

RIVERFRONT CENTER

150 Clay Street Morgantown, WV

**FIFTH FLOOR
LEASE OPTIONS
AVAILABLE**



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& ASSOCIATES

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Parry G. Petroplus, Broker



HOME TO PROFESSIONALS WITH MODERN AMENITIES

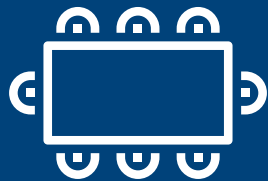
Welcome to Riverfront Center at 150 Clay Street. This beautiful building has been providing space to professionals since 2001. Serving a variety of industries including Law, Finance, Engineering, Security, Higher Education, Information Technology, Research & Development and more! Experience modern amenities, convenient location, and a beautiful setting to facilitate a healthy corporate lifestyle environment.



Enjoy views of the Monongahela River, the city skyline, and an abundance of natural light with huge windows on every floor. Walk to lunch for a quick bite or take clients to an upscale venue. Quick and easy access to restaurants and cafes provides a variety of choices. Parking options for your employees' convenience include two parking garages (one adjacent), on street parking, and area lots. Located less than one mile from the downtown West Virginia University Campus, within walking distance of downtown Morgantown, and only 2.8 miles from the I-68 exit. Close to the Morgantown Marriott at Waterfront Place, offering lodging and conference options.



Modern Collaborative
Open Work Spaces



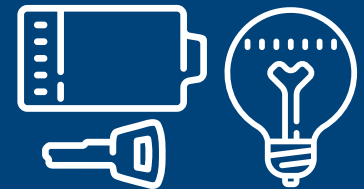
Conference Rooms



Large Windows
Overlooking The River



Two Elevators



Well Lit & Secure
Electronic Access

FLEXIBLE FLOORPLANS & IDEAL LIFESTYLE LOCATION

- Conference Rooms
- Break-Out Rooms
- Open Concept Areas
- Private Offices
- Customizable Floorplans
- Great for Modern Open Collaborative Workspaces

BUILT IN 2001 THIS SIX-STORY, IMPECCABLY MAINTAINED CLASS A BUILDING PROVIDES TENANTS WITH MODERN AMENITIES, FLEXIBLE FLOORPLANS, AND AN IDEAL LIFESTYLE LOCATION.

OPEN COLLABORATIVE WORKSPACES, BREAK-OUT ROOMS, SPACIOUS CONERENCE ROOMS, AND PRIVATE OFFICES OFFER OPTIONS FOR AN EFFICIENTLY DESIGNED AND CUSTOMIZED WORKING ENVIROMENT TO SUITE YOUR COMPANY'S NEEDS.



2.8 miles from
I-68



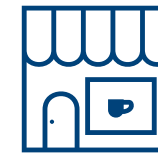
Ample Parking
Options



Waterfront
Location



Walking Distance to
Downtown
Morgantown



Close to Area
Restaurants & Cafes



Less than 1 mile
from Downtown
WVU Campus



Step outside and reenergize with an easy stroll or bike ride down the Caperton Trail.

Running directly behind the building, this section of trail boasts six miles of paved and level walking along side the Monongahela River with access to urban green spaces & local businesses. Part of the Mon River Trail Network

REVITALIZED HISTORIC WHARF DISTRICT

The Wharf District in Morgantown has been transformed in recent years from an abandoned warehouse and industrial area to a thriving professional and people centered environment.

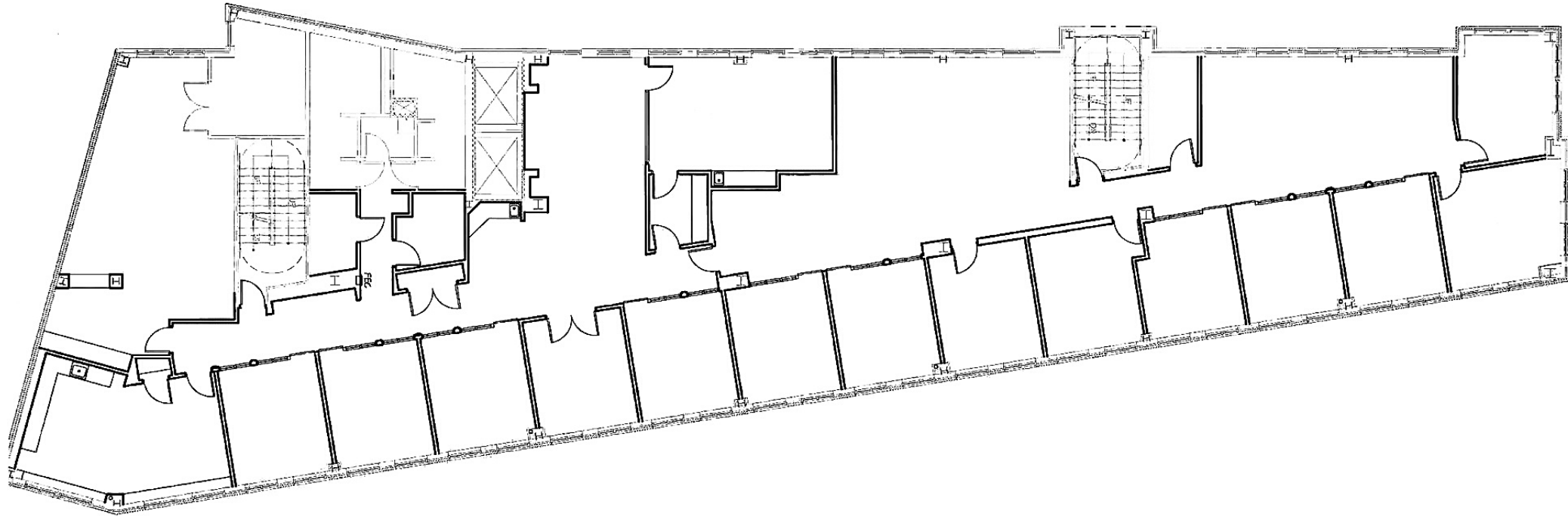
Over \$200 million dollars in private investments in conjunction with the City of Morgantown's strategic revitalization plan has made this area fresh, convenient, and exciting.



Enjoy the Caperton walking trail alongside the Monongahela River for walking, jogging, cycling, and cross country skiing. The trail provides easy access to local shops, businesses, and a variety of area restaurants, some right along the trail!

Unwind in beautifully cultivated urban greenspaces. Catch a show at the Hazel Ruby McQuain Amphitheatre at Riverfront Park, an outdoor performance venue managed by the City of Morgantown's Arts & Cultural Development Department. Relax and watch the WVU Crew team glide down the river at practice.

FIFTH FLOOR



- 8,000+/- Square Feet of 2nd Floor Space Available
- Customizable
- Can Be Subdivided
- Stunning Lobby
- Spectacular Views
- Multiple Conference Rooms
- Light & Airy with Huge Windows, Including Windows to the Floor
- Private Offices with Frosted Glass Sliding Doors
- Beautiful and Stylish Employee Kitchen and Break Room
- Customizable Open Areas



FIFTH FLOOR





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