

# Black Diamond Realty

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



**OFFICE SUITE**

# 7000 Hampton Center, SUITE K

Morgantown, WV 26505



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# 7000 Hampton Center, Suite K, Morgantown, WV 26505

**LEASE RATE** \$1,800 / MONTH (Utilities Included)

**LEASE STRUCTURE** NNN

**TOTAL SPACE AVAILABLE** 731 SQ FT

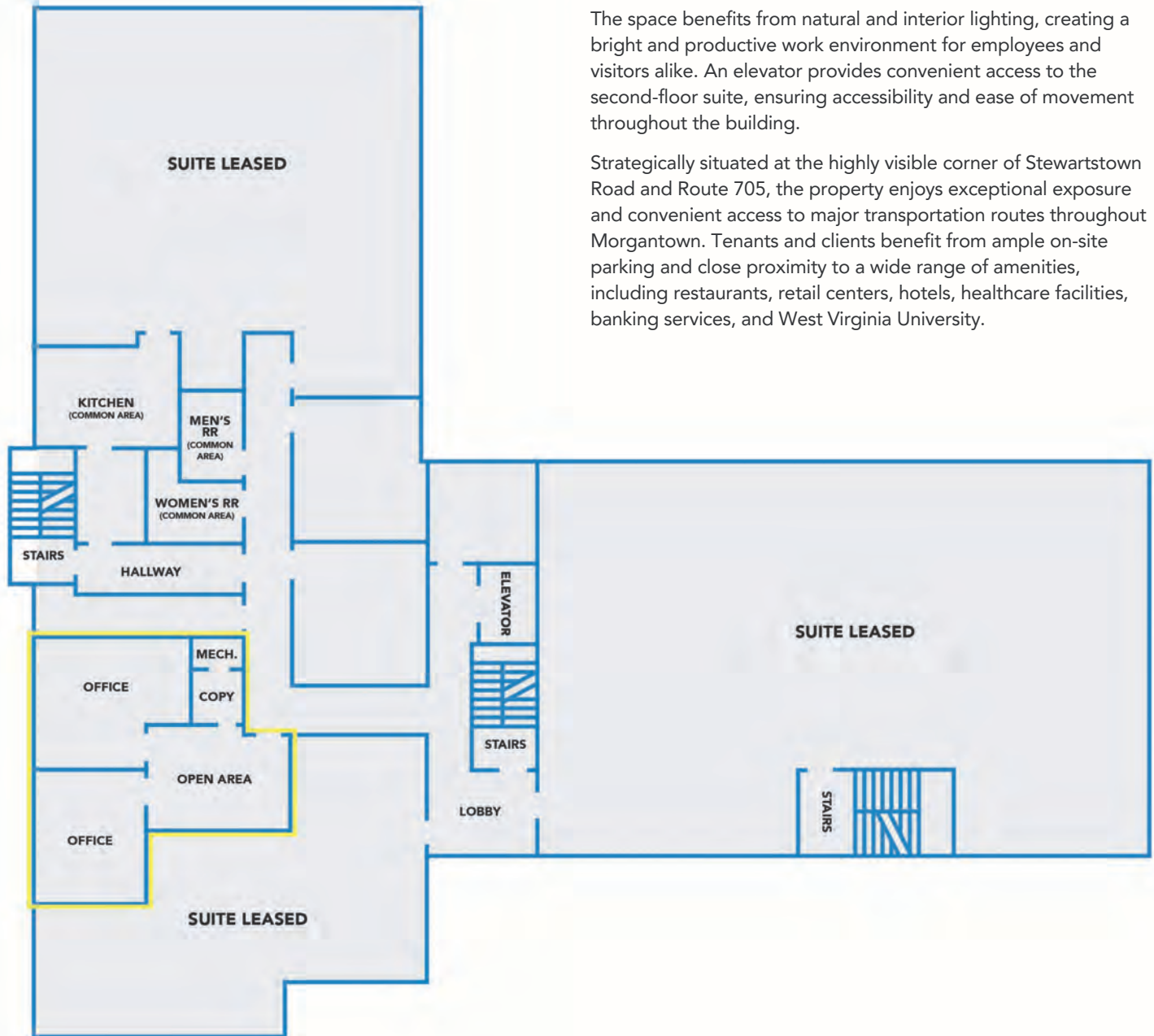
**DISTANCE TO INTERSTATE** 2.7 Miles From I-68, Exit 7

## SUITE DETAILS

Positioned within one of Morgantown's most desirable professional office corridors, Suite K at 7000 Hampton Center offers approximately 731 (+/-) square feet of office space on the second floor of a prominent multi-tenant office building. The suite features an open entry area, two private offices, copy room and mechanical room. Outside of the suite, there is a shared kitchen and mechanical room. Outside of the suite, there is a shared kitchen and separate men's and women's restrooms. The available space is outlined in yellow on the floor plan below.

The space benefits from natural and interior lighting, creating a bright and productive work environment for employees and visitors alike. An elevator provides convenient access to the second-floor suite, ensuring accessibility and ease of movement throughout the building.

Strategically situated at the highly visible corner of Stewartstown Road and Route 705, the property enjoys exceptional exposure and convenient access to major transportation routes throughout Morgantown. Tenants and clients benefit from ample on-site parking and close proximity to a wide range of amenities, including restaurants, retail centers, hotels, healthcare facilities, banking services, and West Virginia University.



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