



Black Diamond Realty LLC

Mark J. Nesselroad, Broker

FOR LEASE
OFFICE SUITE MARKETING FLYER



MARQUIS CENTRE

1111 VAN VOORHIS ROAD • MORGANTOWN, WV 26505

DOWNTOWN CAMPUS
WVU

WESTOVER
CITY

MOUNTAINEER FIELD
MILAN PUSKAR STADIUM

UNIVERSITY PARK
WVU EVANSDALE CAMPUS

RUBY MEMORIAL HOSPITAL
1 MEDICAL CENTER DRIVE

HEALTH SCIENCES CAMPUS
WEST VIRGINIA UNIVERSITY

VAN VOORHIS ROAD
ROUTE 705

MARQUIS CENTRE
YOUR NEW LOCATION

MARQUIS CENTRE

1111 VAN VOORHIS ROAD · MORGANTOWN, WV 26505

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Aerial photos of the property from various heights and angles.

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MARQUIS CENTRE
YOUR NEW LOCATION

TWO OFFICE SPACES FOR LEASE

MARQUIS CENTRE 1111 VAN VOORHIS ROAD · MORGANTOWN, WV 26505

RENTAL RATE / \$16.50 SQ FT / YEAR

TOTAL SPACE AVAILABLE / 10,000 SQ FT

GROSS BUILDING SIZE / 30,000 SQ FT

BUILDING CLASS / C

PROPERTY TYPE / OFFICE

PROPERTY FEATURES / LOCATED ALONG A
MAJOR THOROUGHFARE, CLOSE TO MANY
AMENITIES, AMPLE PARKING, SIGNAGE
OPPORTUNITIES

The available suite is located within the Marquis Centre a 30,000 square foot office/retail building situated along Van Voorhis Road (Route 7). There are two suites available for lease. Space 1 is located on the second floor of the building and consists of 3,000 (+/-) square feet. Space 2 is located on the third floor of the building and consists of 7,000 (+/-) square feet.

The Marquis Centre building is located in the heart of Suncrest along a major thoroughfare with exceptional visibility. It's positioned within walking distance of the WVU's Health Sciences Center campus, Ruby Memorial Hospital, restaurants, shopping, and more. Just 0.3 mile down the road at the intersection of Van Voorhis Road and University Ave, there is a daily traffic count of 32,493 vehicles per day (WVDOH, 2015).

FOR LEASE

LOCATED ALONG A MAJOR THOROUGHFARE IN MORGANTOWN

1111 VAN VOORHIS ROAD · MORGANTOWN, WV 26505 · TWO SPACES · 3,000-7,000 SQ FT

PROPERTY SPECIFICATIONS

SIGNAGE / CO-TENANTS

A multi-tenant sign is available in the front of the building which offers excellent visibility to Van Voorhis Road traffic. Signage will also be available inside the building on the main entrance doors to the space. Current tenants within the building include: Dickey's Barbecue Pit, AT&T, Interim and PsiMed.

INGRESS / EGRESS / PARKING

Ingress and egress onto the property can be achieved by turning west off of Van Voorhis Road (Route 705). There is an ample amount of parking available via surface parking

lot in the front and side of the building that are used by both employees and customers. There are roughly 118 total parking spaces available.

UTILITIES

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



View of Building from Parking Lot.

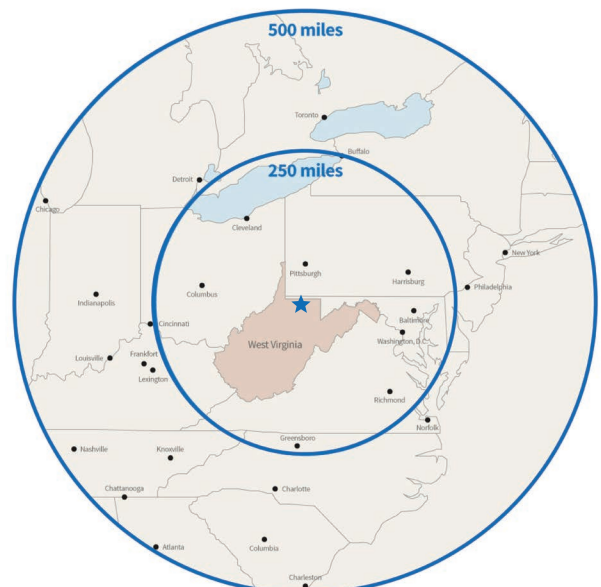
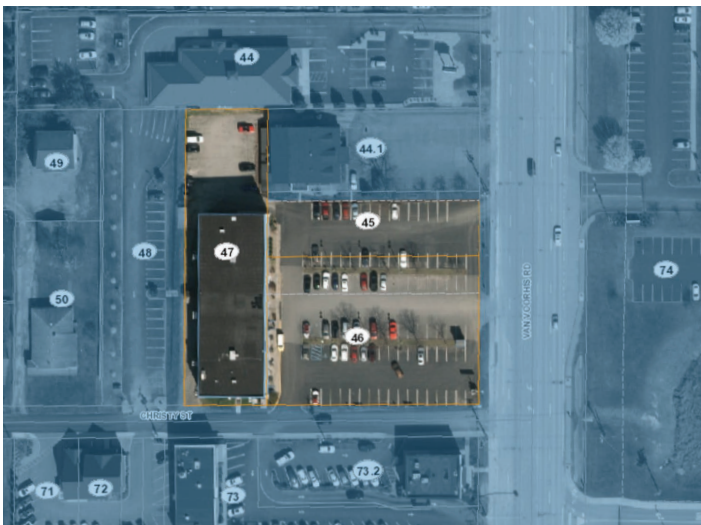
LOCATION TREND ANALYSIS

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. As of 2015, there were 76,673 people living within a 5-mile radius. The total daytime population is 109,370 with 68,107 employees. In 2015, there were 30,608 households within a 5-mile radius with a median household income is \$39,503 and an average household income of \$62,896. (MapInfo Pro, 2015). 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 - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.



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AERIAL PHOTOS



The aerial above was taken facing south-east towards Downtown WVU. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, the Marquis Centre is located within the heart of Morgantown.

● At the intersection of Van Voorhis Road (Route 705) and University Ave, there is a daily traffic count of 32,493 vehicles per day (WVDOH, 2015).

- | | | |
|---------------------------------------|------------------------------|---------------------------------|
| 1 Starbucks | 12 Health South | 24 UPS Store |
| 2 Suncrest Center | 13 BB&T Bank | 25 Panera Bread |
| 3 WVU Medicine | 14 Euro-Suites | 26 Wendy's |
| 4 Hampton Inn | 15 Dunkin' Donuts | 27 Huntington Bank |
| 5 Erickson Alumni Center | 16 Health Sciences Campus | 28 Burrough's Place |
| 6 WVU Police Department | 17 Ruby Memorial Hospital | 29 Suncrest Middle School |
| 7 United Bank | 18 Milan Puskar Stadium | 30 Arby's |
| 8 University Park | 19 WVU College of Law | 31 Chick-fil-A |
| 9 Monongalia County Health Department | 20 Downtown WVU | 32 Student Recreation Center |
| 10 Northside Fire Station | 21 WVU Residence Hall | 33 Westover |
| 11 WVU Parking Authority | 22 Boston Beanery / Rite-Aid | 34 WVU College of Creative Arts |
| | 23 Kroger | |



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 in 2020 of 145,712. 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 is 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

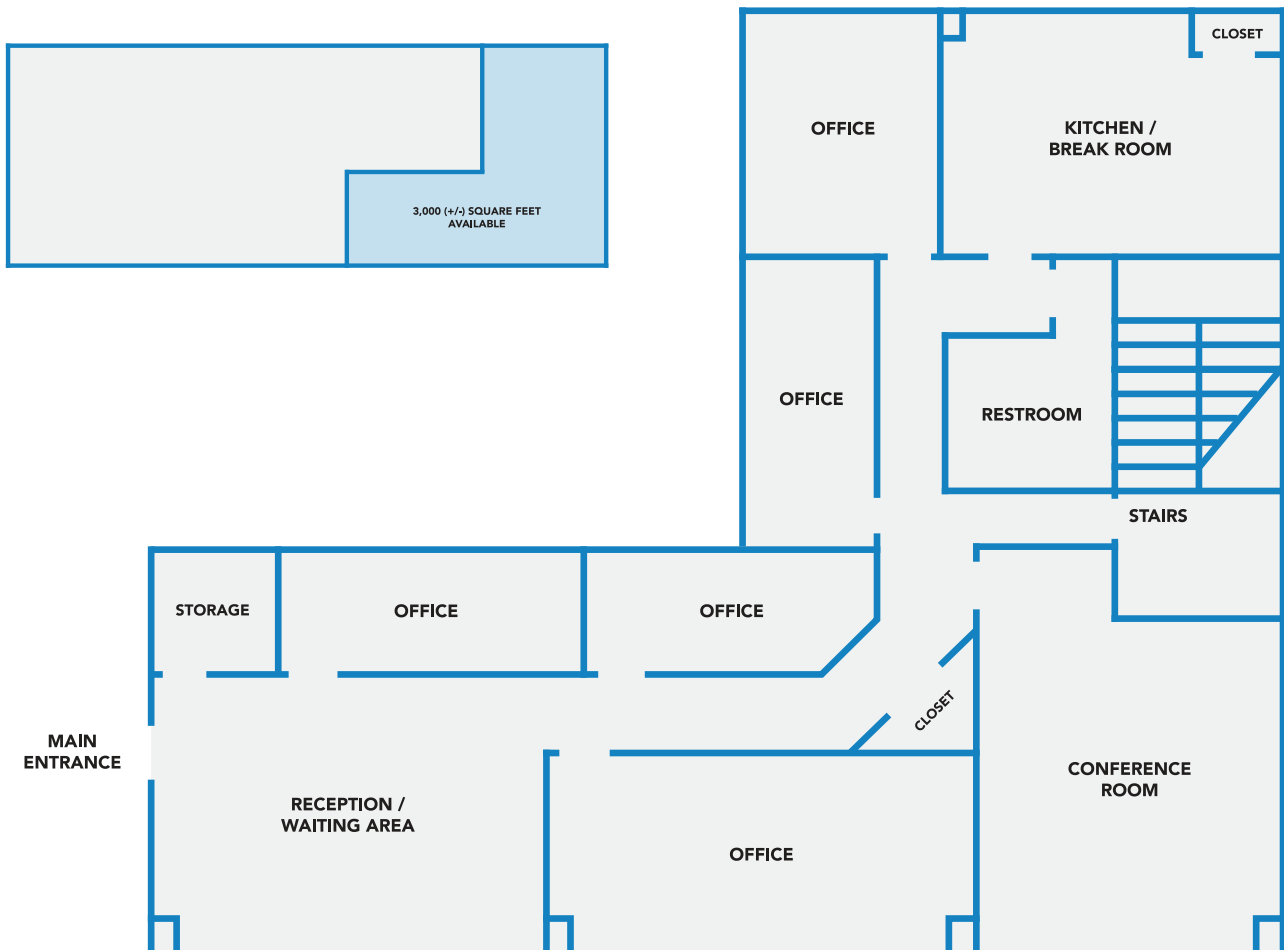
In 2011, Morgantown, West Virginia was named "#1 Small City in America" by Bizjournals.com, and the "5th Best Small Metro" by Forbes.com

SPACE 1

3,000 SQUARE FEET

Space 1 offers 3,000 (+/-) square feet of office space on the second floor of the building. The space is located on the northeast corner of the building and can be accessed by both elevator and staircase. The elevator offers access to the main entrance to the space while the staircase offers an additional entrance and exit by the rear of the space. The space consists

of a large reception/waiting area, five private offices, a large corner conference room, a restroom, kitchen and break room and three storage closets. Finishes to the space include: carpet and tile flooring, drywall walls, drop ceilings, fluorescent lighting and blinds on the windows.



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PHOTOS



Lobby Area (Entrance on Left).



Office.



Kitchen/Break Room.



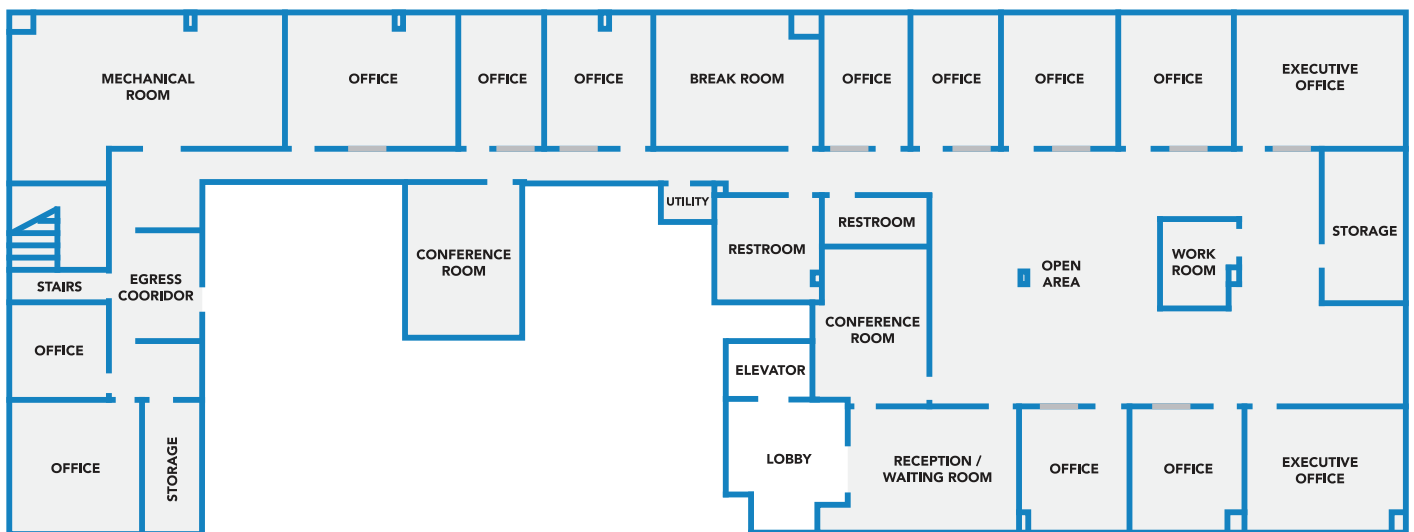
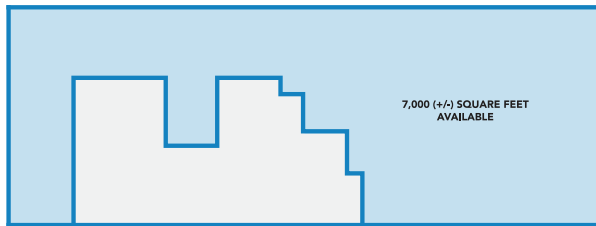
Conference Room.

SPACE 2

7,000 SQUARE FEET

Space 2 offers 7,000 (+/-) square feet of office space on the third floor of the building. The space occupies north, south, west and parts of the east sides of the building and can be accessed by both elevator and staircase. The elevator offers access to the main entrance of the space while the staircase offers an additional exit by the rear of the space. The space

consists of a large reception/waiting area, 11 private offices, two executive corner offices, two conference rooms, two restrooms, kitchen and break room, open office area, work room, mechanical closet, two storage rooms and a utility closet. Finishes to the space include: carpet and tile flooring, drywall walls, drop ceilings, fluorescent lighting and blinds on the windows.



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PHOTOS



Lobby/Main Entrance.



Open Area/Work Room.



Open Area/Offices.

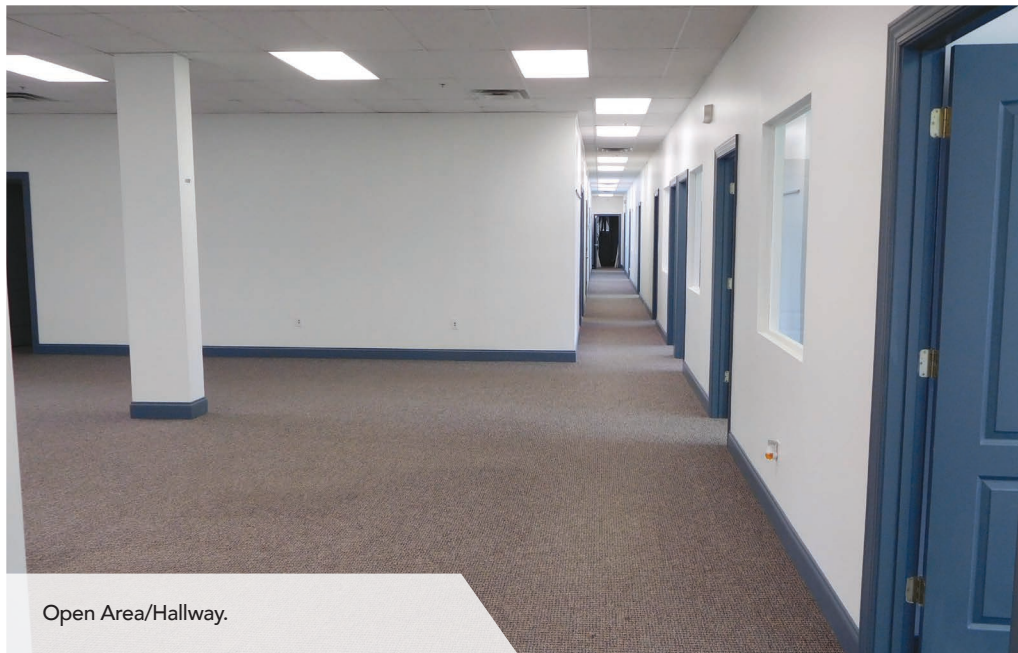
SPACE 2 PHOTOS CONTINUED



Executive Office.



Conference Room.



Open Area/Hallway.

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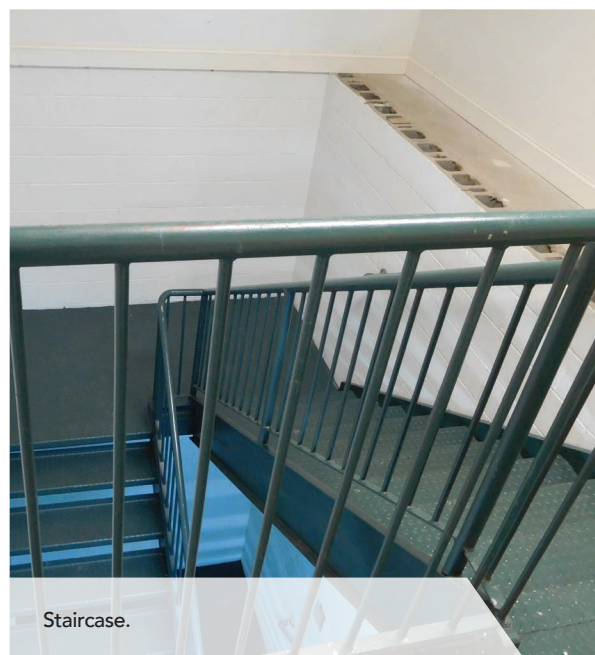
Office.



Kitchen/Break Room.



Office.



Staircase.

EXTERIOR PHOTOS



Front of the Building.



Back of the Building.



Gazebo.

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Side Parking Lot.



Front Main Entrance.



Front Parking Lot.

AERIAL PHOTOS



Aerial View of the Property Facing South.

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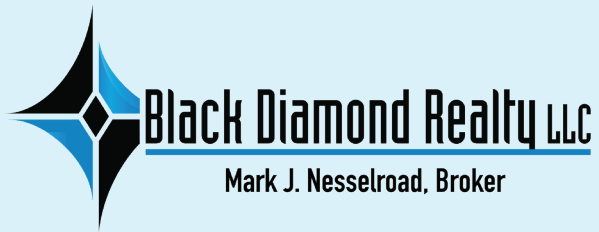
Aerial View of the Property Facing Southwest.



Aerial View of the Property Facing Southeast.



Aerial View of the Property Facing Southwest.



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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