



FOR LEASE



OFFICE SUITE + GARAGE

351 Scotts Run Road
Maidsville, WV 26501



Kim Licciardi, CCIM, SIOR
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LEASE RATE	\$8.00 / SQ FT / YEAR
LEASE STRUCTURE	NNN
AVAILABLE SPACE	3,200 (+/-) SQ FT
OVERHEAD DOOR	1
DISTANCE TO INTERSTATE	1 Mile from I-79, Exit 155

SUITE DETAILS

This versatile 3,200 (+/-) square foot suite offers a unique combination of professional office space and functional garage/storage area, making it an excellent opportunity for a variety of office, service, contractor, or flex users. The thoughtfully designed floor plan features private offices with impressive cathedral ceilings, abundant natural light, a welcoming reception area, and a convenient kitchenette to support daily operations. The available space is located on the first level which includes garage door access to a spacious open storage or workshop area, providing added flexibility for businesses requiring equipment storage, inventory space, or light operational use.

The property also benefits from ample off-street parking for employees and visitors. Ideally situated less than one mile from Interstate 79, Exit 155, the building offers exceptional accessibility to University Towne Centre, the Gateway Development, and WestRidge Development, placing tenants in one of the Morgantown area's most active commercial corridors with convenient access to retail, dining, healthcare, and regional transportation.



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