

496 High Street Morgantown, WV

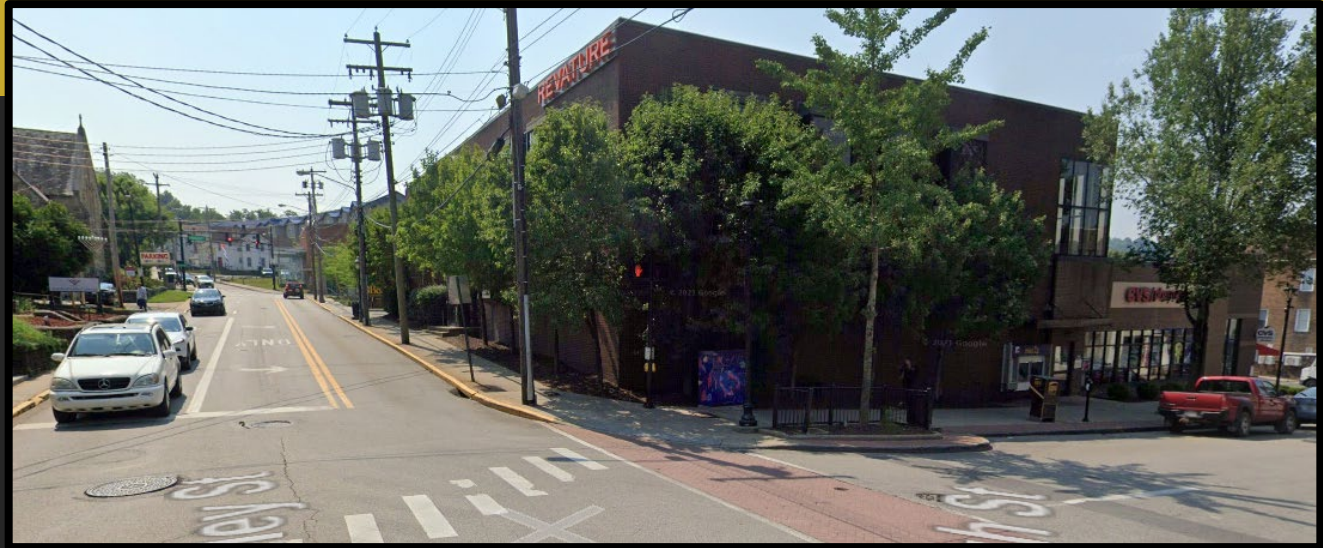


PETROPLUS LANE, LLC

48 DONLEY STREET SUITE 103
MORGANTOWN, WV 26501

304-284-2824

PARRY G. PETROPLUS, BROKER



Steps away from WVU Main Campus, Panera Bread, CVS, Chipotle, Jimmy Johns, BB&T/Truist, Chase Bank, Morgantown City Office and many more Restaurants, Shops and Professional Offices.





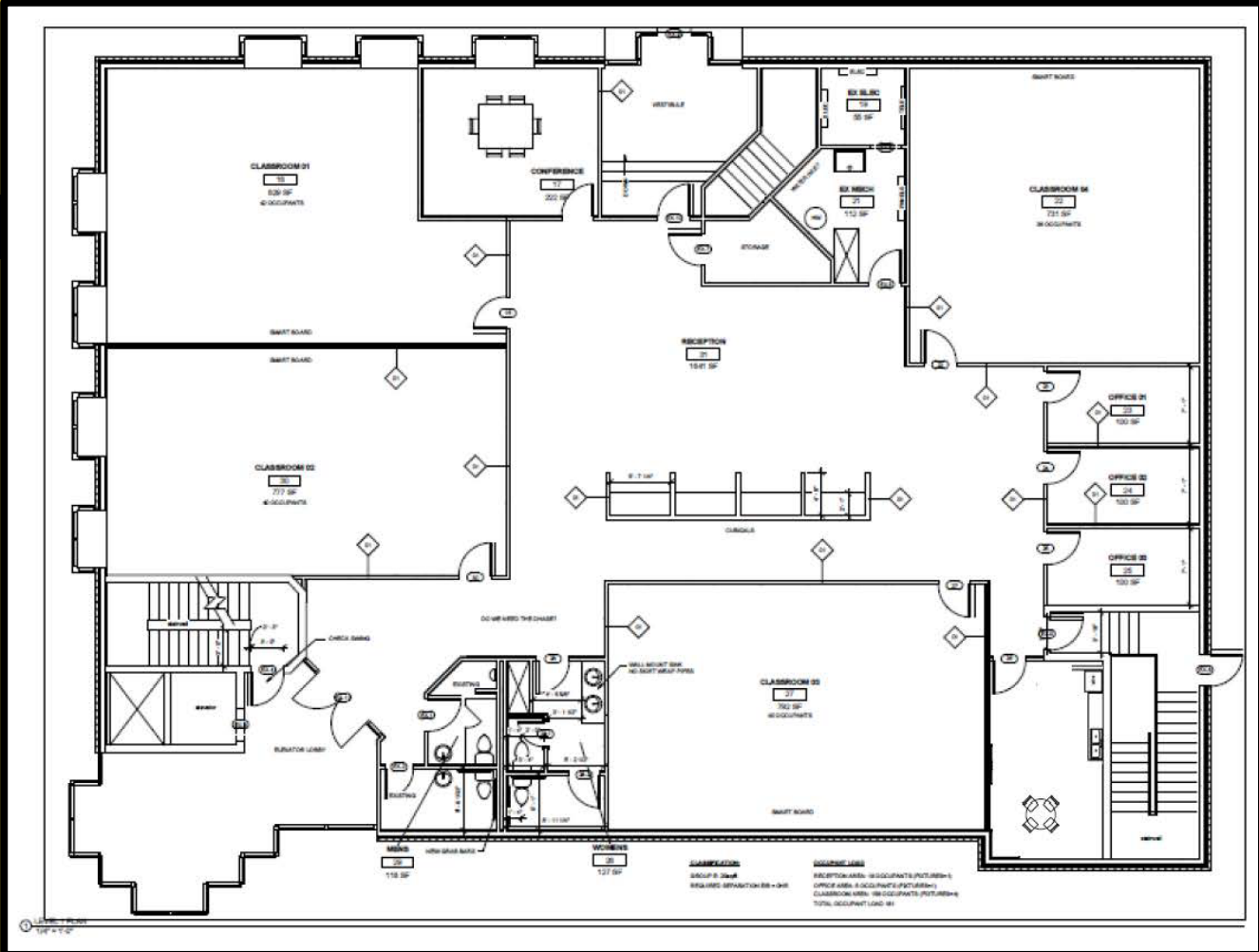
Morgantown is located on the banks of the Monongahela River and home to West Virginia State University, a major influence in the city. The vibrant college town has won national acclaim as one of the nation's most livable small cities and has one of the strongest economies for small metro areas. It is one of the major growth areas in the state due to the expansion of the "I-79 High-Tech Corridor". The economy of the area is based on higher education, health care and the federal government, all of which contribute a significant number of better-wage jobs. Morgantown and Monongalia County have consistently seen some of the lowest unemployment rates in the state.

- ½ Block from Entrance to West Virginia University with 24,700 Students and 7,000+ Employees
- Population of 106,000 in Monongalia County, WV
- Significant Foot Traffic with 17,000 Pedestrians Walking by Property Every 24 Hours
- Surrounded by Thousands of On and Off-Campus Housing Units

Subdivide Options

Elevator Access

- Street Level Entrance off Willey Street



Parry G. Petroplus, Broker

3rd Floor

8,000 SF

Subdivide Options

Renovated Office Space

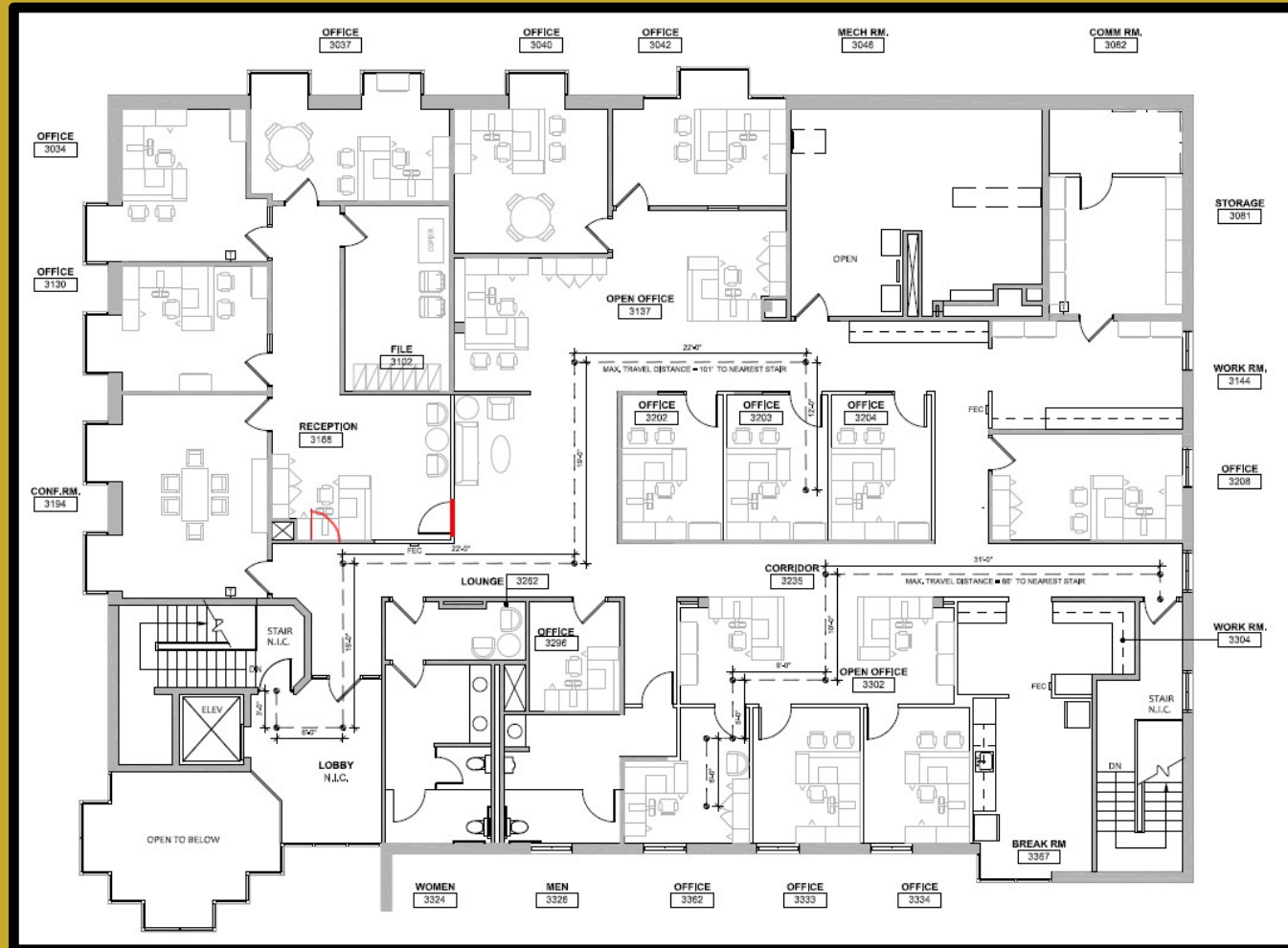
Elevator Access

- Excellent Visibility
Top of High Street
- Professional Office Space
- 15 Offices, Conference Room,
Kitchen and Restrooms
- Located on the 3rd Floor
w/Elevator



Petroplus Lane, LLC

48 Donley Street Suite 103
Morgantown, WV 26501
Rock Hill, SC
304-284-2824



Parry G. Petroplus, Broker

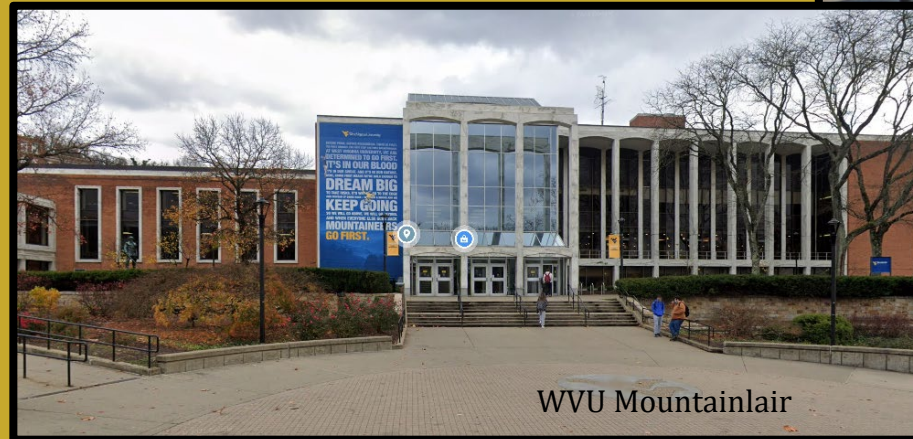
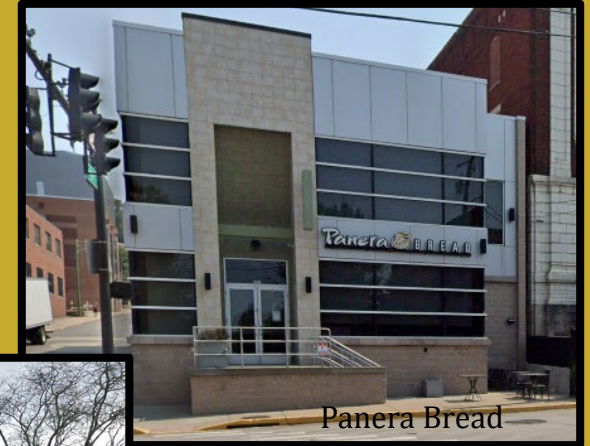


Property Type: Office
Building Size: 16,120sf
Min Divisible: 4,000 sf

- Significant Foot Traffic
- ½ Block from Entrance to WVU with 24,700 Students and 7,000+ Employees
- Walking Distance to WVU Campus “Hub” and Student Union Center
- 75 Miles South of Pittsburgh and 200 Miles West of Washington DC.

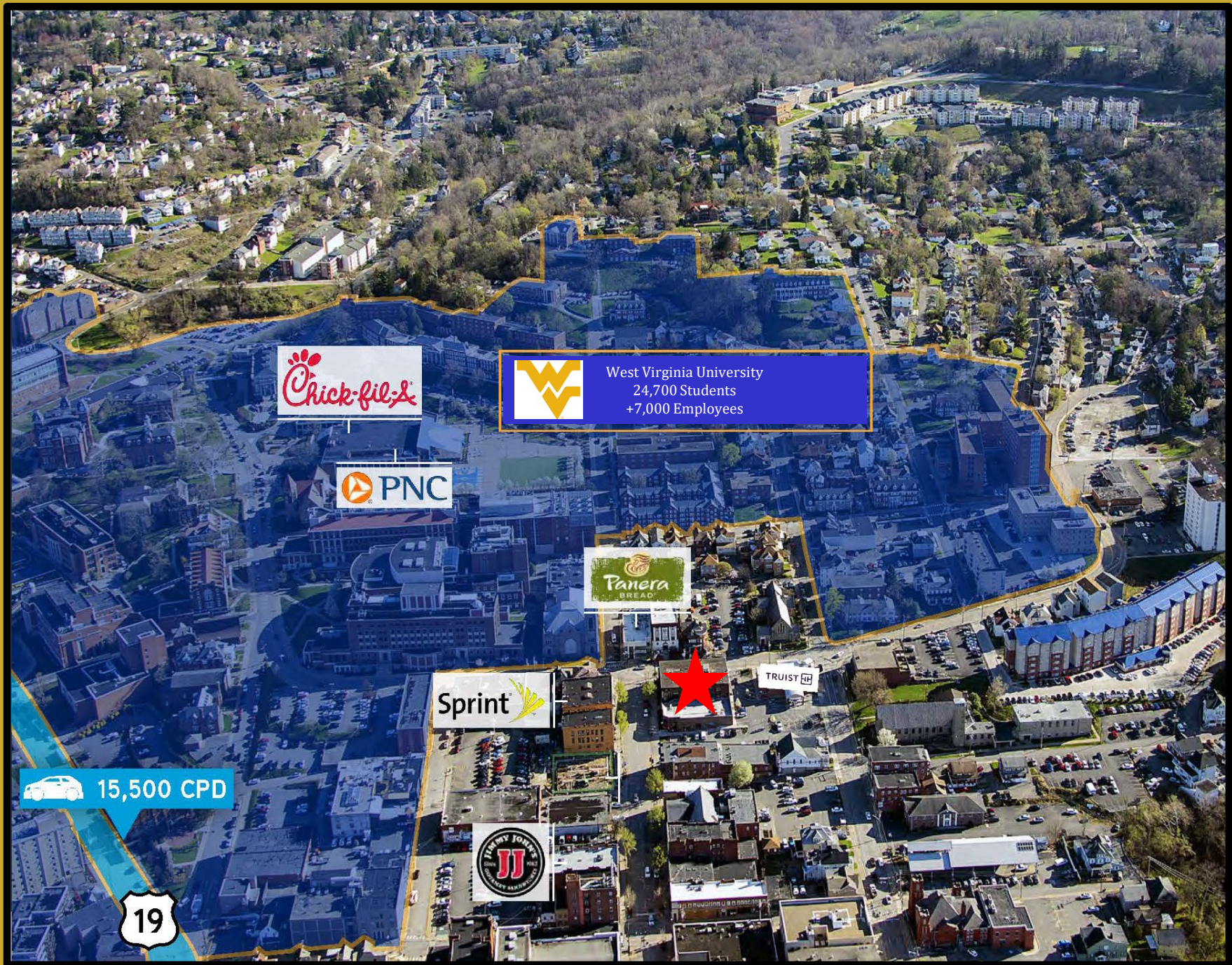


North Central remained one of the state's healthiest-performing economic regions



WVU Mountainlair





West Virginia University
24,700 Students
+7,000 Employees



15,500 CPD



Aerial View