



**FOR LEASE**  
OFFICE / WAREHOUSE  
MARKETING FLYER



**641 EAST BROCKWAY AVENUE**  
MORGANTOWN, WV 26501





**DOWNTOWN WVU**  
WEST VIRGINIA UNIVERSITY

**641 EAST BROCKWAY AVENUE**  
YOUR NEW LOCATION

**641 EAST BROCKWAY AVENUE**

**MORGANTOWN, WV 26501**



02

## **PROPERTY OVERVIEW / SPECIFICATIONS**

Introduction of the building and specifications of the space, utilities, and directions.

04

## **LOCATION AND TREND ANALYSIS / GOOGLE MAP**

Detailed description and Google map of the location and its proximity to surrounding businesses.

06

## **STATISTICS AND GROWTH PROJECTIONS**

Morgantown, WV population, employment, income, and reasons to be proud of the location.

08

## **FLOOR PLAN / PHOTOS**

Detailed description, floor plan and photos of the available 5,000 (+/-) square feet.

10

## **INTERIOR PHOTOS**

Additional interior photos of the building.

12

## **AERIAL PHOTOS**

Aerial photos of the property from various heights and angles.

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David Lorenze, Principal  
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Jeff Stenger, Associate



## OFFICE / WAREHOUSE FOR LEASE

## 641 EAST BROCKWAY AVENUE MORGANTOWN, WV 26501

RENTAL RATE / \$2,950 / MONTH

TOTAL SPACE AVAILABLE / 5,577 SQ FT

BUILDING SIZE / 5,577 SQ FT

OFF STREET PARKING / YES

PROPERTY TYPE / OFFICE, WAREHOUSE

PROPERTY FEATURES / EXCELLENT VISIBILITY,  
OFF STREET PARKING

641 East Brockway Avenue offers a total of 5,577 (+/-) square feet of office/warehouse space. The space is located on the upper level of the building where there is ground level access and off street parking immediately in front of the building. The space was previously occupied by a photography business and is located roughly 100 yards from Marilla Park.

The building is located along East Brockway Avenue, just 2.3 miles off I-68, Exit 4, and is approximately 1 mile from Downtown Morgantown and WVU. The building is clearly visible from both directions along East Brockway Avenue with options to add signage to the building facade. The location is convenient to many top Morgantown employers and residents.



**FOR LEASE**

**OFFICE / WAREHOUSE BUILDING – LOCATED 2.3 MILES OFF I-68, EXIT 4**

**641 EAST BROCKWAY AVENUE · MORGANTOWN, WV 26501 · 5,577 SQ FT**

# BUILDING SPECIFICATIONS

## SPECIFICATIONS

The subject building consists of 5,577 square feet and was built in 1957. It is a two-story concrete block building with a tan brick facade, four block windows, a foam roof, and two large glass panel windows on each side of the main entrance doors. The available second floor offers ground access with excellent visibility to East Brockway Avenue. The roof was replaced within the past two years and the AC units have all been replaced within the past 5 years.

## UTILITIES

This site offers all public utilities, which include the following: Electricity, water/sewer, gas, trash collection, phone, cable and internet. Electric is provided by Mon Power, natural gas is provided by Mountaineer Gas Company and water/sewer is provided by Morgantown Utility Board (MUB) and trash collection is provided by Republic Services. Phone, cable and internet services are available via multiple providers. The tenant will be responsible for all utilities.

## INGRESS / EGRESS / PARKING

Ingress and egress onto the property can be achieved by turning northwest off of East Brockway Avenue. Parking for the available space is located immediately in front of the building via five designated spaces. There is additional parking located across the street via gravel lot.



Additional Parking Across the Street.



Side Exit.



# LOCATION TREND ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. Fall enrollment for WVU in 2017 reached over 31,000 students and full-time and part-time faculty and staff has increased to over 8,100. These numbers are expected to continue to grow significantly in 2018. Education, health services, professional and business services are all expected to grow at a particularly high rate.

The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.



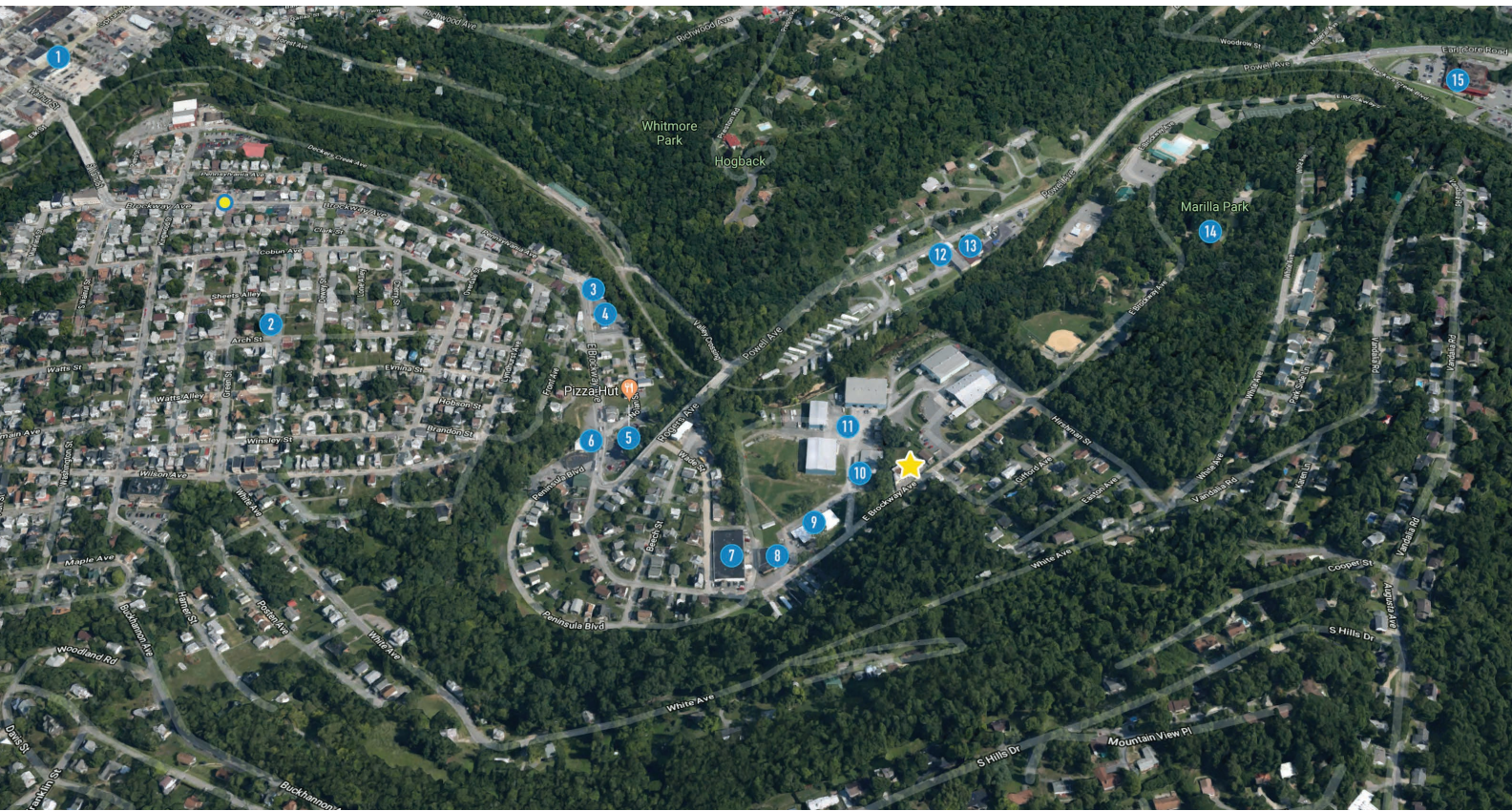
**Distance to nearby cities:** Fairmont, WV - 22 miles, Uniontown, PA - 27 miles, Washington, PA - 47 miles, Bridgeport, WV - 48 miles, Pittsburgh, PA - 77 miles, Wheeling, WV - 80 miles, Charleston, WV - 158 miles.



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## GOOGLE MAP



The Google map above highlights several of the most popular surrounding locations. Referenced with a yellow star is the subject building at 641 East Brockway Avenue. The building is located along 2.3 miles from I-68, Exit 4, and 0.3 mile from Downtown Morgantown and WVU. Along Brockway Avenue there is a daily traffic count of 8,789 vehicles per day (WVDOH, 2014).

- 1 Downtown Morgantown
- 2 Greenmont
- 3 Studio 101 Salon
- 4 Parpay Car Wash
- 5 Pizza Hut
- 6 Beertopia
- 7 Monongalia County Schools Maintenance Department
- 8 Service Plus
- 9 West Virginia Fair Housing Action Network
- 10 West Virginia Glass & Mirror
- 11 Petitto Mine Equipment
- 12 BX Holdings Warehouse
- 13 Ralph's Beer Distribution
- 14 Marilla Park
- 15 WV Newspaper Publishing





# MORGANTOWN, WEST VIRGINIA

Morgantown, WV excelled during The Great Recession primarily due to its strong economic job base focused on recession-resistant employment opportunities in the education, healthcare, and government sectors. Morgantown has received national recognition for its high quality of life and economic stability. Morgantown has been featured nationally in various media outlets over the past decade for its strong economy.



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# STATISTICS AND GROWTH PROJECTIONS

**11.8%**  
POPULATION INCREASE

Morgantown is projected to have a total population of 145,712 by 2020. The projected population change from 2010 to 2020 is 15,384 (11.8%) (ProximityOne.com, 2017).

**7,000**  
JOBS ADDED SINCE 2010

Greater Morgantown Area employers have added nearly 7,000 jobs since 2010, surpassing the level observed prior to the economic downturn by more than 5% (WVU Research Corporation, 2015).

**OVERALL JOB GROWTH**

WVU Medicine was named Job Creator of the Year with over 2,000 hired in 2016. The WVU Medicine system of hospitals and clinics now has approximately 14,000 employees, according to WorkForce West Virginia (Theet.com, 2016).

**\$42,919**  
MEDIAN HOUSEHOLD INCOME

Morgantown's MSA median household income is estimated at \$42,919 (Forbes.com, 2017).

**NATIONAL RECOGNITION**

In 2011, Morgantown, West Virginia was named "#1 Small City in America" by Bizjournals.com, and the "5th Best Small Metro" by Forbes.com

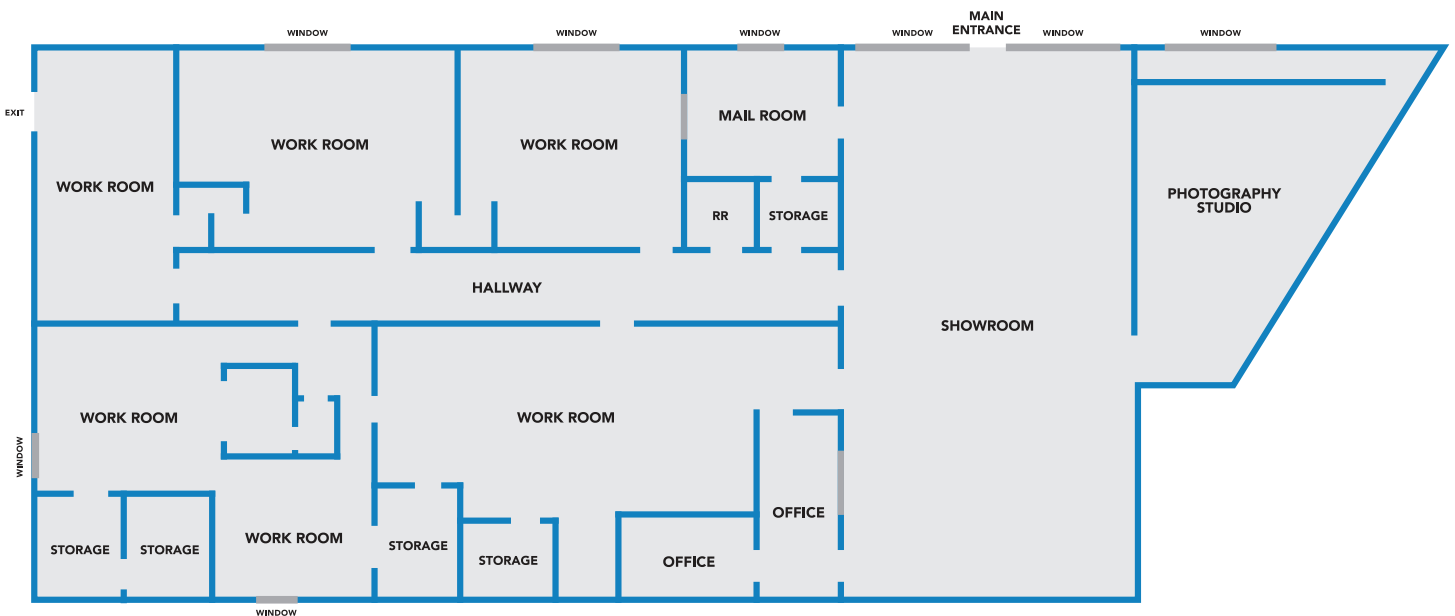


# FLOOR PLAN

## 5,577 SQUARE FEET

The available space consists of 5,577 square feet on the top floor of the building. The space spans the entire floor and offers ground level access with five parking spaces immediately in front of the building. The layout consists of a large open showroom area, a separate open studio/photography area, six work rooms, two offices, a mail room, one single restroom, and five small storage rooms. The large hallway down the center of the space offers room for additional storage and/or work area. The space

offers one main entrance off the showroom and an additional exit located on the east side of the building. Finishes to the space include a combination of painted concrete block, wood panelling and drywall walls, fluorescent lighting, and a mix of carpet, vinyl and concrete flooring.





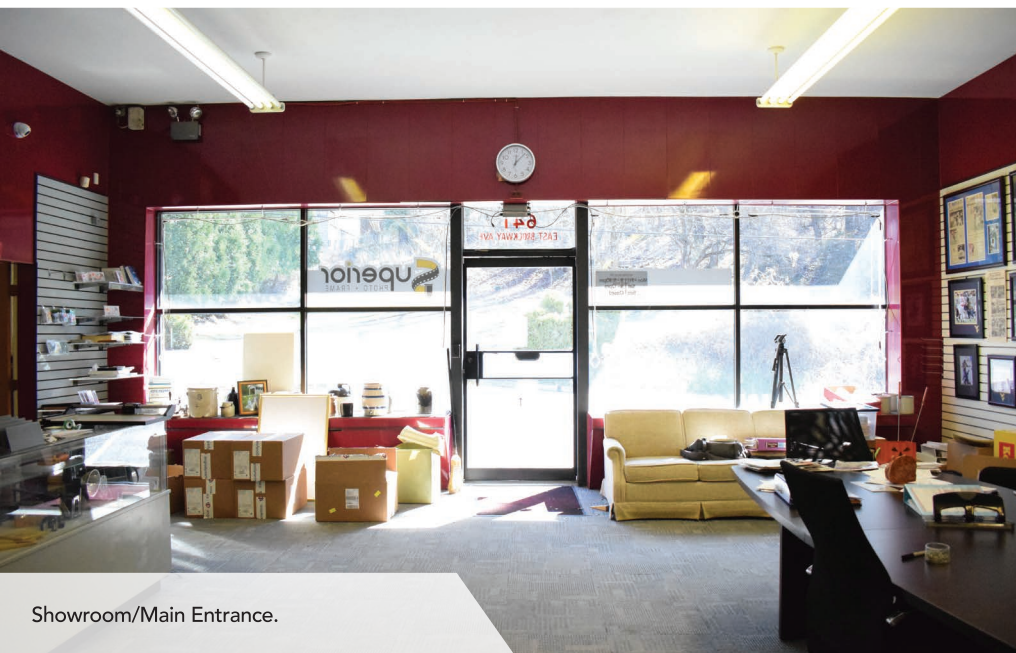
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# PHOTOS



Showroom.



Showroom/Main Entrance.



Storage.



# INTERIOR PHOTOS



Work Room.



Work Room.



Mail Room.



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Work Room.



# AERIAL PHOTOS



Aerial View of the Property Facing North.



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Aerial View of the Property Facing East.

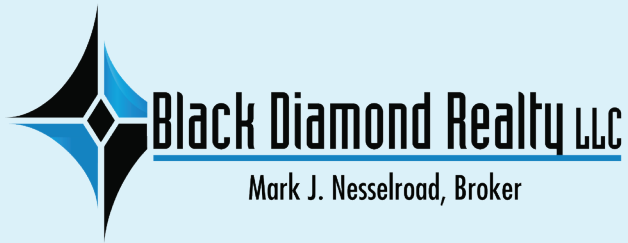


Aerial View of the Property Facing East.



Aerial View of the Property Facing Downtown Morgantown.





# CONTACT

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*\* All information is believed to be accurate but not guaranteed. More information is available upon request.*

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