



Black Diamond Realty LLC

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FOR LEASE
OFFICE SPACE
MARKETING FLYER



68 HIGH STREET
MORGANTOWN, WV 26505



WATERFRONT HOTEL MARRIOTT
2 WATERFRONT PLACE

RAIL TRAIL
SCENIC WALKING TRAIL

68 HIGH STREET
SUBJECT PROPERTY

DOWNTOWN WVU
HIGH STREET

WEST VIRGINIA UNIVERSITY
MAIN CAMPUS

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OFFICE SPACE FOR LEASE

LEASE PRICE / \$1,100 / MONTH

LEASE STRUCTURE / MODIFIED GROSS

AVAILABLE SPACE / 900 (+/-) SQ FT

PROPERTY TYPE / OFFICE

ZONING DESCRIPTION / B-4
GENERAL BUSINESS DISTRICT

PROPERTY FEATURES / WALKING
DISTANCE TO DOWNTOWN MORGANTOWN
AND WVU, GOOD VISIBILITY, ORIGINAL
FEATURES

68 HIGH STREET MORGANTOWN, WV 26505

Located within downtown Morgantown, 68 High Street offers 900 (+/-) square feet of office space. This space has a private entrance which can be accessed by walking up the small staircase located on the left side of the building. There is excellent visibility/frontage along High Street. This space is packed with charm and character including original wood trim, pocket doors, brass doorknobs, curved walls, and plenty of natural light. Take advantage of this prime location within walking distance to West Virginia University's main campus.

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, dining 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.

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PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

The subject building was constructed in 1923 and is a total of 2,094 (+/-) square feet. This building has 900 (+/-) square feet of available office space. The exterior walls are brick with a concrete base. There are stairs located on the left side of the building with a small covered porch. Under the covered porch there are three separate suite entrances. The subject suite can be accessed via the middle, white door marked as number 68. The roof is a combination of shingles and a rubberized roof cover. The subject office space consists of two window air conditioning units and three radiators.

LEGAL DESCRIPTION

Located inside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property is located within a rectangular shaped parcel. The property is identified as Third Ward District, Map 29, Parcel 004. This can be referenced in Deed Book 1739, Page 582. See the parcel map on page 4 for details. This property is zoned B-4 General Business District.

UTILITIES

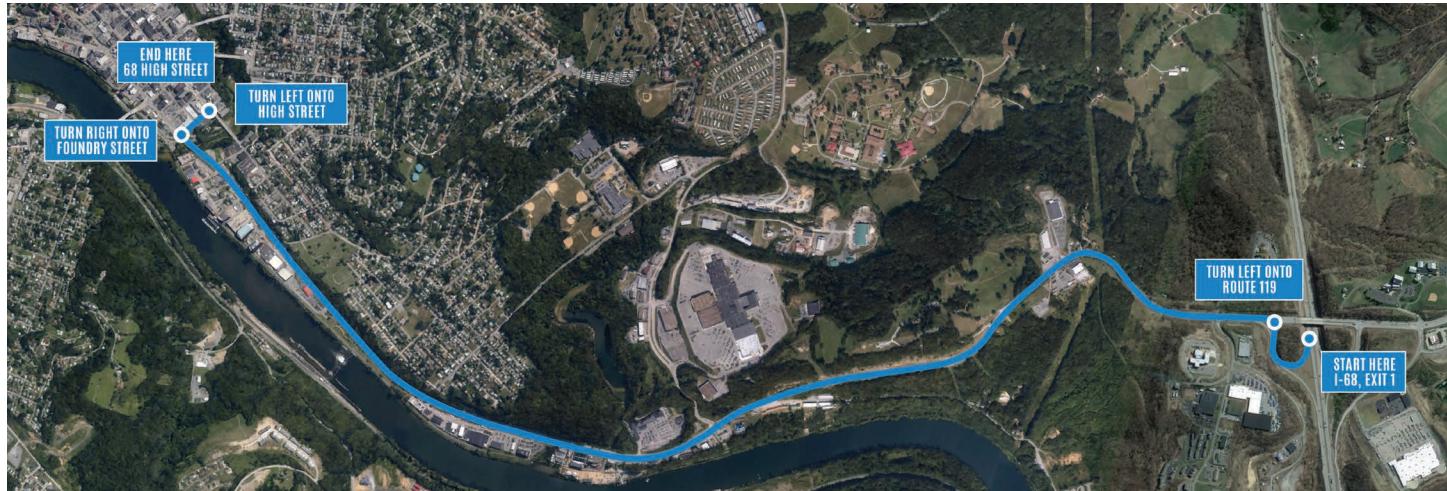
This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water/Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Comcast

INGRESS / EGRESS / PARKING

This location currently offers one point of ingress and egress onto the property parking lot via public road (High Street). The space comes with one paved parking spot.

From University Ave / Don Knotts Boulevard, turn onto Foundry Street and then left onto High Street. Continue roughly 100 feet to the property entrance on the right. The parking lot can be accessed via the east side of the building. The office suite can be accessed via the door marked 68 under the small overhang on the left side of the building.



LOCATION ANALYSIS

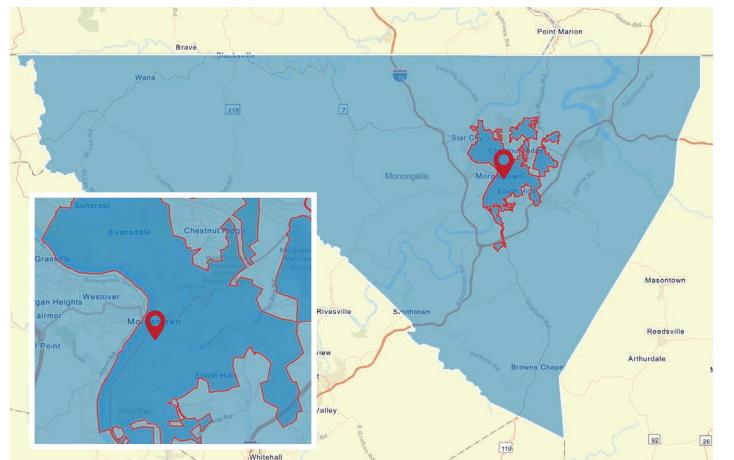
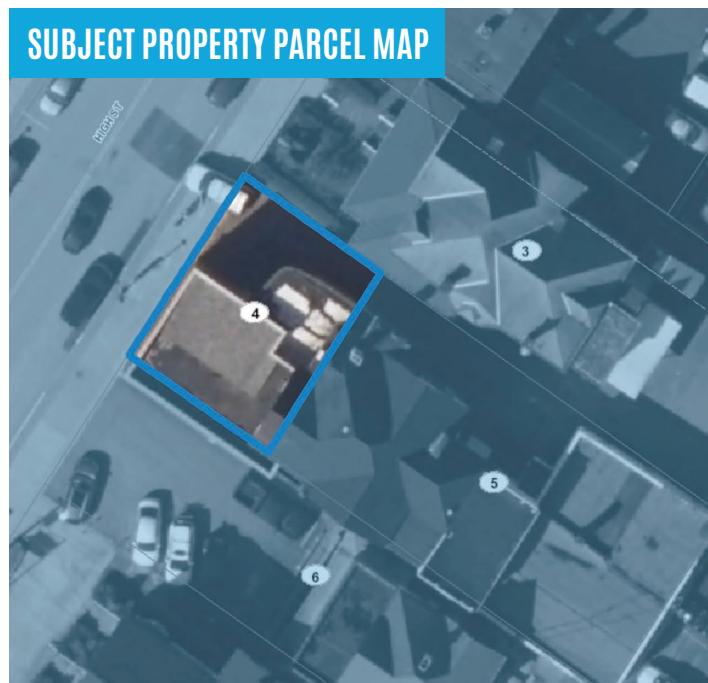
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more.

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.

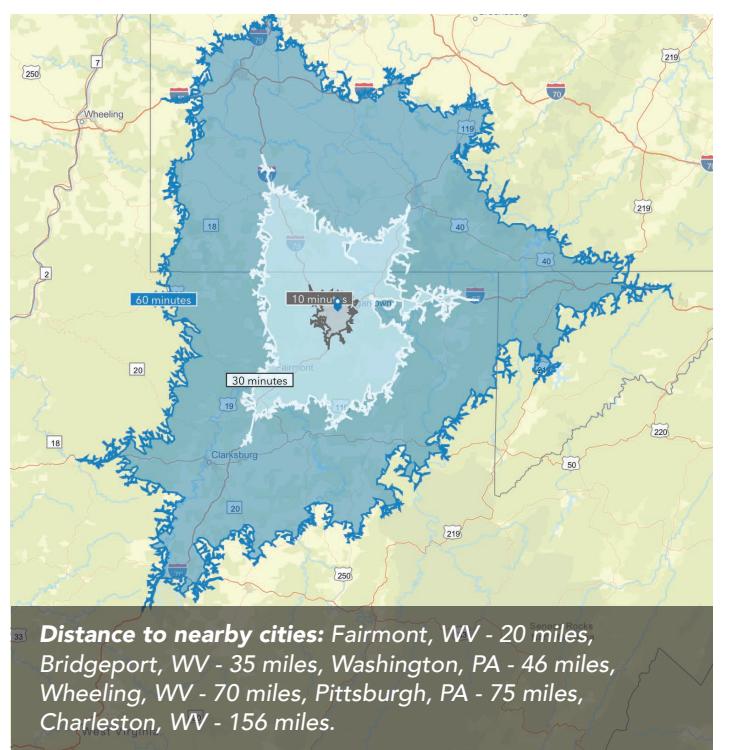
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



Monongalia County, WV Morgantown City Limits Subject Location



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AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 68 High Street, has been referenced with a yellow star.

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

- 1 Westover Area
- 2 Sheetz
- 3 Morgantown Chamber of Commerce
- 4 Black Bear Burritos
- 5 Monongalia Magistrate
- 6 Iron Horse Tavern
- 7 Huntington Bank
- 8 Dollar General
- 9 Monongalia County Clerk
- 10 Cold Stone Creamery
- 11 Subway
- 12 Chipotle
- 13 Public Safety Center
- 14 Morgantown Public Library
- 15 Morgantown Municipal Building
- 16 Morgantown Farmers Market
- 17 Central Place Apartments
- 18 Truist Bank
- 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 WVU Evansdale Campus
- 31 Morgantown High School
- 32 Fred L. Jenkins Funeral Home
- 33 Monongalia County Schools
- 34 Department of Health and Human Resources
- 35 Child Support Enforcement Division

MORGANTOWN, WEST VIRGINIA

Morgantown, WV excelled during The Great Recession primarily due to its strong economic job base focused on recession-resistant employment opportunities in the education, healthcare, and government sectors. Morgantown has received national recognition for its high quality of life and economic stability. Morgantown has been featured nationally in various media outlets over the past decade for its strong economy.



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STATISTICS AND GROWTH PROJECTIONS

9.8%
POPULATION INCREASE

Monongalia County has seen a 9.8% population increase between 2010 (96,184) and 2019 (105,612) (Census.gov, 2019).

47,192
TOTAL PEOPLE EMPLOYED

In 2019, Monongalia County employed 47,192 people via 2,340 establishments (Census.gov, 2019).

WVU R1
INSTITUTION

West Virginia University maintains its R1 ranking – very high research activity rank among the nation's elite research institutions as reflected in the Carnegie Classification of Institutions of Higher Education.

\$55,940
MEDIAN HOUSEHOLD INCOME

In 2019, Monongalia County had a median household income of \$55,940, ~80% of the average of Unites States (\$65,712) and 20% higher than West Virginia (\$48,850) (Censusreporter.org, 2019).

293.3
PEOPLE PER SQ MILE

In 2019, Monongalia County had 293.3 people per square mile which is 74.6% higher than West Virginia and 32.6% higher than Kanawah County (Charleston, WV) (Censusreporter.org, 2019).

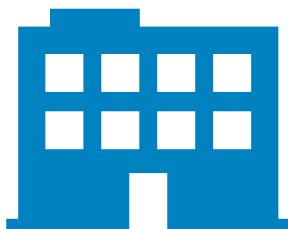
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



57,026

Total Population



2,817

Businesses



76,882

Daytime Population



\$234,054

Median Home Value



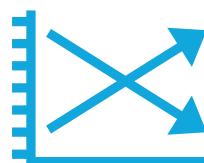
\$36,138

Per Capita Income



\$49,814

Median Household Income



0.3%

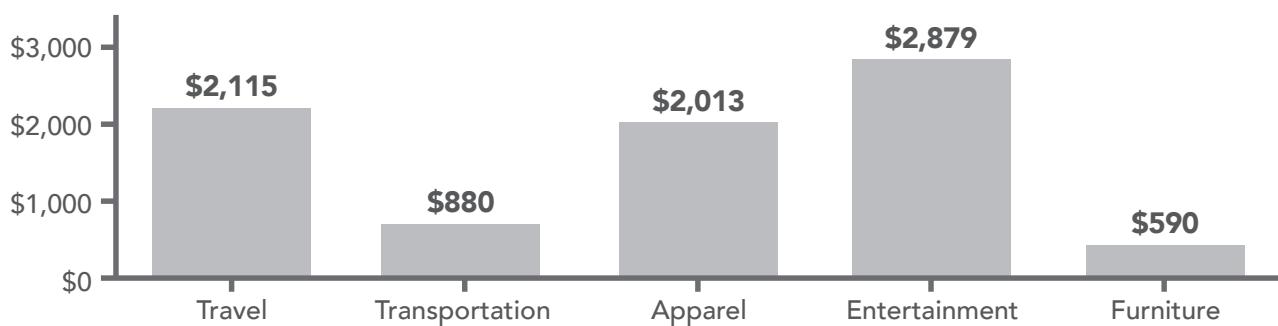
2020-2022 Pop Growth Rate



25.8

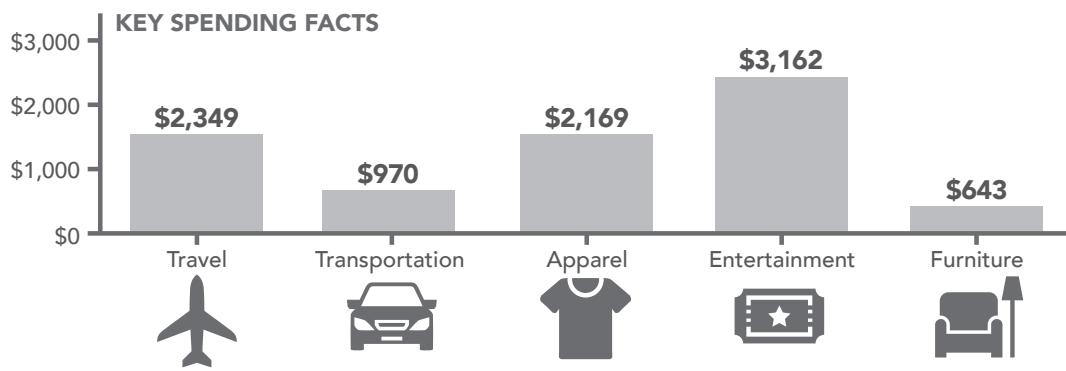
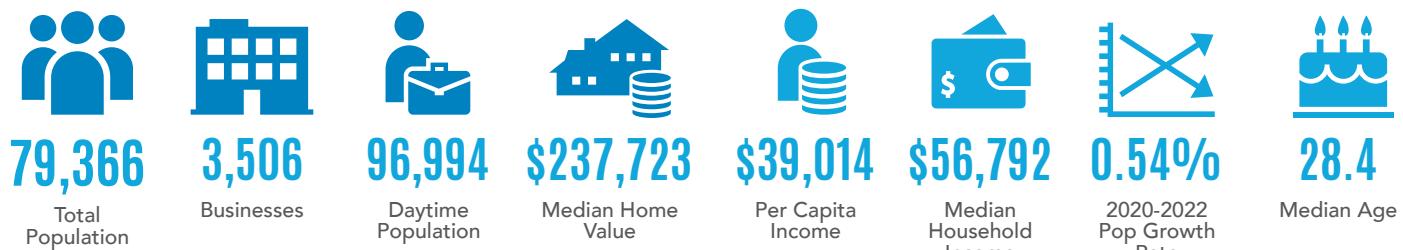
Median Age

KEY SPENDING FACTS

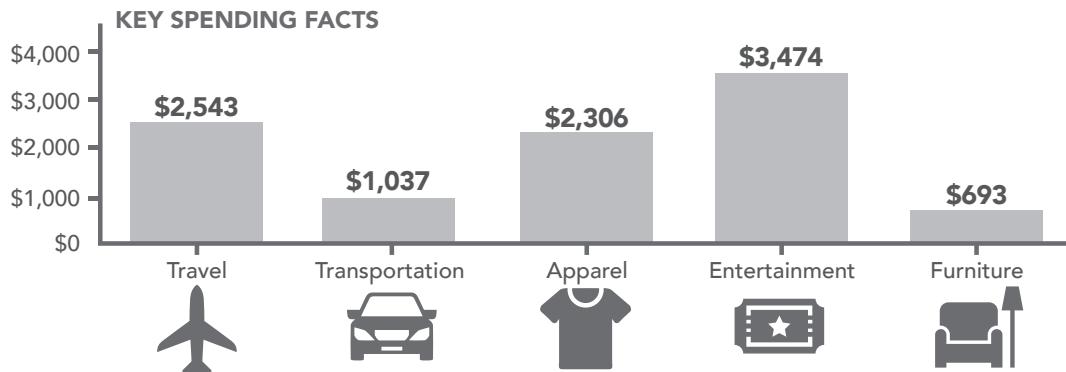
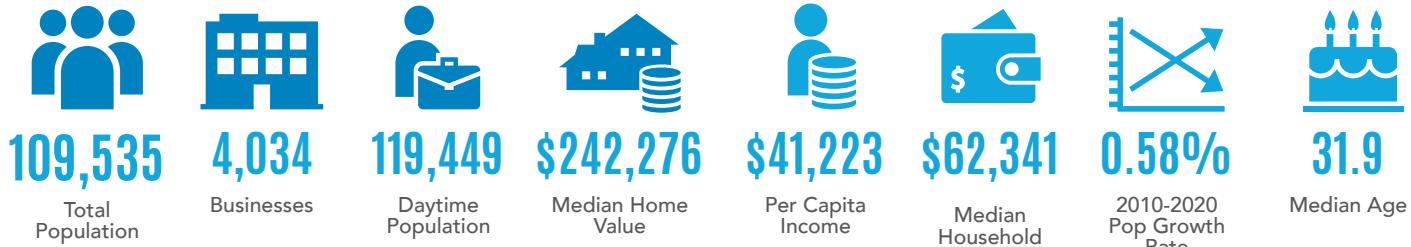


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2022, 2027. Spending facts are average annual dollar per household.

5 MILE RADIUS



10 MILE RADIUS

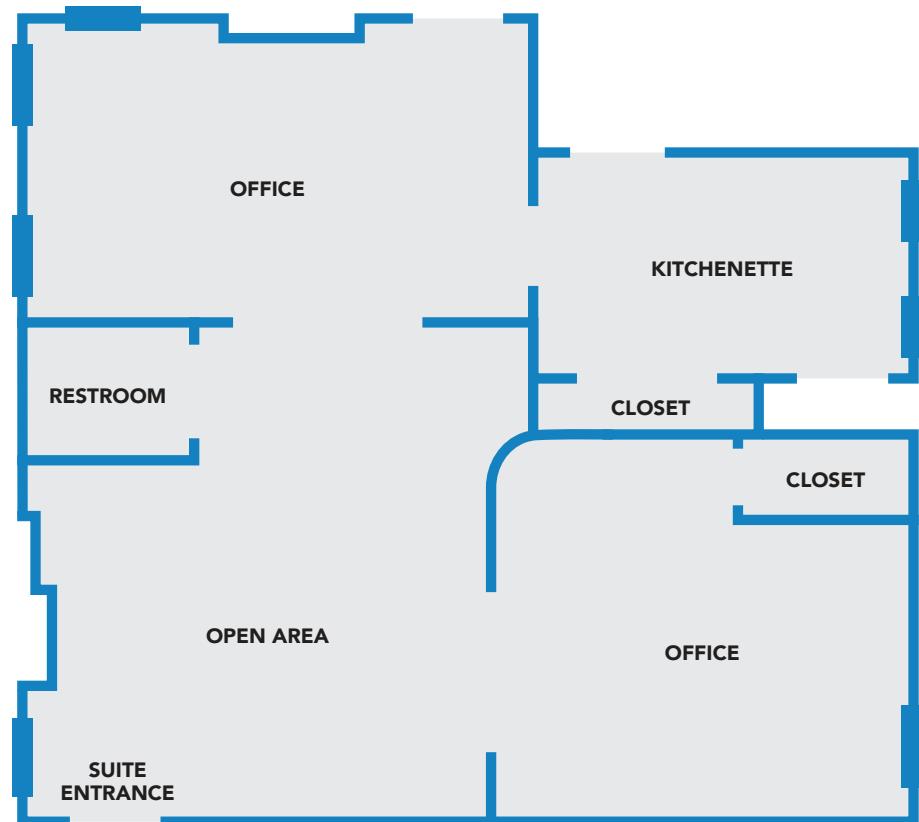


FLOOR PLAN

900 (+/-) SQUARE FEET

This suite is composed of roughly 900 (+/-) square feet. The main entrance is located along High Street. The entrance to the suite can be accessed by walking up the small staircase located on the left side of the building, under the covered porch. The floor plan of the first floor consists of a large open area at the entrance, two potential offices, kitchenette, rest room, and two small closets.

This space provides original wood trim, pocket doors, brass doorknobs, curved walls, and plenty of natural light. Finishes include plaster walls, drop ceilings, fluorescent lighting, linoleum flooring in the entrance and kitchenette, and carpet throughout the rest of the space.



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INTERIOR PHOTOS



Suite Entrance.



Office.



Office.

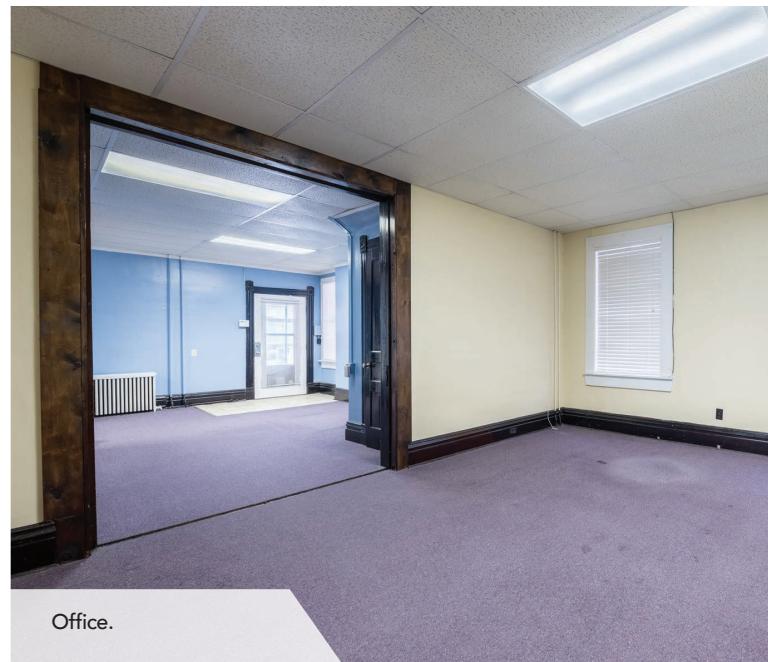
INTERIOR PHOTOS



Open Area / Entrance.

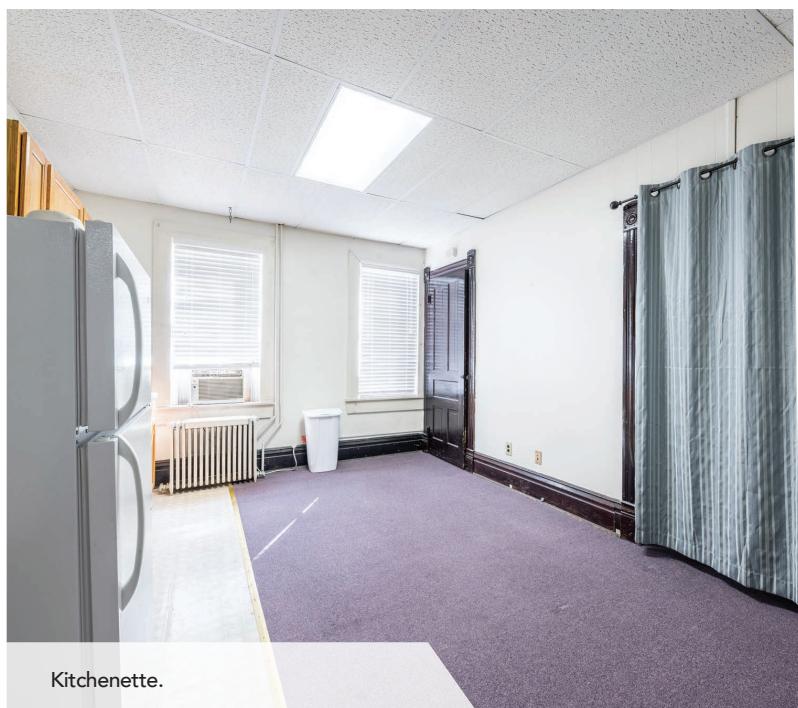


Office.



Office.

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EXTERIOR PHOTOS

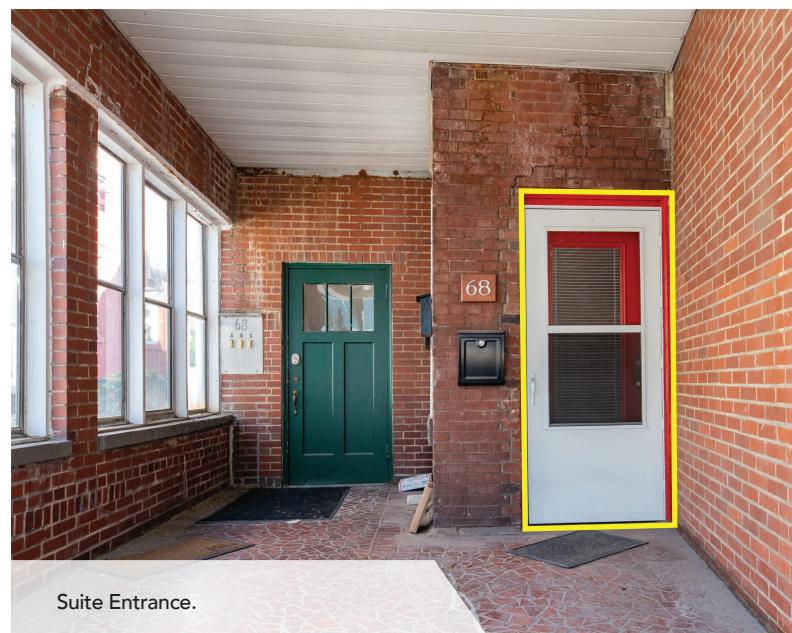


Exterior / Parking Lot.

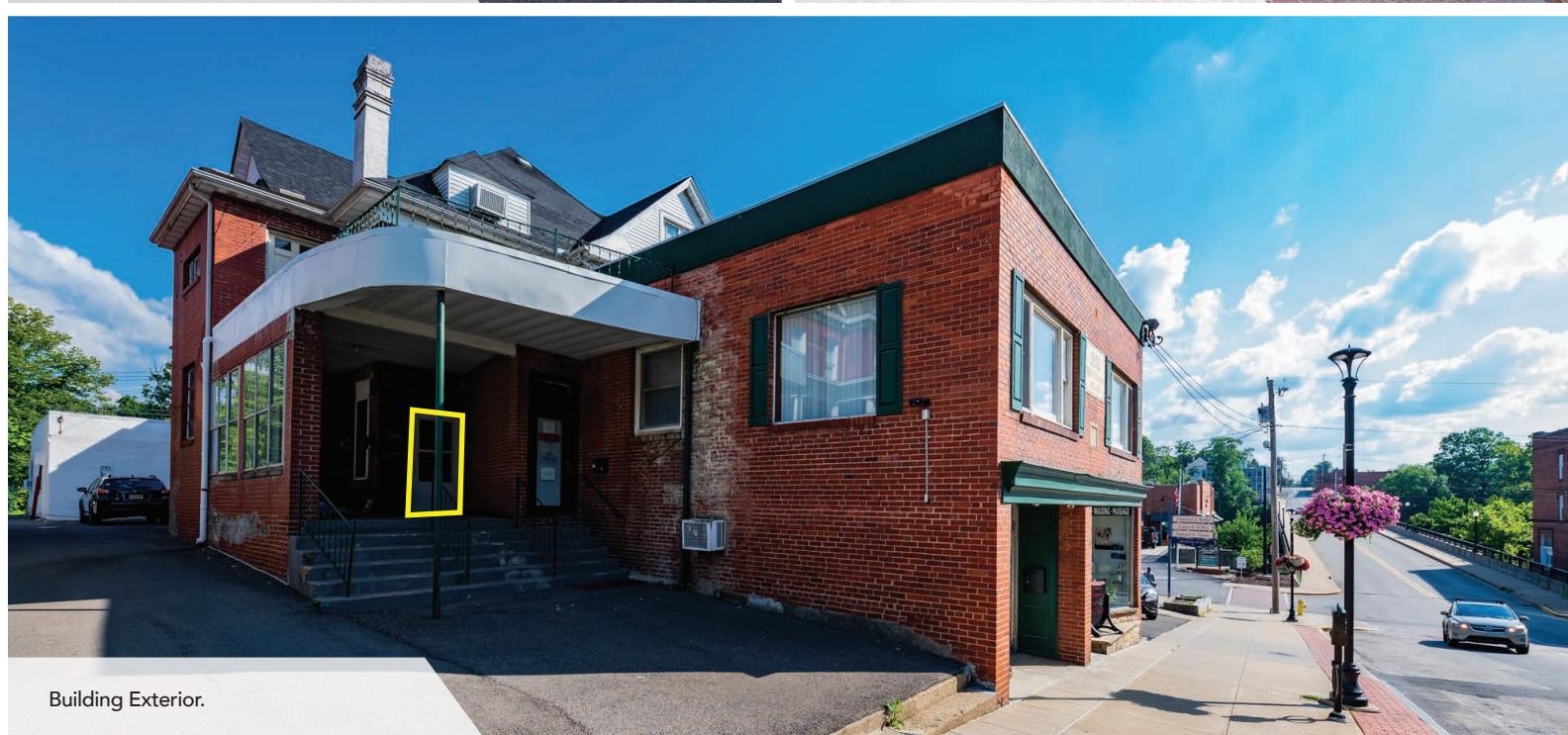
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Side of Building.

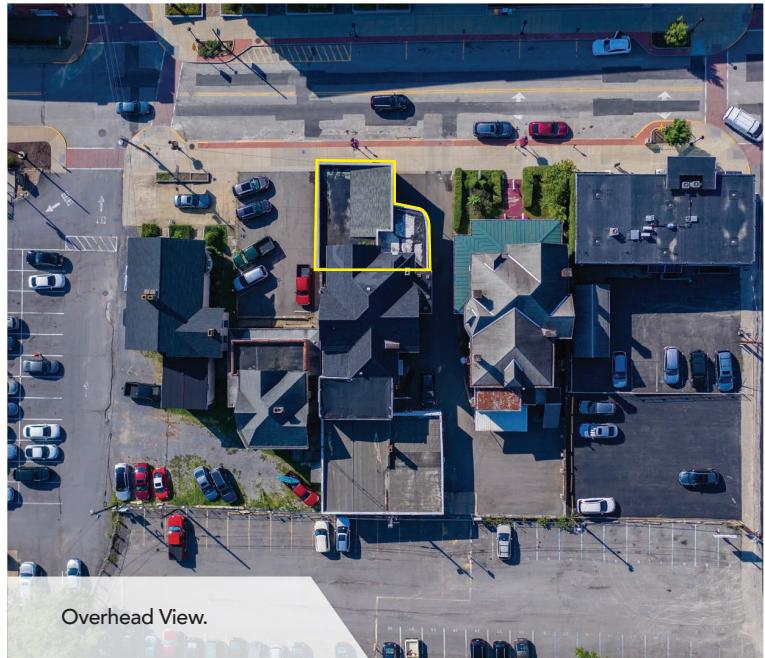


Suite Entrance.



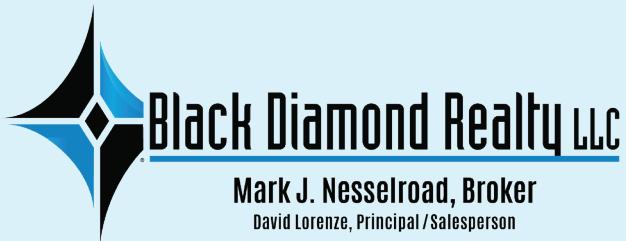
Building Exterior.

AERIALS



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CONTACT

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