

PROFESSIONAL BUILDING FOR LEASE



**The former First Exchange Bank Headquarters
Located in Downtown Mannington at the corner of U S Route 250 (Main Street)
and Market Street, Adjacent to First Exchange Bank's Mannington Branch**

Contact Bill Goettel, President and CEO of First Exchange Bank
304-534-7200 or billg@firstexchangebank.com

Or

Jim Boyers, Chairman of the Board of Directors
304-567-0482 or jim@middletowntractor.com



View from Market Street

The first phase of the building was completed in 1986 (first floor). The second phase of the building was completed in 2010 (second floor). The building was most recently used as First Exchange Bank's Headquarters until the bank's headquarters was moved to its new White Hall Banking location in 2019. The property is zoned "Downtown Commercial".

The condition of the building is excellent, all brick exterior, both central and individual office HVAC, rubber roof, and nice office space. All private offices and the board room have natural light.

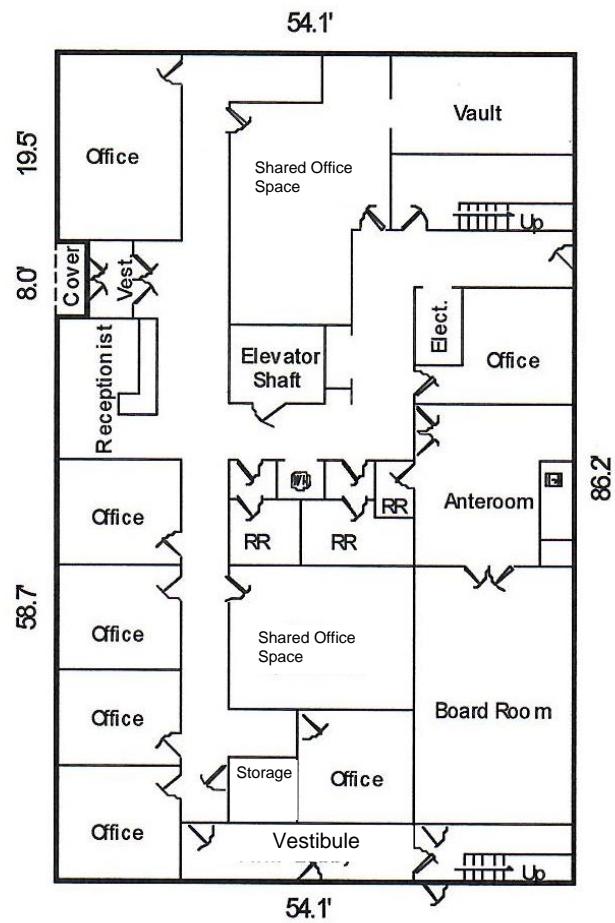
The building features 13 offices, a large board room with ante room attached, conference rooms, larger rooms with enough area for multiple employees, five restrooms, a document vault, and more. There are three entrances, one off of Main Street, one off of Market Street, and one off of the parking lot located at the rear of building. All public utilities and high speed internet is available.

BUILDING AREA

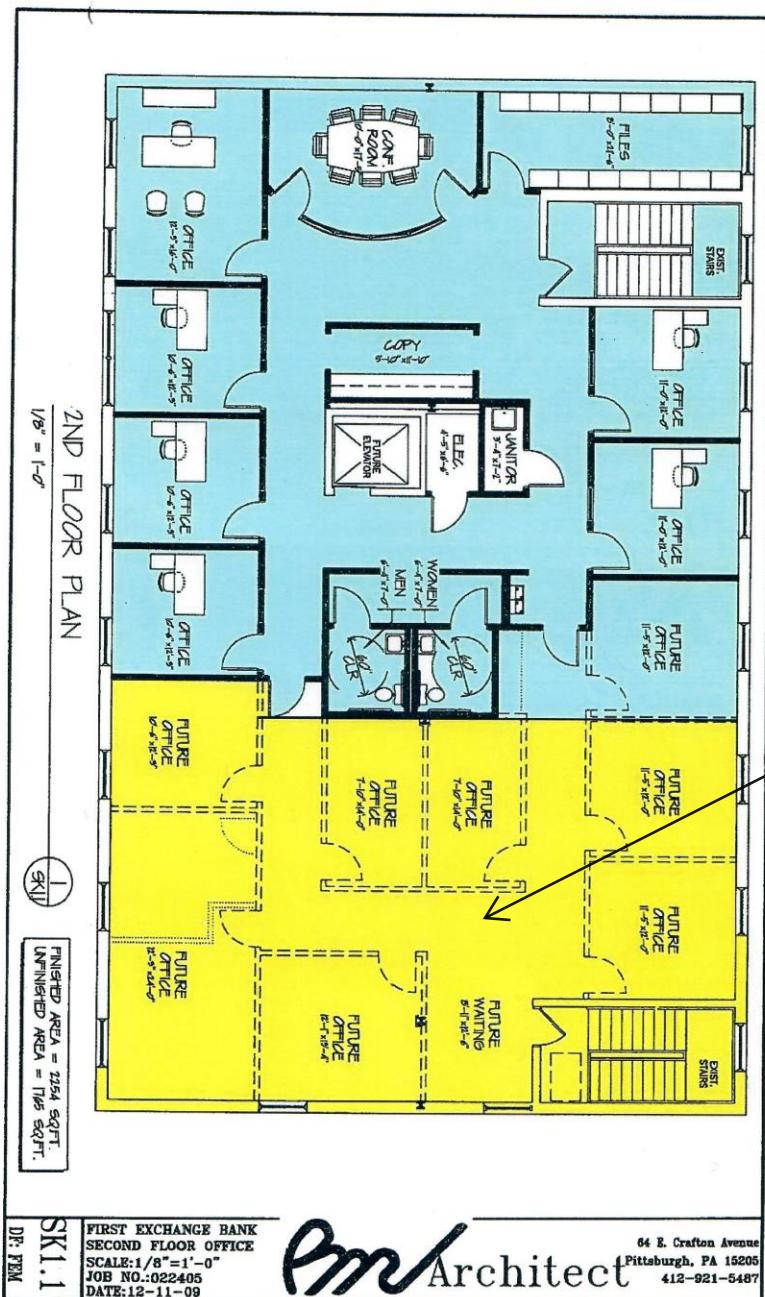
<i>First Floor Finished Area:</i>	<i>4,639 SF</i>
<i>Second Floor Finished Area:</i>	<i>2,868 SF</i>
<i>Total Finished Area:</i>	<i>7,507 SF</i>

Unfinished Second Floor Area: ***1,765 SF***

FIRST FLOOR



SECOND FLOOR









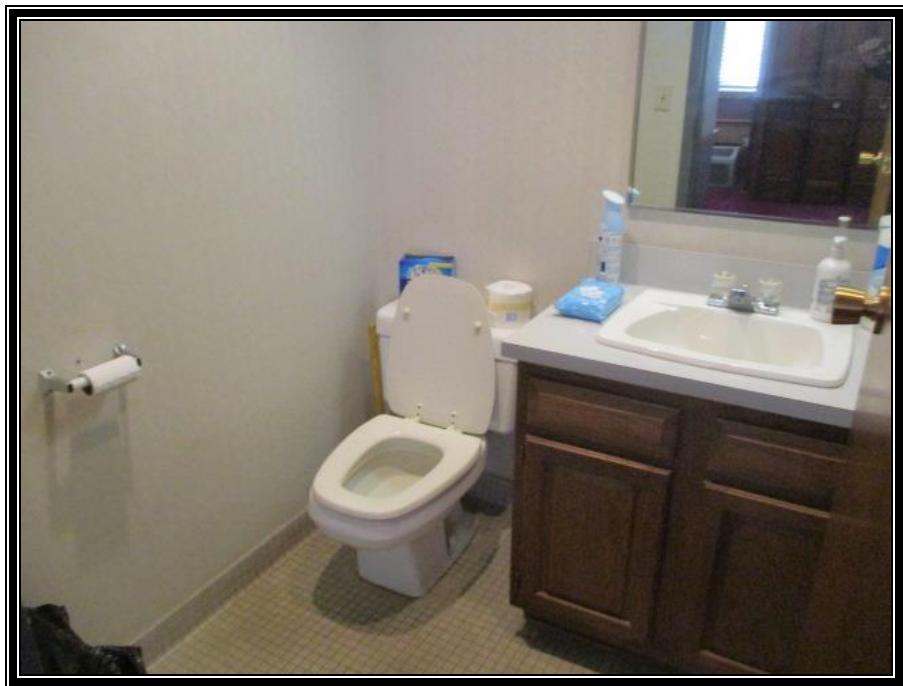








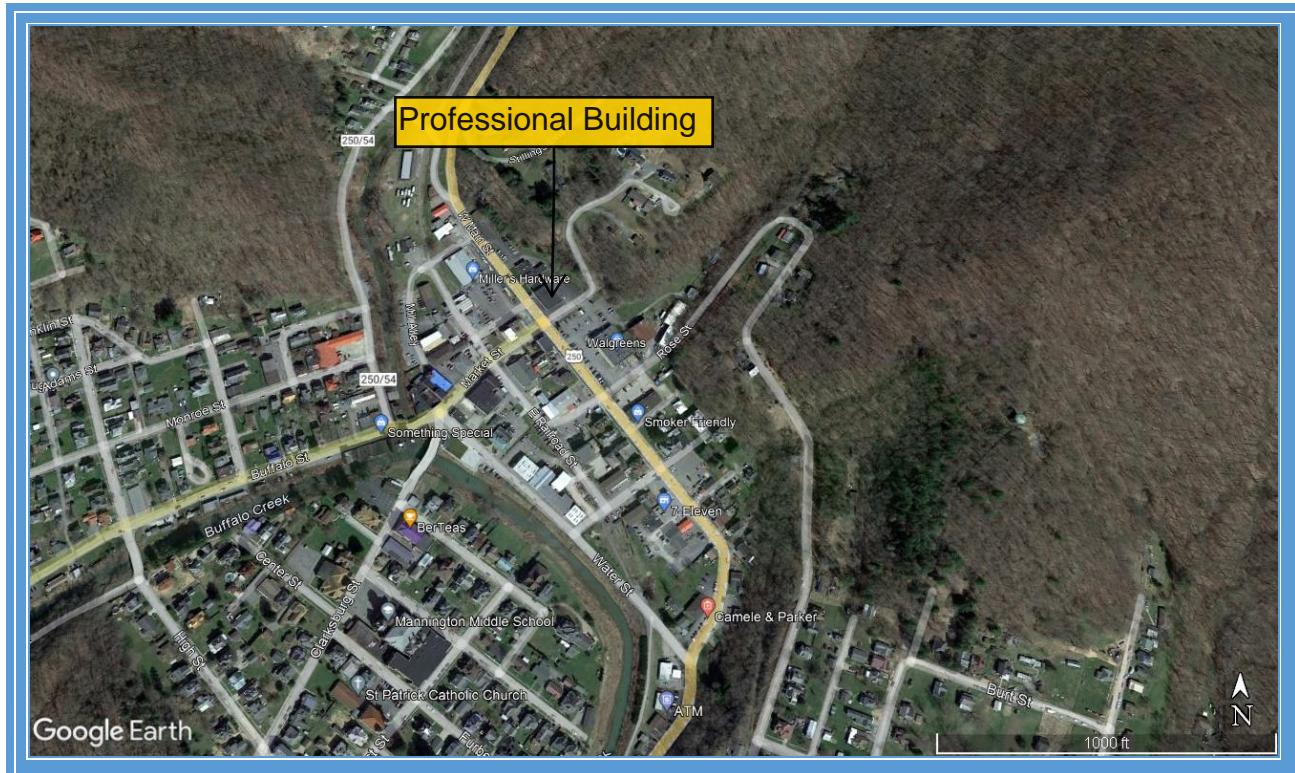








MANNINGTON, WEST VIRGINIA



Mannington is located in western Marion County approximately 13 miles west of Fairmont along U S Route 250 which runs east to west through the county linking I-79 in Fairmont to Wheeling in the northern panhandle. Mannington's population is 2,021 residents (2020 census) being Marion County's third largest community behind the county seat of Fairmont and Pleasant Valley.

The Building is located in the heart of downtown Mannington. Businesses and organizations nearby include the local Walgreen's pharmacy, Miller's Hardware, the local Moose and Elks lodges, City Hall and police department, Masters Funeral Home, T & L Hotdogs, 7-11 Convenience Store, Smokers Friendly, Something Special, NAPA Auto Parts, Mountaineer Florist and Gifts, Our Back Porch Ice Cream, Miller's Daughter Amish Store, a Car Wash, Mario's II Restaurant, the U S Post Office, D & G Machine, Main Street Mannington, and the local MVA Health Center.



U S ROUTE 250 LOOKING SOUTHEAST, PROFESSIONAL BUILDING ON LEFT



U S ROUTE 250 LOOKING NORTHWEST, PROFESSIONAL BUILDING ON RIGHT