

Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE

304 SCOTT AVENUE

OFFICE SUITE

304 Scott Avenue, Suite A

Morgantown, WV 26508



Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

304.413.4350 (Office) | 304.685.0891 (Cell)

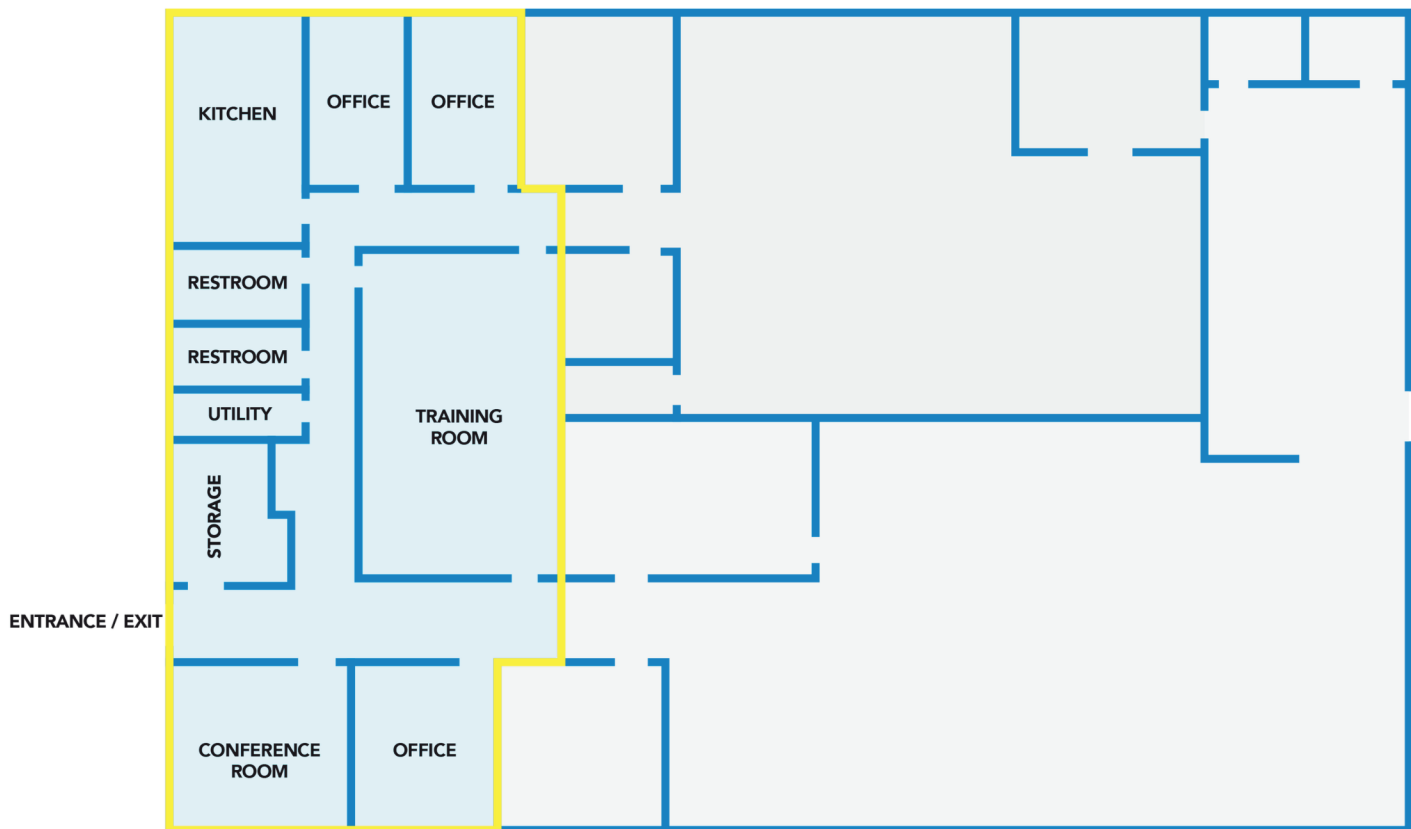
klicciardi@blackdiamondrealty.net

304 Scott Avenue, Suite A, Morgantown, WV 26508

LEASE RATE	\$2,000 / Month
LEASE STRUCTURE	NNN
BUILDING SIZE	6,178 SQ FT
TOTAL SPACE AVAILABLE	1,978 SQ FT
PARKING	First Come First Serve
DISTANCE TO INTERSTATE	0.7 Mile From I-68, Exit 1

SUITE DETAILS

304 Scott Avenue is comprised of 6,178 (+/-) square feet and is divided into three suites. Available for lease, Suite A includes 1,978 (+/-) square feet of office space, highlighted in blue on the floor plan. The layout includes a spacious conference room ideal for team meetings or client presentations, offices for focused work, two restrooms and a dedicated kitchenette area that adds everyday convenience for staff. Neutral finishes and efficient lighting create a professional, move-in-ready environment adaptable to a variety of business needs. With a private side entrance and thoughtful interior layout, this suite provides both accessibility and a comfortable, productive workspace.



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