcohol, Tobacco & Firearms, and the U.S. Coast Guard Operations Center



Demographics

	5 mile	10 miles	15 miles
Population	51,998	107,403	187,758
Average HH Income	\$62,634	\$67,141	\$69,598



Contact Us

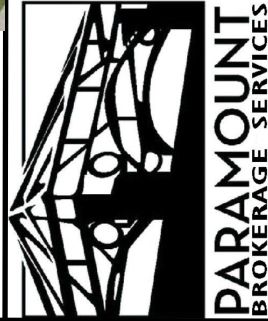
Robert Gardner via email: rgardner@pdcmails.com

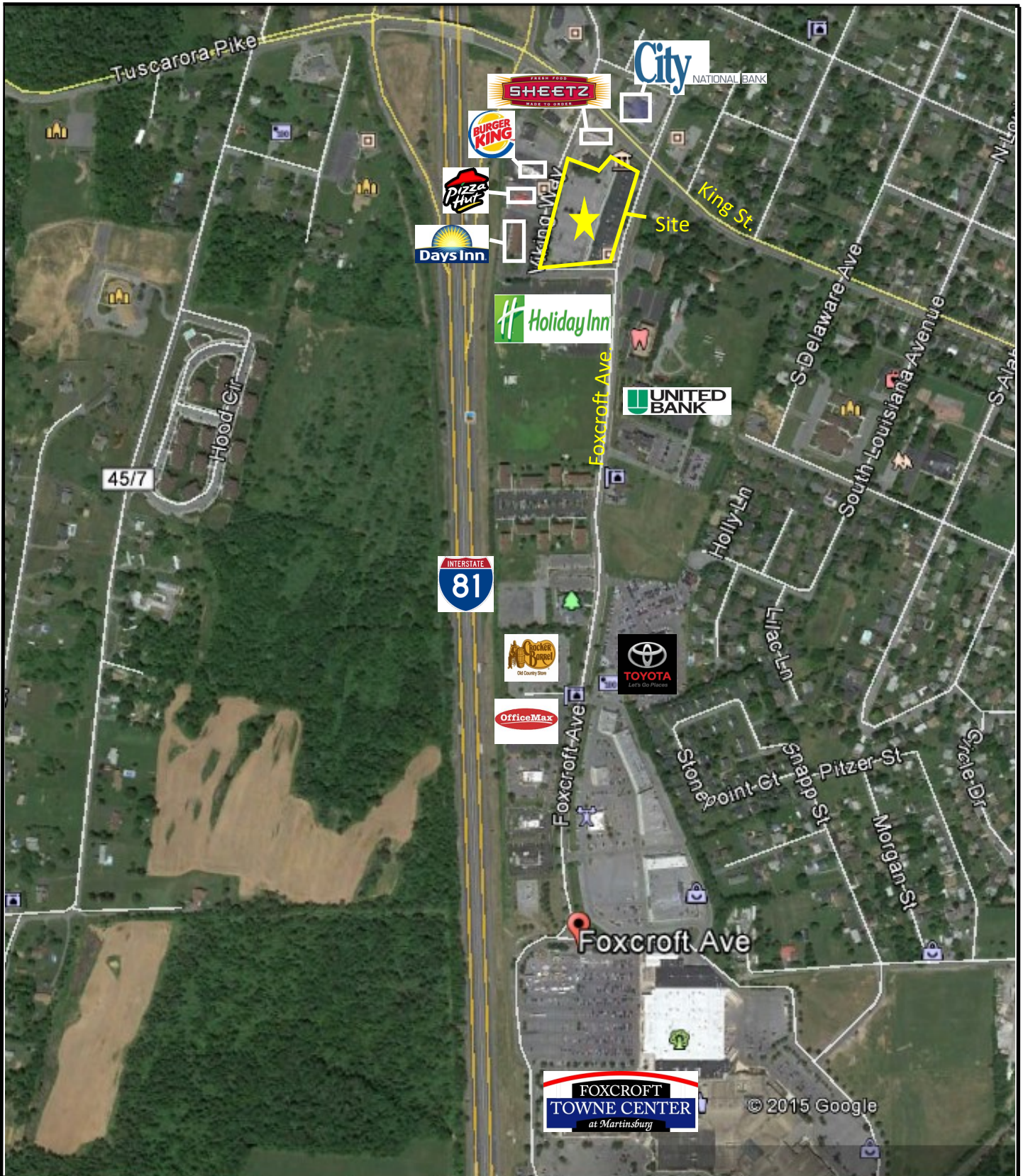
Phone: 304-264-0017

www.paramountdevcorp.com

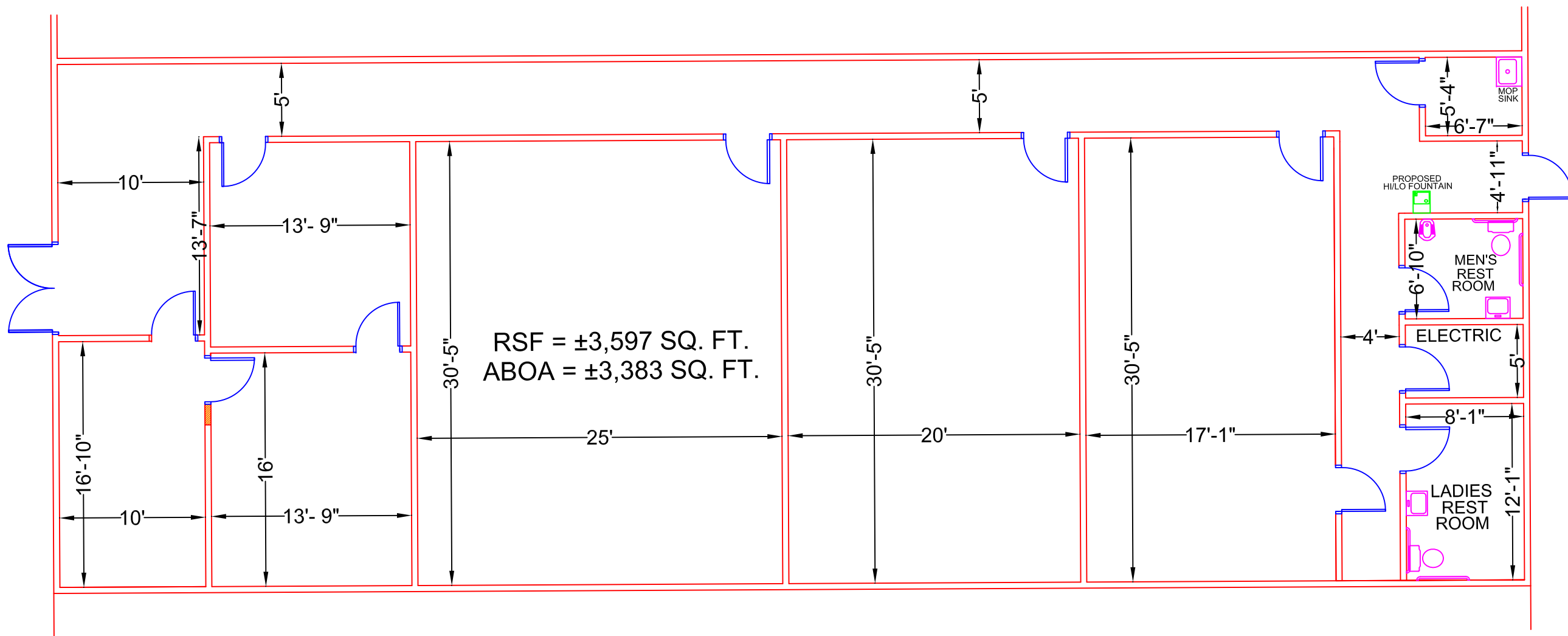


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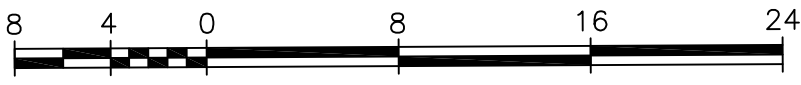




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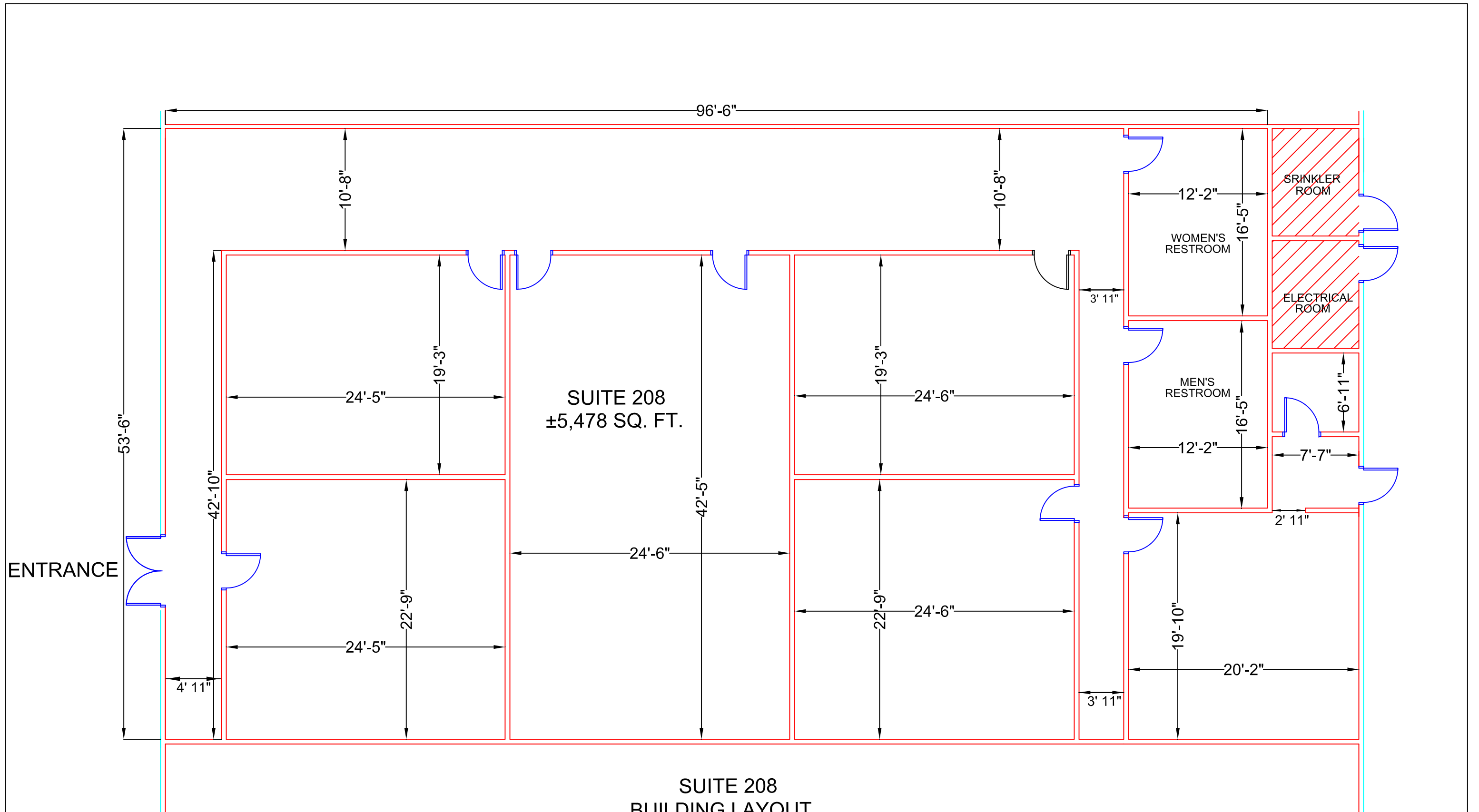
RSF = ±3,597 SQ. FT.
 ABOA = ±3,383 SQ. FT.



GRAPHICAL SCALE: 1" = 8'

SCALE : 1/8" = 1'

VIKING WAY HOLDINGS INC
 SUITE 206
 206 VIKING WAY
 MARTINSBURG, WV 25401



SUITE 208
±5,478 SQ. FT.

SUITE 208
BUILDING LAYOUT
SCALE : 1/8" = 1'