

**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



**OFFICE SUITE**

# 7000 Hampton Center, SUITE F

Morgantown, WV 26505



**David Lorenze, CCIM, SIOR**  
Principal / Associate Broker

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# 7000 Hampton Center, Suite F Morgantown, WV 26505

LEASE RATE	\$19.50 / SQ FT / YEAR
LEASE STRUCTURE	NNN
TOTAL SPACE AVAILABLE	3,582 SQ FT
DISTANCE TO INTERSTATE	2.7 Miles From I-68, Exit 7

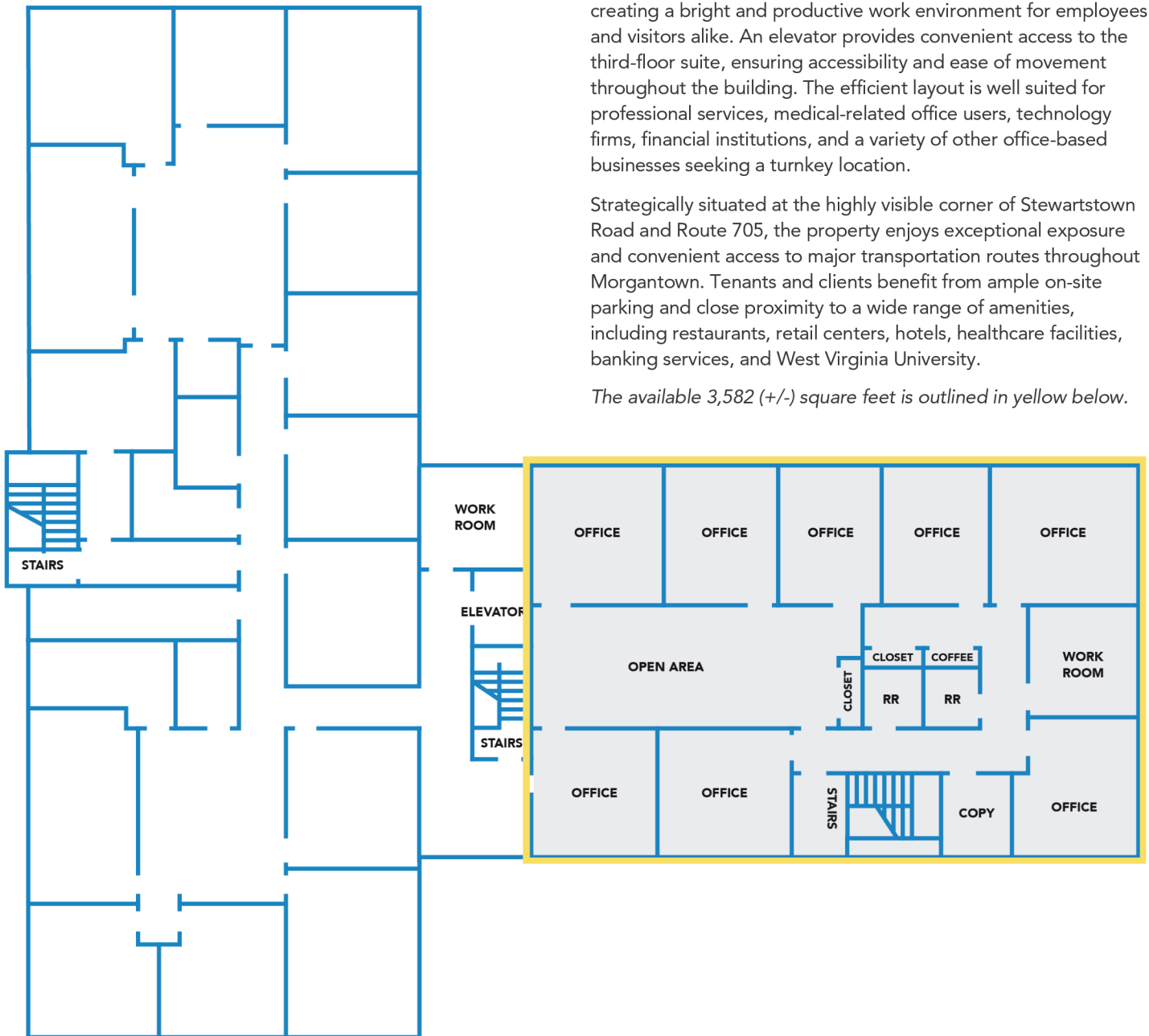
## SUITE DETAILS

Positioned within one of Morgantown's most desirable professional office corridors, Suite F at 7000 Hampton Center offers approximately 3,582 (+/-) square feet of well-appointed office space on the third floor of a prominent multi-tenant office building. The suite features a thoughtfully designed floor plan that combines functionality and flexibility, including multiple spacious private offices, conference rooms, collaborative coworking areas, and a dedicated kitchenette to support daily business operations.

The space benefits from abundant natural and interior lighting, creating a bright and productive work environment for employees and visitors alike. An elevator provides convenient access to the third-floor suite, ensuring accessibility and ease of movement throughout the building. The efficient layout is well suited for professional services, medical-related office users, technology firms, financial institutions, and a variety of other office-based businesses seeking a turnkey location.

Strategically situated at the highly visible corner of Stewartstown Road and Route 705, the property enjoys exceptional exposure and convenient access to major transportation routes throughout Morgantown. Tenants and clients benefit from ample on-site parking and close proximity to a wide range of amenities, including restaurants, retail centers, hotels, healthcare facilities, banking services, and West Virginia University.

*The available 3,582 (+/-) square feet is outlined in yellow below.*



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*Lobby Main Entrance*





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