

FOR LEASE
OFFICE SUITES
MARKETING FLYER



1000 TECHNOLOGY DRIVE
FAIRMONT, WV 26554



**WALMART SUPERCENTER
SHOPPING**

**MON POWER
ELECTRIC UTILITY COMPANY**

1000 TECHNOLOGY DRIVE
YOUR NEW LOCATION

**INTERSTATE 79
EXIT 132**

**ROBERT H. MOLLOHAN RESEARCH CENTER
BUSINESS**

**DAN CAVA TOYOTA WORLD
DEALERSHIP**

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OFFICE SUITES FOR LEASE

1000 TECHNOLOGY DRIVE

FAIRMONT, WV 26554

RENTAL RATE / \$15.50 SQ FT / YEAR

LEASE STRUCTURE / NNN

TOTAL AVAILABLE SPACE / 25,250 SQ FT

MIN DIVISIBLE / 1,090 SQ FT

TOTAL AVAILABLE SUITES / 9

GROSS BUILDING SIZE / 119,000 SQ FT

ZONING / IN CITY LIMITS

**PROPERTY FEATURES / LARGE PARKING
LOT, EASY ACCESS, CLOSE TO MANY
AMENITIES, EXCELLENT INTERSTATE
VISIBILITY, COMMON AREA AMENITIES,
ELEVATOR, OUTDOOR COURTYARD**

Located within the I-79 High Technology Park, 1000 Technology Drive (Innovation Center) is a 119,000 (+/-) square foot building with multiple office suites available ranging in size from 1,090 (+/-) to 4,888 (+/-) square feet. The property offers high security, high end finishes, reception desk attended during office hours, free parking, conference/training room with WIFI, projector, fitness center, group fitness classes, large outdoor courtyard.

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

FOR LEASE
OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES

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, Sparksoft, 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 119,00 (+/-) square feet of office space across four floors. 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. See list of all available suites on Page 8.

INGRESS/ EGRESS / PARKING / DIRECTIONS

The property currently offers eight points of ingress and egress to the parking lot. One via NASA Blvd, two via Technology Drive, and five via Galliher Drive. The property offers paved parking all the way around the building with 465 (+/-) 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 0.4 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.

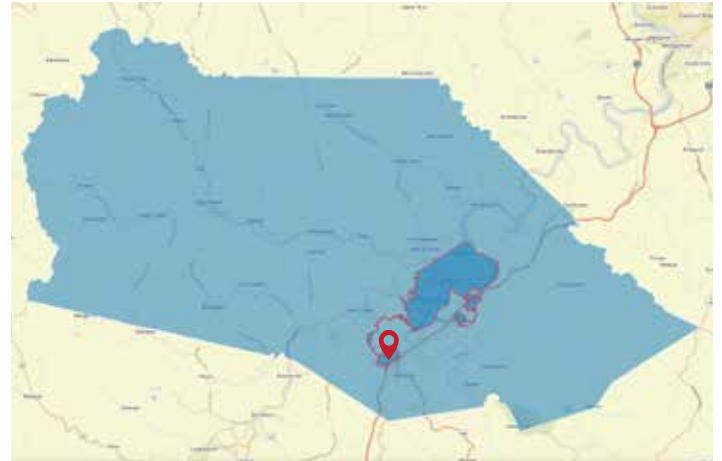
LOCATION ANALYSIS

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 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

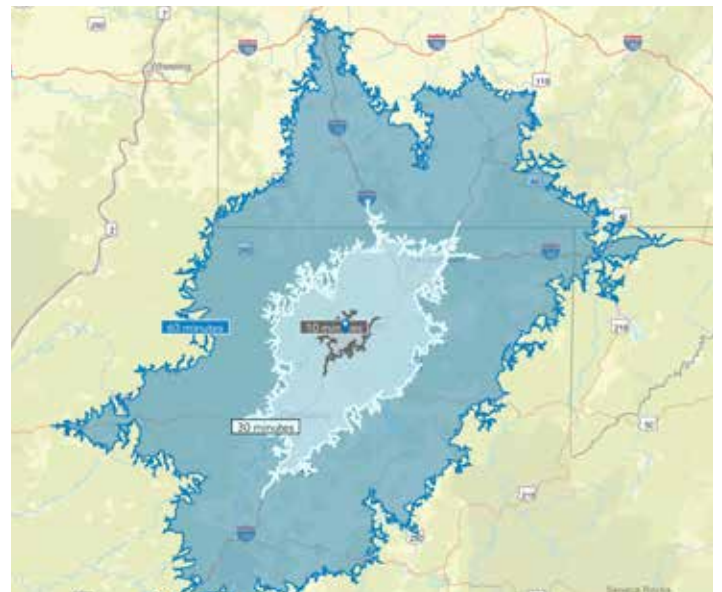
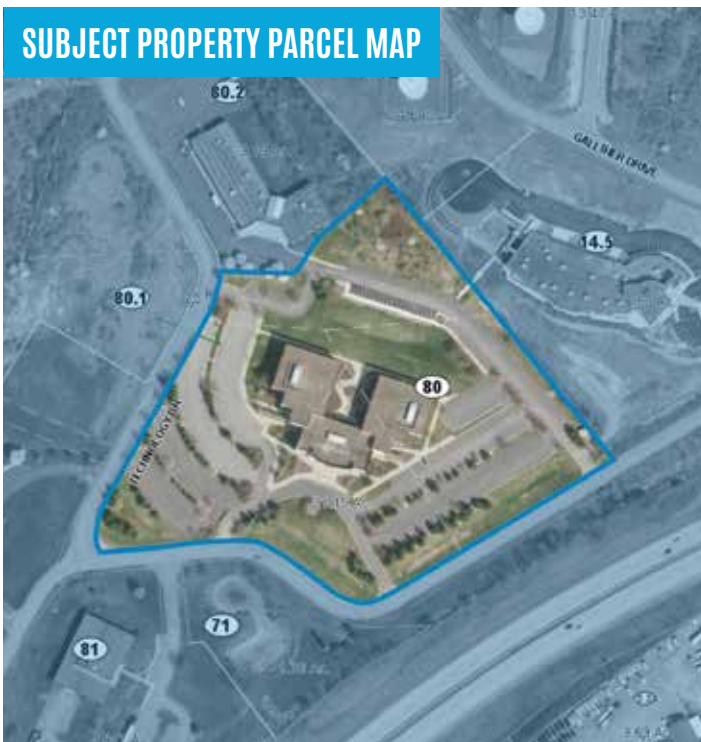
The **City of Fairmont** has a total population of 18,187 and a median household income of \$51,167. Total number of businesses is 808.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



■ 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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1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES

AERIAL PHOTO




The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1000 Technology Drive is located 0.5 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



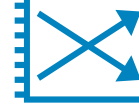
\$35,683

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 0.5 MILE OFF I-79, EXIT 132

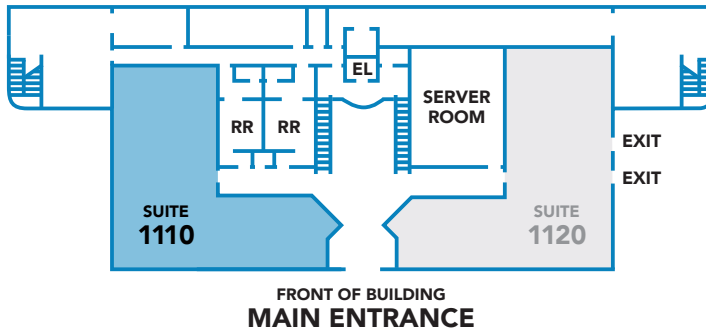
1000 TECHNOLOGY DRIVE · FAIRMONT, WV 26554 · MULTIPLE SUITES

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.



AVAILABLE SUITES

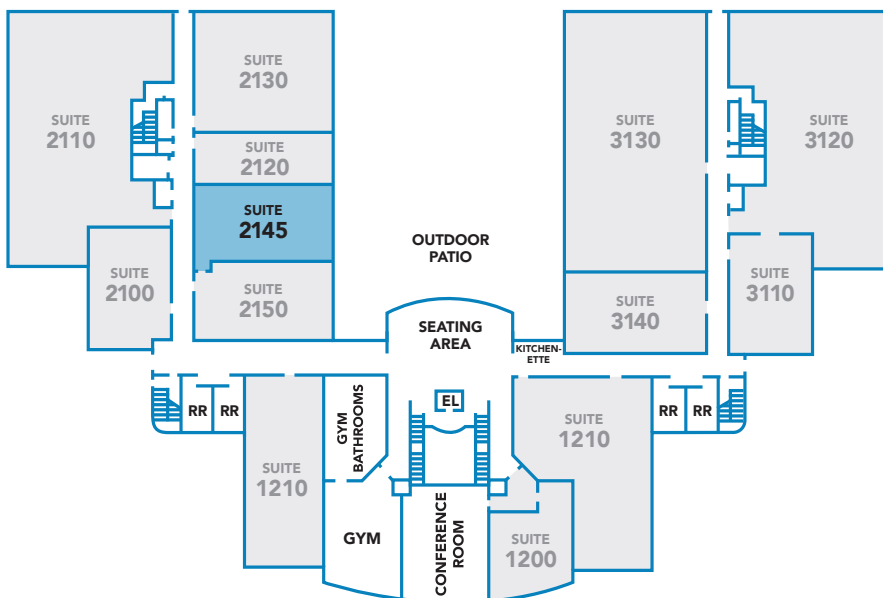
GROUND FLOOR



SUITE 1110 - 2,727 SQ FT

COLAB - 1,090 SQ FT

FIRST FLOOR



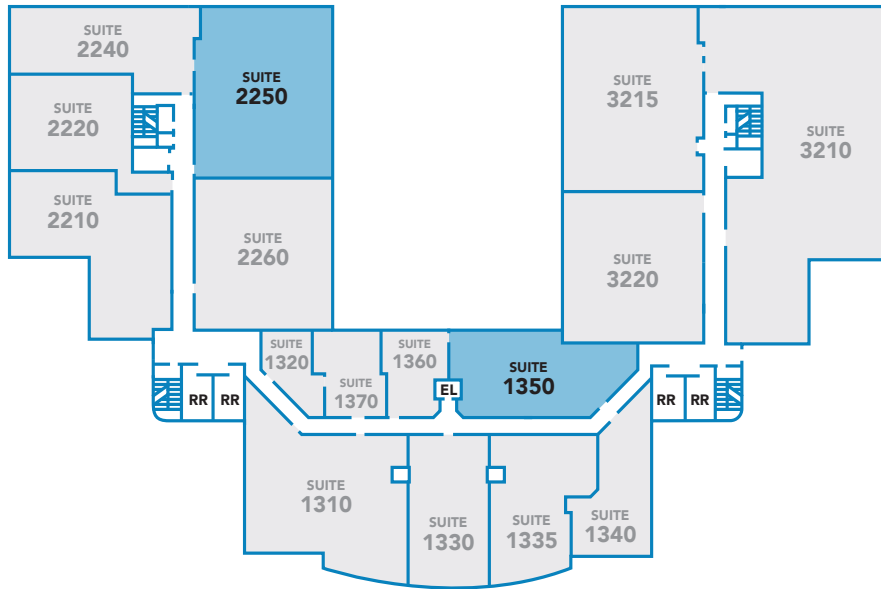
SUITE 2145 - 1,500 SQ FT

FOR LEASE

OFFICE SUITES - LOCATED 0.5 MILE OFF I-79, EXIT 132

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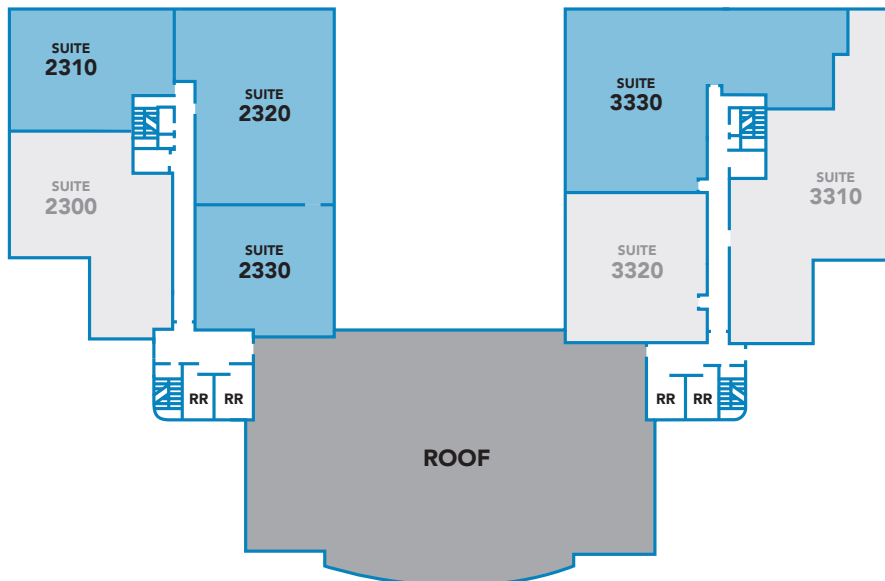
SECOND FLOOR



SUITE 1350 - 1,965 SQ FT

SUITE 2250 - 3,351 SQ FT

THIRD FLOOR



SUITE 2310 - 2,980 SQ FT

SUITE 2320 - 4,099 SQ FT

SUITE 2330 - 2,650 SQ FT

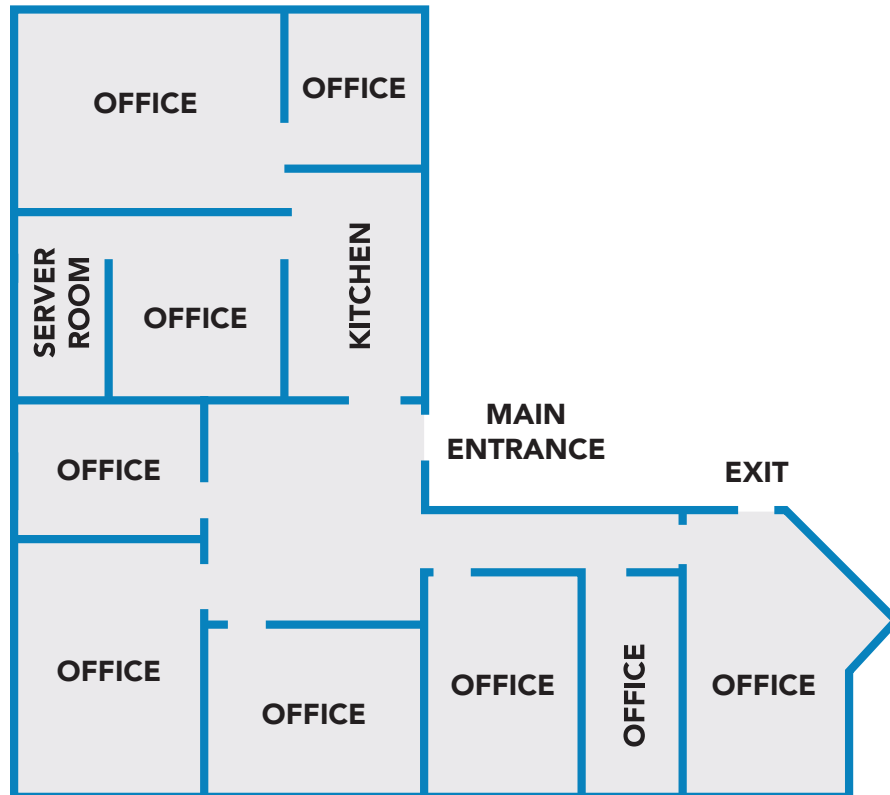
SUITE 3330 - 4,888 SQ FT

SUITE 1110 [GROUND FLOOR] - FLOOR PLAN

2,727 SQ FT

Located on the ground floor, Suite 1110 is comprised of 2,727 (+/-) square feet. The floor plan consists of an open work area/reception, kitchen, nine private offices and a server room. Restrooms are available in the common area just outside of this suite.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

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Kitchen.



Office.



Office.



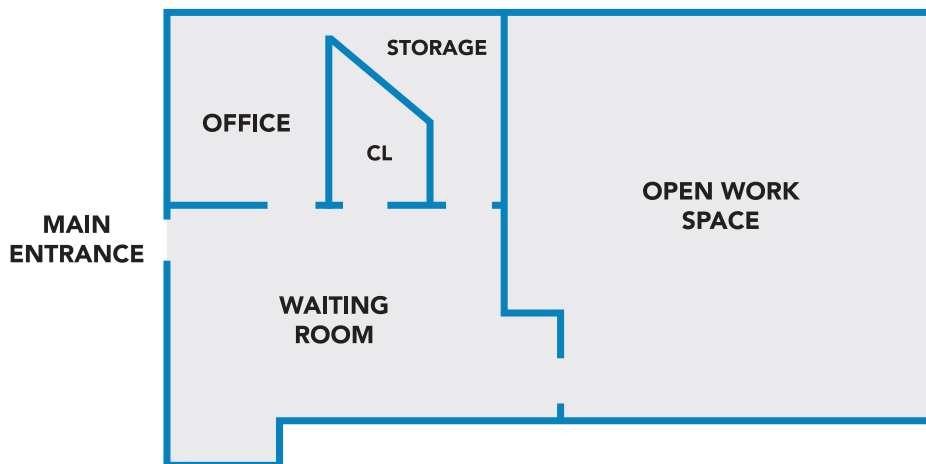
Office.

SUITE 2145 [FIRST FLOOR] - FLOOR PLAN

1,500 SQ FT

Located on the first floor, Suite 2145 is comprised of 1,500 (+/-) square feet. The floor plan consists of a reception/waiting area, office, open work space, storage room and closet. Restrooms are available in the common area near the front stairs on either side of the building.

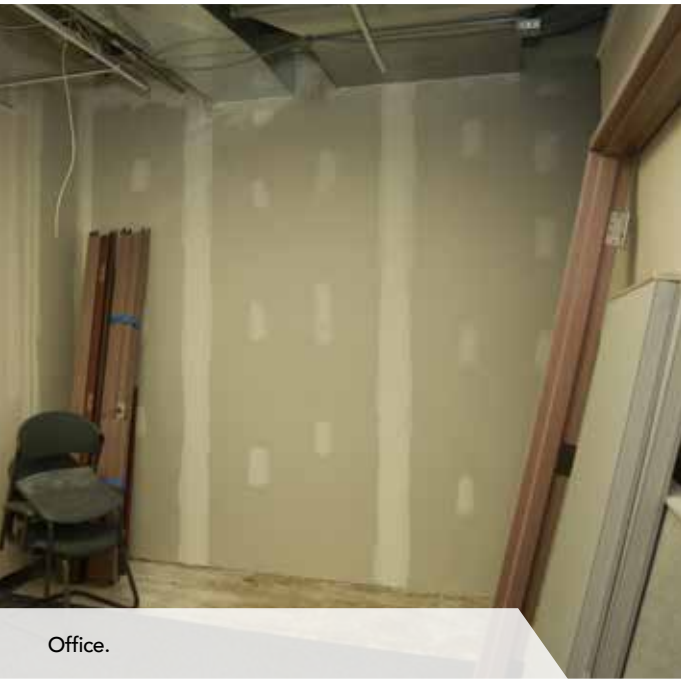
Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

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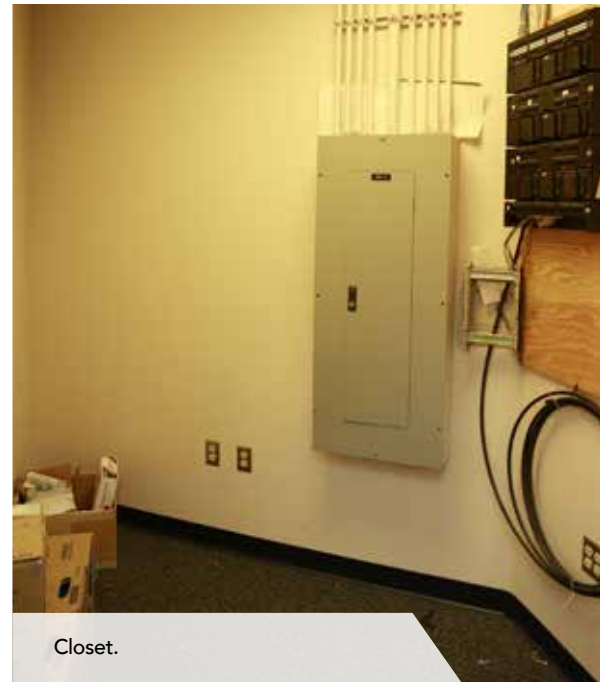
Office.



Open Work Space.



Open Work Space.



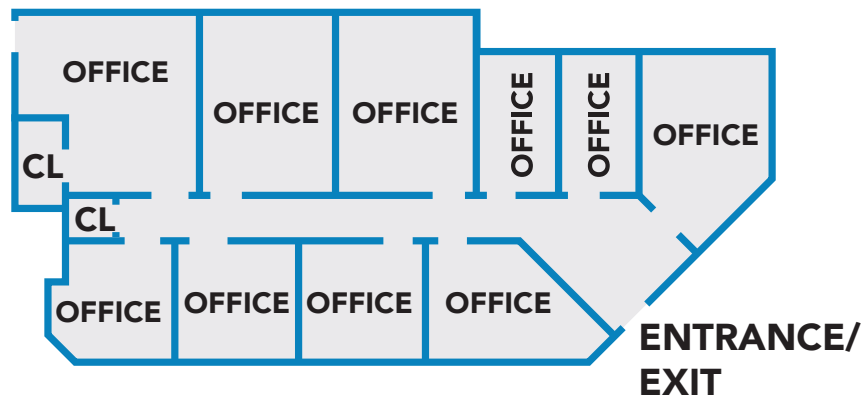
Closet.

SUITE 1350 [SECOND FLOOR] - FLOOR PLAN

1,965 SQ FT

Located on the second floor, Suite 1350 is comprised of 1,965 (+/-) square feet. The floor plan consists of 10 offices and two closets.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

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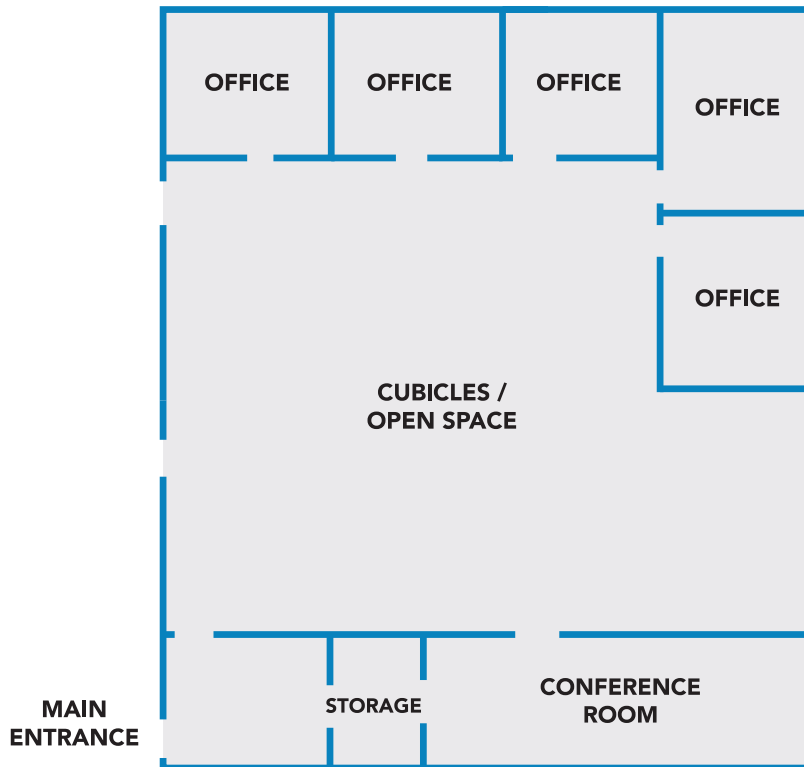
PHOTOS COMING SOON

SUITE 2250 [SECOND FLOOR] - FLOOR PLAN

3,351 SQ FT

Located on the second floor, Suite 2250 is comprised of 3,351 (+/-) square feet. The floor plan consists of a large open work space with cubicles, five private offices, a conference room and storage room.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



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Office.



Office.



Cubicles/Open Space.



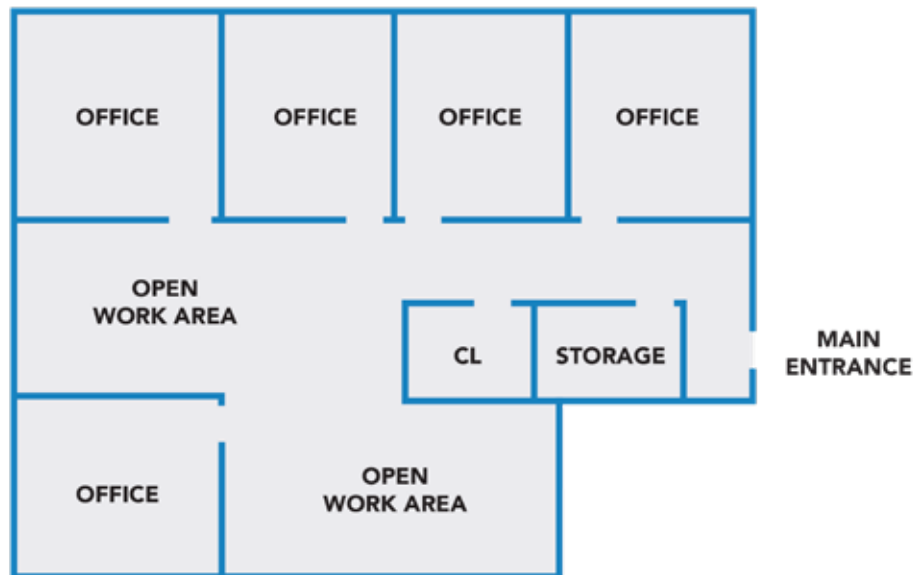
Office.

SUITE 2310 [THIRD FLOOR] - FLOOR PLAN

2,980 SQ FT

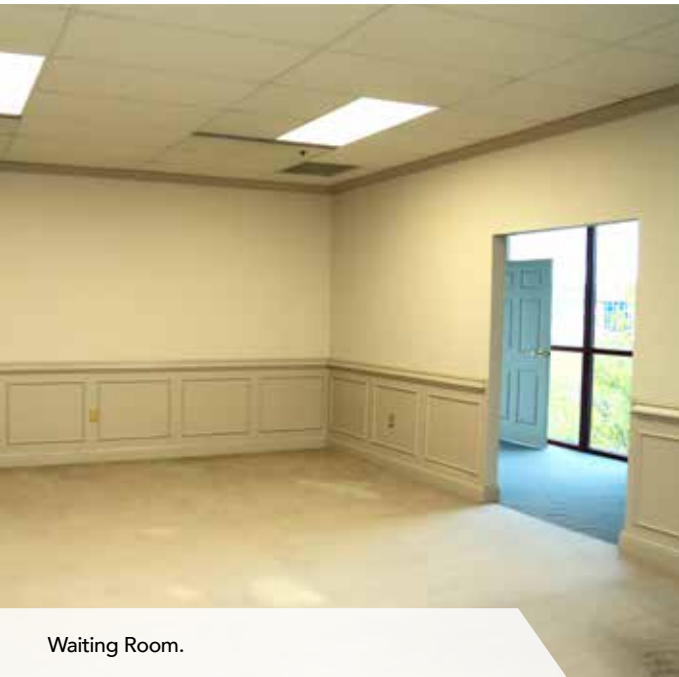
Located on the third floor, Suite 2310 is comprised of 2,980 (+/-) square feet. The floor plan consists of an open work area, five private offices, storage room and closet.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

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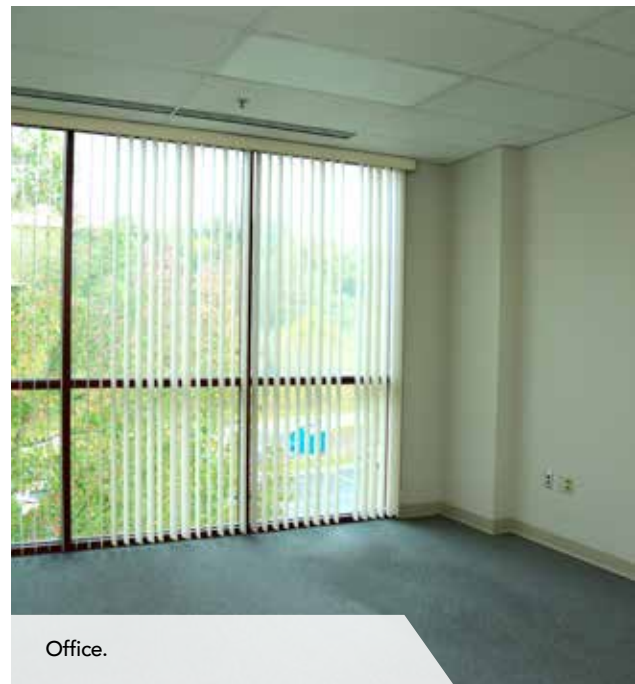
Waiting Room.



Conference Room.



Open Work Area.



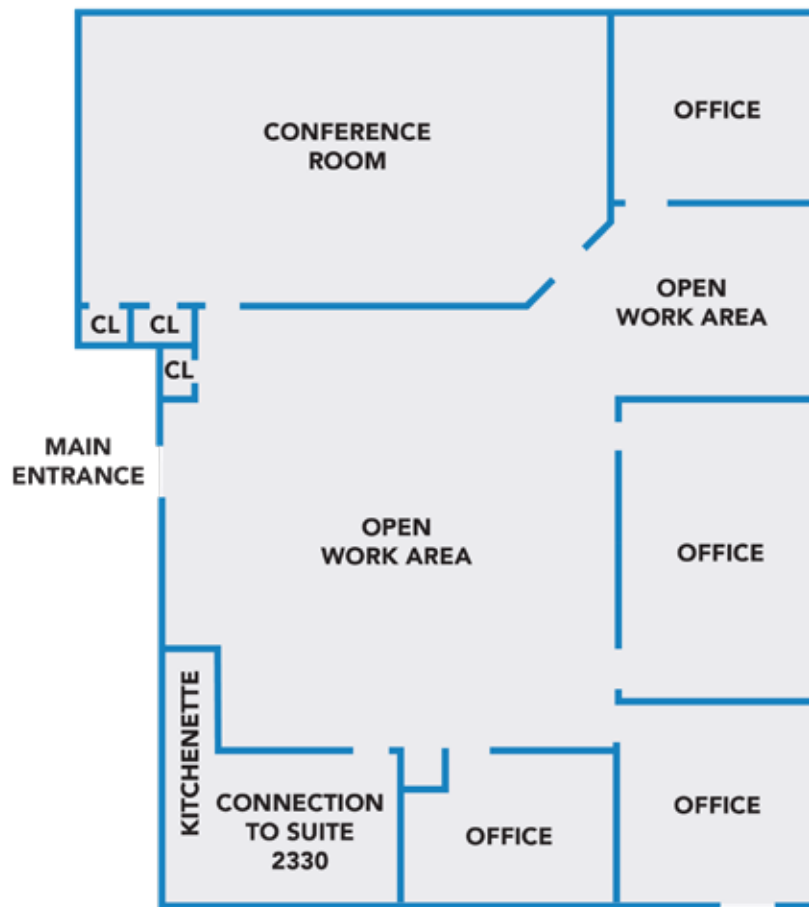
Office.

SUITE 2320 [THIRD FLOOR] - FLOOR PLAN

4,099 SQ FT

Located on the third floor, Suite 2320 is comprised of 4,099 (+/-) square feet. The floor plan consists of a large open work area, large conference room, four private offices and three closets. This suite connects to Suite 2330 via a shared room that has a kitchenette available.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



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Kitchenette



Open Work Area Facing Offices.



Conference Room.



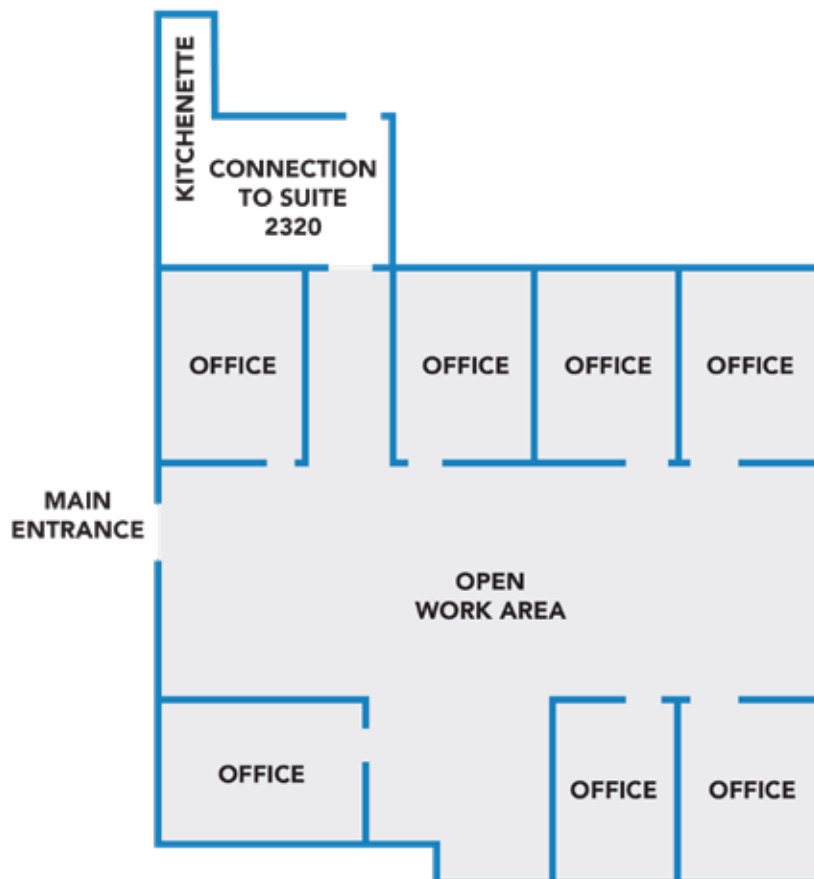
Office.

SUITE 2330 [THIRD FLOOR] - FLOOR PLAN

2,650 SQ FT

Located on the third floor, Suite 2330 is comprised of 2,650 (+/-) square feet. The floor plan consists of a large open work area, and seven private offices. This suite connects to Suite 2320 via a shared room that has a kitchenette available.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



**Floor plan may vary slightly.*

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Connection Between Suites.



Open Work Area Facing Main Entrance.



Open Work Area.



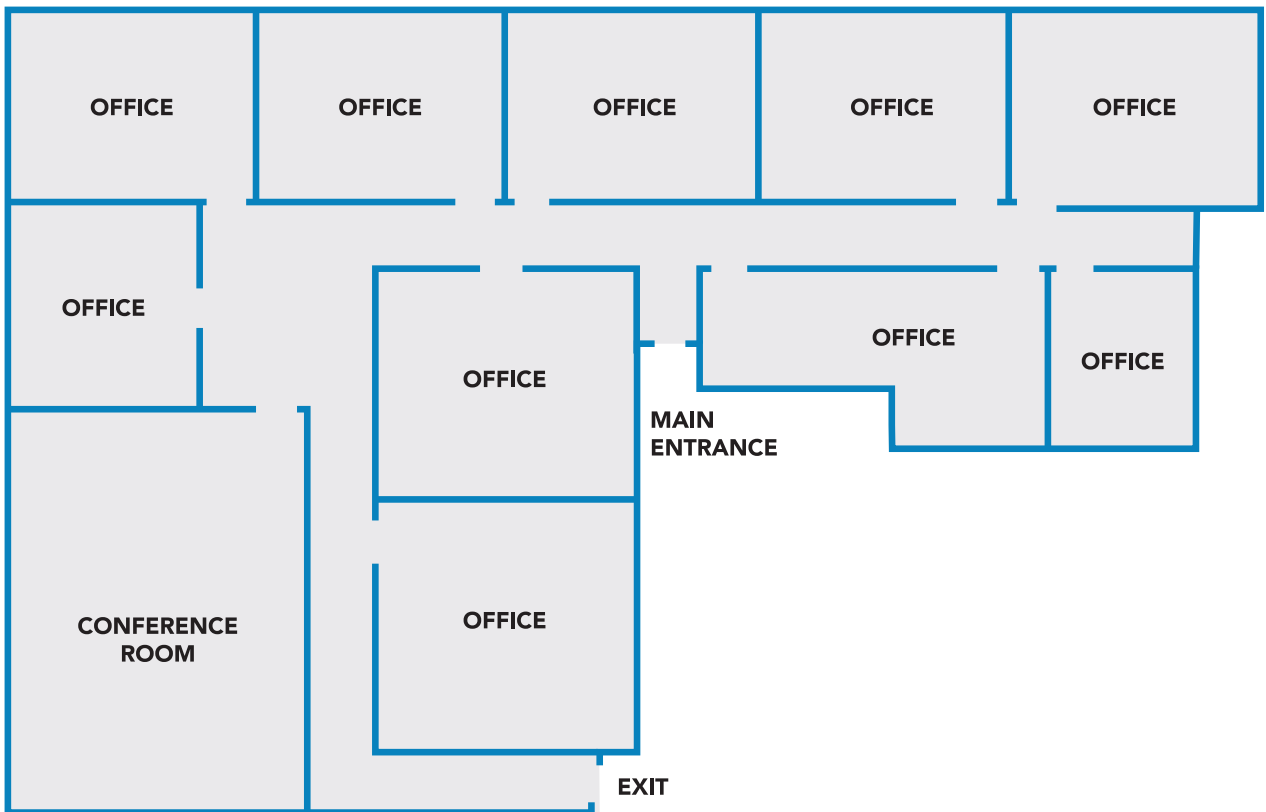
Office.

SUITE 3330 [THIRD FLOOR] - FLOOR PLAN

4,888 SQ FT

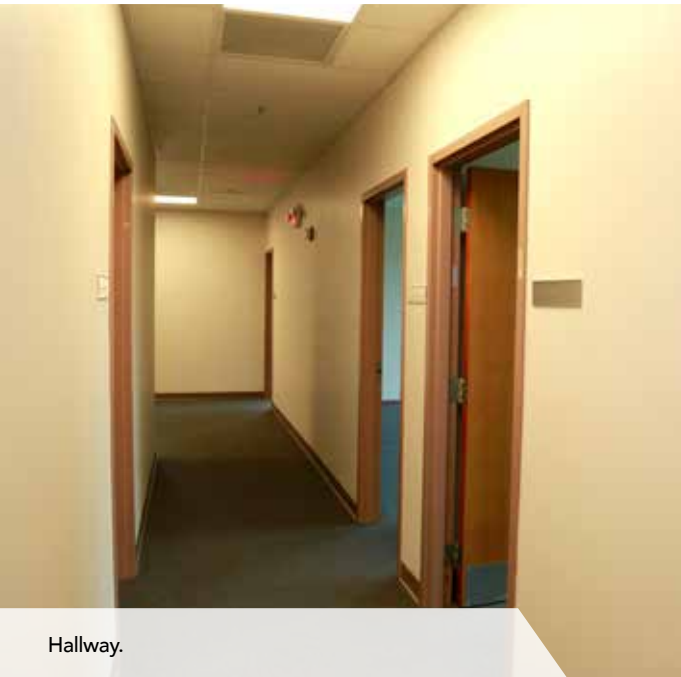
Located on the third floor, Suite 3330 is comprised of 4,888 (+/-) square feet. The floor plan consists of a large conference room and ten private offices. This suite can be accessed via two separate entrances.

Finishes to the suite include drywall walls, drop ceilings, carpet flooring, and fluorescent lighting. Vertical blinds are available on all windows. Suites can be built out and layouts can be changed to accommodate tenant's space requirements. Office furniture is available for each suite.



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Hallway.



Office.



Conference Room.



Office.

COMMON AREA PHOTOS



Lobby.

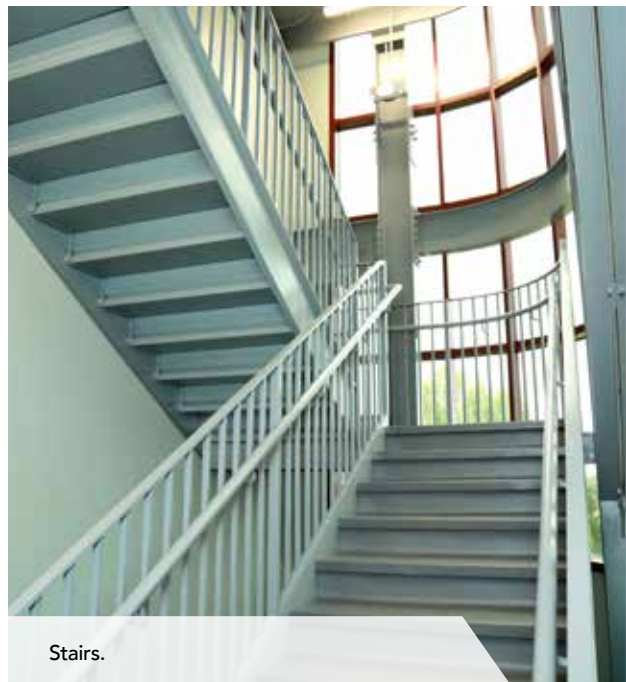
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Main Entrance.



Elevator.



Stairs.



Hallway.

COMMON AREA PHOTOS



Sitting Area.



Sitting Area.



Conference Room.



Kitchenette.

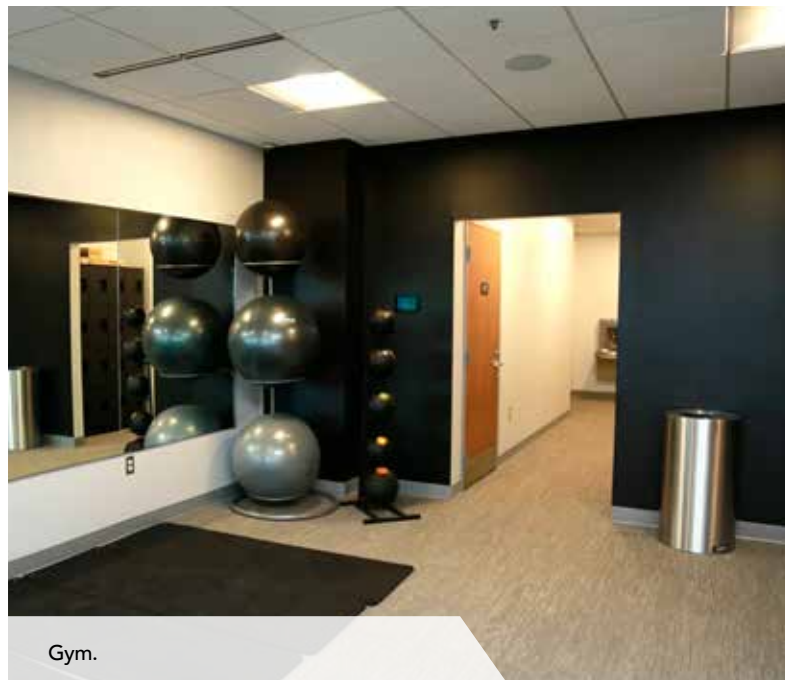
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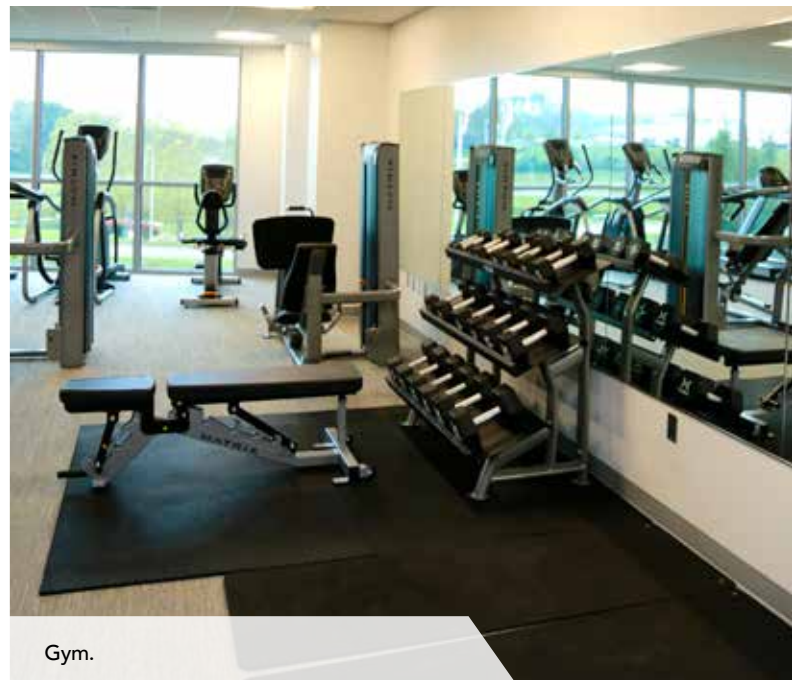
Gym.



Gym.



Gym.



Gym.

EXTERIOR PHOTOS



Side Entrance.

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Front of Building.



Side Entrance.



Parking Lot.

EXTERIOR PHOTOS



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Back Courtyard/Entrance.

AERIALS



Front of Building.



Front and Side of Building.



Front and Side of Building.

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Front and Side of Building Facing East.



Back and Side of Building.

AERIALS



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Aerial Facing North.



CONTACT

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