



Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE
OFFICE SUITE
MARKETING FLYER



45 PROFESSIONAL PLACE [PROGRESS CENTRE ONE]
BRIDGEPORT, WV 26330

CHARLES POINTE
SHOPPING, OFFICE, DINING

UNITED HOSPITAL CENTER
327 MEDICAL PARK DRIVE

I-79, EXIT 124
JERRY DOVE DRIVE

ROUTE 279
JERRY DOVE DRIVE

WHITE OAKS BUSINESS PARK
RETAIL, OFFICE, DINING AND MORE

45 PROFESSIONAL PLACE
SUBJECT PROPERTY

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Surrounding Amenities

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plan / Photos

Description, floor plan and interior photos of the building.

08

Interior Photos

Interior photos of the building.

10

Exterior Photos

Exterior photos of the building.

14

Aerial Photos

Aerial photos of the property from various heights and angles.

16

304.413.4350
BlackDiamondRealty.net

David Lorenze, CCIM, SIOR
Principal & Associate Broker
dlorenze@blackdiamondrealty.net
M. 304.685.3092

45 PROFESSIONAL PLACE
SUBJECT PROPERTY



OFFICE SUITE FOR LEASE

45 PROFESSIONAL PLACE [PROGRESS CENTRE ONE] BRIDGEPORT, WV 26330

RENTAL RATE / \$14.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN (\$10.05 / SQ FT)

TOTAL SPACE AVAILABLE / 3,114 SQ FT

GROSS BUILDING SIZE / 20,035 SQ FT

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / EASY ACCESS TO
MAJOR THOROUGHFARES, ALL PUBLIC
UTILITIES AVAILABLE, PRIVATE OFFICES,
LARGE PARKING LOT, SIGNAGE, ELEVATOR**

Located within Phase 1 of White Oaks Business Park, 45 Professional Place (Progress Centre One) is comprised of 20,035 (+/-) square feet and is situated on 2.57 acres. Available for lease on the first floor is 3,114 (+/-) square feet of Class A office space. The available suite (103) offers a reception area, large open office/work room, conference room, storage closet, ample parking for employees and clients and is located conveniently to many amenities inside and outside of White Oaks Business Park. Signage is available in front of the building.

Centrally located, White Oaks Business Park balances the needs of workers and visitors, ensuring a high quality of life for those who call it home. Green spaces and outdoor areas are included in the park to provide an inviting atmosphere for all users. The location boasts prime road and interstate visibility averaging 57,200 vehicles per day via I-79, (WVDOH, 19) and 16,795 vehicles per day via Route 279 (WVDOH, 14).

FOR LEASE

OFFICE SUITE - LOCATED WITHIN WHITE OAKS BUSINESS PARK

45 PROFESSIONAL PLACE · PROGRESS CENTRE ONE · BRIDGEPORT, WV 26330 · 3,114 SQ FT SUITE AVAILABLE

PROPERTY SPECIFICATIONS

WHITE OAKS BUSINESS PARK

Located adjacent to West Virginia's rapidly growing I-79 corridor, White Oaks Business Park is situated at the crossing of I-79 and Highway Route 279, spanning exits 124 and 125. The 470 acre park has been designed as a modern, green business park with a campus style atmosphere that offers support services to United Hospital Center (UHC), FBI's Criminal Justice Headquarters, and FBI's Biometrics Center of Excellence. White Oaks offers a unique combination of professional business services, health services, hospitality, restaurants and retail. Phase I and II are zoned B2 Business, Phase III is located outside of city limits and not restricted by zoning.

BUILDING SPECIFICATIONS / TENANTS

Built in 2009, the subject building is a two-story, detached structure constructed via frame on concrete slab with a brick/block exterior. The roof is composite shingle, gutters and downspouts are aluminium, windows are thermal pane and walls and ceilings are insulated. The building is comprised of 20,035 (+/-) square feet.

Interior finishes include drywall walls, suspended ceilings, tile, carpet and resilient flooring and a combination of recessed and fluorescent lighting. Heating and cooling is forced air gas with central AC.

Existing tenants include; Wells Fargo Advisors, Trilogy Innovative IT Solutions, Fusion Technology and Hanger Prosthetics and Orthotics.

INGRESS/ EGRESS / PARKING

The property offers two points of ingress and egress into the parking lot via Professional Place. From Route 279, turn right into White Oaks Business Park and continue 0.3 mile on White Oaks Blvd. Turn left onto Professional Place and take the first left, continue until you reach the parking lot entrance. The property offers a paved parking lot with 102 lined spaces along the front, back and south sides of the building. Parking is shared with other tenants within the building.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Bridgeport
Sewer	City of Bridgeport
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers

LOCATION ANALYSIS

Harrison County is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the State Capital, Charleston, WV and two hours south of Pittsburgh, PA.

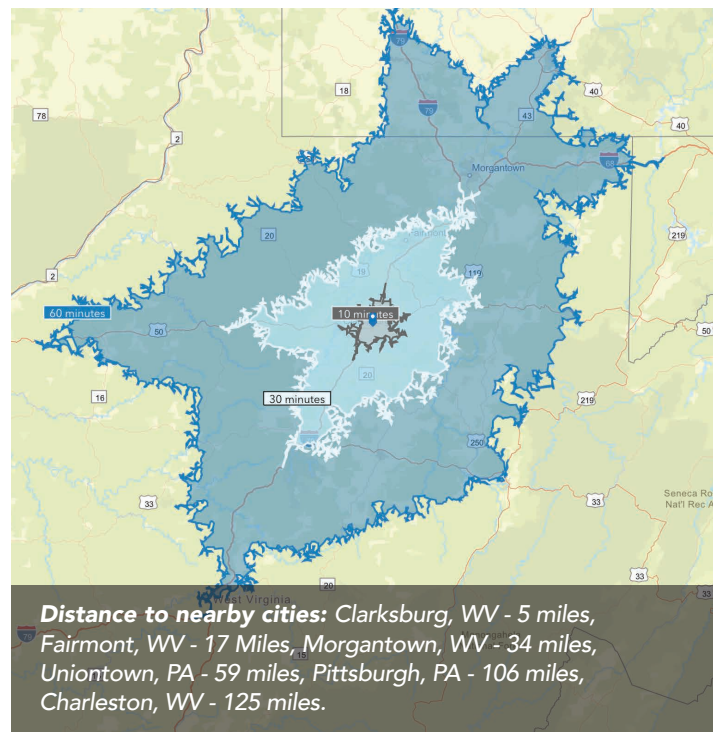
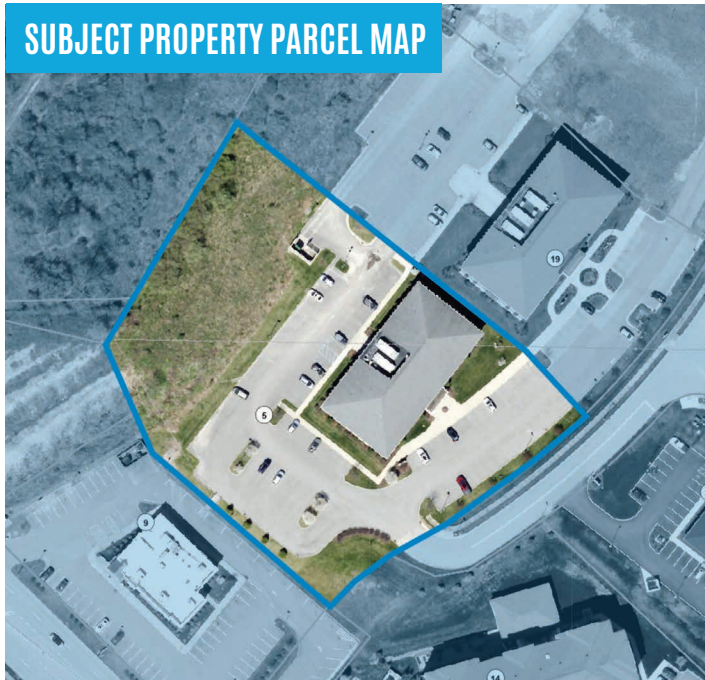
Harrison County has a total population of 69,576 and a median household income of \$55,420. Total number of businesses is 2,534.

The **City of Bridgeport** has a total population of 8,342 and a median household income of \$90,770. Total number of businesses is 693.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2022.



■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location ■ Clarksburg City Limits



Distance to nearby cities: Clarksburg, WV - 5 miles, Fairmont, WV - 17 Miles, Morgantown, WV - 34 miles, Uniontown, PA - 59 miles, Pittsburgh, PA - 106 miles, Charleston, WV - 125 miles.

FOR LEASE

OFFICE SUITE - LOCATED WITHIN WHITE OAKS BUSINESS PARK

45 PROFESSIONAL PLACE · PROGRESS CENTRE ONE · BRIDGEPORT, WV 26330 · 3,114 SQ FT SUITE AVAILABLE

SURROUNDING AMENITIES



The aerial above highlight several of the most popular surrounding locations inside and outside of White Oaks. Referenced with a yellow star is the subject property, 45 Professional Place. White Oaks is positioned between Exits 124 and 125 on I-79 where traffic averages 57,200 vehicles per day (WVDOH,19).

- 1 Bridgeport
- 2 Clarksburg
- 3 Meadowbrook Mall
- 4 FBI-Criminal Justice Information
- 5 United Hospital Center
- 6 Mountaineer Medical Pharmacy
- 7 Sheetz
- 8 Justice Federal Credit Union
- 9 Peoples Bank, Wendy's
- 10 IHOP
- 11 Percheron, Hanger, Jackson Kelly, Wells Fargo Advisors, Red Hat, IMTAS, Mitre, Accenture, Mountaineer Keystone, Community Care
- 12 Holiday Inn Express
- 13 Starbucks, Elegant Nails
- 14 The Oaks Salon, Bonnie Belle's, McFly Outdoors, Cody's
- 15 Courtyard Marriott
- 16 T.G.I. Friday's
- 17 Regional Eye Associates
- 18 Hawthorn Suites
- 19 Steptoe & Johnson
- 20 MarkWest, Clear Mountain Bank, EQT
- 21 Comfort Suites
- 22 Tenmile Land Company
- 23 Allegheny Science & Technology, Steptoe & UHC Urology
- 24 Key Energy Services, Lakota Software Solutions, Manchin Assisted Living
- 25 The Thrasher Group
- 26 Antero Resources
- 27 Dominion Transmission
- 28 The Crossings White Oaks
- 29 Freedom Kia Dealership
- 30 Microtel Inn & Suites, Firehouse Subs, Buffalo Wild Wings
- 31 Fairmont Federal Credit Union, Dunkin Donuts, BFS / Tim Hortons / DQ Grill & Chill Restaurant, Arnett Carbis Toothman, PLLC
- 32 PDC Energy, GAI Consultants, Bankers Life
- 33 Parkview Apartments
- 34 NCWV Airport

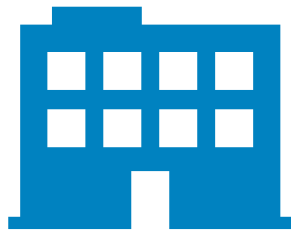
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



6,257

Total Population



371

Businesses



11,745

Daytime Population



\$212,024

Median Home Value



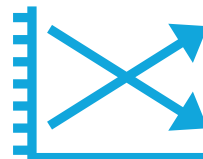
\$44,803

Per Capita Income



\$79,048

Median Household Income



-0.45%

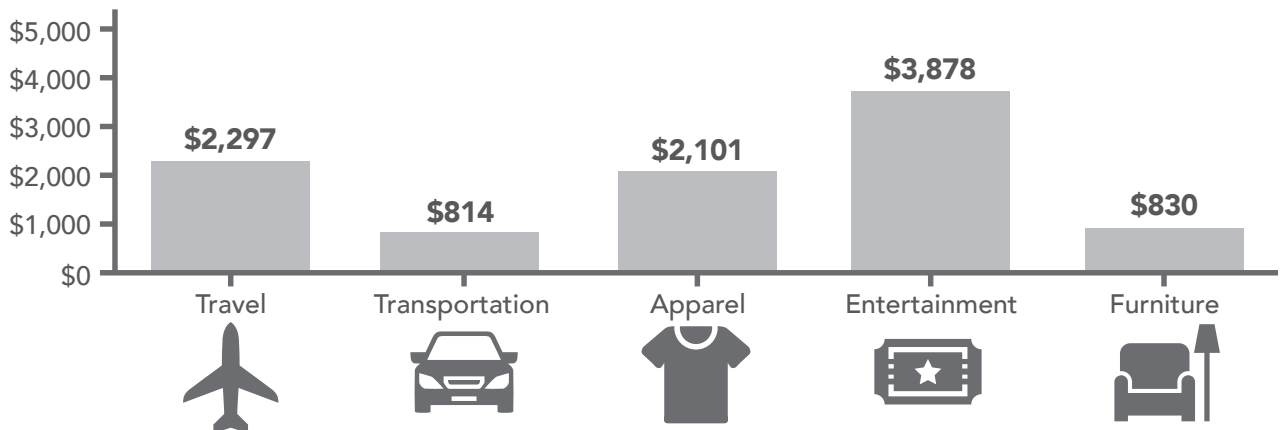
2020-2022 Pop Growth Rate



45.8

Median Age

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



18,546

Total Population



957

Businesses



25,679

Daytime Population



\$197,535

Median Home Value



\$43,580

Per Capita Income



\$71,532

Median Household Income



-0.75%

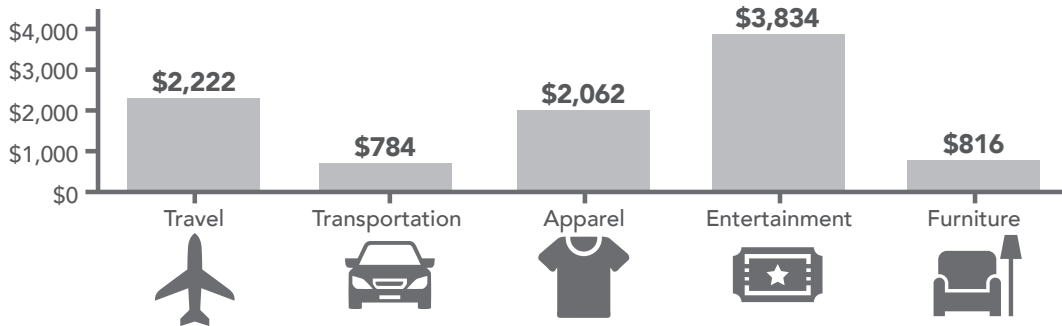
2020-2022 Pop Growth Rate



45.6

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



72,575

Total Population



2,874

Businesses



77,562

Daytime Population



\$153,201

Median Home Value



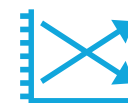
\$36,178

Per Capita Income



\$56,398

Median Household Income



-0.45%

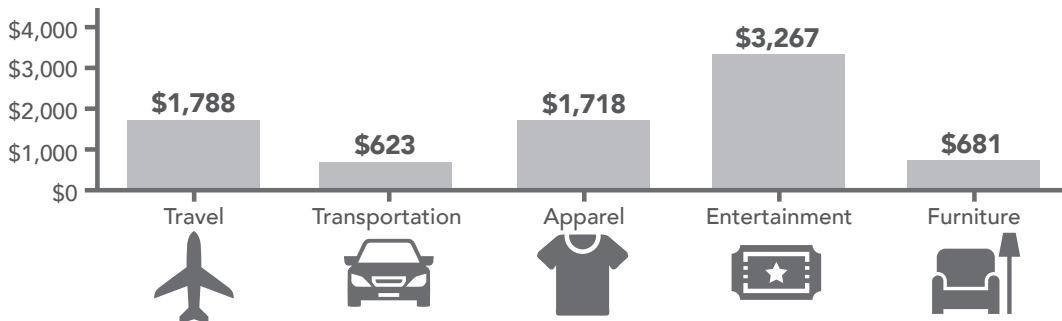
2020-2022 Pop Growth Rate



44.9

Median Age

KEY SPENDING FACTS

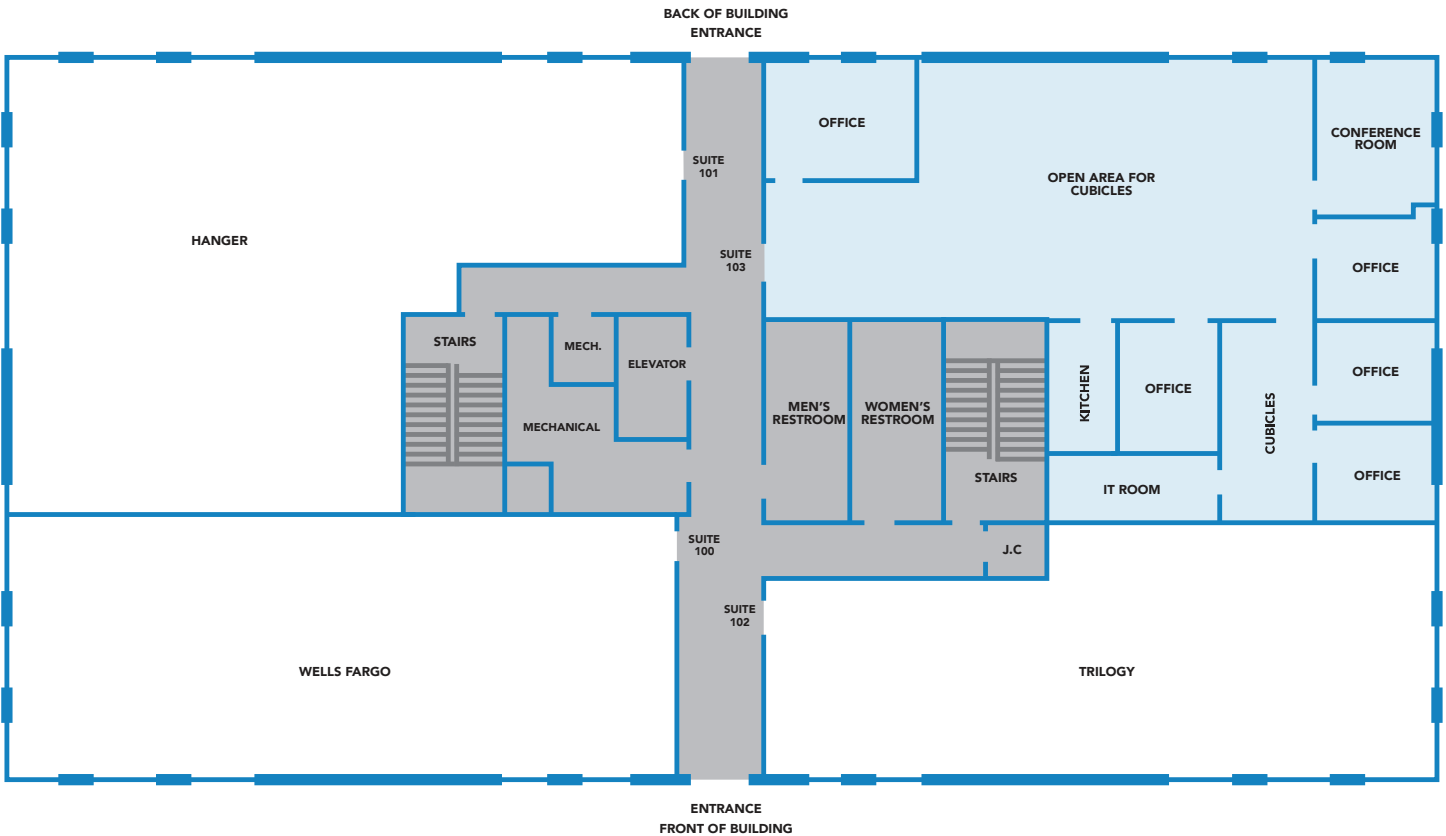


FLOOR PLAN

3,114 SQUARE FEET

The subject building is comprised of 20,035 (+/-) square feet with 3,114 (+/-) square feet being available on the first floor (Suite 103). Available space is highlighted in blue in the floor plan below. Common area is highlighted in grey. The available suite floor plan offers a large open office area, five offices,

a conference room, kitchen, and IT room. Finishes to the space include drywall walls, drop ceilings, tile carpet and laminate tile flooring, recessed and fluorescent lighting and large floor to ceiling windows throughout the space for natural light. All windows have blinds.



FOR LEASE

OFFICE SUITE - LOCATED WITHIN WHITE OAKS BUSINESS PARK

45 PROFESSIONAL PLACE · PROGRESS CENTRE ONE · BRIDGEPORT, WV 26330 · 3,114 SQ FT SUITE AVAILABLE

INTERIOR PHOTOS



Suite Entrance.



Common Area.



Open Area for Cubicles.

INTERIOR PHOTOS



Open Office Area.



Open Area for Cubicles.

FOR LEASE

OFFICE SUITE - LOCATED WITHIN WHITE OAKS BUSINESS PARK

45 PROFESSIONAL PLACE · PROGRESS CENTRE ONE · BRIDGEPORT, WV 26330 · 3,114 SQ FT SUITE AVAILABLE



Office.



Kitchenette.



Open Area for Cubicles.

INTERIOR PHOTOS

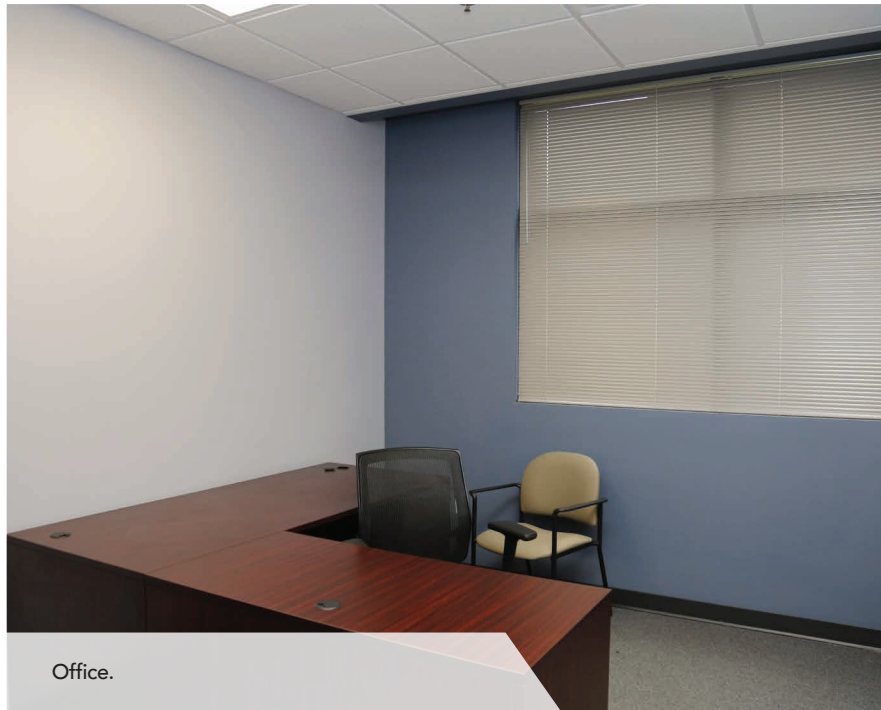


Open Area for Cubicles.

FOR LEASE

OFFICE SUITE - LOCATED WITHIN WHITE OAKS BUSINESS PARK

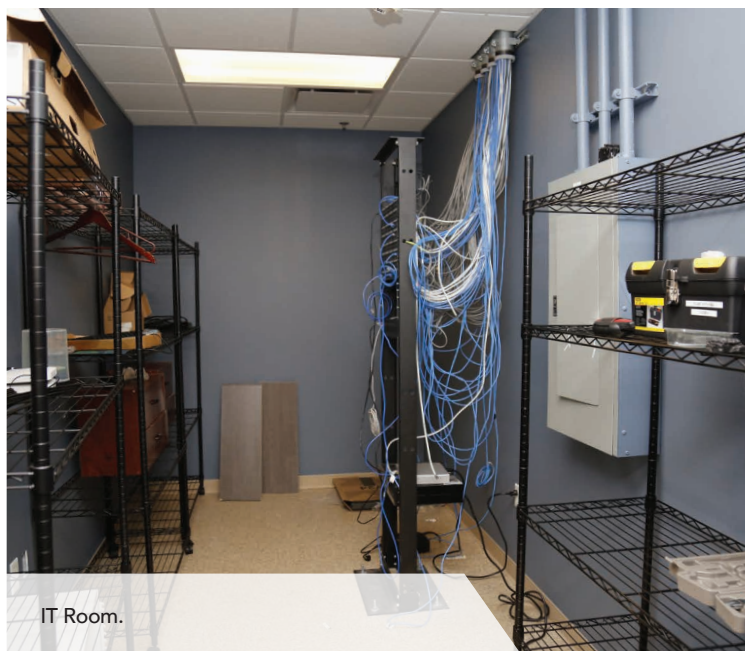
45 PROFESSIONAL PLACE · PROGRESS CENTRE ONE · BRIDGEPORT, WV 26330 · 3,114 SQ FT SUITE AVAILABLE



Office.



Front of Office.



IT Room.



Office.

EXTERIOR PHOTOS



Front of Building.

FOR LEASE

OFFICE SUITE - LOCATED WITHIN WHITE OAKS BUSINESS PARK

45 PROFESSIONAL PLACE · PROGRESS CENTRE ONE · BRIDGEPORT, WV 26330 · 3,114 SQ FT SUITE AVAILABLE



Front of Building/Signage.



Building Main Entrance.



Signage.

AERIAL PHOTOS



Aerial View Facing Northwest.

FOR LEASE

OFFICE SUITE - LOCATED WITHIN WHITE OAKS BUSINESS PARK

45 PROFESSIONAL PLACE · PROGRESS CENTRE ONE · BRIDGEPORT, WV 26330 · 3,114 SQ FT SUITE AVAILABLE



Aerial View Facing West.



Aerial View Facing South.



Aerial View Facing West.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

David Lorenze, CCIM, SIOR

Principal & Associate Broker

M. 304.685.3092

dlorenze@blackdiamondrealty.net

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