



**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



**OFFICE BUILDING**

**99 JD Anderson Drive**  
**Morgantown, WV 26505**



**Kim Licciardi, CCIM, SIOR**

Partner & Business Development Leader / Salesperson

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# 99 JD Anderson Drive, Morgantown, WV 26505

|                          |                            |
|--------------------------|----------------------------|
| LEASE RATE               | \$16.00 / SQ FT / YEAR     |
| LEASE STRUCTURE          | NNN                        |
| BUILDING SIZE            | 12,000 SQ FT               |
| MIN DIVISIBLE            | 1,500 SQ FT                |
| PARKING                  | 40 (+/-) Off-Street Spaces |
| DISTANCE TO MAIN ROADWAY | 0.3 Mile From Route 705    |

## SUITE DETAILS

Located at 99 J.D. Anderson Drive in the heart of Suncrest, one of Morgantown's most established and desirable professional corridors, this two-story office building offers approximately 12,000 (+/-) square feet of build-to-suit, customizable space, with 6,000 (+/-) square feet per floor. Suites can be divided down to as little as 1,500 square feet, providing flexibility for a variety of office users and space requirements. The property is currently being renovated with an estimated 120 days to warm vanilla shell.

Previously utilized as a medical office, this space presents an excellent opportunity in one of Morgantown's most sought-after professional corridors—just 0.3 mile off of Chestnut Ridge Road (Route 705). The property offers convenient access to both I-68 and I-79 in under 20 minutes and is within walking distance are Mon Health Medical Center, WVU's Health Sciences Center, Ruby Memorial Hospital, and numerous restaurants and retail options.

FUTURE RENDERING



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