

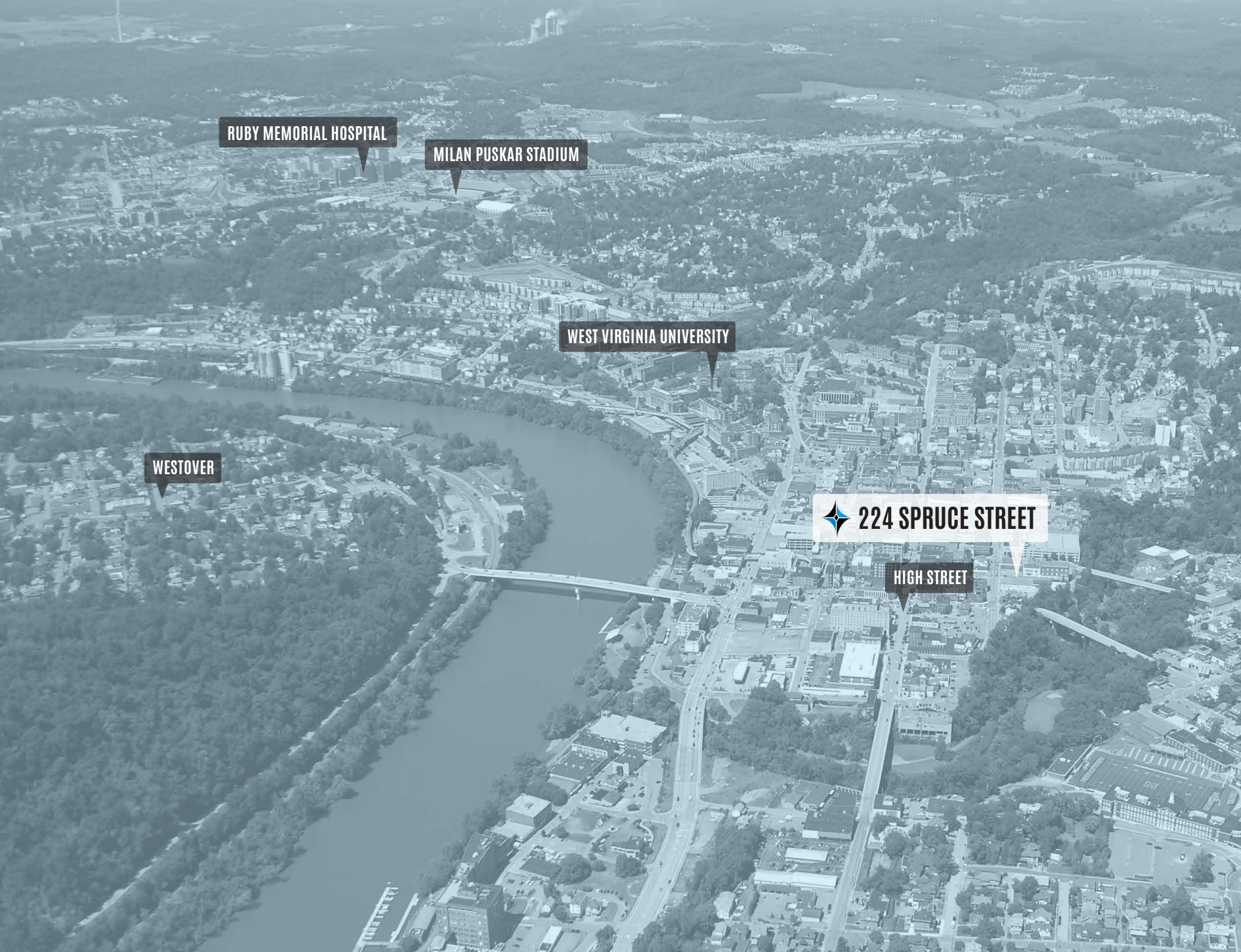


MARKETING FLYER



224 SPRUCE STREET
MORGANTOWN, WV 26505

OFFICE INVESTMENT OPPORTUNITY



RUBY MEMORIAL HOSPITAL

An aerial photograph of Morgantown, West Virginia, showing the city's layout, the Monongahela River, and surrounding greenery. Several key locations are highlighted with labels and leader lines. The labels include 'RUBY MEMORIAL HOSPITAL', 'MILAN PUSKAR STADIUM', 'WEST VIRGINIA UNIVERSITY', 'WESTOVER', '224 SPRUCE STREET', and 'HIGH STREET'. The map shows a mix of urban development, including residential areas, commercial buildings, and institutional structures like the hospital and university. The Monongahela River flows through the city, and a bridge is visible crossing it. The overall tone is a muted, monochromatic blue-grey.

MILAN PUSKAR STADIUM

WEST VIRGINIA UNIVERSITY

WESTOVER

224 SPRUCE STREET

HIGH STREET

TABLE OF CONTENTS

Investment Overview

Introduction of the property including building specifications, utilities, legal description, zoning, parking/access and parcel map.

02

Building Floor Plans

Descriptions and floor plans of both the first and second floor.

04

Interior Photos

Interior photos of 678 Spruce Street and 316 Fife Ave.

06

Location Overview / Demand Drivers

Major local employers and a detailed description/aerial photo of the property and its proximity to surrounding businesses and locations.

12

Demographics/ Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

18

Aerial Photos

Aerial photos of the property from different heights and angles.

20

INVESTMENT OVERVIEW

224 SPRUCE STREET

MORGANTOWN, WV 26505

SALE PRICE / \$1,300,000

GROSS BUILDING SIZE / 9,280 SQ FT

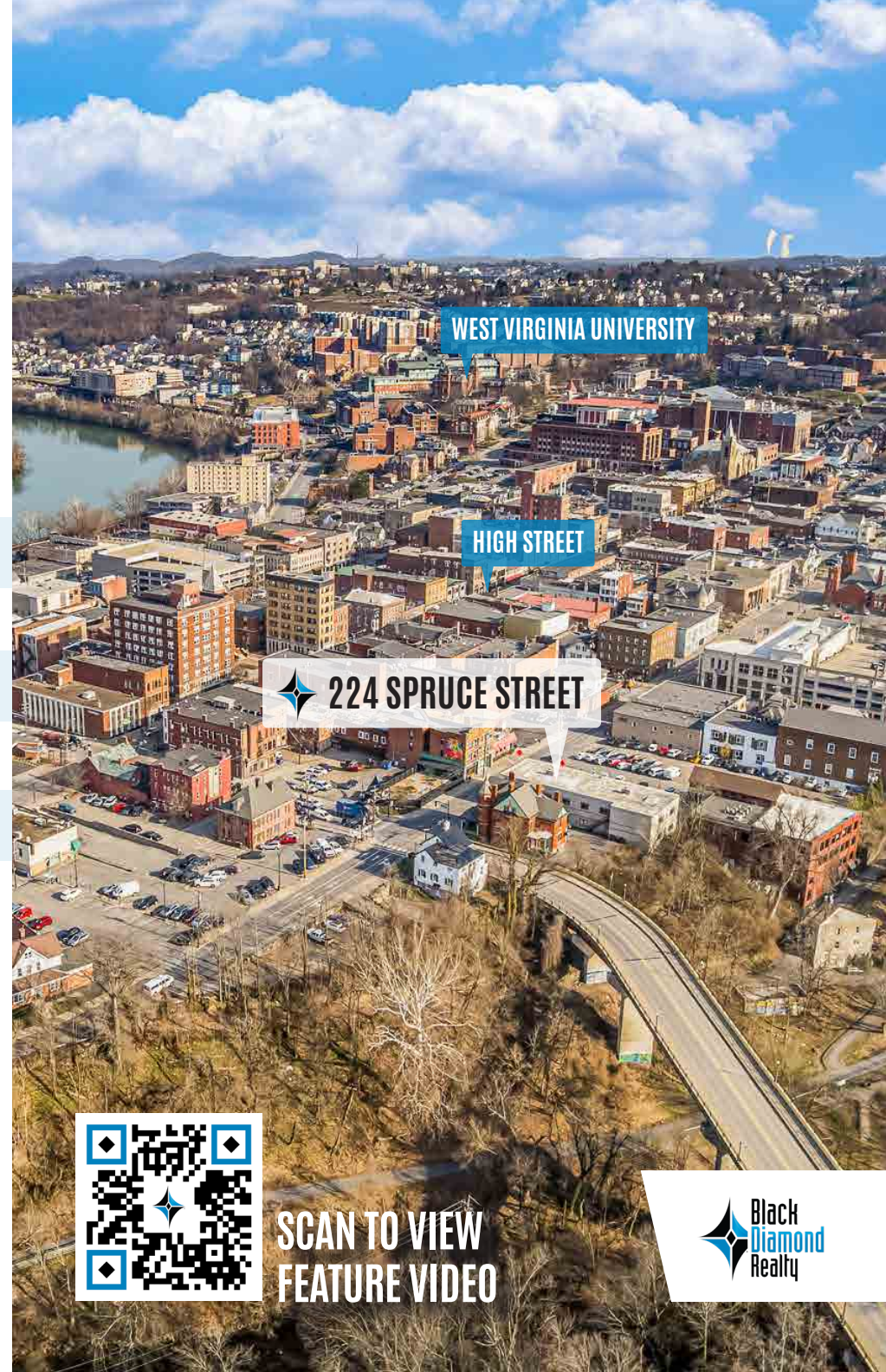
GROSS LOT SIZE / 0.18 ACRE

TENANT / JOB ACCOMMODATION NETWORK

CITY LIMITS / INSIDE

Black Diamond Realty is pleased to present 224 Spruce Street, a fully leased office building containing 9,280 (+/-) square feet on 0.18 (+/-) acre. The asset is located steps away from West Virginia University's main campus and High Street. There is metered parking available very close to the subject property.

The property is located inside the city limits of Morgantown and is within walking distance to many amenities including the West Virginia University main campus, Walnut Street PRT, shopping, restaurants, walking trails and more. The property is positioned roughly 2.5 miles from I-79, Exit 152, 3.5 miles from I-68, Exit 1, and 5 miles from I-68, Exit 7.



**SCAN TO VIEW
FEATURE VIDEO**



BUILDING SPECIFICATIONS

This building is comprised of 9,280 (+/-) square feet via two floors. There is roughly 4,640 (+/-) square feet on the first floor and 4,640 (+/-) square feet on the second floor. The exterior walls are brick across the front while the sides and rear are concrete. Storefront windows are located across the front of the building. There is no basement within this building. The building offers two floors above grade. Parking is available diagonally to the building.

LEGAL DESCRIPTION / ZONING / PARCEL MAP

Located inside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property consists of one irregular shaped parcel. The property is identified as Third Ward District, Map 29, Parcel 19. This can be referenced in Deed Book 1524, Page 478.



UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Cable/Internet	Comcast
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Multiple Providers

PARKING

There is metered parking available within one block of the subject building. The subject property is highlighted in blue and the metered parking lot is highlighted in yellow.



FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

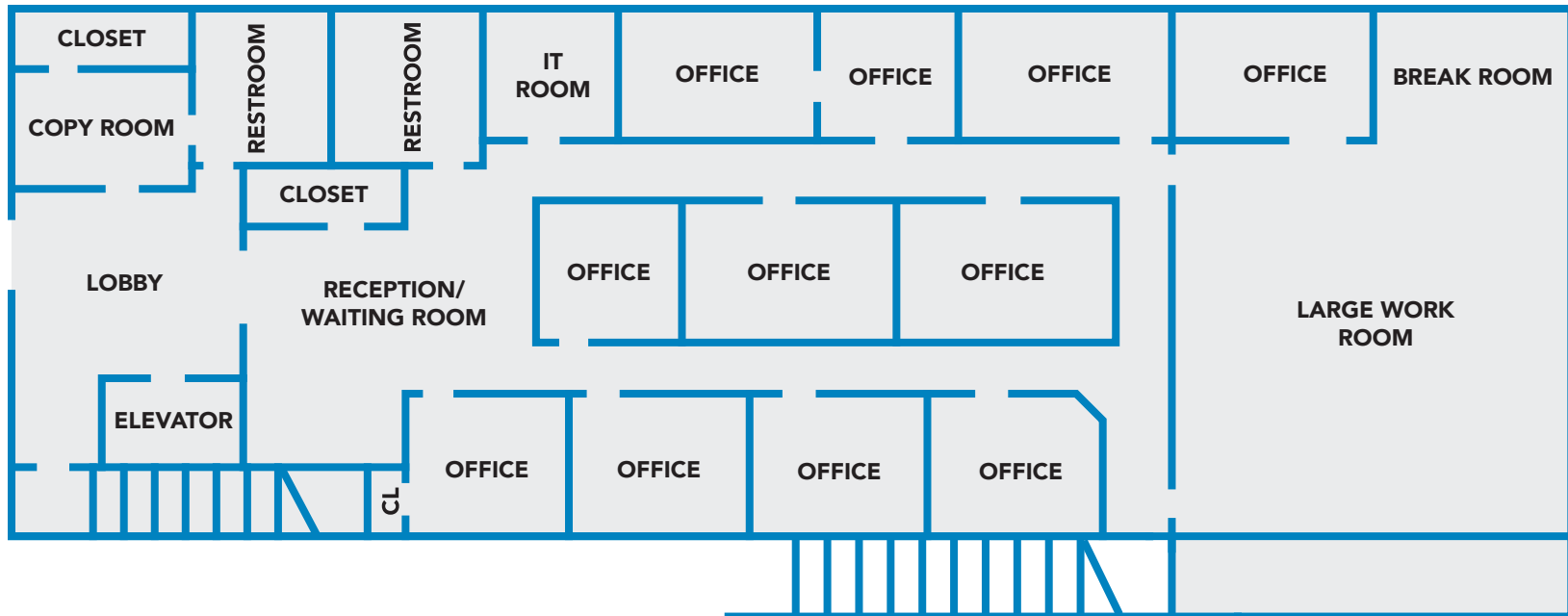
Please submit completed CNDA's to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicated that preference via email.

FLOOR PLAN - FIRST FLOOR

The first floor of the building is comprised of roughly 4,640 (+/-) square feet. The main entrance is located along Spruce Street at street level. The floor plan of the first floor consists of a lobby area with elevator, a copy room, a closet, and restroom. There is a separate set of doors to enter into the first floor suite. The suite's floor plan consists of a reception/waiting room, a large work room, a break room, eleven offices, plenty of storage space, an IT room and a restroom.

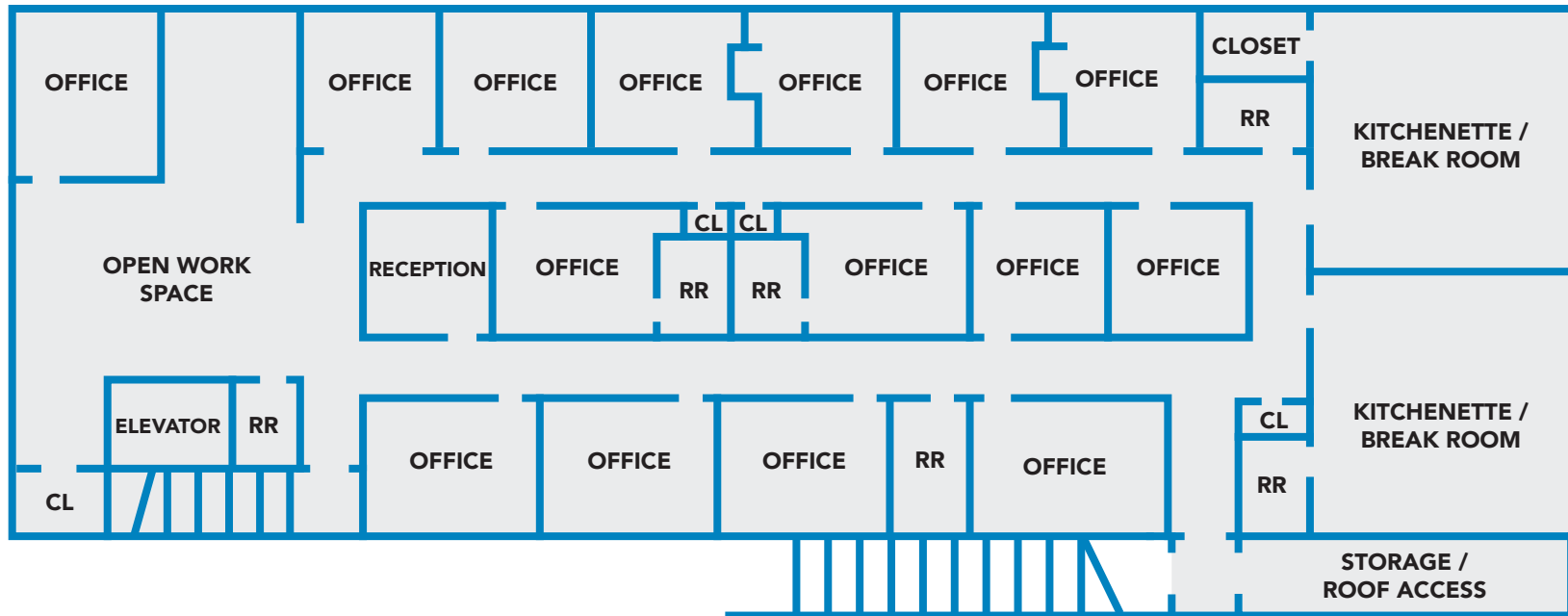
Finishes include a mixture of tile and carpet flooring and drywall walls. There is a combination of fluorescent fixtures and recessed lighting throughout. There is a staircase located at the front of the building which offers access to the second floor.



FLOOR PLAN - SECOND FLOOR

The second floor is comprised of roughly 4,640 (+/-) square feet. The floor plan consists of a reception desk, an open work space, fifteen offices, six restrooms, two large kitchenette/break rooms, and various storage closets throughout. There is also storage/roof top access from the second floor.

Finishes include a mixture of tile and carpet flooring and drywall walls. There is a combination of fluorescent fixtures and recessed lighting throughout. There are two staircases to access this space, one staircase is located inside the building at the front and is accessible from the first floor lobby. The second staircase is an exterior staircase located on the side of the building.

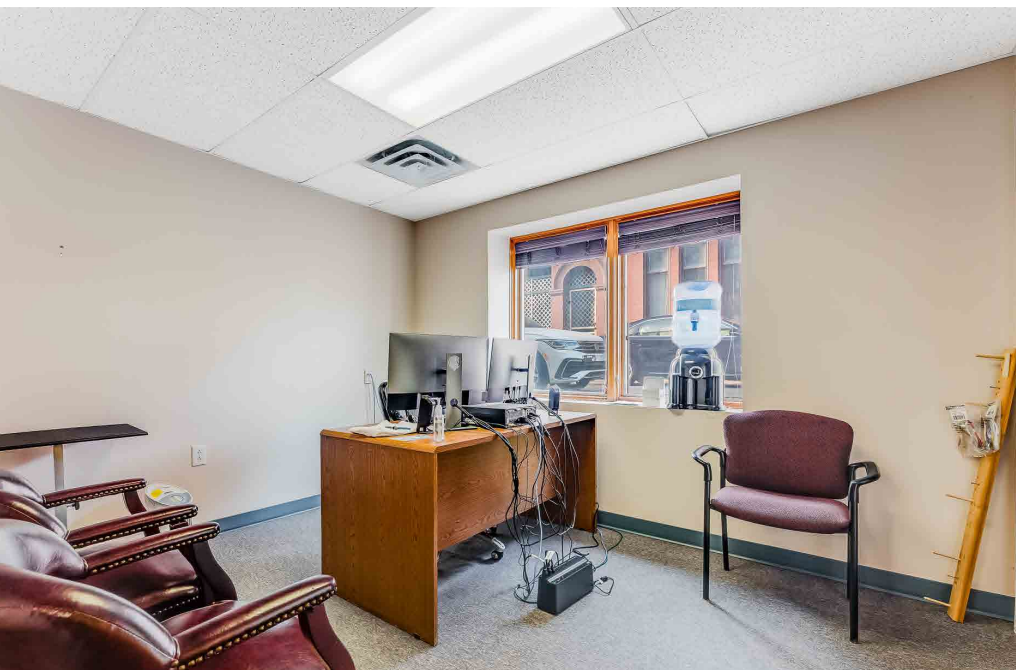




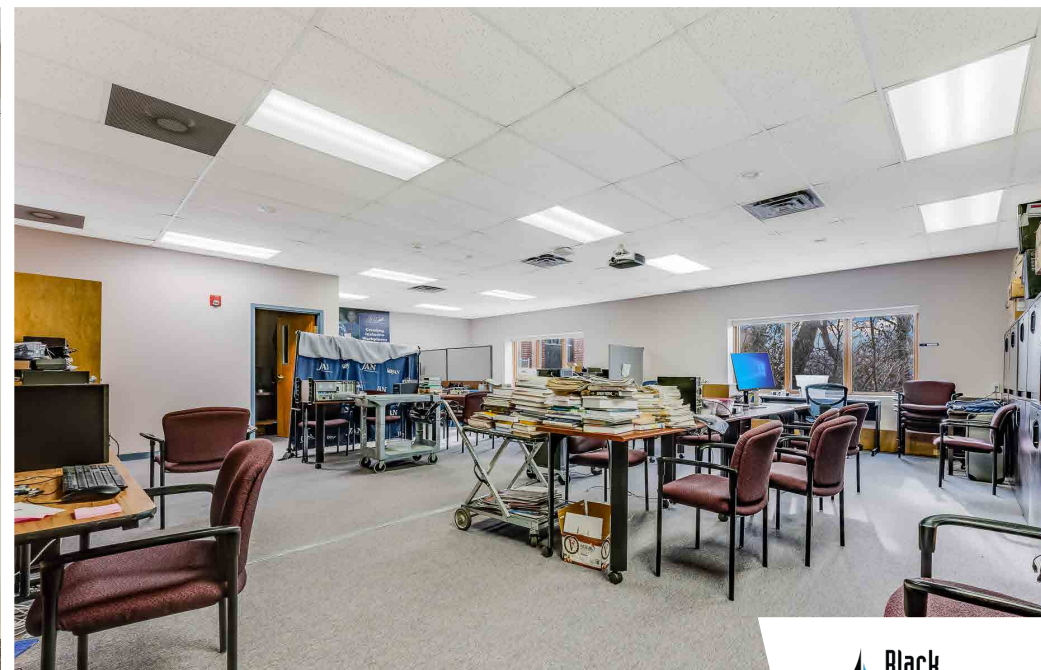
Main Entrance.



Office.



Office.



Large Work Room.

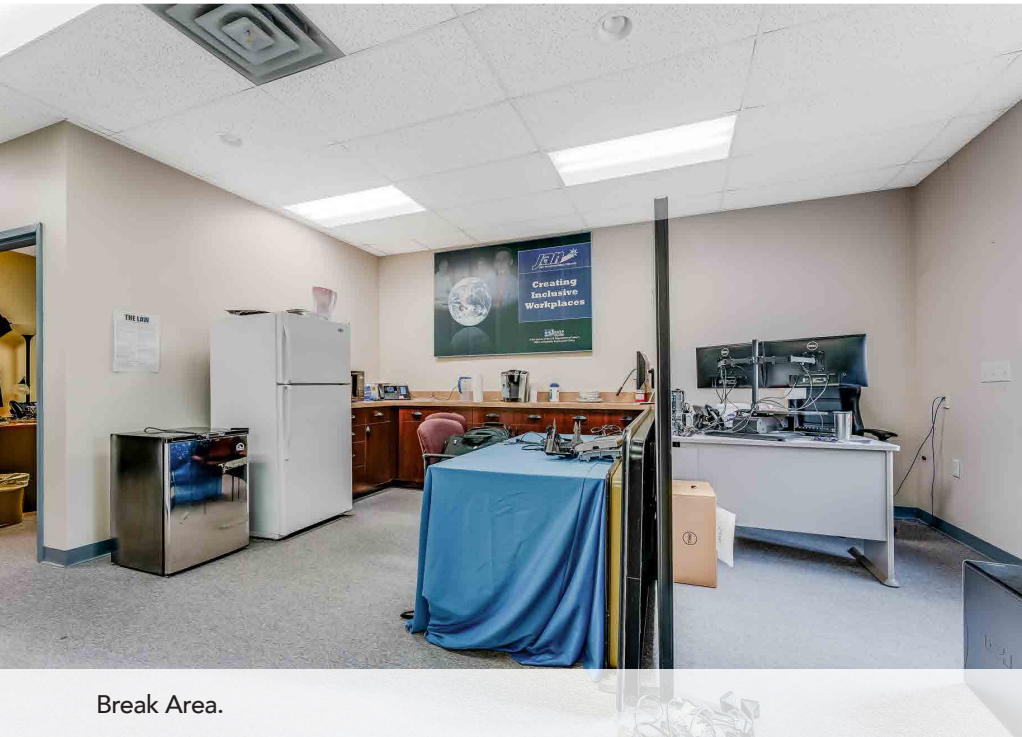




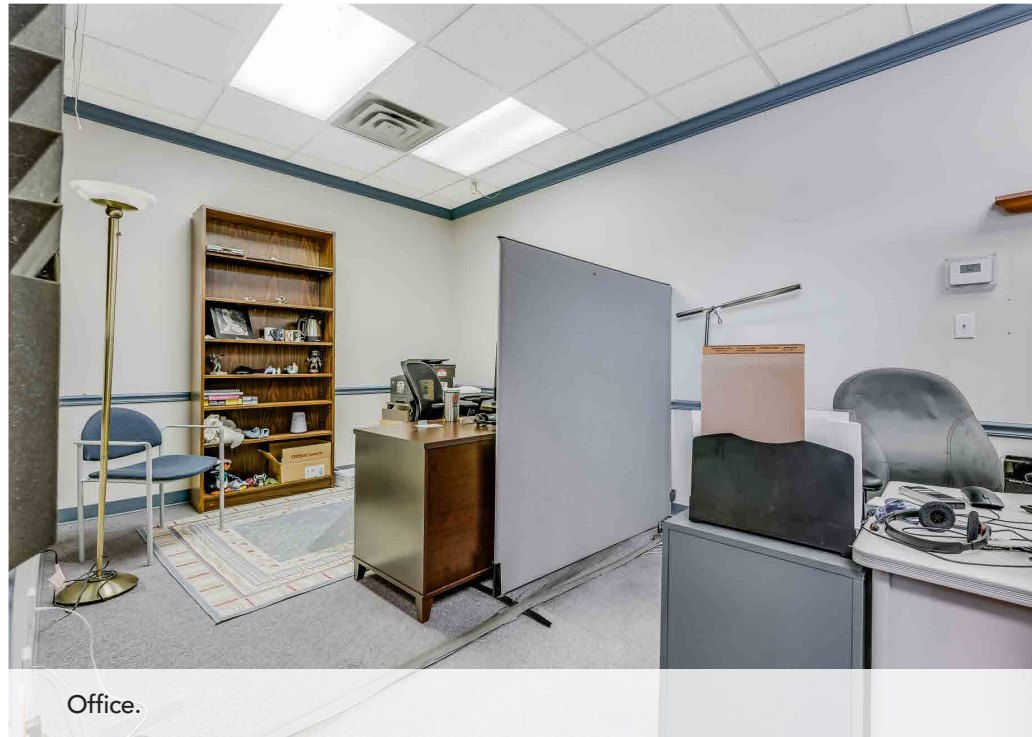
Large Work Room.



Office.



Break Area.



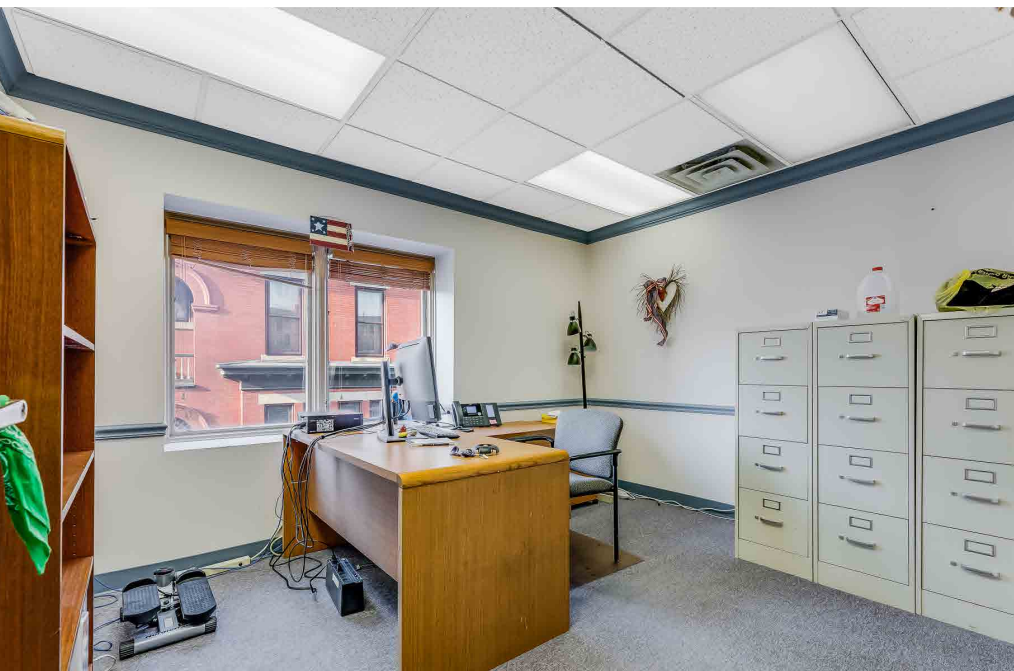
Office.



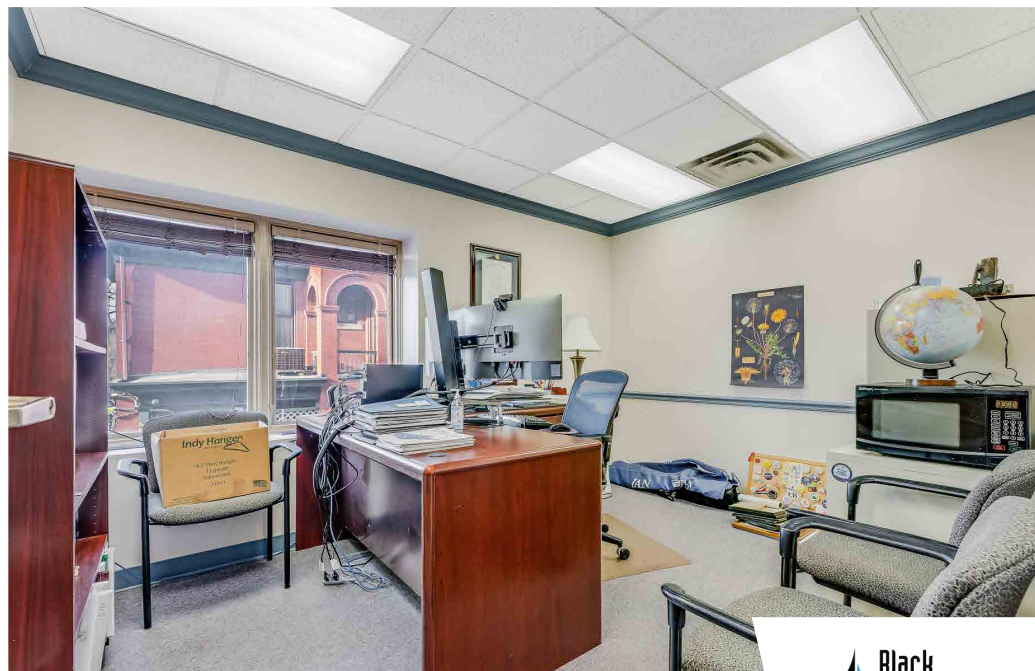
Second Floor Entry.



Open Work Space.



Office.



Office.

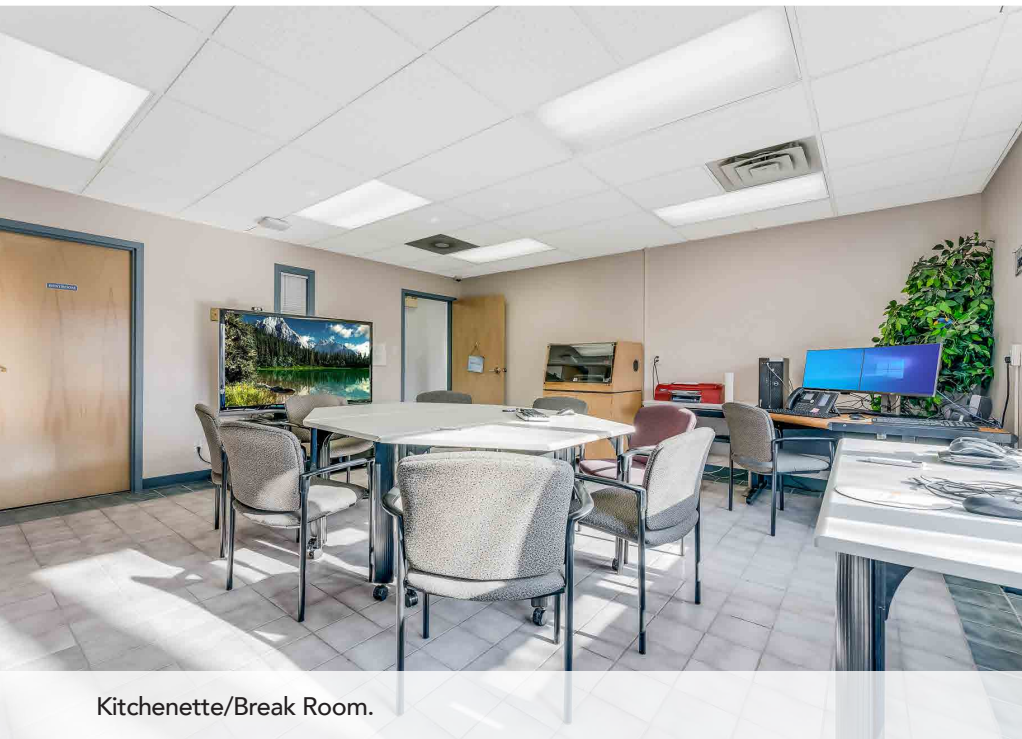




Office.



Kitchenette/Break Room.



Kitchenette/Break Room.



Kitchenette/Break Room.



Front View of the Building.



Side View of the Building.



Side View of the Building.



Side View of the Building.

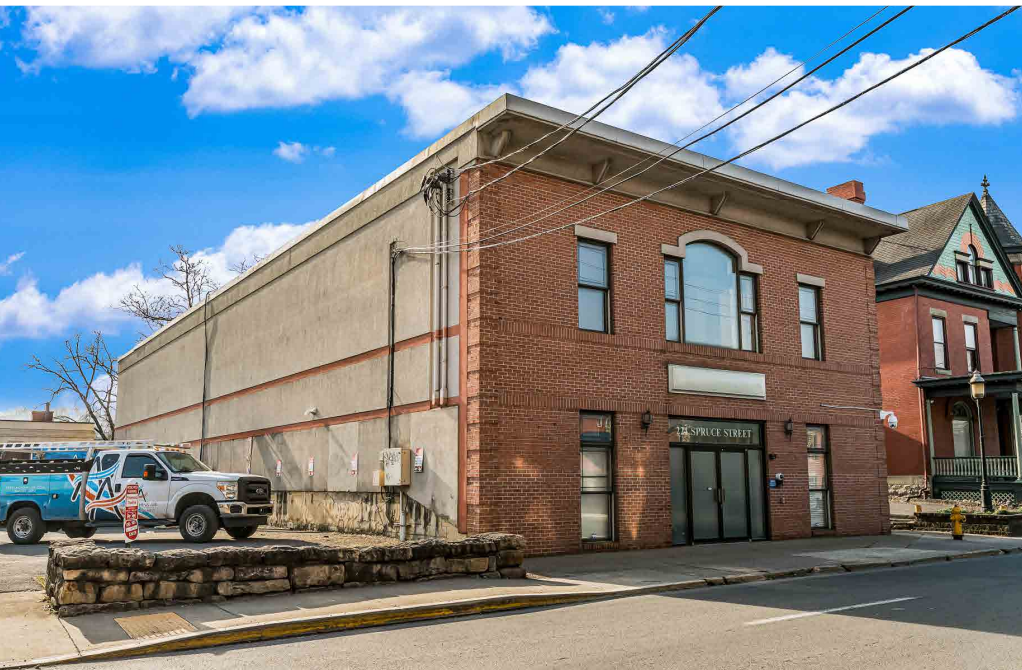




Side View of the Building.



Side View of the Building.



Front and Side View of the Building.



HVAC Unit.

LOCATION OVERVIEW

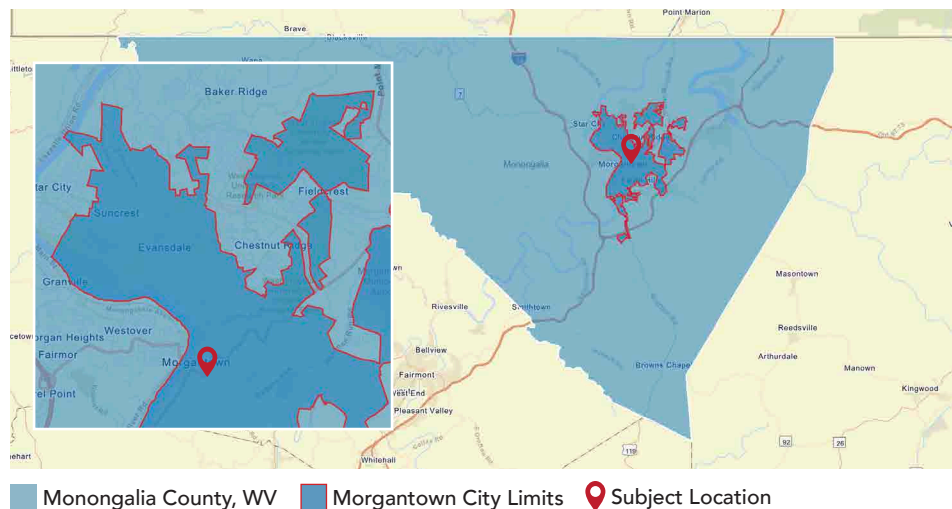
MONONGALIA COUNTY

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

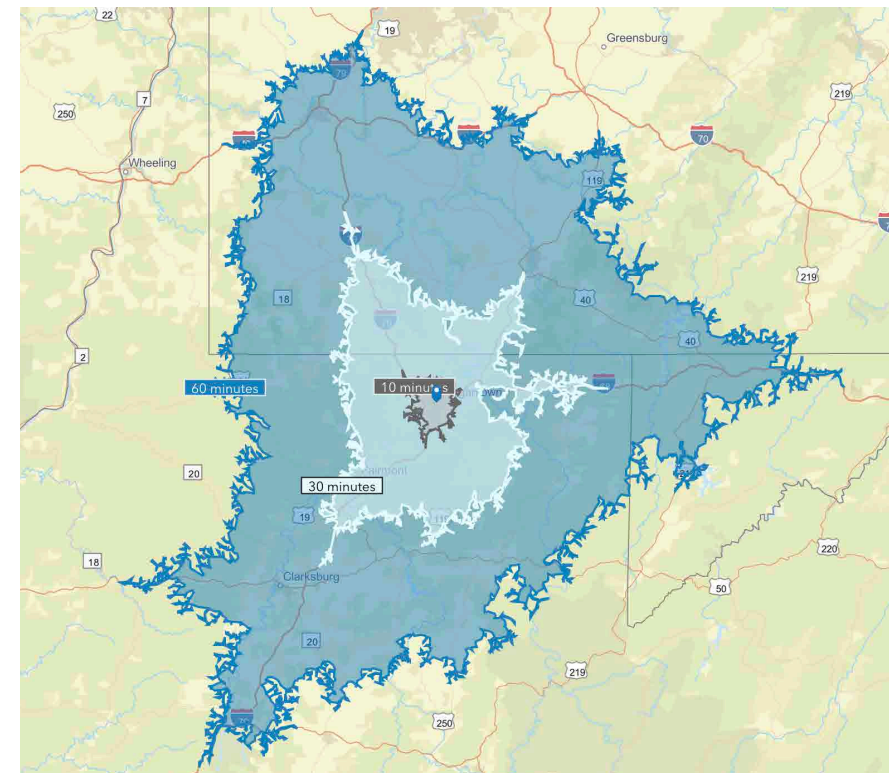
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The aerial photo above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star.

- ① Walnut PRT Station
- ② Beechurst PRT Station
- 🚌 Mountain Line Bus Stop

- ① Westover Area
- ② Sheetz
- ③ Morgantown Chamber of Commerce
- ④ Starbucks, Underground Printing
- ⑤ Monongalia Magistrate
- ⑥ Iron Horse Tavern
- ⑦ Huntington Bank
- ⑧ Dollar General
- ⑨ Monongalia County Clerk
- ⑩ Almost Heaven Bar & Grill
- ⑪ Subway

- ⑬ Public Safety Center
- ⑭ Morgantown Public Library
- ⑮ Morgantown Municipal Building
- ⑯ Morgantown Farmers Market
- ⑰ Truist Bank
- ⑱ Chipotle
- ⑲ CVS
- ⑳ WV Junior College
- ㉑ Downtown Campus Library
- ㉒ Mountainlair
- ㉓ West Virginia University Main Campus

- ㉔ University Place Housing
- ㉕ State On Campus Housing
- ㉖ Wharf District Parking Garage
- ㉗ Oliverio's Ristorante
- ㉘ Mountain State Brewing
- ㉙ Adams Legal Group, PLLC
- ㉚ Milan Puskas Stadium
- ㉛ MonHealth Medical Center
- ㉜ WVU medicine Health Sciences Campus
- ㉝ Ruby Memorial Hospital
- ㉞ WVU Evansdale Campus
- ㉟ WVU Coliseum

DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.²

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.²

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.²

SOURCES

² - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



- Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241 employees. ¹
- Among its 13 colleges, WVU's Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. ²
- WVU has produced 25 Rhodes scholars, 26 Truman scholars, 81 Fulbright scholars, 47 Goldwater scholars, and 106 Gilman scholars. ²



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. ³
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁴
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. ⁵



- The district is comprised of approximately 11,400 students in 10 elementary schools, four middle schools, and two high schools, one middle/high school, one technical education center and one alternative learning center. ⁶
- Monongalia County has been honored as the Best WV School District by Niche Rankings and Stacker Publishing for three consecutive years (2021, 2022, and 2023). ⁶
- Graduation rates stand at an impressive 95%. ⁶



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. ⁷
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. ⁷

¹ - <https://www.wvu.edu/about-wvu/wvu-facts>

² - <https://www.forbes.com/colleges/west-virginia-university/>

³ - <https://wvumedicine.org/about/hospitals-and-institutes/>

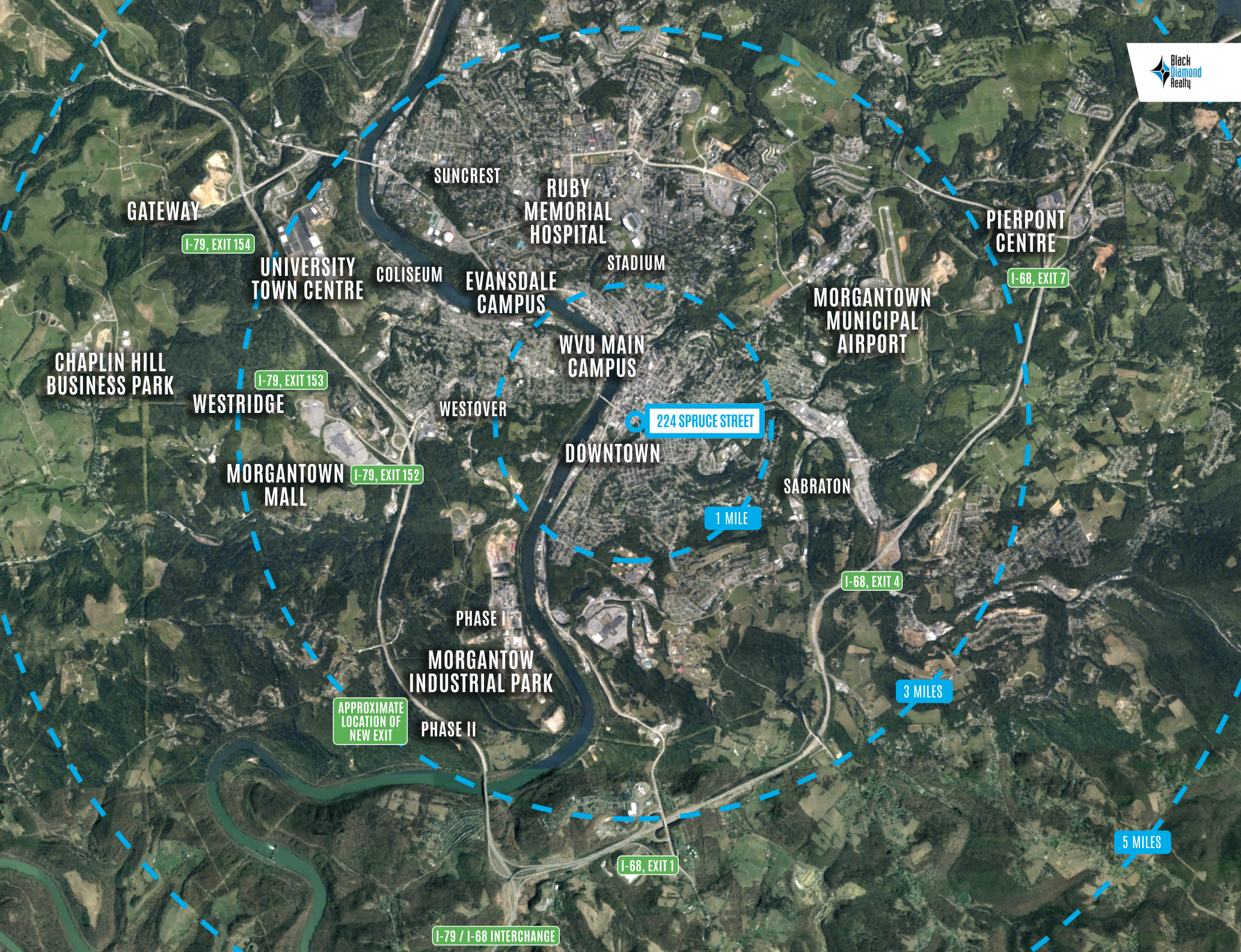
⁶ - <https://www.boe.mono.k12.wv.us/page/welcome>

⁴ - <https://wvumedicine.org/ruby-memorial-hospital/>

⁵ - <https://wvumedicine.org/ruby-memorial-hospital/about-us/>

⁷ - <https://www.monhealth.com/main/about-mon-health-medical-center>





CHAPLIN HILL
BUSINESS PARK

GATEWAY

I-79, EXIT 154

UNIVERSITY
TOWN CENTRE

I-79, EXIT 153

WESTRIDGE

MORGANTOWN
MALL

I-79, EXIT 152

APPROXIMATE
LOCATION OF
NEW EXIT

PHASE I
MORGANTOWN
INDUSTRIAL PARK

PHASE II

I-79 / I-68 INTERCHANGE

WESTOVER

EVANSDALE
CAMPUS

COLISEUM

SUNCREST

RUBY
MEMORIAL
HOSPITAL

STADIUM

WVU MAIN
CAMPUS

DOWNTOWN

224 SPRUCE STREET

1 MILE

SABRATON

I-68, EXIT 4

MORGANTOWN
MUNICIPAL
AIRPORT

PIERPONT
CENTRE

I-68, EXIT 7

3 MILES

5 MILES

I-68, EXIT 1

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



60,782

Total
Population



2,916

Businesses



82,184

Daytime
Population



\$247,606

Median Home
Value



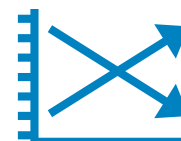
\$33,426

Per Capita
Income



\$48,397

Median
Household
Income



0.11%

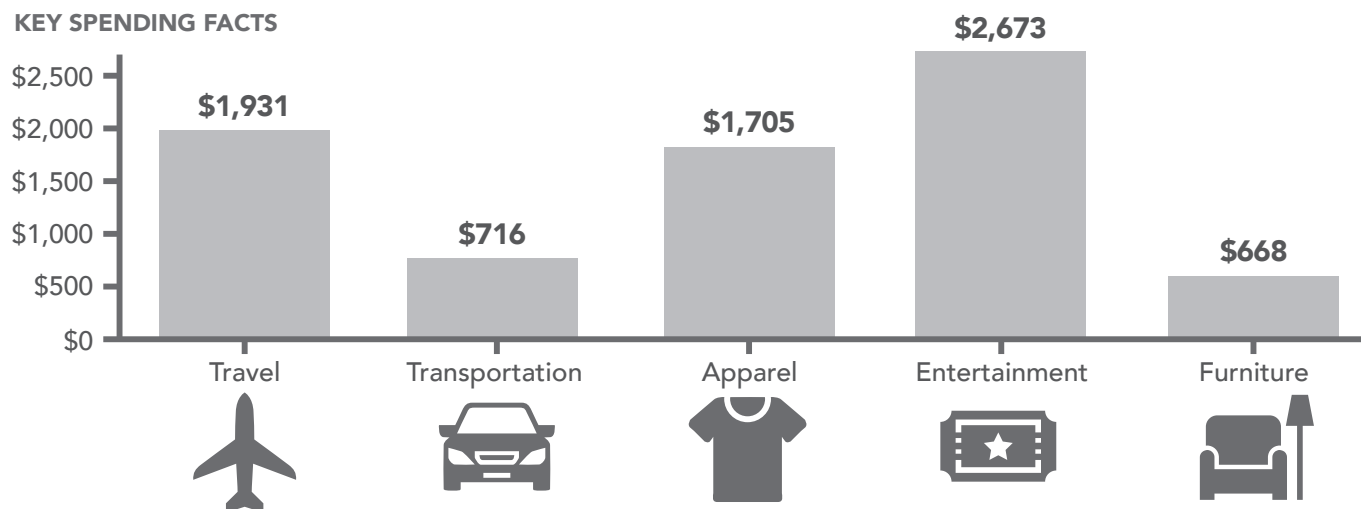
2024-2029
Pop Growth
Rate



30,099

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



81,085

Total
Population



3,464

Businesses



99,446

Daytime
Population



\$258,007

Median Home
Value



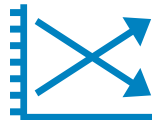
\$36,977

Per Capita
Income



\$55,895

Median
Household
Income



0.24%

2024-2029
Pop Growth
Rate



38,937

Housing Units
(2020)



109,643

Total
Population



3,997

Businesses



120,905

Daytime
Population



\$265,634

Median Home
Value



\$39,479

Per Capita
Income



\$61,689

Median
Household
Income



0.33%

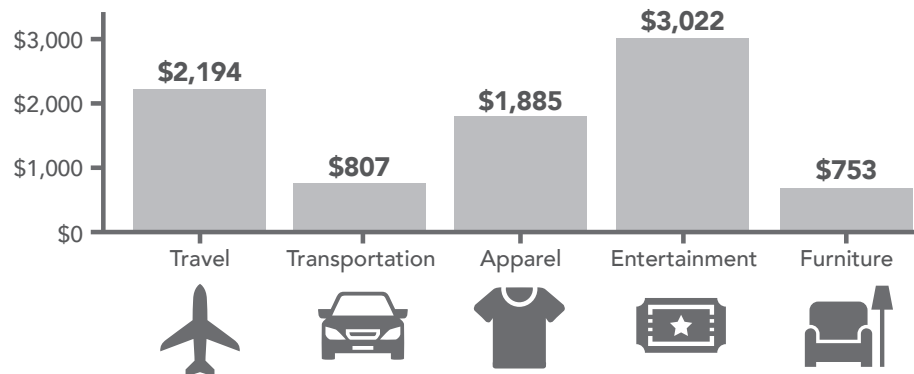
2024-2029
Pop Growth
Rate



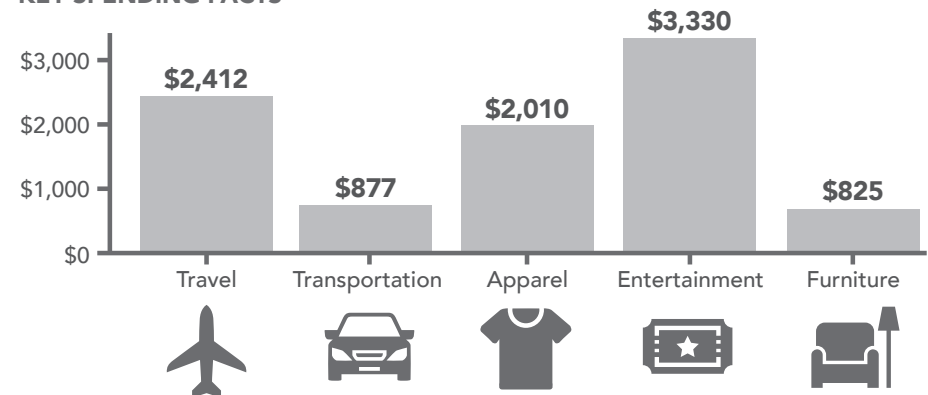
51,187

Housing Units
(2020)

KEY SPENDING FACTS



KEY SPENDING FACTS





WEST VIRGINIA UNIVERSITY

HIGH STREET



224 SPRUCE STREET

PARKING

Aerial View Facing North Towards West Virginia University's Downtown Campus.





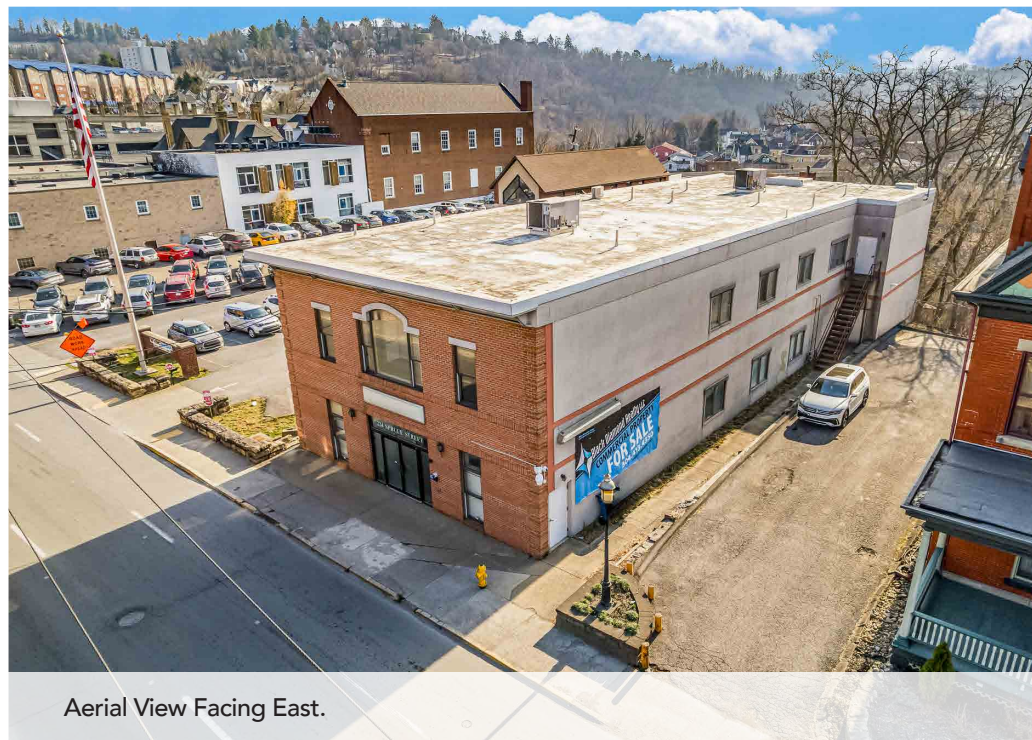
Aerial View Facing West.



Aerial View Facing South.



Aerial From Above.



Aerial View Facing East.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | **F.** 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, SIOR-MA

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net