

# Black Diamond Realty

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



**OFFICE SUITE**

# 15 Compass Pointe

Martinsburg, WV 25404



**Joshua Householder**  
Associate / Salesperson

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304.283.7664 (Cell)

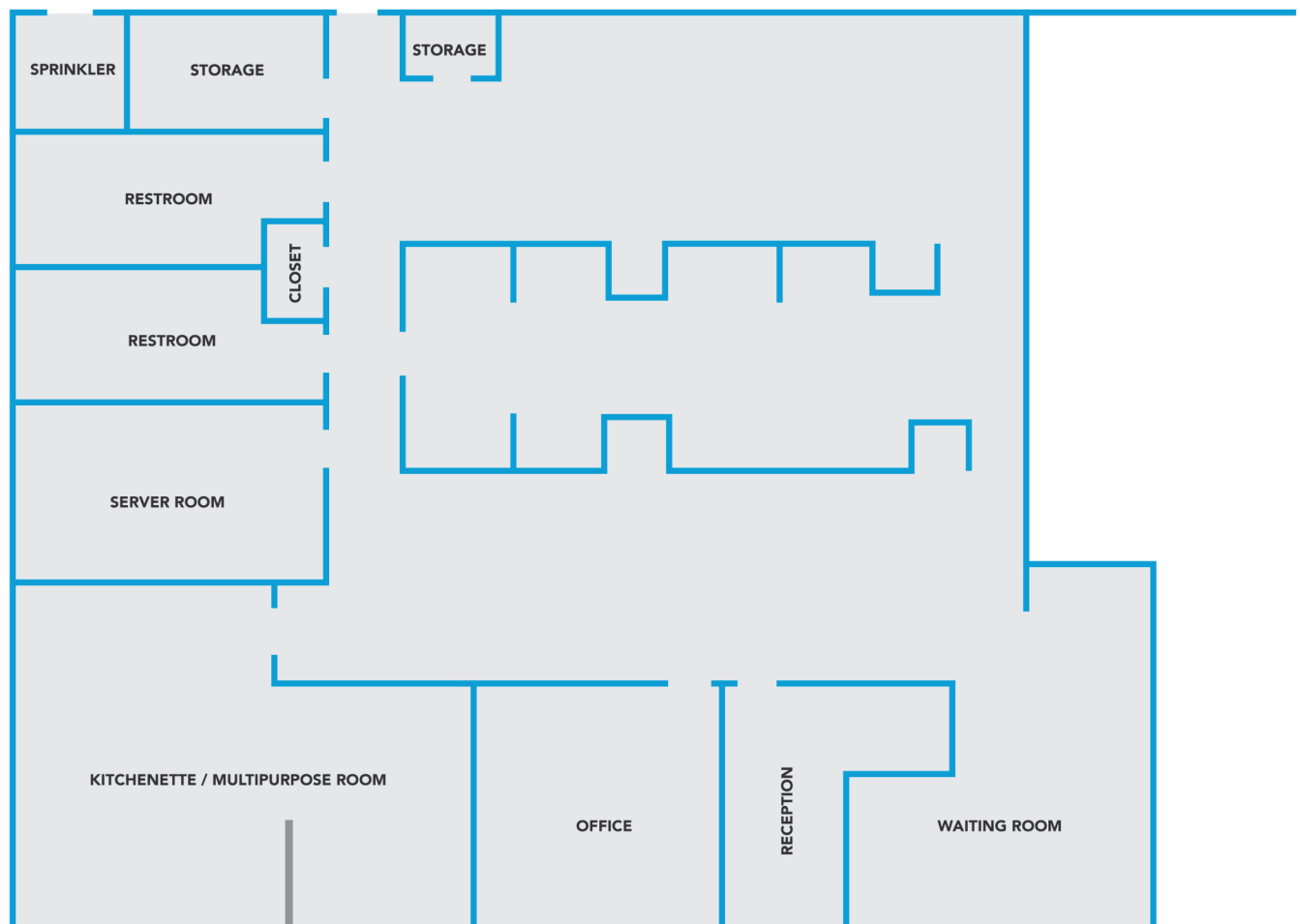
[jhouseholder@blackdiamondrealty.net](mailto:jhouseholder@blackdiamondrealty.net)

# 15 Compass Pointe, Martinsburg, WV 25404

LEASE RATE	\$18.00 / SQFT
LEASE STRUCTURE	NET PLUS \$6.00 (Reimbursable Expenses)
TOTAL SPACE AVAILABLE	4,155 (+/-) SQFT
TENANT IMPROVEMENTS	Negotiable
PROPERTY HIGHLIGHT	Federal Agency Neighboring Tenants
CITY LIMITS	Inside
PARKING	On Site Paved Parking Lot

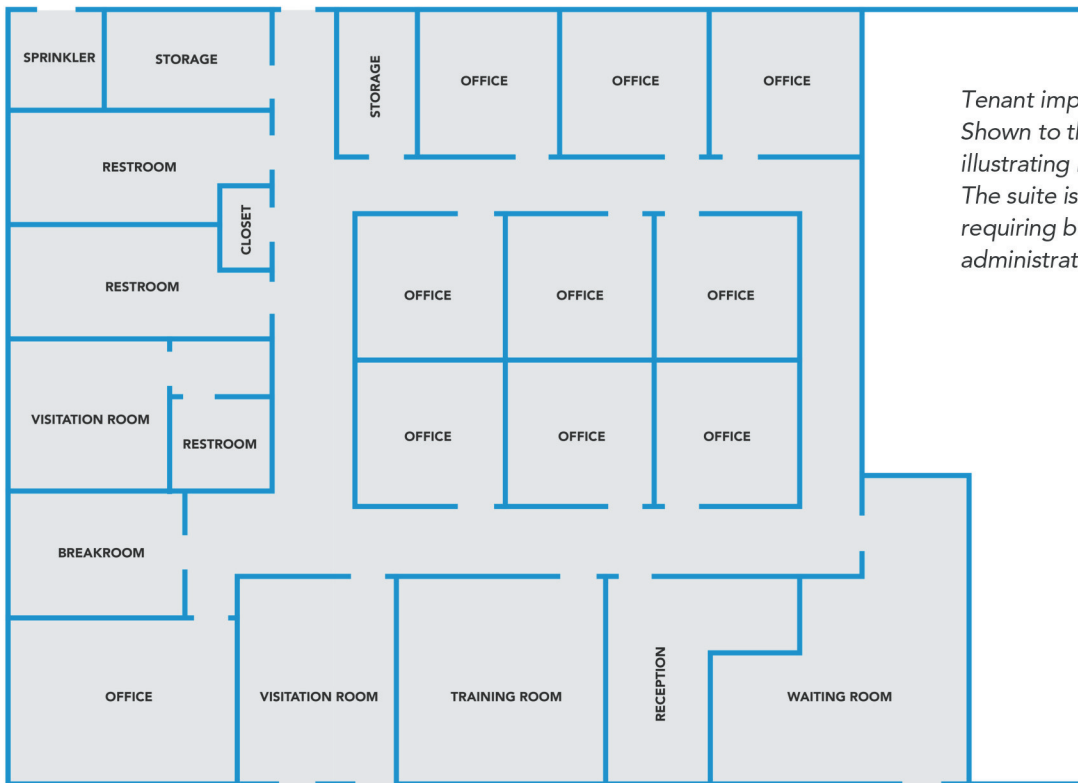
## PROPERTY DETAILS

15 Compass Pointe offers approximately 4,155 (+/-) square feet of office space available for lease. The space is ideal for office, administrative, or professional users seeking a functional layout supported by modern building systems, including security and fire sprinkler systems. The property benefits from excellent accessibility just off Interstate 81, providing efficient regional connectivity and strong visibility. Tenants enjoy ample on-site parking and close proximity to a variety of retail, dining, medical, and hospitality amenities. This offering presents an opportunity to lease space within a well-established, credit-tenant-anchored office environment in one of Berkeley County's premier office corridors. *\*This space is part of a three-building office portfolio that is also available for sale; inquire for additional information regarding the sale or lease.*





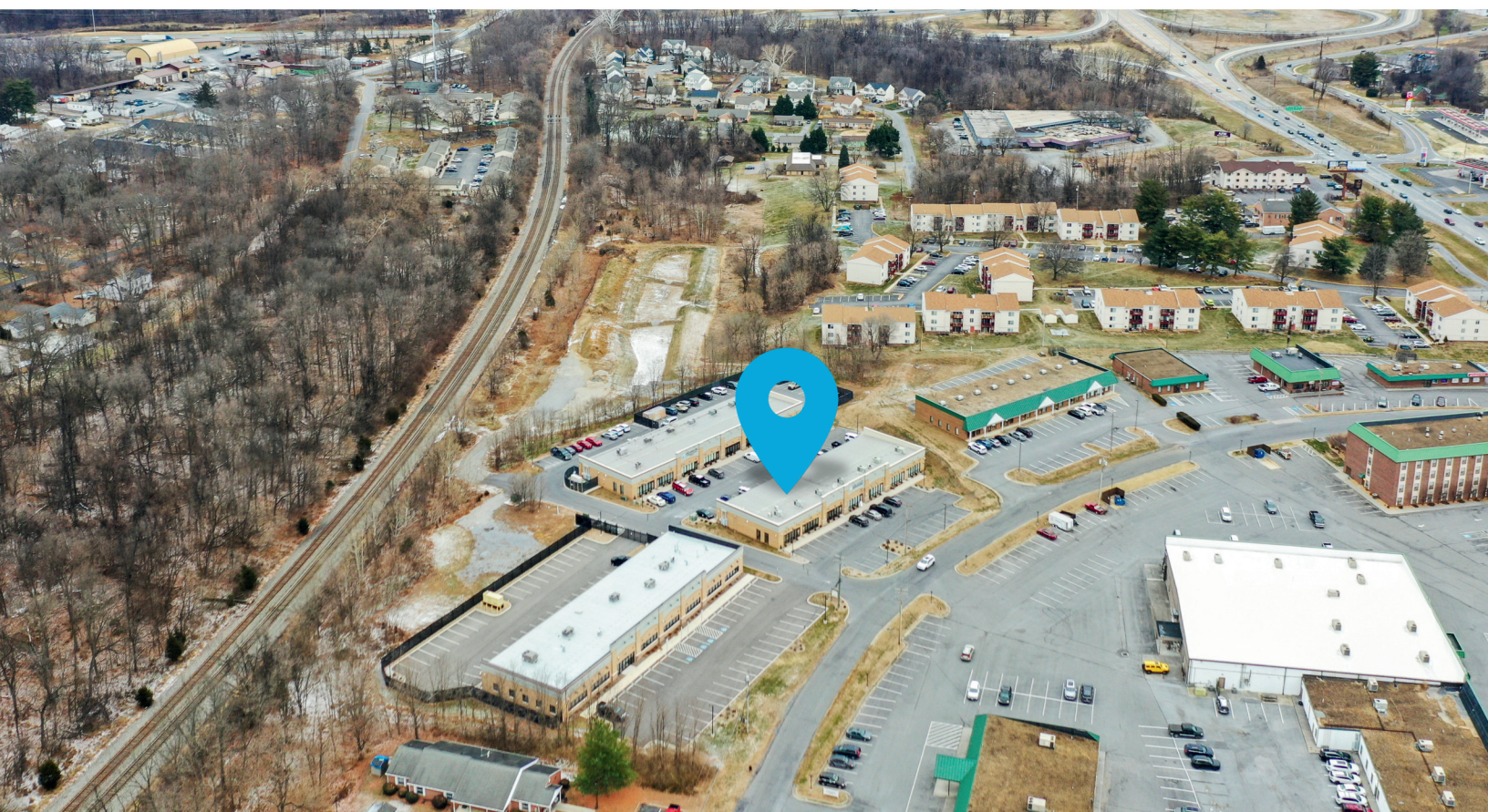
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*Tenant improvements are negotiable. Shown to the left is a proposed floor plan illustrating multiple office configurations. The suite is well suited for operations requiring both public-facing and administrative functions.*







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