

# PREMIER COMMERCIAL

REAL ESTATE SERVICES

Douglas C. Wise - Broker

# RETAIL FOR LEASE

FOR LEASE

Milan Puskar  
Health Right

# 341 SPRUCE STREET

[WWW.PREMIERCOMMERCIALRES.COM](http://WWW.PREMIERCOMMERCIALRES.COM)

DOWNTOWN

MORGANTOWN



# HIGHLIGHTS:

- Frontage along Spruce Street
- Highly trafficked thoroughfare in Downtown Morgantown
- 20 Parking Spaces Available
- Within a 2 minute drive time to WVU's Downtown Campus, numerous multi-family complexes, & multiple residential areas
- Clear Span Construction - Can Build to Suit for any use
- Morgantown's main parking garage directly across the street

**WVU DOWNTOWN CAMPUS**

**STUDENT HOUSING**

**WESTOVER NEIGHBORHOOD**

**DOWNTOWN MORGANTOWN**

HIGH STREET

PARKING GARAGE

PLEASANT STREET

**SOUTH PARK NEIGHBORHOOD**

**GREENMONT NEIGHBORHOOD**





**FRONT EXTERIOR**

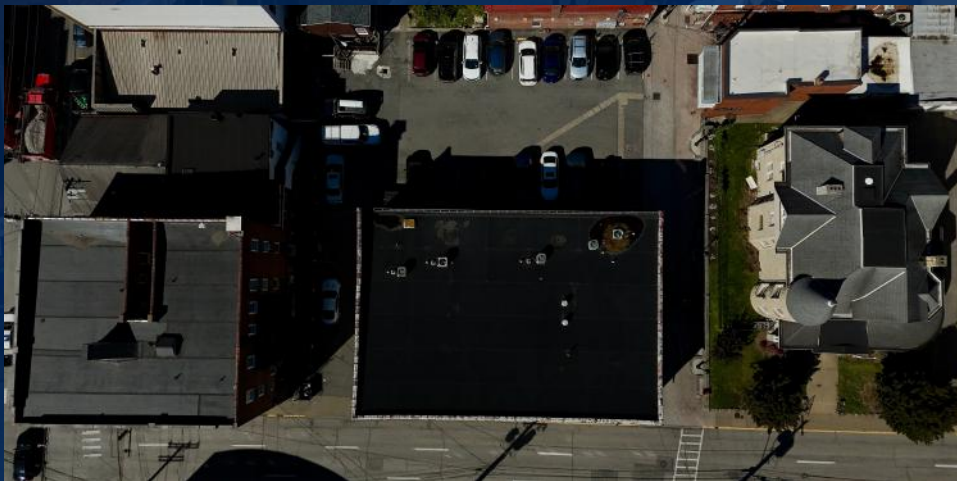
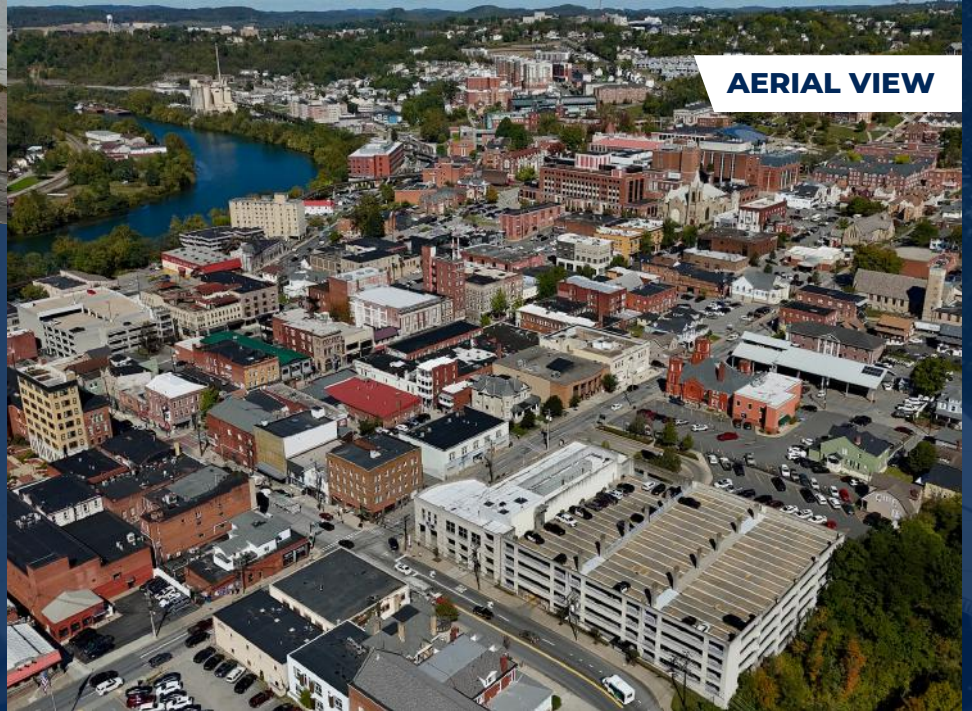


# RETAIL

## FOR LEASE

### UP TO 10,000 SF

**AERIAL VIEW**

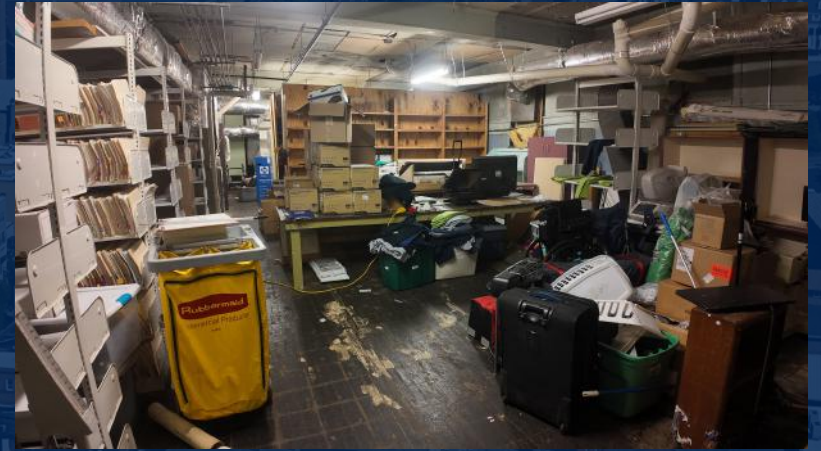




**WAITING ROOM**



# INTERIOR



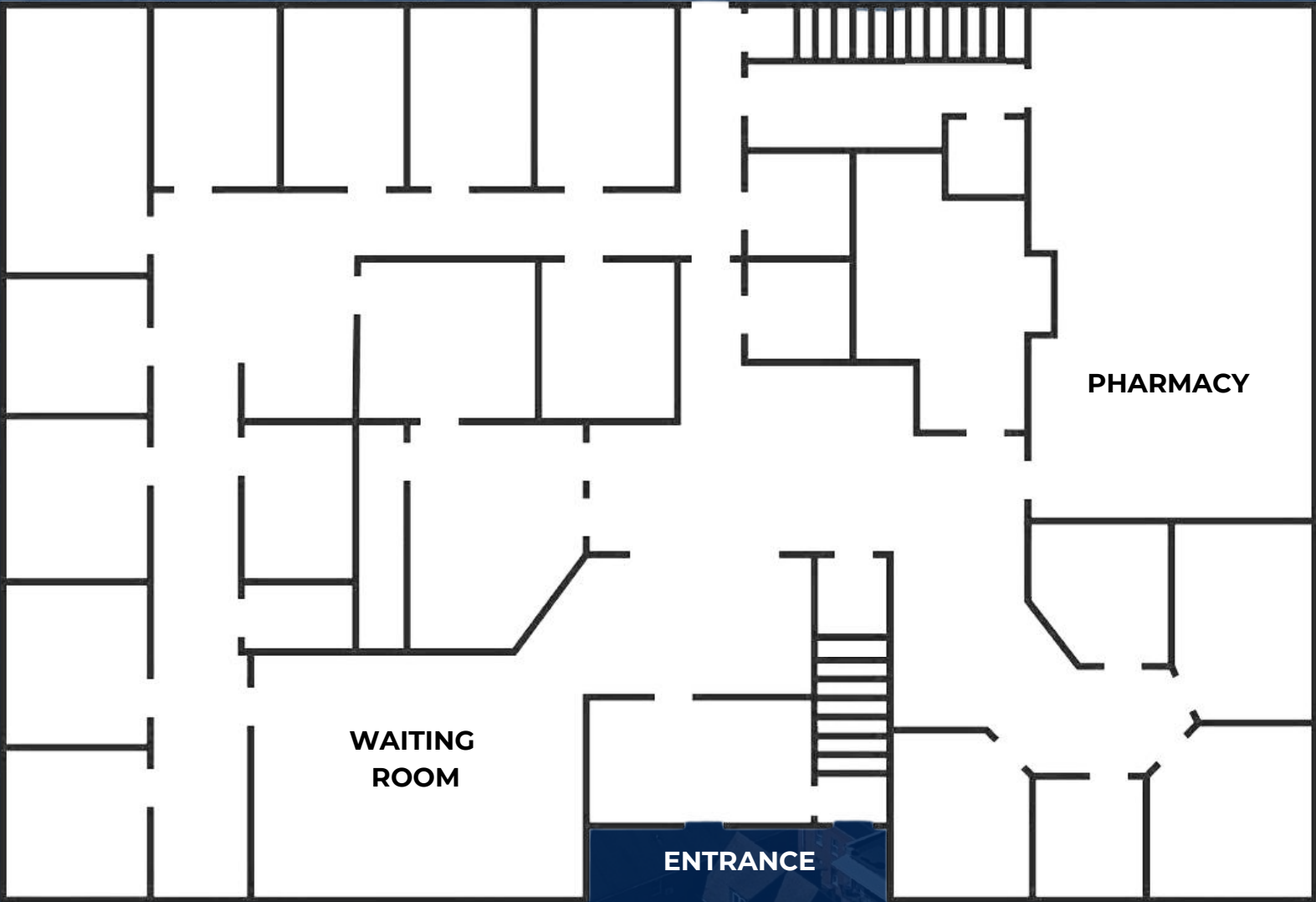
**CONFERENCE ROOM**





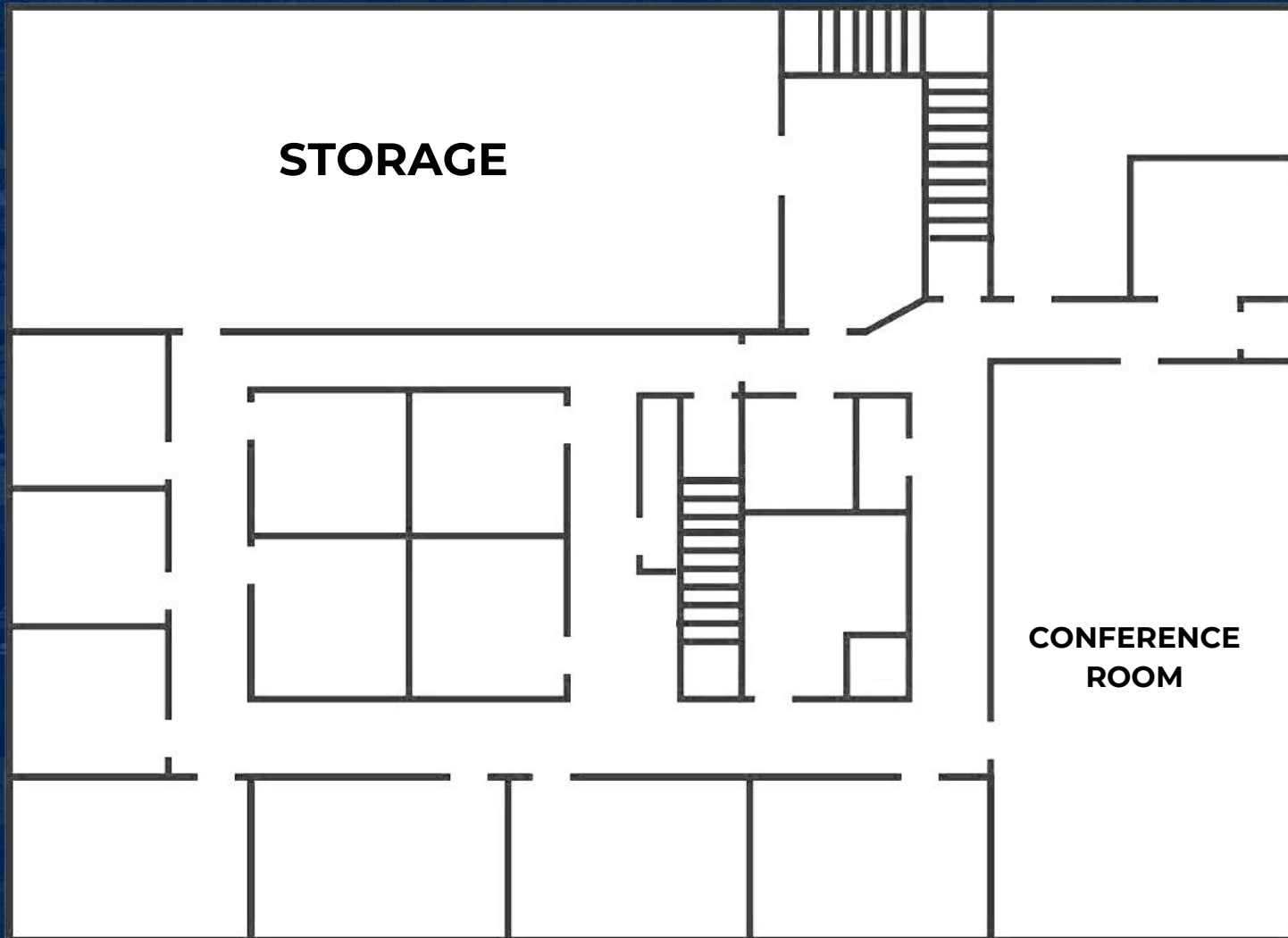
# MAIN LEVEL FLOOR PLAN

**CLEAR SPAN CONSTRUCTION - CAN BUILD TO SUIT FOR ANY USE**



# UPPER LEVEL FLOOR PLAN

**CLEAR SPAN CONSTRUCTION - CAN BUILD TO SUIT FOR ANY USE**







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**INQUIRE TODAY!**

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