



FOR LEASE
OFFICE SUITES
MARKETING FLYER



700 MARKET STREET
PARKERSBURG, WV 26101

An aerial photograph of a city, likely Camden, New Jersey. The image shows a dense urban area with various buildings, including a large medical center complex. A major highway, marked with a '50' shield, runs through the city. A callout box points to a specific location on Market Street.

 **700 MARKET STREET**

CAMDEN CLARK MEDICAL CENTER

50

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities, access and directions.	02
Location and Trend Analysis / Aerial Detailed description, aerial photo of the location and its proximity to surrounding businesses.	04
Demographics Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Floor Plans / Interior Photos Floor plans and interior photos of all available suites.	08
Exterior Photos Exterior photos of the building.	20
Aerial Photos Aerial photos of the property from various heights and angles.	22

304.413.4350
BlackDiamondRealty.net

Kim Licciardi, CCIM, SIOR
Partner & Business Development Leader/Salesperson
klicciardi@blackdiamondrealty.net
M. 304.685.0891



OFFICE SUITES FOR LEASE

700 MARKET STREET PARKERSBURG, WV 26101

RENTAL RATE / \$15.00 / SQ FT / YEAR

TOTAL SPACE AVAILABLE / 12,250 (+/-) SQ FT

4th - SUITE 4A - 392 (+/-) SQ FT
4th - SUITE 4B - 596 (+/-) SQ FT
6th - SUITE 6F - 3,599 (+/-) SQ FT
6th - SUITE 6F2 - 651 (+/-) SQ FT
6th - SUITE 6F3 - 870 (+/-) SQ FT
7th - ENTIRE FLOOR - 6,142 (+/-) SQ FT

GROSS BUILDING SIZE / 41,043 (+/-) SQ FT

NUMBER OF SUITES AVAILABLE / 6

ZONING / B-3

**PROPERTY DESCRIPTION / OFF-STREET
PARKING LOTS, ELEVATOR**

700 Market Street, currently known as the Union Trust building, is a 7-story, 41,043 (+/-) square foot office building located in the heart of downtown Parkersburg. The building is 56% leased to the United States of America for multiple federal operations including the Social Security Administration, Internal Revenue Service and Department of Labor. There are six suites available within the building varying in size from 392 (+/-) square feet to 6,142 (+/-) square feet.

Parkersburg, WV, the states third largest city, is the regional hub of operations for private and public sector operations along the Ohio Valley. The market includes major operations for the U.S. Treasury (500,000+ square feet), Camden Clark Medical System and DuPont along with WV University Parkersburg and the State of West Virginia. Parkersburg is the main employment for the 160,000 person MSA covering a portion of West Virginia.

FOR LEASE

OFFICE SUITES - WITHIN THE UNION TRUST BUILDING

700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The Union Trust building was built in 1903, and fully renovated between 2016 and 2018. The building is constructed with steel pillars and beams on concrete slab floors. Ceiling heights are 11' 10" per floor. The building is equipped with a wet sprinkler system throughout and security via Kantech electronic cards – key access to main entrance as well as security cameras inside and outside of the building. Two elevators are available servicing all seven floors.

INGRESS / EGRESS / PARKING / DIRECTIONS

This property currently offers uncovered, paved parking containing 55 (+/-) total lined spaces. Access to the parking lots can be achieved via Seventh Street, Avery Street and Eighth Street.

From Route 50, take exit to Fifth Street and turn right onto Fifth Street. Continue 0.5 mile to Avery Street. Turn right onto Avery Street and continue straight 0.3 mile to the parking lot entrance on the left.

UTILITIES

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

UTILITY	PROVIDER
Electric	City of Hagerstown
Natural Gas	Columbia Gas
Water	City of Hagerstown
Sewer	City of Hagerstown
Trash	City of Hagerstown
Internet	Antietam Broadband

LEGAL DESCRIPTION / ZONING

Located inside of City Limits, this property is situated within the Parkersburg Corp District of Wood County. This property is zoned B-3, Downtown Business District.



LOCATION ANALYSIS

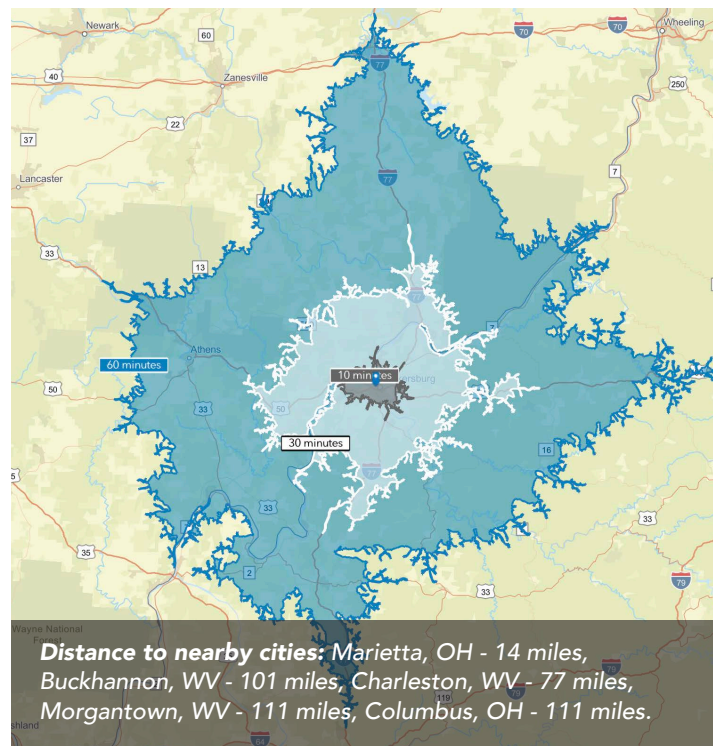
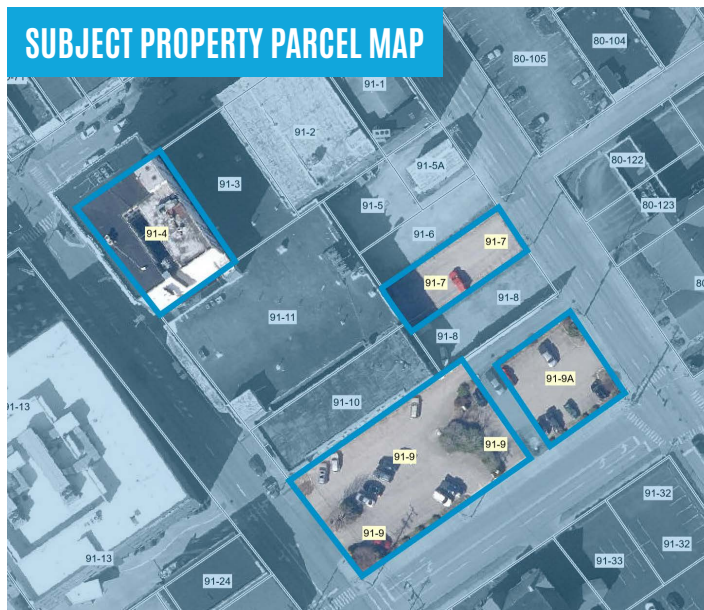
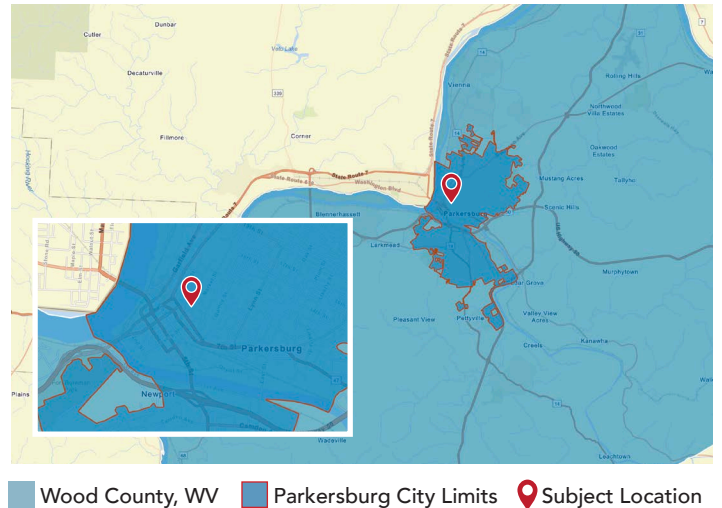
Located at the confluence of the Ohio and Little Kanawha rivers, Parkersburg is centrally situated at the crossroads of Interstate 77 and U.S. Route 50. The City is a short driving distance to major metropolitan areas including Charleston, WV, Pittsburgh, PA, Columbus, OH and Washington D.C.

Parkersburg is the 3rd largest city in the state of West Virginia and is the major population and employment center for more than 160,000 people in the metropolitan area. Since 2015, Parkersburg has seen more than \$140 million in private investment. Additionally, Parkersburg's CBD has seen several revitalization projects in recent years, most notably with the historic Union Trust Building and the Camden Clark Medical Center.

Wood County has a total population of 83,199 and a median household income of \$60,012. Total number of businesses is 3,010.

The **City of Parkersburg** has a total population of 29,450 and a median household income of \$44,674. Total number of businesses is 1,616.

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



FOR LEASE

OFFICE SUITES - WITHIN THE UNION TRUST BUILDING

700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES

SURROUNDING AMENITIES



The Google Earth image above shows facing north towards Downtown Parkersburg. Referenced with a yellow star is 700 Market Street (Union Trust Building).

Along Market Street, there is a daily traffic count of 4,137 vehicles per day. Along Fifth Street, there is a daily traffic count of 20,712 vehicles per day.

Source: ©2024 Kalibrate Technologies (2024).

- 1 Camden Clark Medical Center
- 2 C & S Auto and Truck Repair
- 3 Parkersburg Brewing
- 4 Community bank of Parkersburg
- 5 PARS Neurosurgical Associates
- 6 Keller Office Equipment
- 7 Goodyear Auto Service, Golden Corral
- 8 Big Sandy Superstore
- 9 RJ Recycling
- 10 Downtown Parkersburg
- 11 Wood County Magistrate
- 12 WTAP Television Station
- 13 Parkersburg Police Department
- 14 Atlas Steel and Supply Inc.
- 15 Texas Roadhouse, CVS Pharmacy, Joann Fabrics
- 16 McDonald's, KFC
- 17 Park Shopping Center: Gabe's, Michael's, Dollar Tree, Rural King, Bob Evans
- 18 Health and Wellness Center CCMC
- 19 3D Construction
- 20 Green Sustainable Solutions, LLC
- 21 Mountain State Dermatology
- 22 Grand Central Mall, Five Below, Outback Steakhouse, QDOBA, Olive Garden, Burger King
- 23 Walmart Supercenter, Starbucks, Shoe Carnival
- 24 Sams Club, Lowe's, Aldi
- 25 Hobby Lobby, Applebee's
- 26 Parkersburg High School
- 27 Milestone Senior Living
- 28 Precision Coatings
- 29 Wincore Windows
- 30 Murray Sheet Metal Co Inc.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



41,028

Total
Population



2,260

Businesses



53,313

Daytime
Population



\$124,659

Median Home
Value



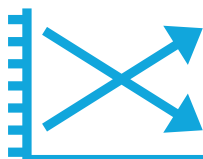
\$30,086

Per Capita
Income



\$46,716

Median Household
Income



-0.23%

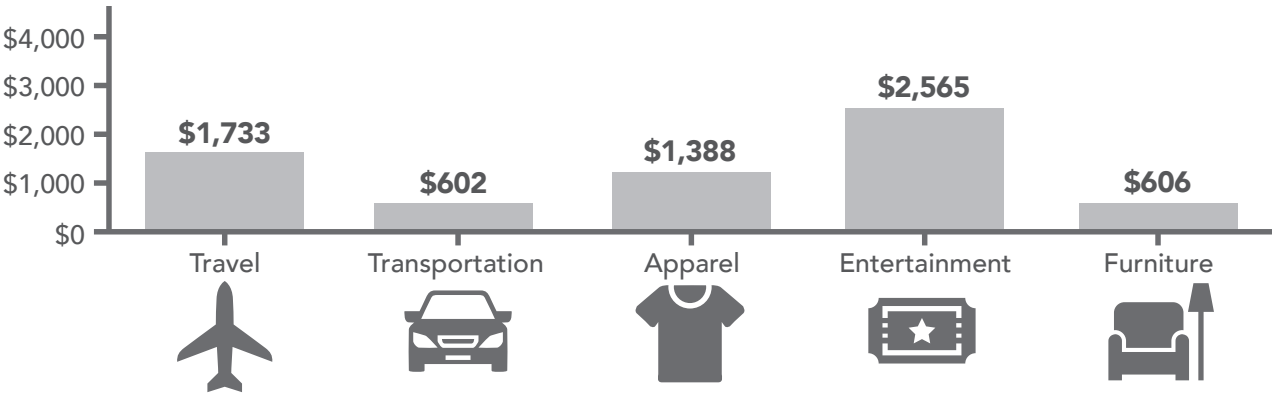
2024-2029
Pop Growth Rate



21,120

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



61,178

Total
Population



2,828

Businesses



70,047

Daytime
Population



\$142,428

Median Home
Value



\$32,046

Per Capita
Income



\$52,458

Median
Household
Income



-0.32%

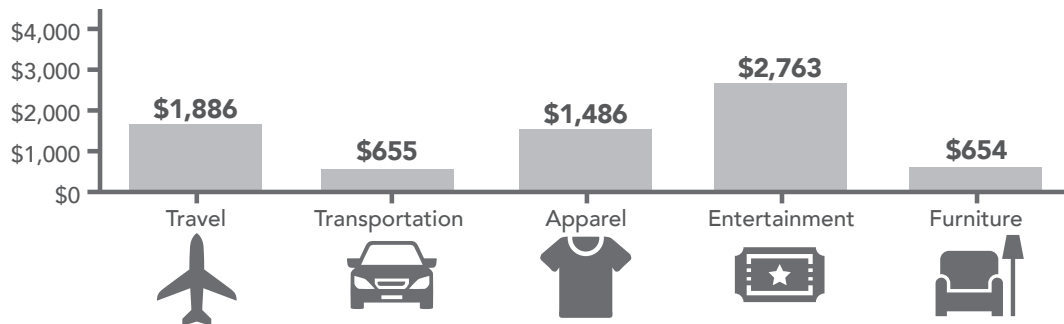
2024-2029
Pop Growth
Rate



30,783

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



91,977

Total
Population



3,366

Businesses



94,412

Daytime
Population



\$167,462

Median Home
Value



\$34,759

Per Capita
Income



\$59,275

Median
Household
Income



-0.31%

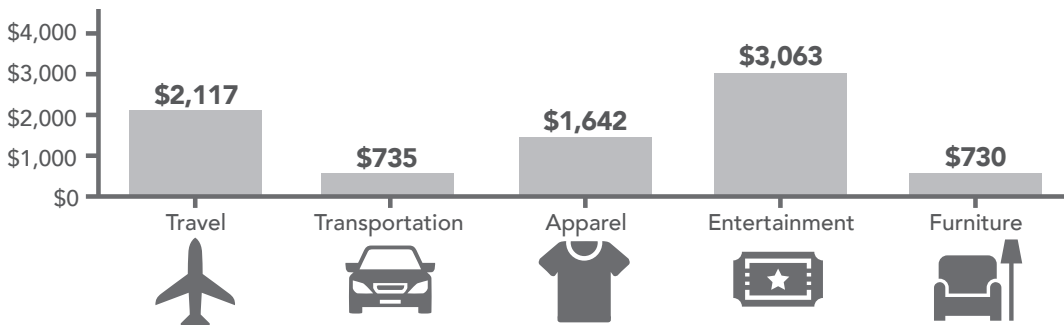
2024-2029
Pop Growth
Rate



44,451

Housing Units
(2020)

KEY SPENDING FACTS

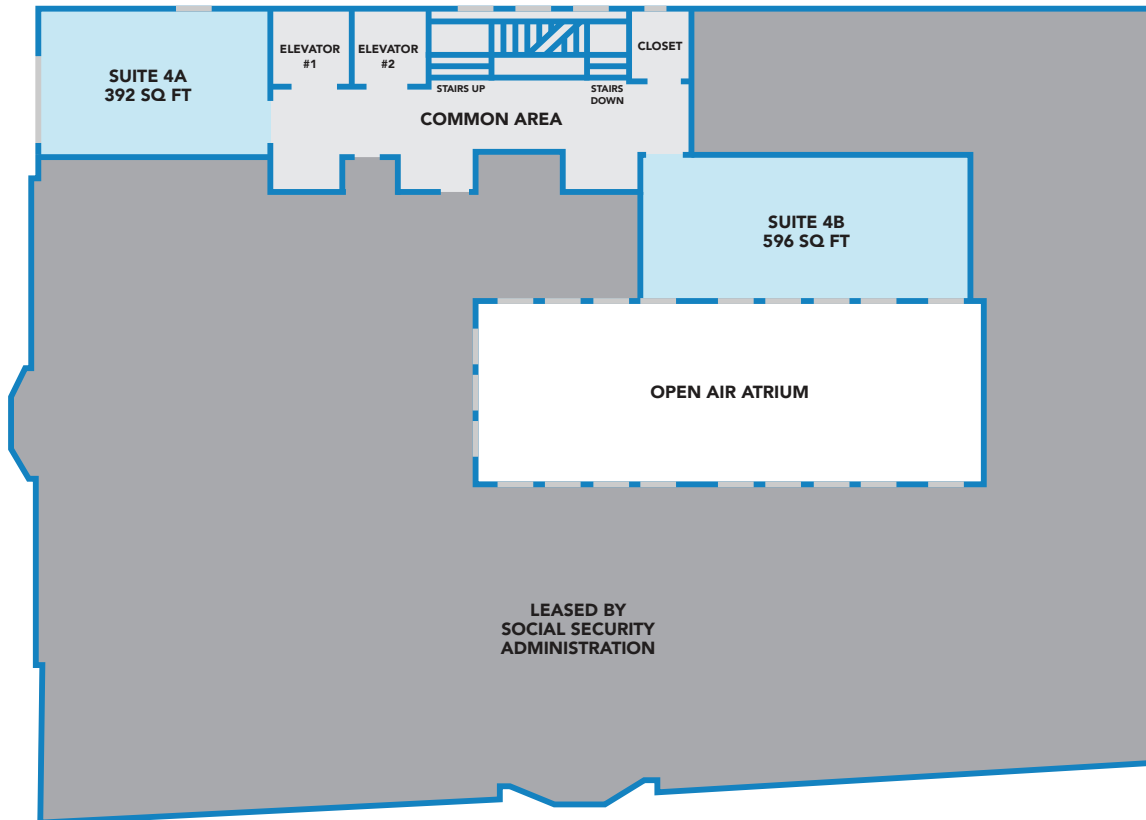


FOURTH FLOOR - FLOOR PLAN

TWO SUITES AVAILABLE

The fourth floor currently offers two suites available for lease. The vacant suites are highlighted in blue below. Suite 4A includes 392 (+/-) square feet and Suite 4B includes 596 (+/-) square feet. Both suites are single office suites with an open floor plan and provide plenty of natural light.

Finishes include carpet, drywall walls, drop ceilings, and standard commercial fluorescent lighting. Access to each suite can be achieved via the elevators or staircase in the common area from the main lobby.



FOR LEASE
OFFICE SUITES - WITHIN THE UNION TRUST BUILDING
700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



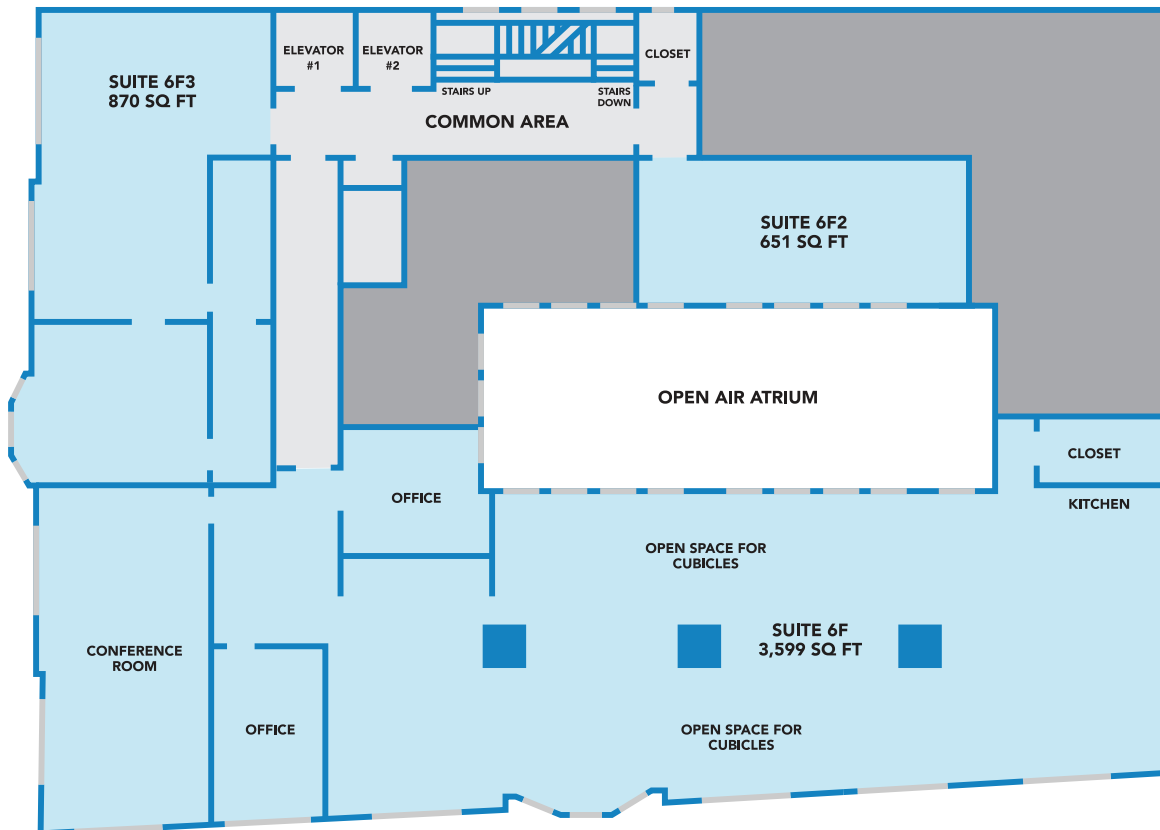
SIXTH FLOOR - FLOOR PLAN

TWO SUITES AVAILABLE

The sixth floor currently offers three suites available for lease. The vacant suites are highlighted in blue below. Suite 6F includes 3,599 (+/-) square feet, Suite 6F2 includes 651 (+/-) square feet and Suite 6F3 includes 870 (+/-) square feet.

Suite 6F is comprised of a large conference room, two offices, kitchen area, storage closet and large open space for cubicles. Suite 6F2 is a large single office. Suite 6F3 includes an open area and three private offices.

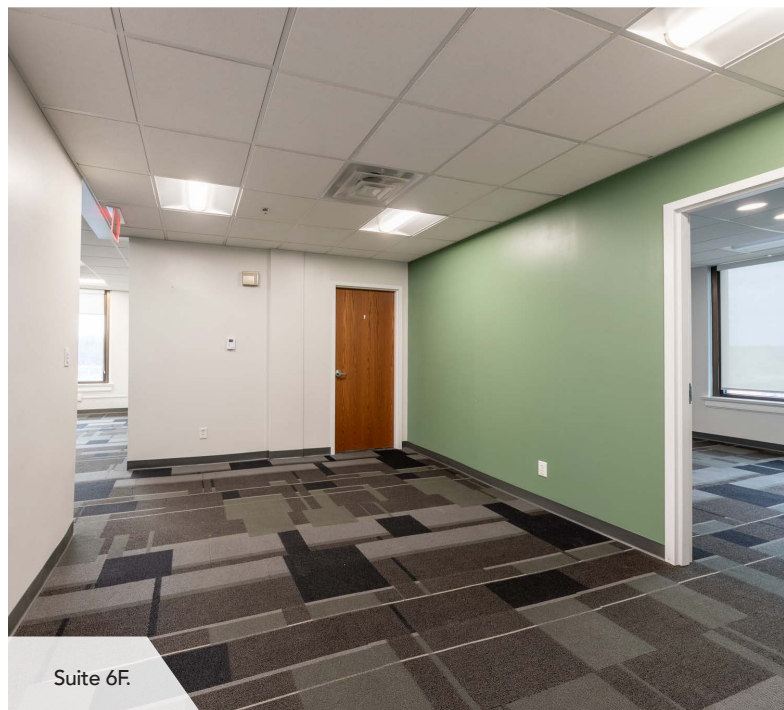
Finishes include carpet, drywall walls, drop ceilings, and a combination of recessed and standard commercial fluorescent lighting. All windows have blinds in Suite 6F. Access to each suite can be achieved via the elevators or staircase in the common area from the main lobby.



FOR LEASE
OFFICE SUITES - WITHIN THE UNION TRUST BUILDING
700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



Suite 6F - Main Entrance.



Suite 6F.



Suite 6F - Conference Room.

INTERIOR PHOTOS



Suite 6F - Open Area for Cubicles.



Suite 6F - Office.

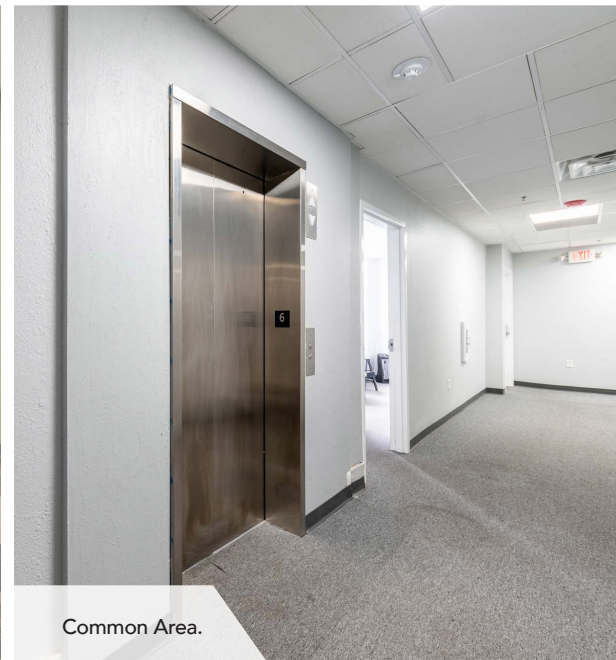


Suite 6F - Kitchen.

FOR LEASE
OFFICE SUITES - WITHIN THE UNION TRUST BUILDING
700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



Suite 6F - Open Area for Cubicles.



Common Area.

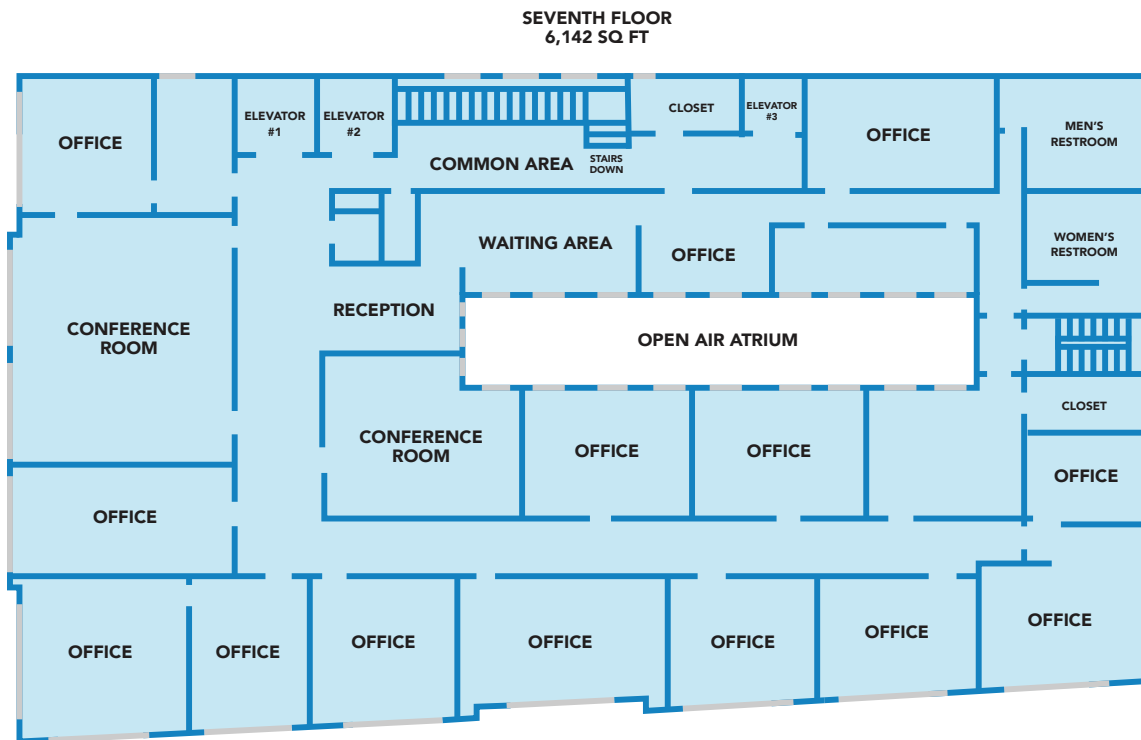


Suite 6F2.

SEVENTH FLOOR - FLOOR PLAN

ENTIRE FLOOR AVAILABLE

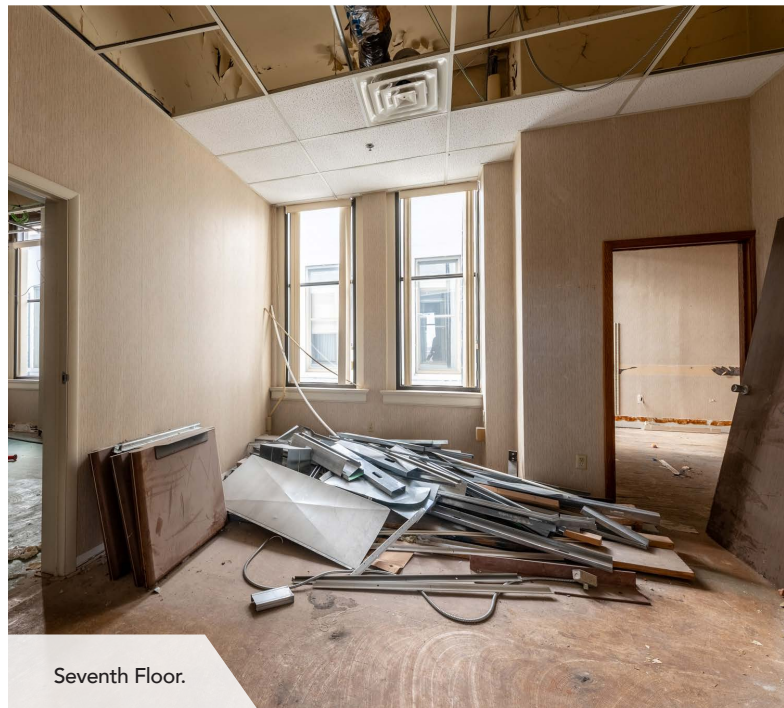
The seventh floor currently 100% available for lease which includes 6,142 (+/-) square feet, including common areas. The seventh floor is currently comprised of a reception and waiting area, two conference rooms, 14 offices, separate men's and women's restrooms, and a kitchen. The 7th floor boasts penthouse views of the Parkersburg skyline. This space is under remodel and therefore the layout can be customized for a user's particular needs.



FOR LEASE
OFFICE SUITES - WITHIN THE UNION TRUST BUILDING
700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



Seventh Floor - Common Area.



Seventh Floor.

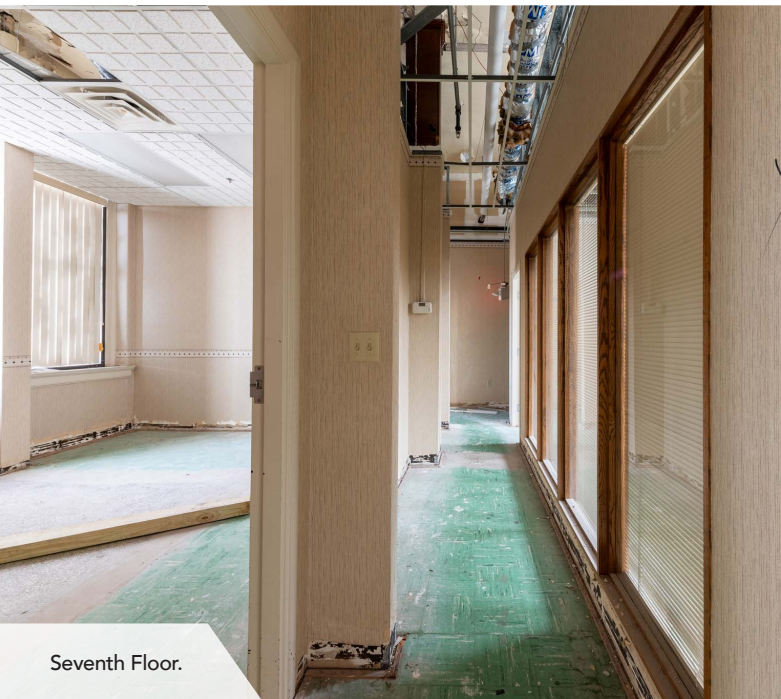


Seventh Floor.

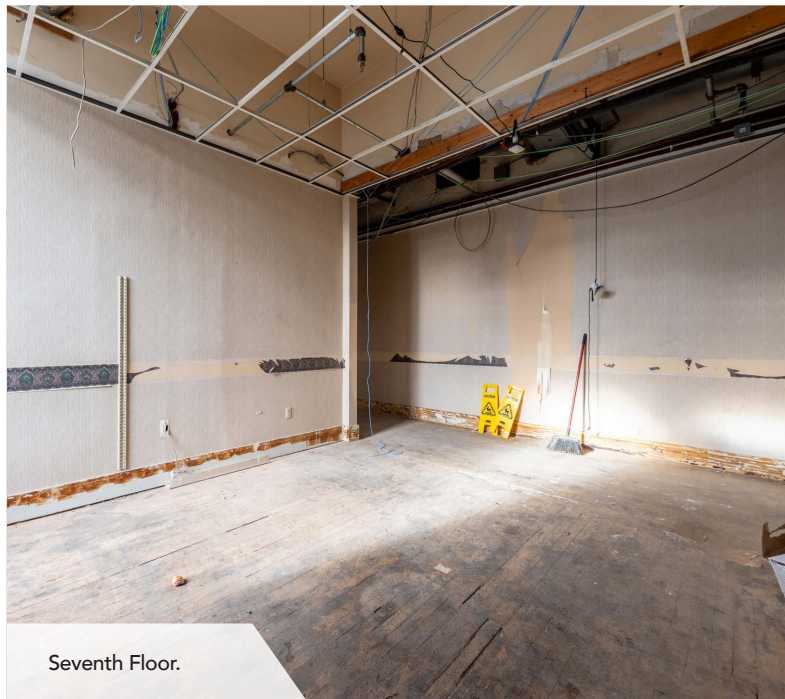
INTERIOR PHOTOS



Seventh Floor.



Seventh Floor.

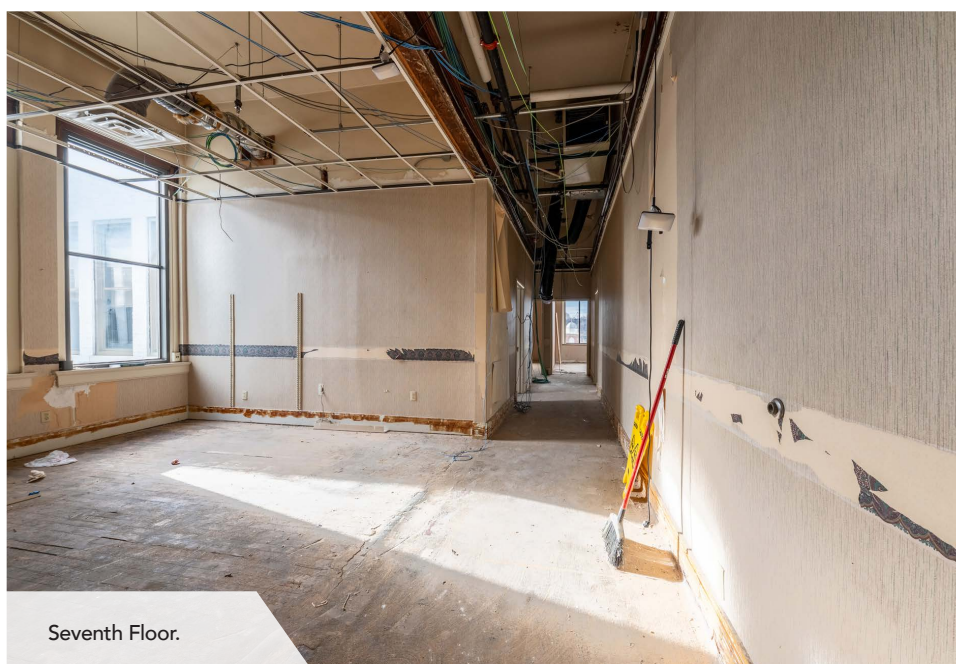


Seventh Floor.

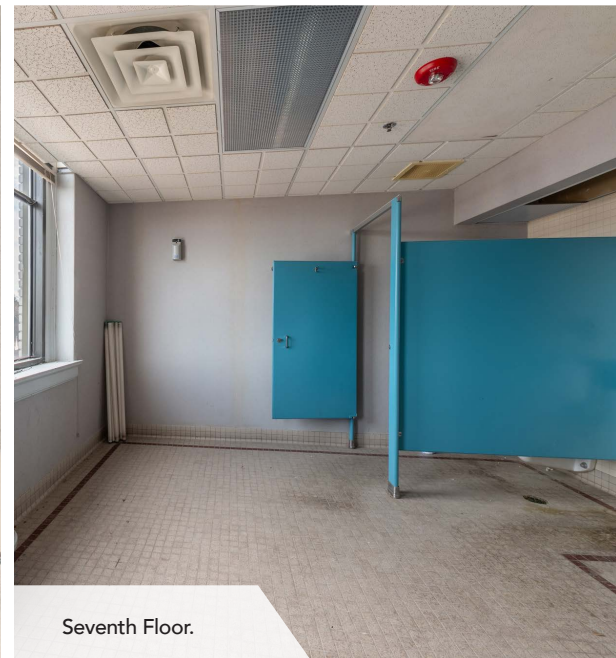
FOR LEASE

OFFICE SUITES - WITHIN THE UNION TRUST BUILDING

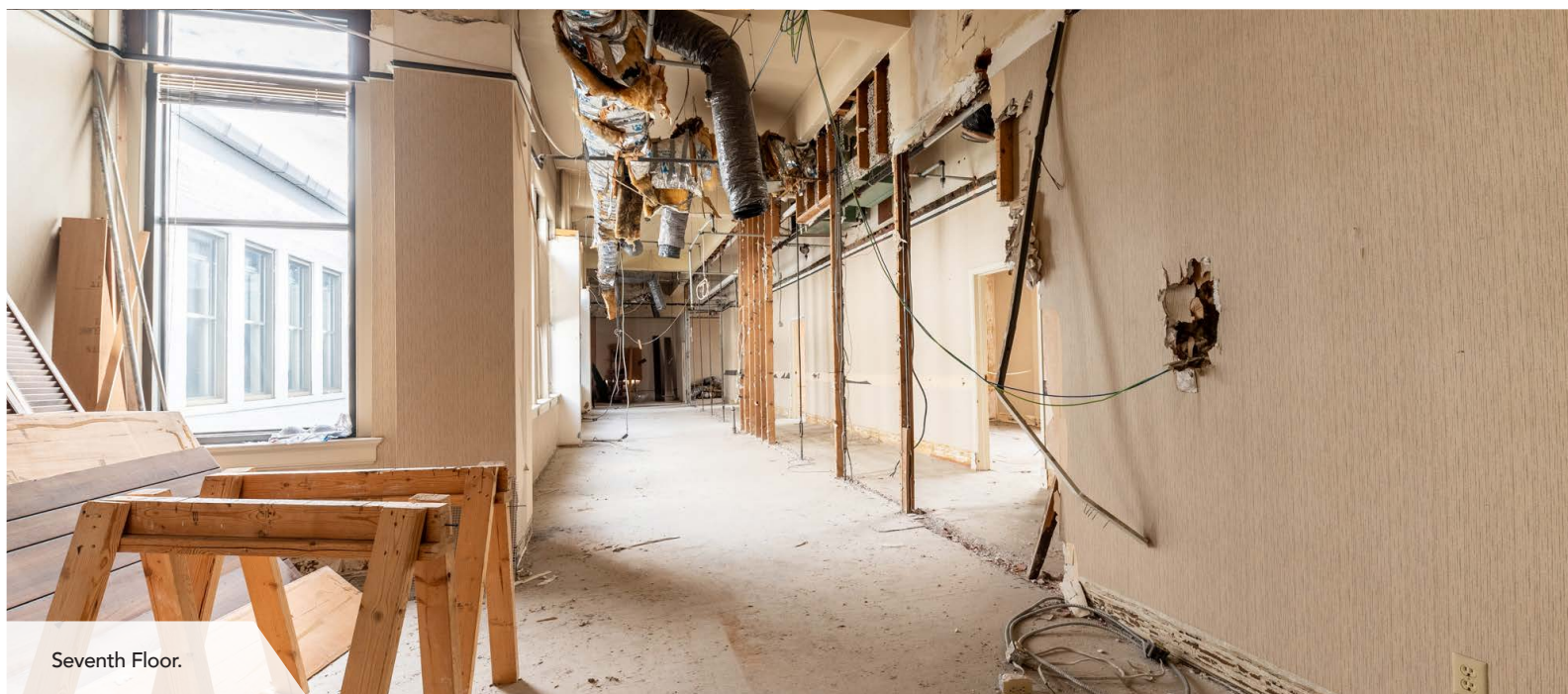
700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



Seventh Floor.



Seventh Floor.

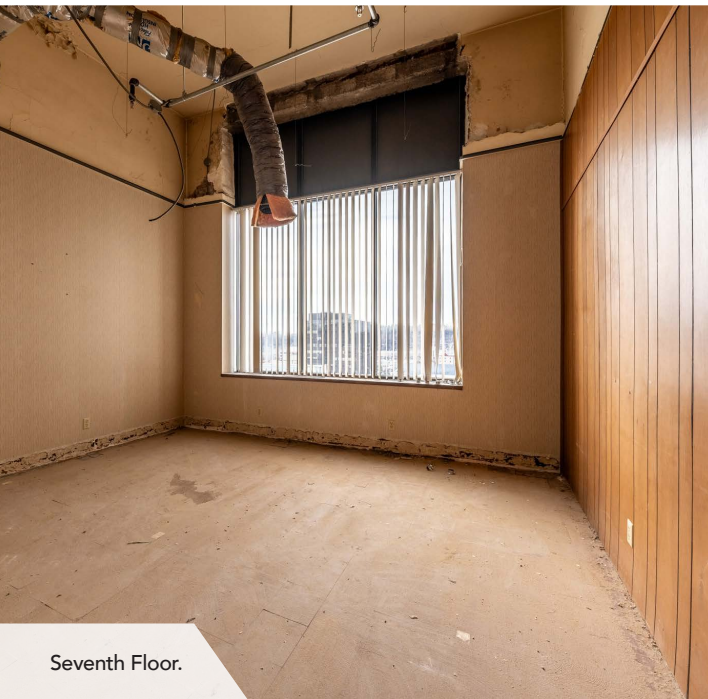


Seventh Floor.

INTERIOR PHOTOS



Seventh Floor.



Seventh Floor.

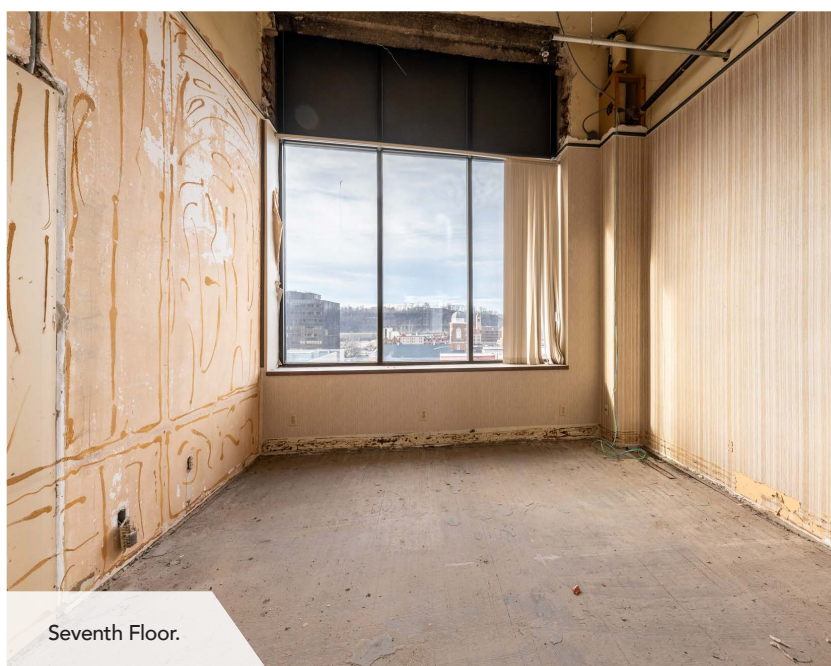


Seventh Floor.

FOR LEASE

OFFICE SUITES - WITHIN THE UNION TRUST BUILDING

700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



Seventh Floor.

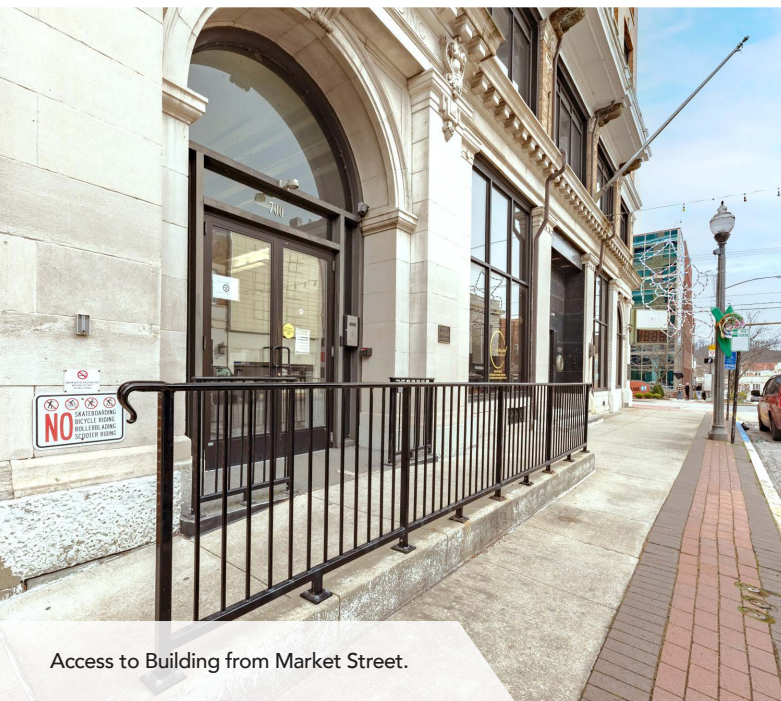


Seventh Floor.



Seventh Floor.

EXTERIOR PHOTOS



Access to Building from Market Street.

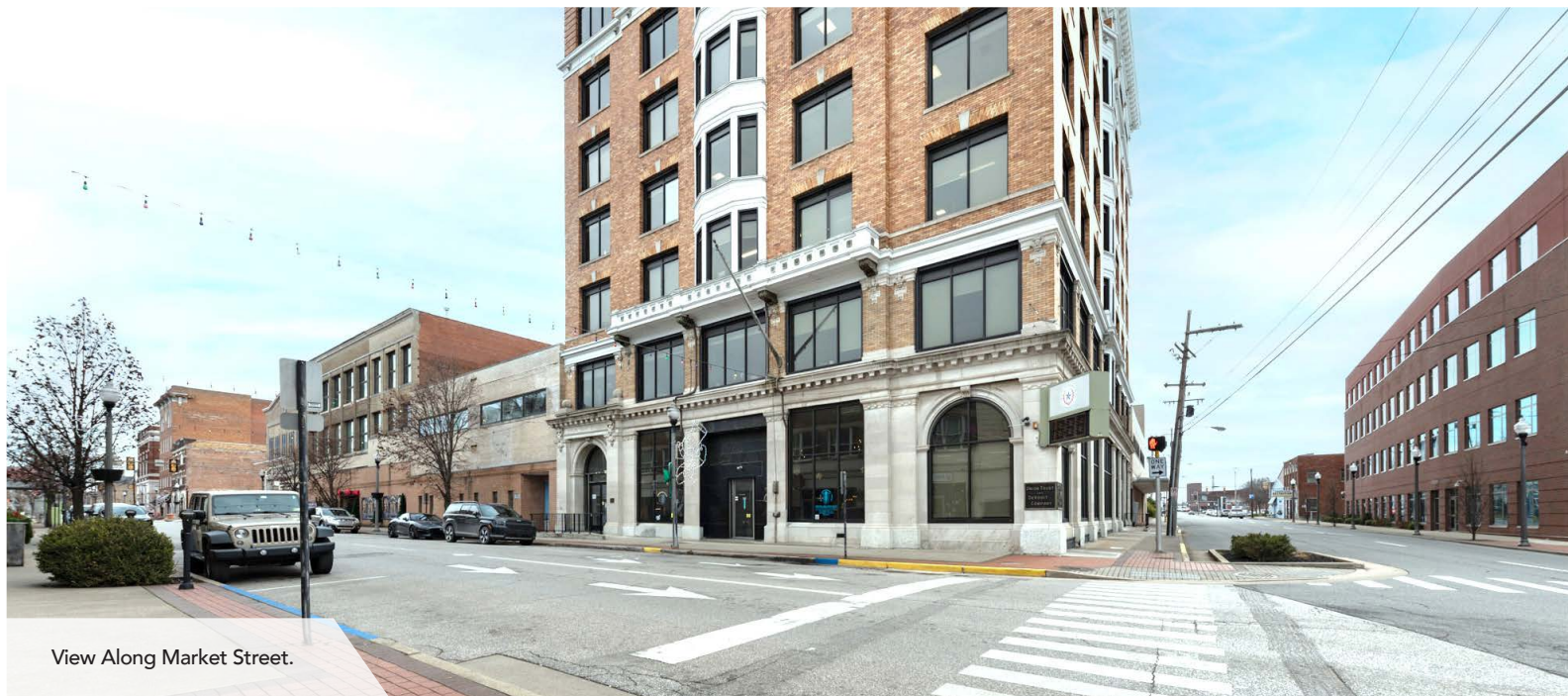


View Along Seventh Street.

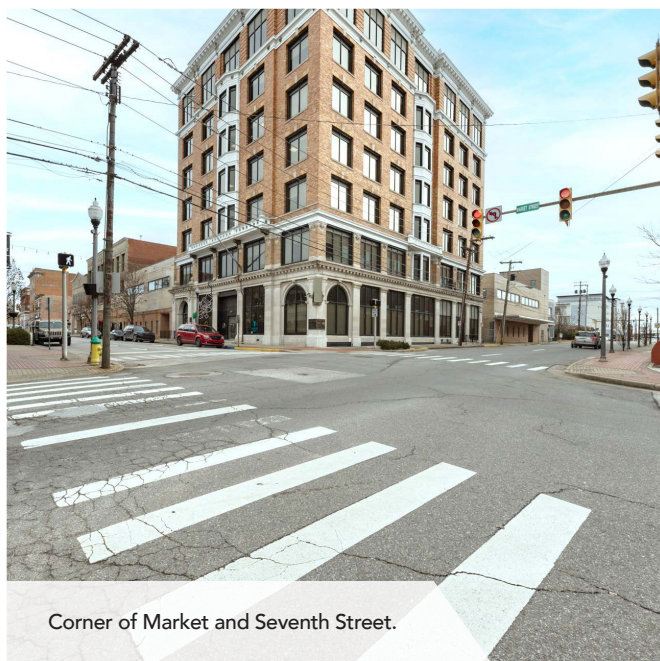


Corner of Market and Seventh Street.

FOR LEASE
OFFICE SUITES - WITHIN THE UNION TRUST BUILDING
700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



View Along Market Street.



Corner of Market and Seventh Street.



Parking Lot.

AERIALS



Aerial View Facing Southwest.

FOR LEASE

OFFICE SUITES - WITHIN THE UNION TRUST BUILDING

700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



Aerial View Facing West.



Aerial View Facing Northeast.

AERIALS



Aerial View Facing East.



Aerial View Facing West.



 **700 MARKET STREET**

Aerial View Facing Southwest (2021).

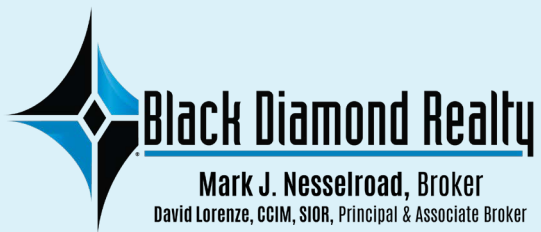
FOR LEASE

OFFICE SUITES - WITHIN THE UNION TRUST BUILDING

700 MARKET STREET · PARKERSBURG, WV 26101 · MULTIPLE SUITES



Aerial View Facing South (2021).



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

Partner & Business Development Leader/Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net