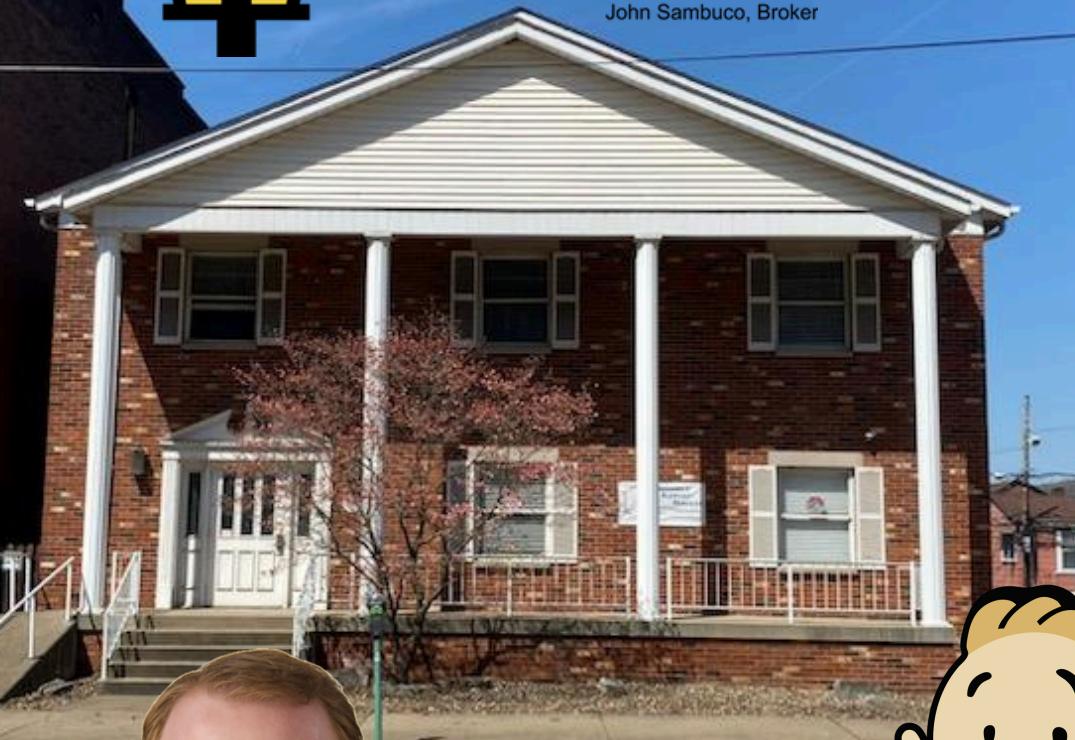




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FOR
LEASE

2227 Chapline St

WHEELING, WV



Scott
Connors



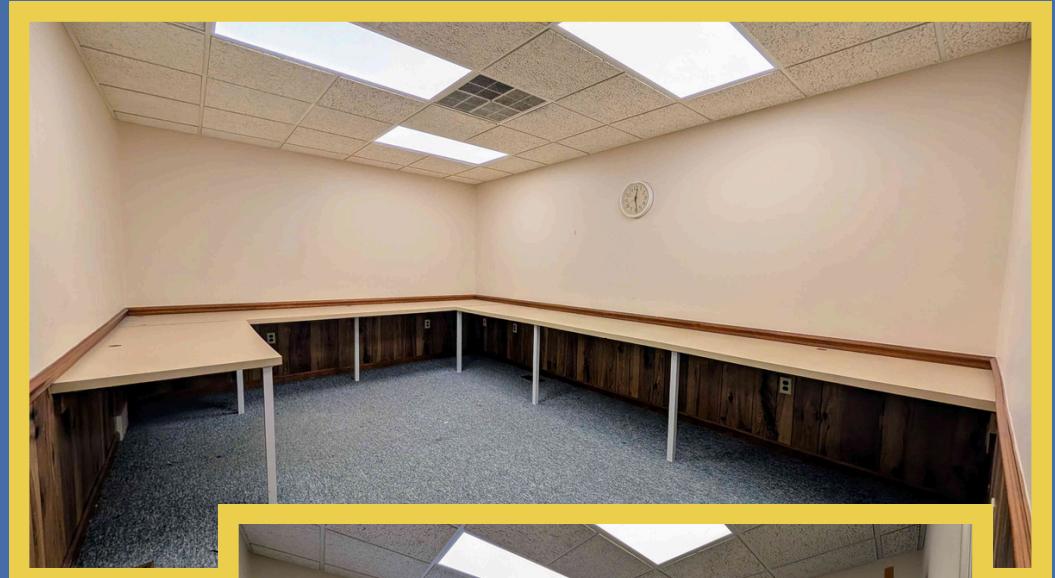
Jay
Goodman
CCIM





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John Sambuco, Broker



Executive Summary

Professional Office Space Available at 2227 Chapline Street, Wheeling, WV

Located at the prime intersection of 22nd and Chapline Streets, this professional office building offers an exceptional opportunity for businesses seeking a strategic position in the heart of Wheeling. Situated just one block south of the upcoming WVU Medicine Regional Cancer Center—set to transform the former Ohio Valley Medical Center site into a state-of-the-art facility—this location is poised to become a central hub of medical and professional activity.



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Property Highlights

- **PRIME LOCATION:** PROXIMITY TO THE FUTURE WVU MEDICINE REGIONAL CANCER CENTER ENSURES INCREASED FOOT TRAFFIC AND VISIBILITY, MAKING IT AN IDEAL SPOT FOR MEDICAL PROFESSIONALS, CONSULTANTS, AND BUSINESSES AIMING TO COLLABORATE WITH HEALTHCARE PROVIDERS.
- **PROFESSIONAL ENVIRONMENT:** THE BUILDING IS DESIGNED TO ACCOMMODATE VARIOUS PROFESSIONAL NEEDS, OFFERING FLEXIBLE OFFICE SPACES SUITABLE FOR SMALL PRACTICES, STARTUPS, OR ESTABLISHED FIRMS.
- **ACCESSIBILITY:** EASILY ACCESSIBLE FROM MAJOR ROADS AND PUBLIC TRANSPORTATION, ENSURING CONVENIENCE FOR BOTH CLIENTS AND EMPLOYEES.

**FOR LEASE
\$ 3,500 /MO.**

PHOTOS

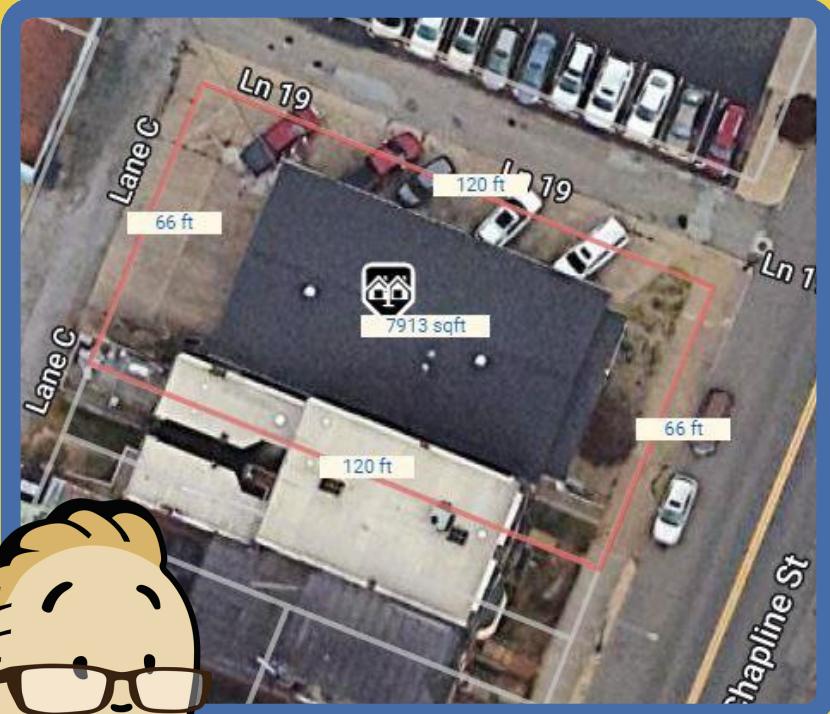


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PLAT & FLOOD

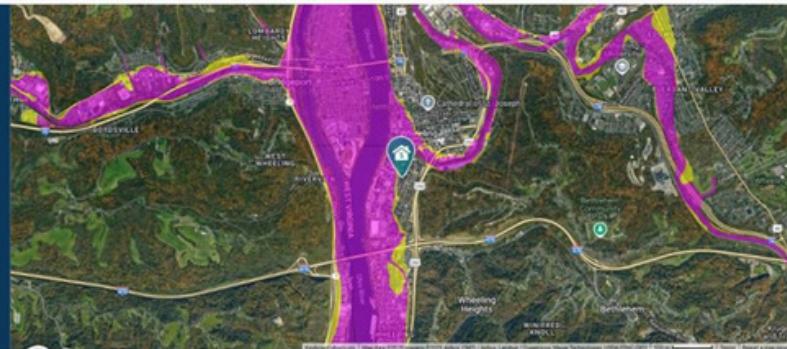


2227 Chapline St, Wheeling, WV 26003-3842, Ohio County

STANDARD FLOOD MAP

Flood Zone Determination
OUT

Flood Zone Legend
● X500 or BZone
● AZone
● VZone
● D Zone
■ Floodway
■ Coastal Barrier Resource Area
● Subject Property



Special Flood Hazard Area (SFHA)

Community Participation Status

Distance to 100 yr Flood Plain

Community Number - Map Panel & Suffix

Flood Zone Code

Panel Date

County

Original Panel Firm Date

FIPS Code

Coastal Barrier Resource Area (CBRA)

Community Name

Letter of Map Amendment (LOMA)

Out

R - Regular

129 ft

540152-0061D

X

July, 17, 2006

Ohio

February, 18, 1981

54069

Out

Wheeling, City Of

N/A



Thank You!



STEUBENVILLE, OH OFFICE
2700 Sunset Blvd
Steubenville, Ohio 43952
740-264-0300

ST CLAIRSVILLE, OH OFFICE
250 W. Main St
St. Clairsville, Ohio 43950
740-695-3131

MARTINS FERRY, OH OFFICE
410 Walnut St
Martin Ferry, OH 43935
740-633-6363

WEIRTON, WV OFFICE
253 Three Springs Dr
Weirton, WV 26062
304-723-3131

WHEELING, WV, OH OFFICE
980 R National Rd
Wheeling, WV 26003
304-233-4451

BARNESVILLE, OH OFFICE
820 Bond Ave
Barnesville, Ohio 43713
740-425-3535



JAY GOODMAN, CCIM
0 (304) 233-4451, C (773) 936-6511
jayg@goodmanrealtor.com

SCOTT CONNORS
0 (304) 233-4451, C (740) 310-0032
scott@sconnors.com

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