



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



OFFICE SUITE

917 Canyon Road

Morgantown, WV 26508



Jeff Stenger

Senior Associate / Salesperson

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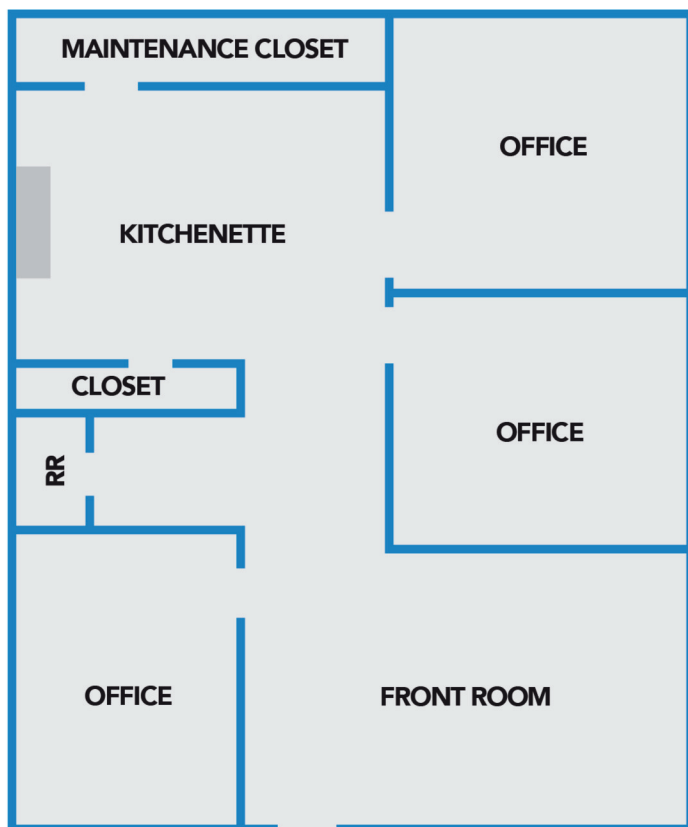
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LEASE RATE	\$15.00 / Sq Ft / Year
LEASE STRUCTURE	MODIFIED GROSS
SUITE SIZE	1,000 SQ FT
AVAILABLE ON	AUG. 24 2026

OFFICE SUITE

917 Canyon Road offers a well-appointed 1,000 (+/-) SQ FT office suite designed to accommodate a variety of professional users. The suite features private office space, a welcoming lobby/reception area, a convenient kitchenette, and a private restroom, creating a functional and comfortable work environment.

Positioned along Canyon Road, the property benefits from approximately 2,700 vehicles passing daily (Esri and Kalibrate Technologies, 2025), providing excellent visibility for businesses seeking a recognizable location. Its convenient access to major transportation routes makes commuting easy for both employees and clients. Whether you're launching a new business, expanding your operations, or seeking a satellite office, this versatile office suite offers a practical solution in an accessible location.



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