



Black Diamond Realty

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OFFERING MEMORANDUM



A

WVU MEDICINE IS
RATED AA/A-1 & AA+/A-1 BY S&P.

6, 8, 10 CANYON ROAD
MORGANTOWN, WV 26508

PROFESSIONAL / MEDICAL CLASS A OFFICE INVESTMENT

MORGANTOWN MUNICIPAL AIRPORT

✦ 6, 8, 10 CANYON ROAD

FORT PIERPONT

EXIT 7

30,788 VPD (2025)

INTERSTATE
68

6, 8, 10 CANYON ROAD
MORGANTOWN, WV 26508

An aerial photograph of Cheat Lake, showing the lake's shoreline, surrounding forested areas, and some developed land. A dark speech bubble with the text "CHEAT LAKE" points to the lake.

CHEAT LAKE

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CONFIDENTIALITY & DISCLOSURE AGREEMENT

This Offering Memorandum is submitted to you on a confidential basis solely in connection with your consideration of purchase of **6, 8, 10 Canyon Road, Morgantown, WV** ("Property"). This Memorandum was prepared by Black Diamond Realty LLC ("BDR") based on information supplied by Seller, BDR, and other sources believed to be reputable. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other confidential information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be comprehensive statements of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Broker. Neither Seller nor BDR, nor their owners, employees, or associates make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or implied with respect hereto. While the information contained in the Memorandum and any other confidential information is believed to be reliable, neither Broker nor Owner guarantees the accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other confidential information. Prospective purchasers should seek advice from their own attorneys, accountants, tax advisors, engineers, environmental consultants and other experts.

By acknowledging your receipt of this Offering Memorandum from Black Diamond Realty LLC, you agree:

- 1) The Offering Memorandum and its contents are confidential,
- 2) You will hold the Memorandum and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.
- 4) You will not solicit or contact any current or former tenants, managers, or associates of the property.

Seller and Black Diamond Realty LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Black Diamond Realty LLC or any of their affiliates or any of their respective owners, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to the solicitation process or the marketing or sale of the Property.

All property showings are by appointment only. Please do not contact current or former property tenants, managers, or agents. Consult a Black Diamond Realty Associate for more information.



INVESTMENT OVERVIEW

6, 8, 10 CANYON ROAD

MORGANTOWN, WV 26508

SALE PRICE / \$5,105,000

CAP RATE / 7.65 %

GROSS BUILDING SIZE / 17,330 SQ FT

GROSS LOT SIZE / 0.955 ACRE

TENANTS / Omnia Medical / WVU Medical Corp

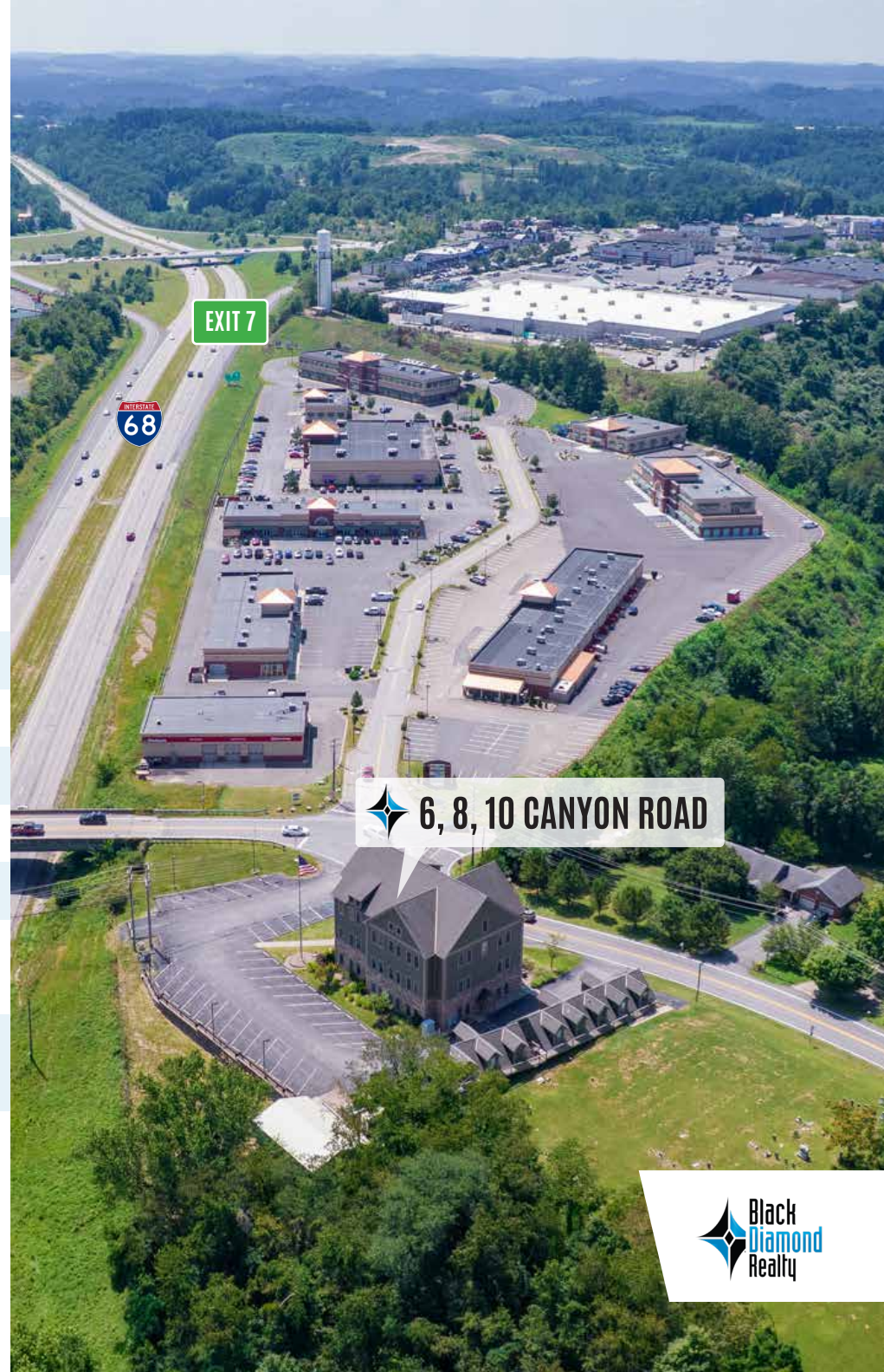
PROPERTY TYPE / Class A Office

YEAR BUILT / 2008

**RENOVATIONS-UPDATES / 6 Canyon (2018 & 2023),
10 Canyon (2020), & 8 Canyon (2025)**

**ACCESS / 0.8 mile to Route 43 to Uniontown, PA & 1.6 mile
to Interstate-68, Exit 10 to Morgantown, WV / WVU**

Black Diamond Realty is pleased to present 6, 8, 10 Canyon Road, a 100% leased, 17,330 (+/-) square foot office investment opportunity on 0.955 (+/-) acre fronting I-79.



INVESTMENT HIGHLIGHTS

Investment-Grade Tenant: **WVU Medicine** (S&P: 'AA/A-1' and 'AA+/A-1')

- Occupies 26% of Property
- Lease Commencement: March 1, 2014
- Lease Term Remaining: 2.5+ Years and 5-Yr Renewal with CPI Increase
- Lease Type: NN
- Healthy Minds Counseling Office

Long-Term Creditworthy Tenant: **Omnia Medical**

- Occupies 74% of Property
- Lease Commencement: June 1, 2018
- Lease Term Remaining: 10+ Years Remaining and Two 5-Yr Renewals with CPI Increases
- Lease Type: Modified Gross
- Limited Personal Guarantees by Co-Owners
- Invested significant capital in tenant improvements to the property.
- Medical Implant Headquarters (Corporate Office, Testing, Clean Room, Printing/Packaging/Shipping)
- Excellent I-68 Interstate Visibility
- Located in the highly regarded Cheat Lake area of Morgantown, WV
- Strong Medical, Academic, and Economic Markets
- Near West Virginia University, J.W. Ruby Memorial Hospital (WVU Medicine), Mon Health, Uniontown Hospital (WVU Medicine) & UPMC
- Amenities: Backup Power Generators
- Utilities: 3-phase electric, natural gas, public water/sewer

INGRESS / EGRESS / PARKING / DIRECTIONS

- Convenient, dedicated paved parking lot
- 36 parking spaces
- Two points of ingress/egress from Cheat Road
- Sidewalks connect parking lot to building
- Signage opportunities available

UTILITIES

All public utilities are available to the site. Electric is three-phase.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Mountain State Waste
Cable/Internet	Comcast

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Outside city limits of Morgantown
- Parcels 13.1, 27.11 and 25.7, Tax Map 20, Union District, Monongalia County
- Deed Book 1189, Page 170 and Deed Book 1255, Page 177
- No zoning regulations



TENANT OVERVIEW



OMNIA MEDICAL

Revolutionizing healthcare. Optimizing patient outcomes. These are the founding principles of Omnia Medical. Their cutting-edge implants are at the forefront of advanced medical care, empowering surgeons to practice to their full potential and provide exceptional patient care.

Omnia Medical's mission is to develop novel products that reduce operative time through safe and reproducible instrumentation while achieving superior surgical outcomes. Omnia Medical understands the importance of ongoing surgeon collaboration and use their surgeon relationships to help achieve this mission, ultimately leading to critical cost savings for our hospital partners and patients.

www.omniamedical.com



WVU MEDICINE

The West Virginia University Health System is the state's largest health system and largest private employer comprised of 25 hospitals and five institutes. WVU Medicine's mission is to improve the health of West Virginians through excellence in patient care, research, and education.

WVU Medicine's vision is to transform lives and eliminate health disparities through a nationally recognized patient-centered system of care that includes:

- An expanded regional healthcare delivery system
- Consistent, integrated patient care recognized for delivering the right care in the right place at the right time at all sites
- Development of new approaches to improve healthcare, including team-based models of care, expanding WVU clinical and translational research
- Educational programs throughout the network recognized for training uniquely qualified healthcare team members and leaders
- A culture of performance and excellence throughout the network

<https://rni.wvumedicine.org/adult-outpatient-services/>

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WVU MEDICINE IS
RATED AA/A-1 & AA+/A-1 BY S&P.

FINANCIAL ANALYSIS

PROPERTY SUMMARY

THE OFFERING

Property Address	6, 8, 10 Canyon Road Morgantown, WV 26508
Property Type	Professional/Medical Class A Office Investment
Capitalization Rate	7.65%
Price	\$5,105,000
Percentage Leased	100%

PROPERTY DESCRIPTION

Year Built	2008
Gross Leasable Area	17,330 (+/-) Square Feet
Lot Size	0.955 Acre
Renovations-Update	6 Canyon (2018 & 2023), 10 Canyon (2020), & 8 Canyon (2025)

Additional 1200 (+/-) Square Feet Unheated/Non-Conditioned Storage Building (Not Counted Toward Gross Leasable Area). Half Utilized by Omnia Medical & Half Available.

LEASE SUMMARY (TENANT #1)

Tenant	Omnia Medical
Percentage of Property Occupied	74%
Lease Commencement	June 1, 2018
Lease Term Remaining	10+ Years and Two 5-Yr Renewals with CPI Increases
Lease Type	Modified Gross
Limited Personal Guarantees by Co-Owners	

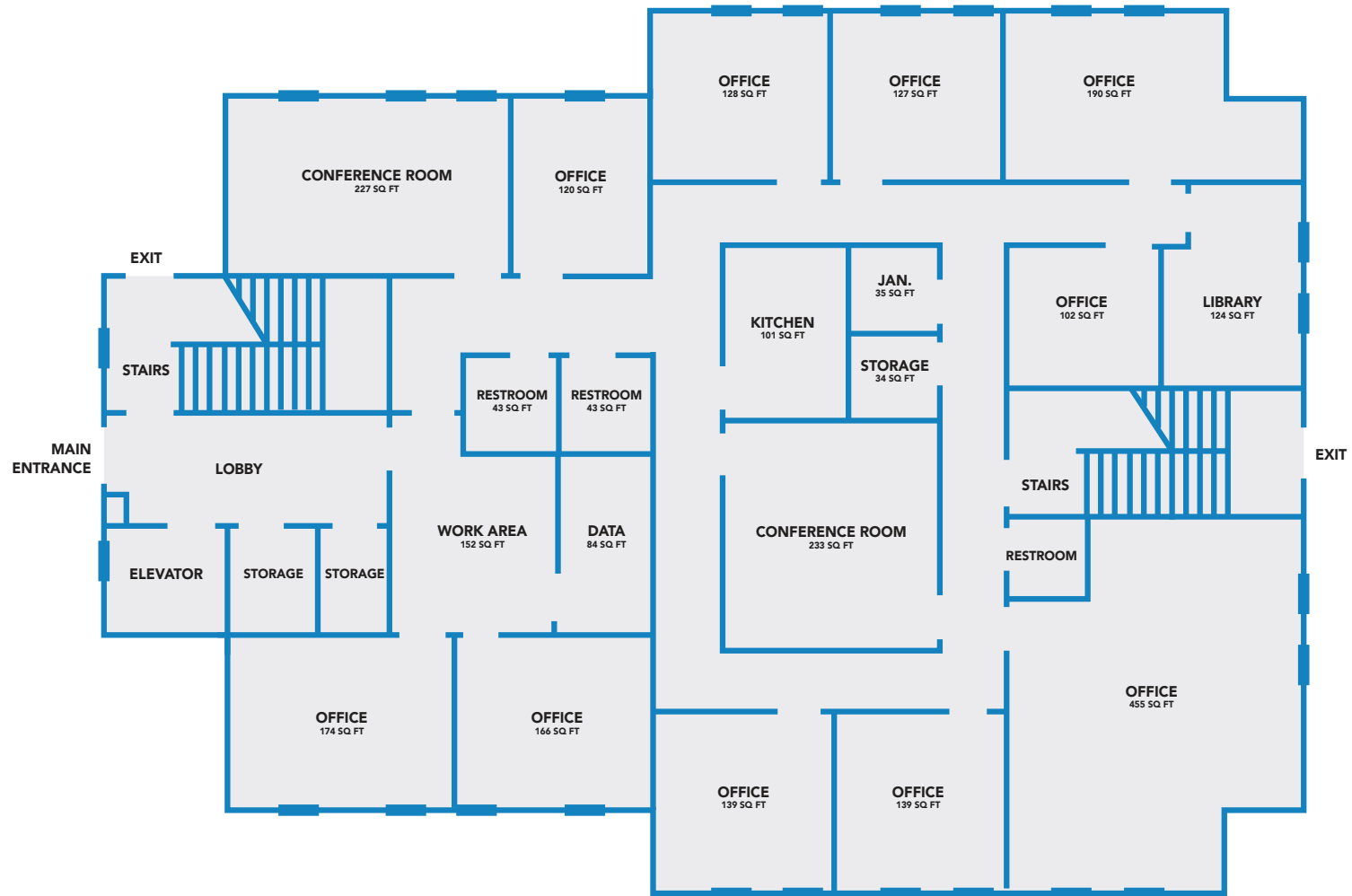
LEASE SUMMARY (TENANT #2)

Tenant	WVU Medical Corp
Percentage of Property Occupied	26%
Lease Commencement	March 1, 2014
Lease Term Remaining	2.5+ Years and 5-Yr Renewal with CPI Increase
Lease Type	NN
Investment grade tenant (S&P: 'AA/A-1' and 'AA+/A-1')	

** Financials, rent roll, and additional information available upon request and confidentiality agreement.*

FLOOR PLAN: 6 CANYON ROAD

1ST FLOOR





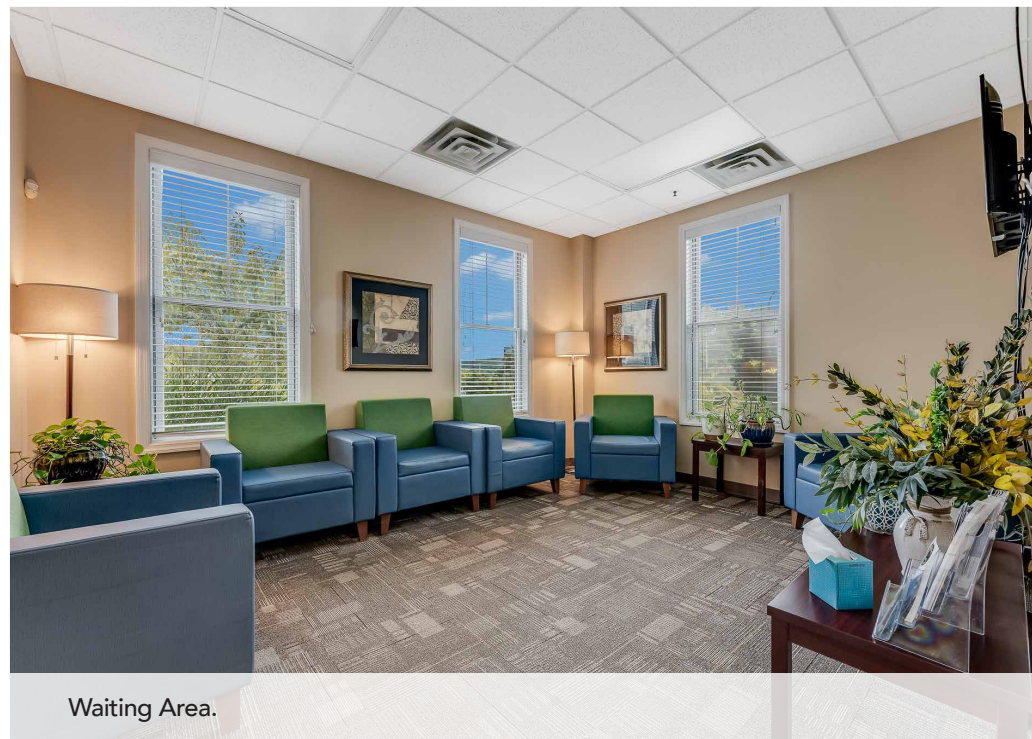
Main Entrance / Lobby.



Reception.



Waiting Area.



Waiting Area.



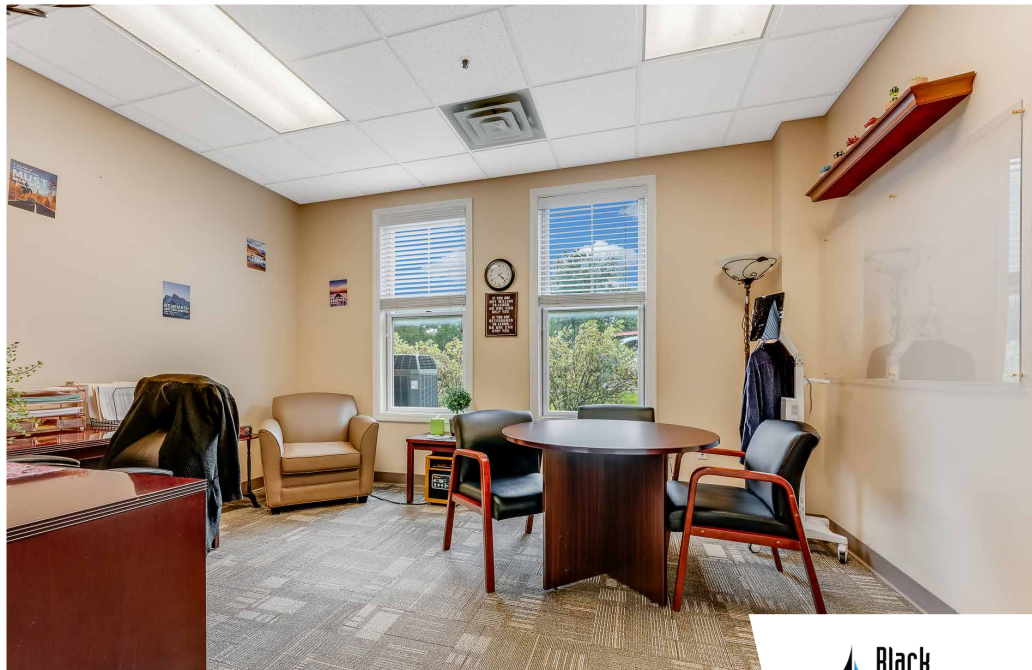
Kitchen.



Office.



Office.



Office.

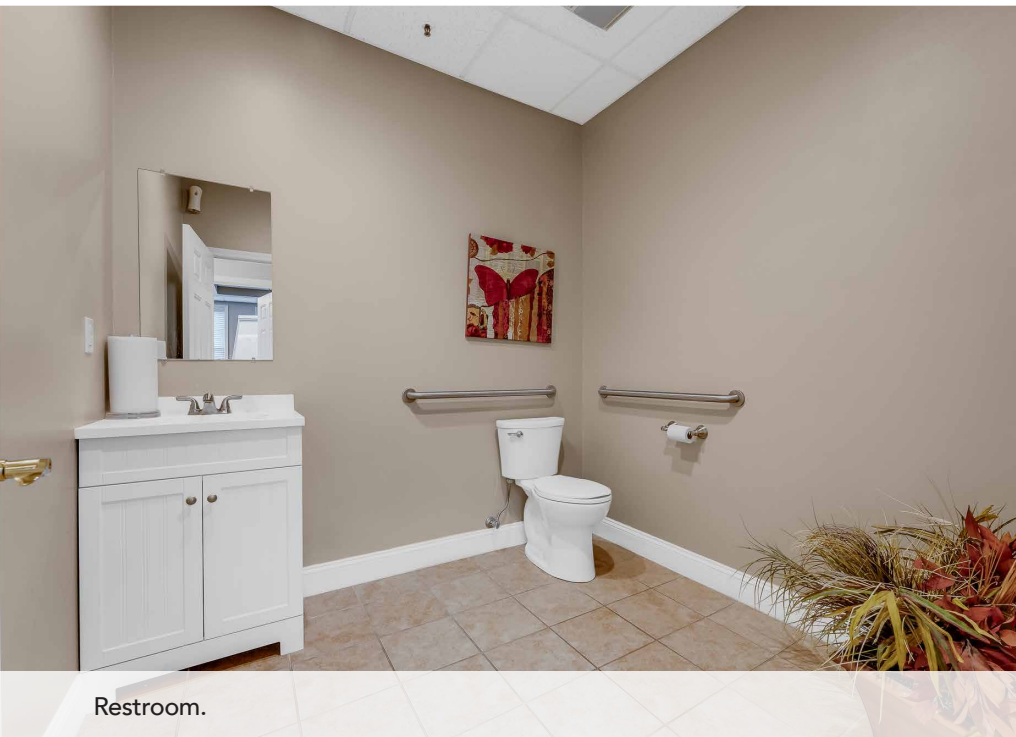




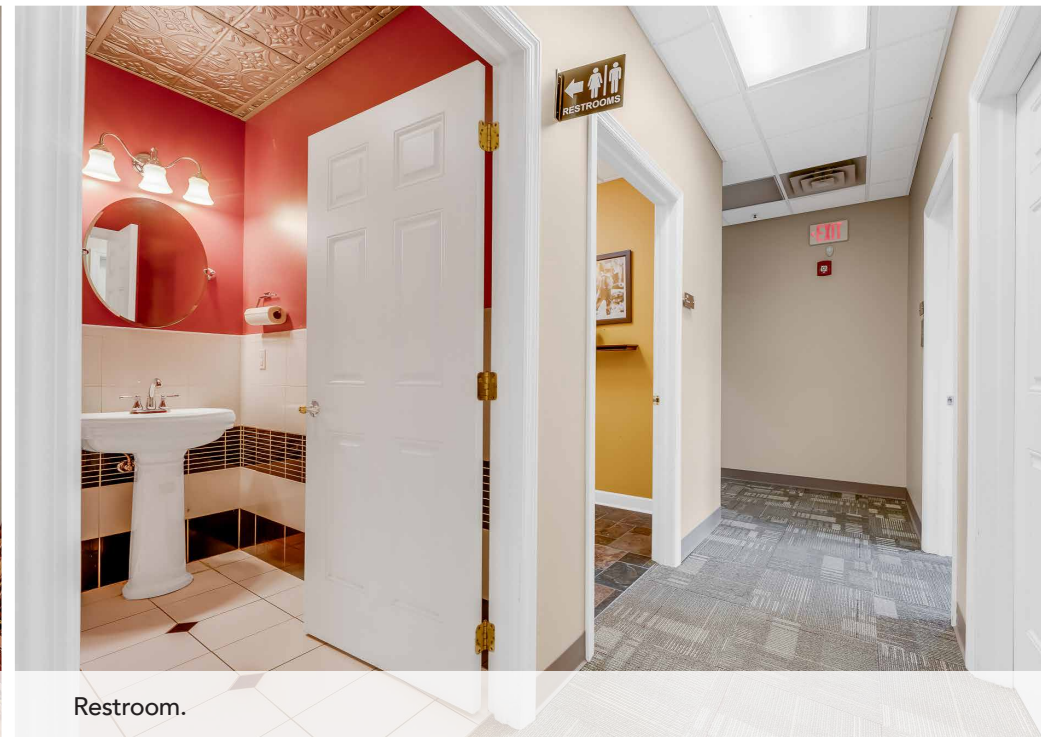
Office.



Office.



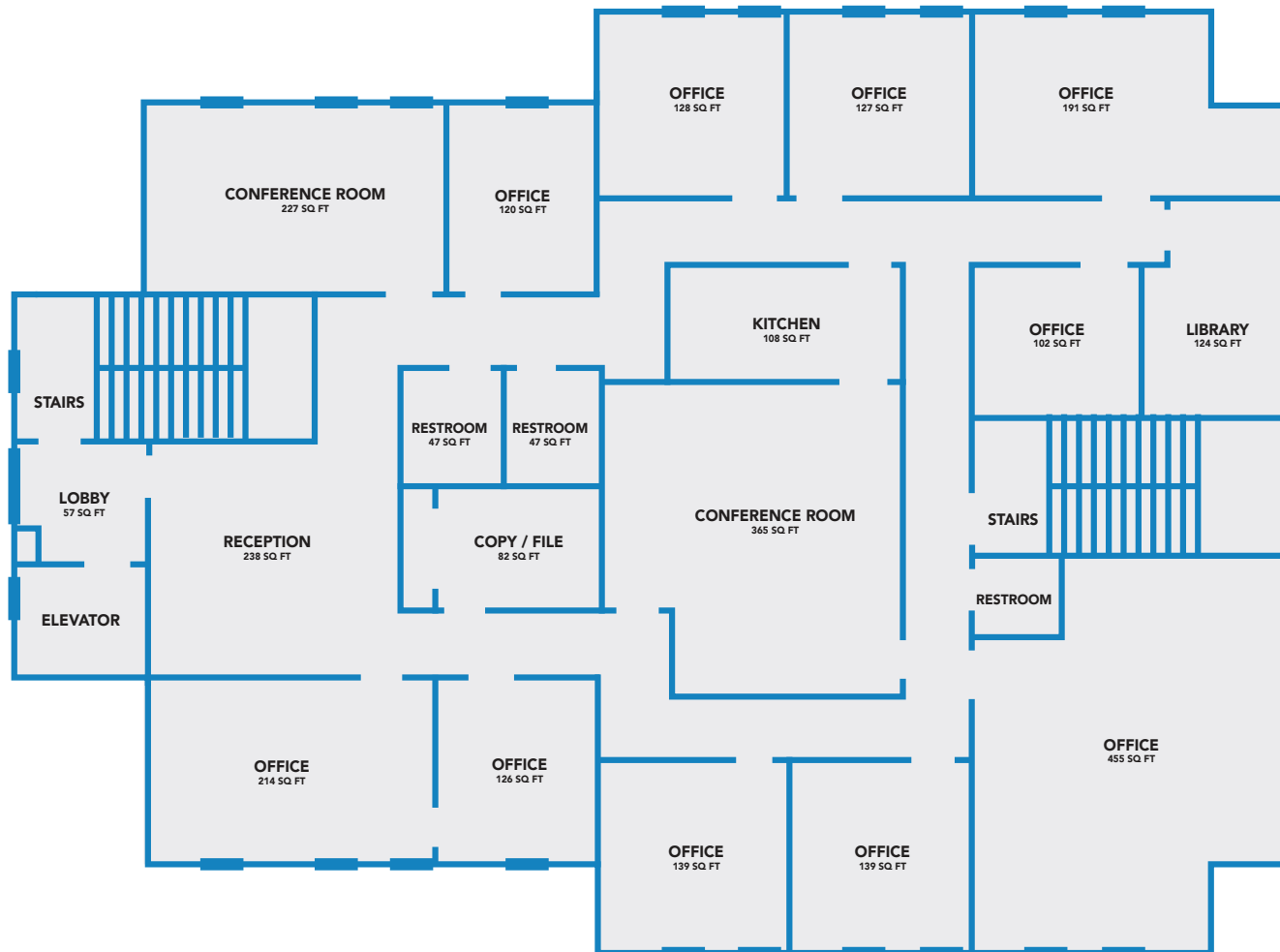
Restroom.



Restroom.

FLOOR PLAN: 6 CANYON ROAD

2ND FLOOR

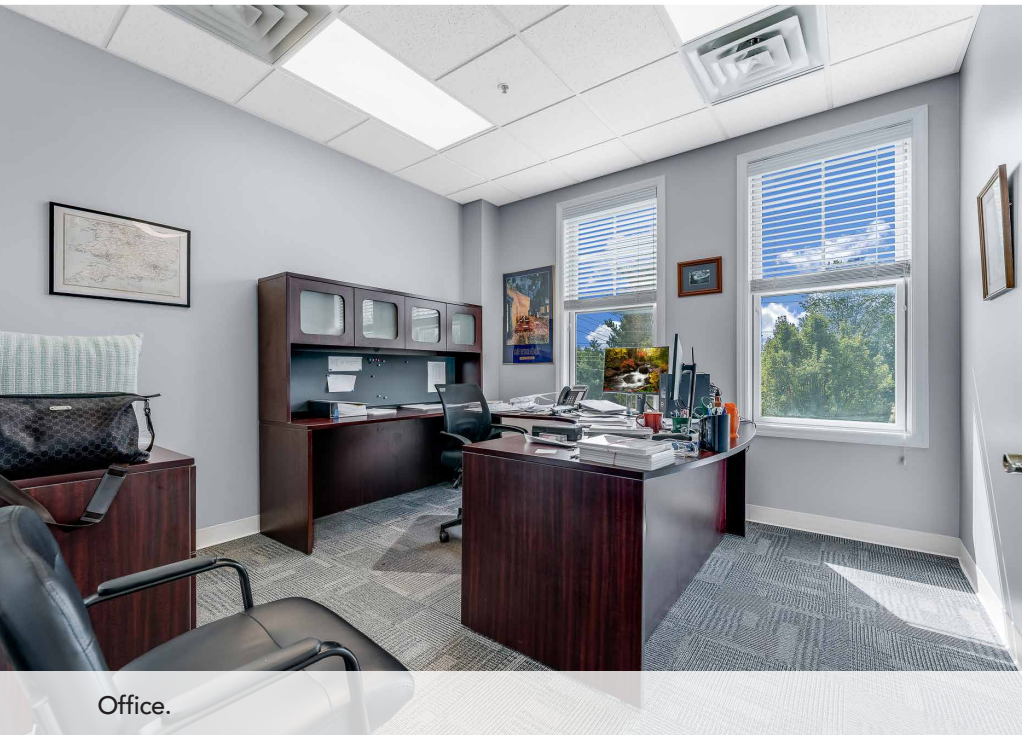




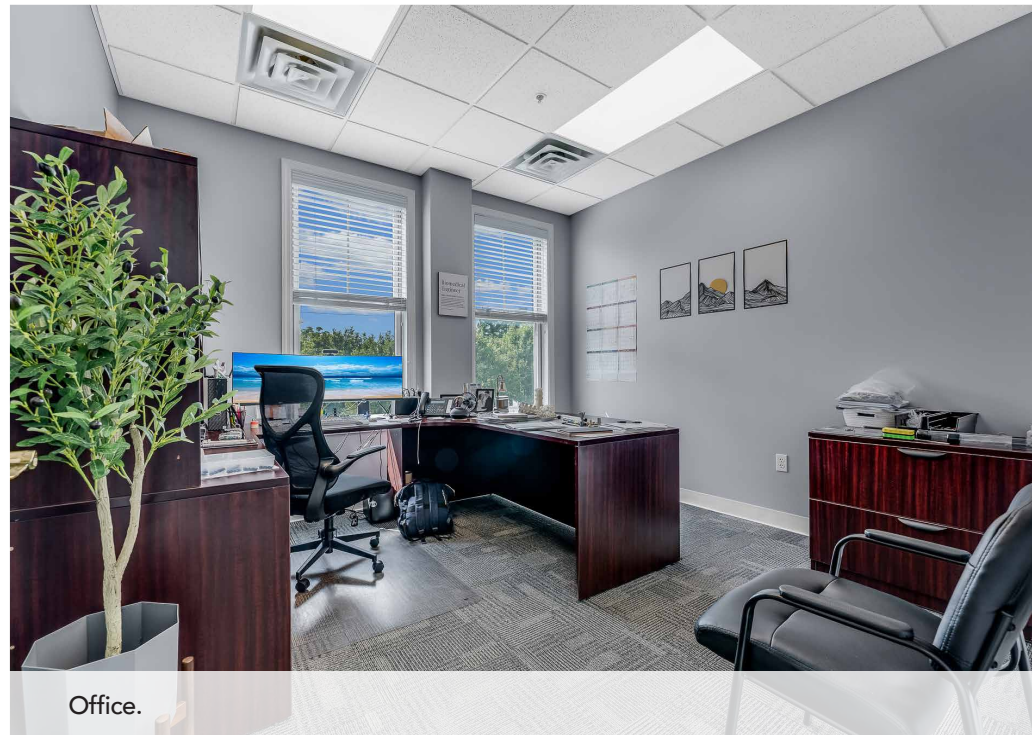
Reception.



Office.



Office.



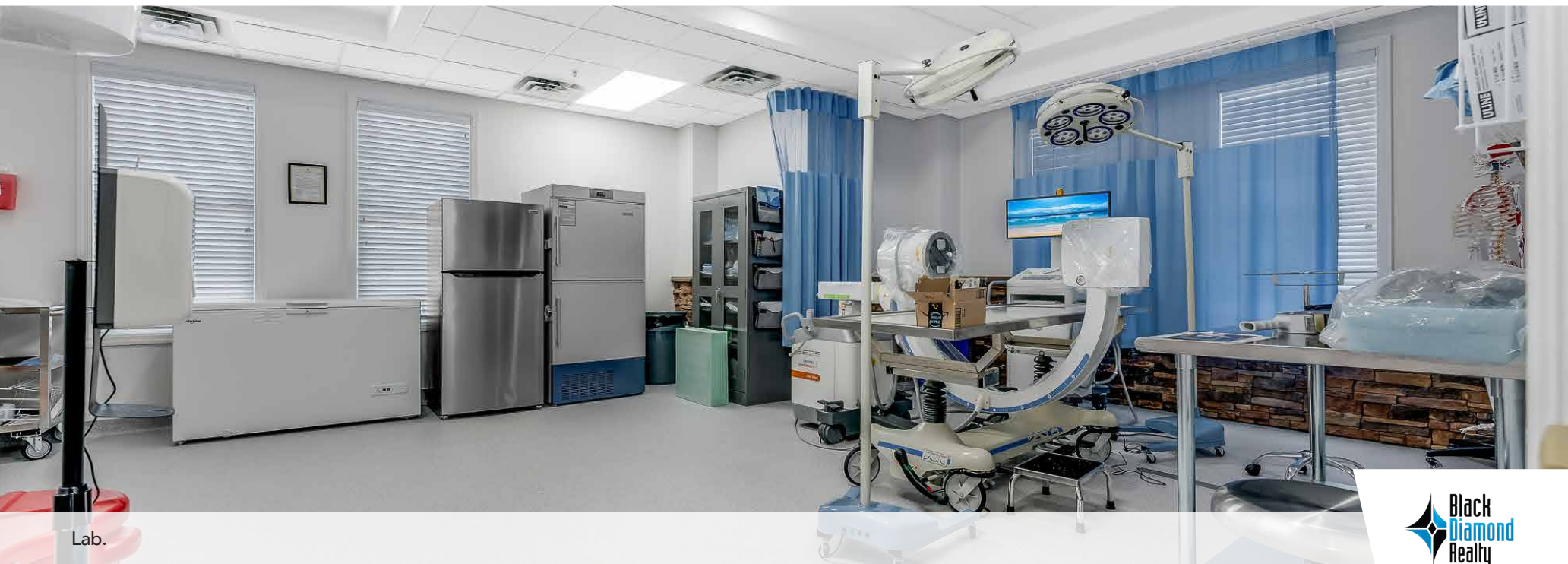
Office.



Office.



Lab.



Lab.

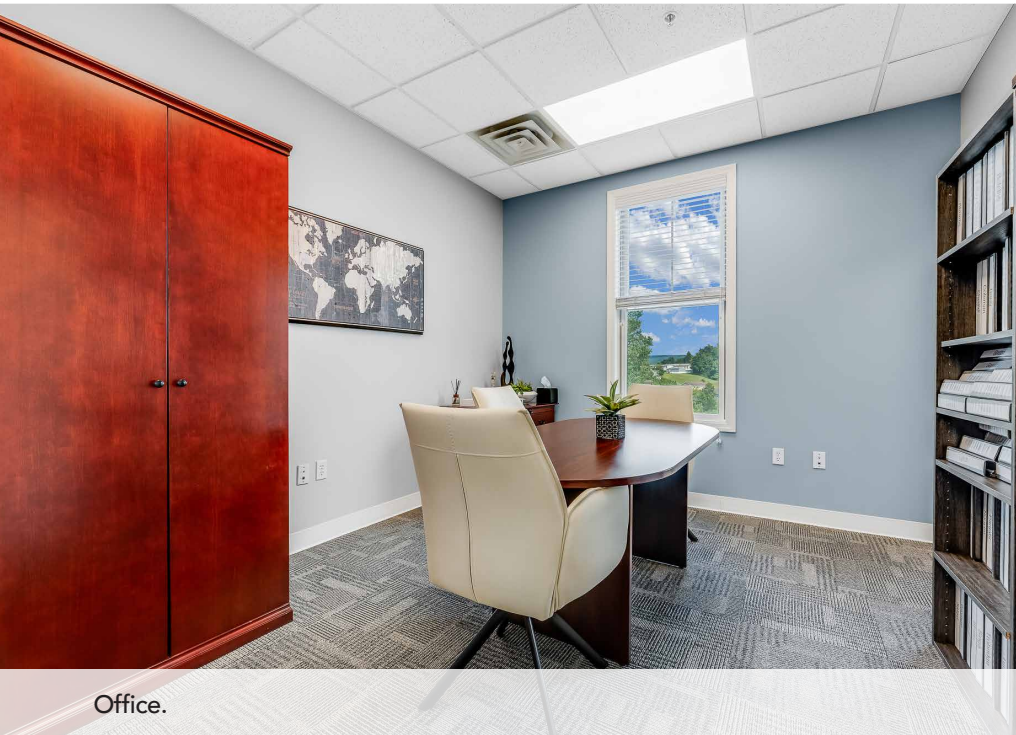




Conference Room.



Office.



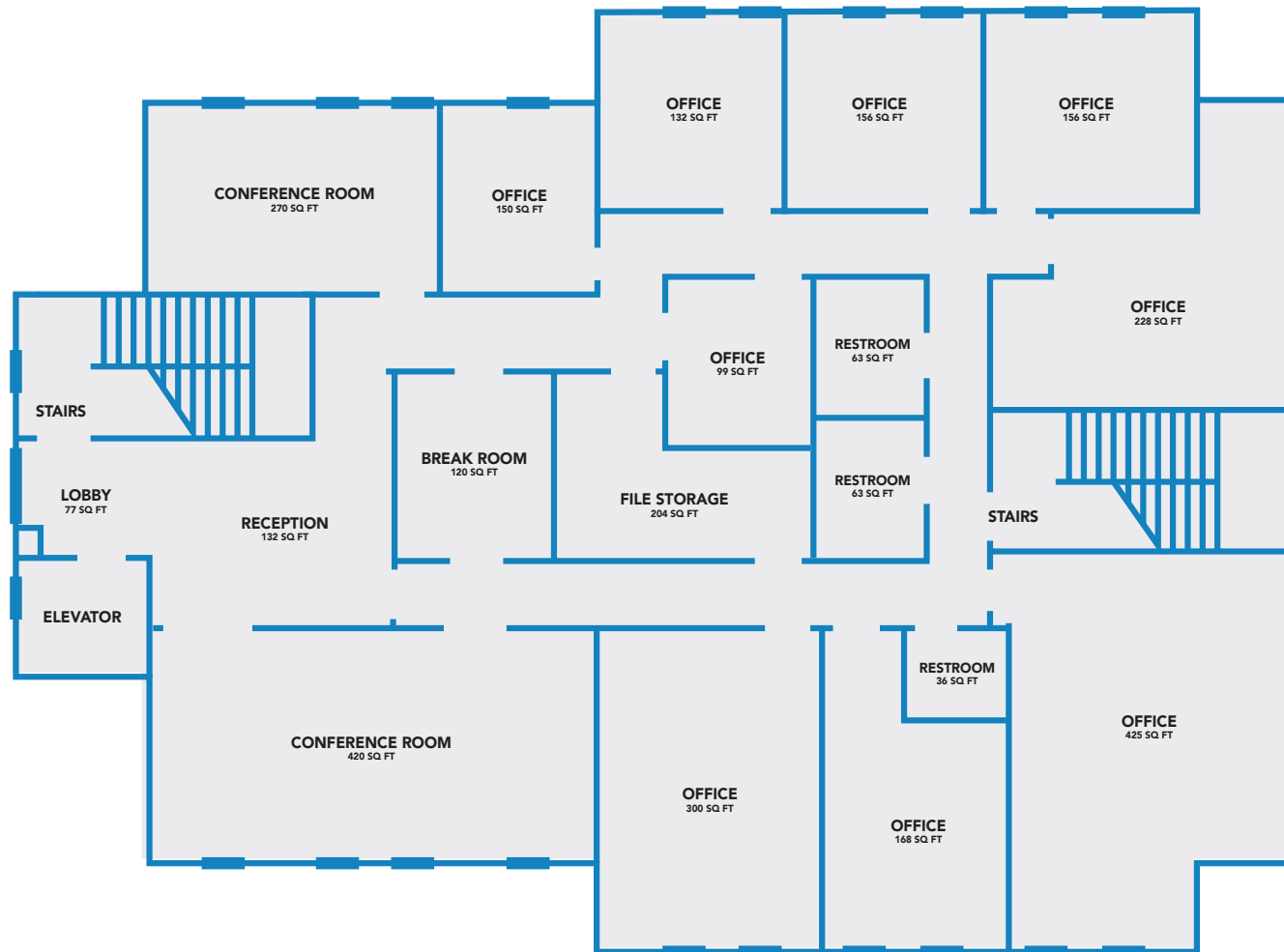
Office.



Restroom.

FLOOR PLAN: 6 CANYON ROAD

3RD FLOOR

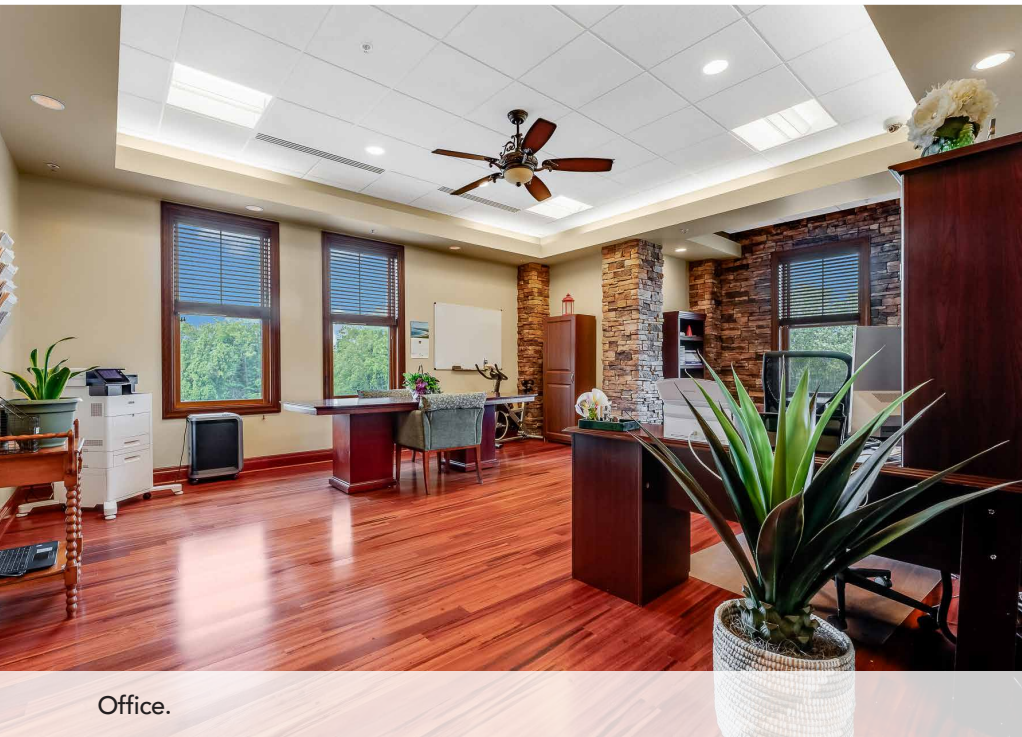




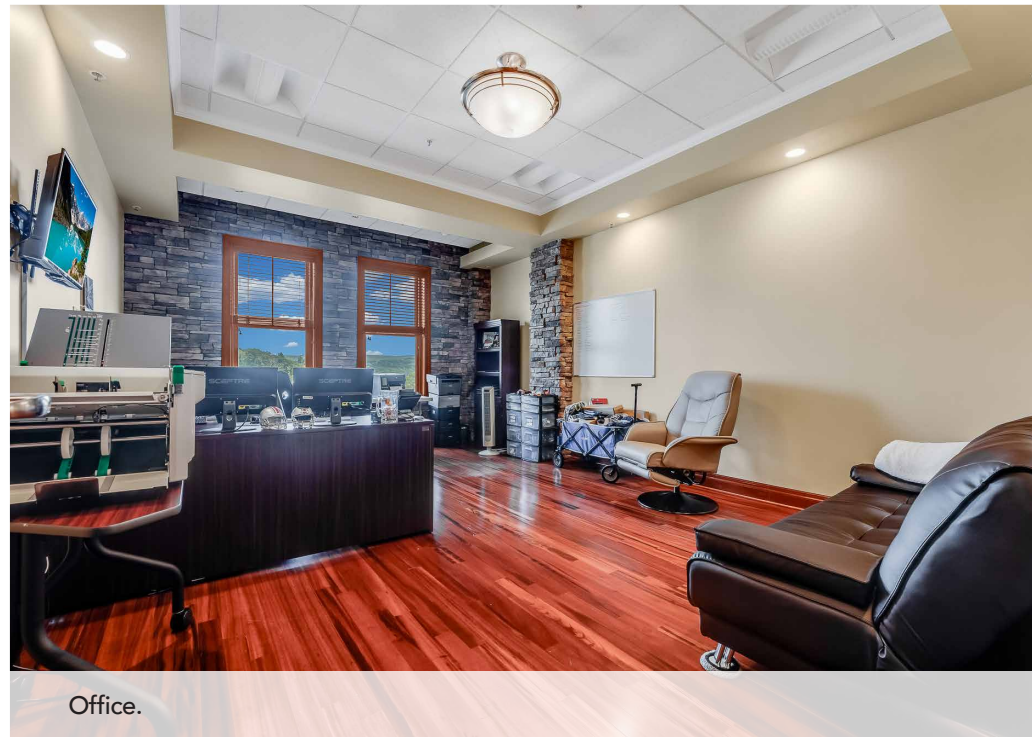
Elevator/Lobby.



Reception.



Office.



Office.



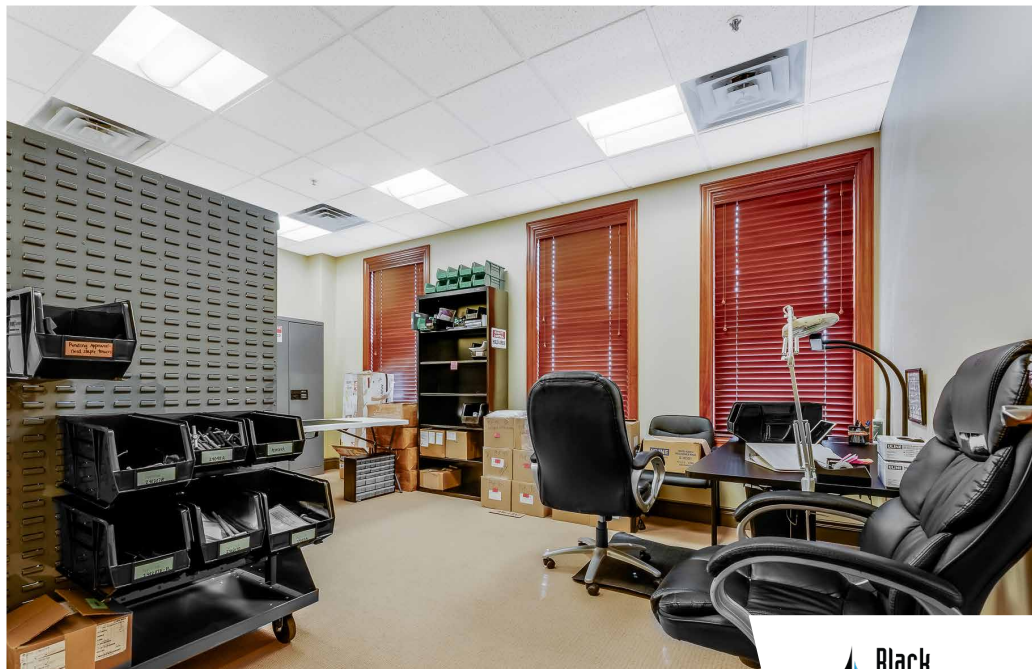
Conference Room.



Office.



Office.



Office.

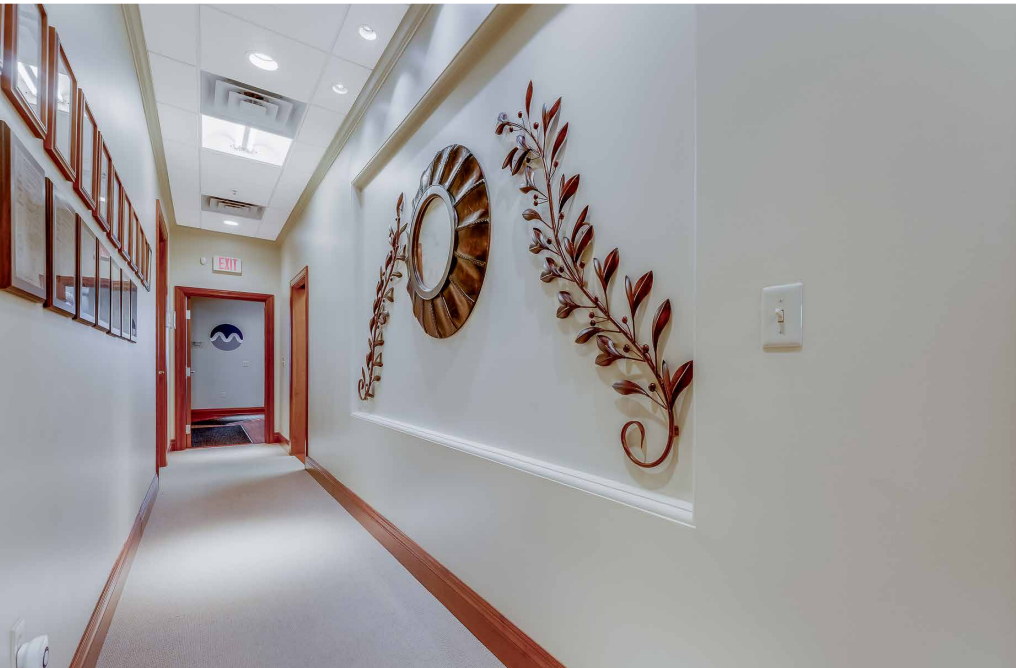




Kitchenette.



Conference Room.



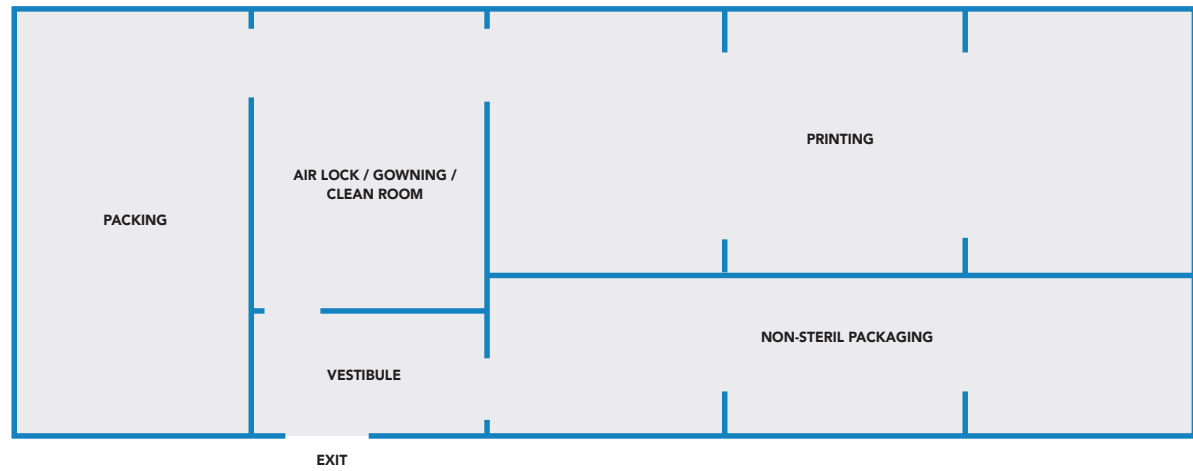
Hallway.



Restroom.

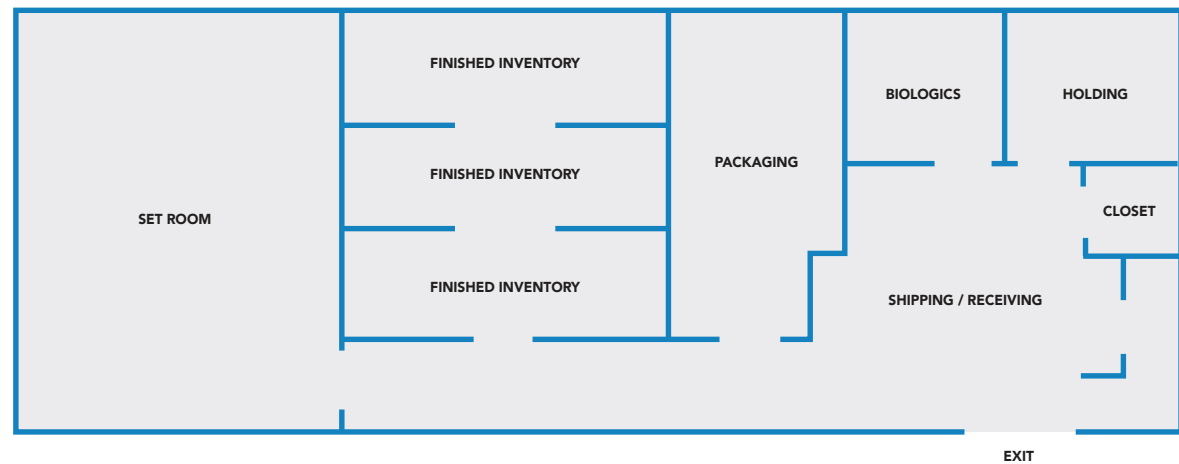
FLOOR PLAN: 8 CANYON ROAD

LOWER LEVEL



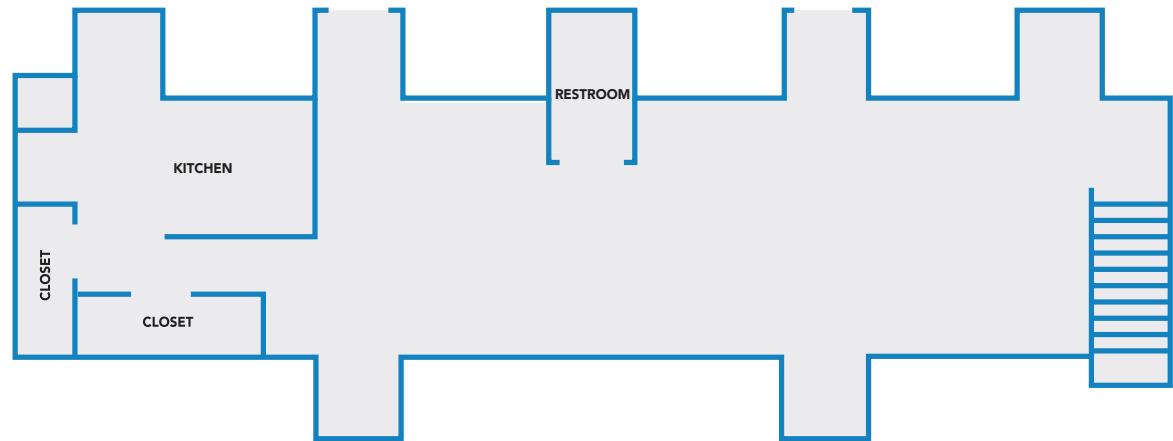
FLOOR PLAN: 10 CANYON ROAD

LOWER LEVEL

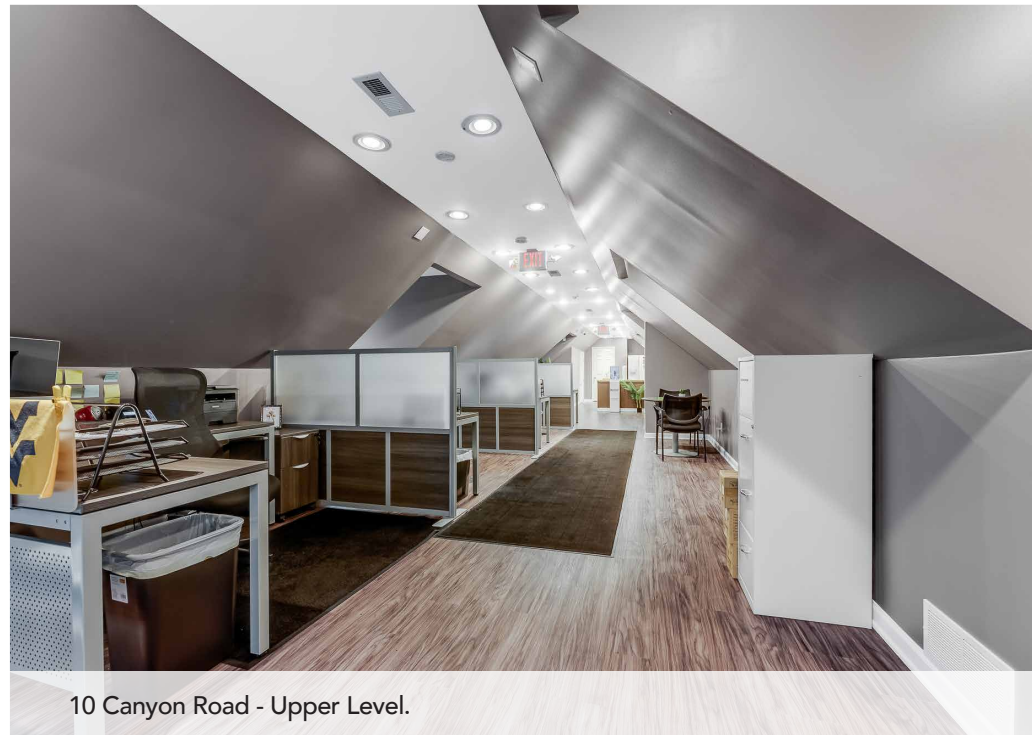


FLOOR PLAN: 10 CANYON ROAD

UPPER LEVEL



10 Canyon Road - Upper Level.



10 Canyon Road - Upper Level.



10 Canyon Road - Lower Level.



10 Canyon Road - Lower Level.



10 Canyon Road - Lower Level.



10 Canyon Road - Lower Level.





10 Canyon Road - Lower Level.

...



Exterior View, Front of 6 Canyon Road.





Lower Level View of 8 and 10 Canyon Road.



Storage Building.



Access to Upper Levels of 8 and 10 Canyon Road.



Lower Level View of 8 and 10 Canyon Road.

LOCATION OVERVIEW

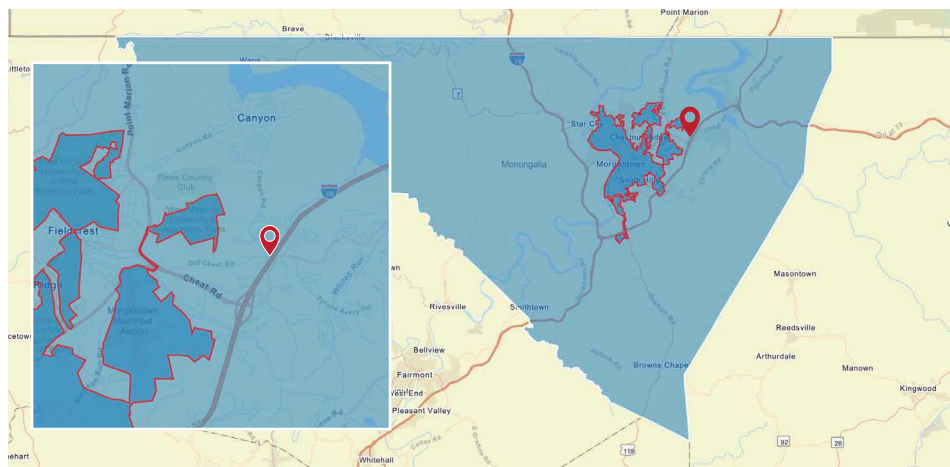
MONONGALIA COUNTY

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. 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. 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.

Monongalia County has a total population of 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

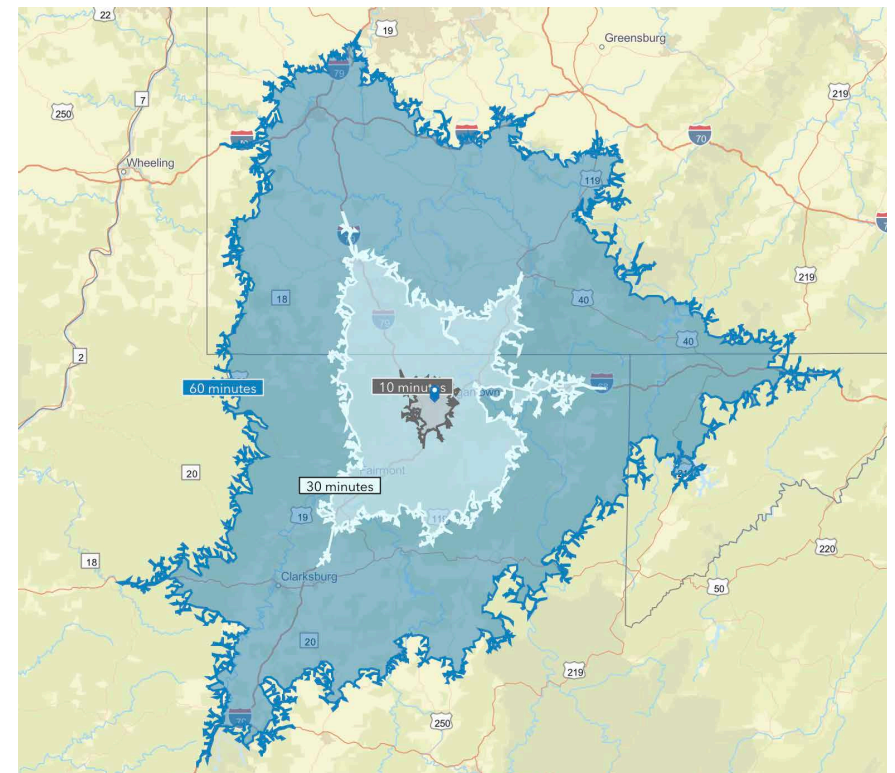
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.

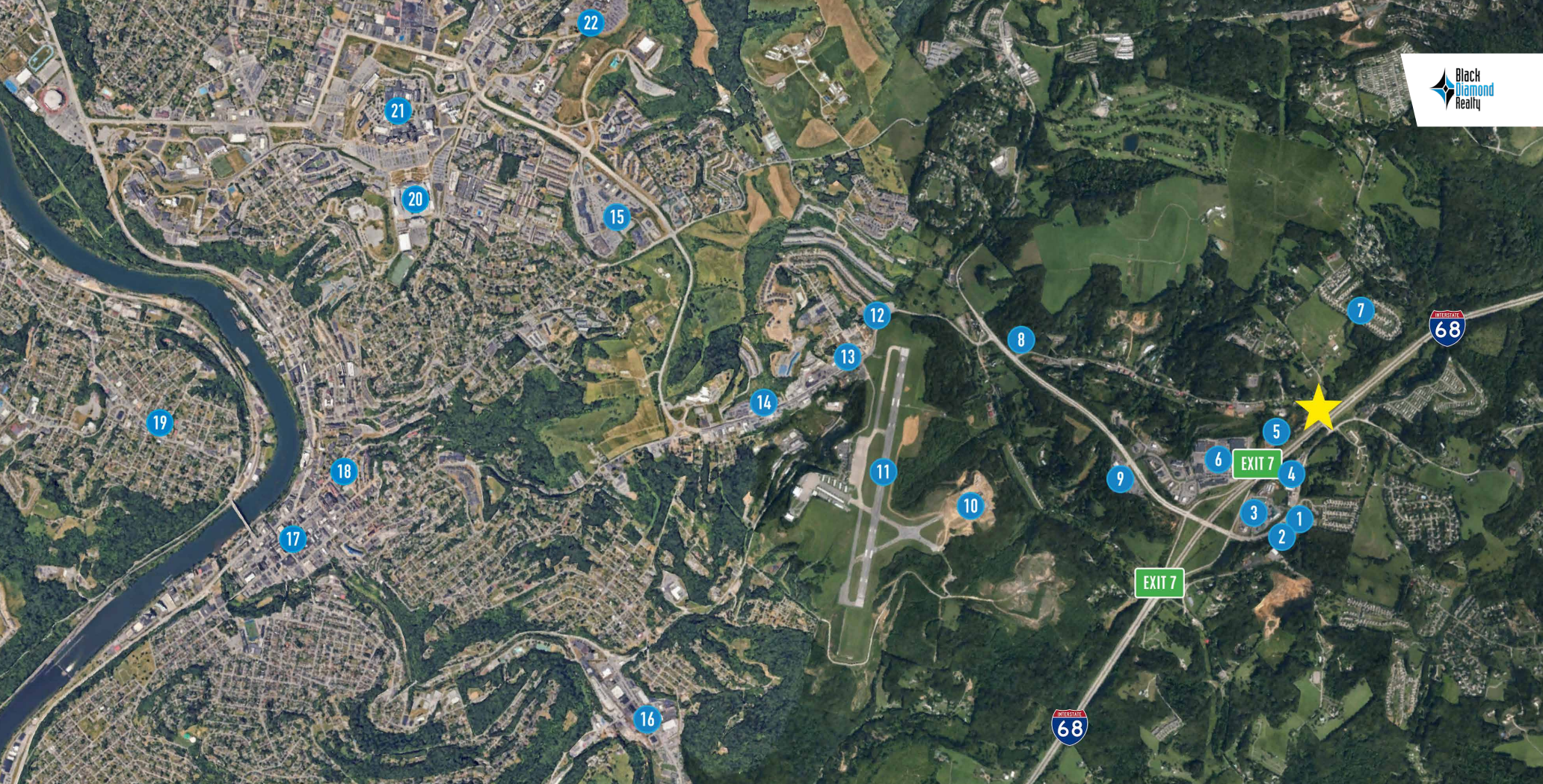


Monongalia County, WV Morgantown City Limits Subject Location

DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The Google Earth aerial photo above highlights several of the most popular surrounding locations. The subject asset at 6, 8, 10 Canyon Road has been referenced with a yellow star.

- | | | |
|--|---|--|
| 1 WVU Primary Care | 9 Exxon, Pro Performance, Airgas Store | 16 Sabraton |
| 2 Mine Safety & Health Administration | 10 Army National Guard | 17 Downtown Morgantown |
| 3 Pierpont Landings: PARCS Superstore, Apple Annie's, First Exchange Bank | 11 Morgantown Municipal Airport | 18 West Virginia University |
| 4 Store More Storage | 12 Northpointe Plaza | 19 Westover |
| 5 Fort Pierpont: Plant Fitness, MonHealth Primary Care, Fox's Pizza, Ziebart, Cafe Oliverio | 13 Sheetz, NAPA Auto Parts | 20 Milan Puskar Stadium |
| 6 Pierpont Centre: Lowe's, Price Cutter, Michael's, Xfinity Store, Starbucks, McDonald's, Zen Leaf Dispensary, Ruby Tuesday, Holiday Inn Express, Wendy's, Outback Steakhouse, IHOP, Clear Mountain Bank, Chipotle, Fujiyama | 14 Mileground: Subaru of Morgantown Chrysler Dodge Jeep RAM Fiat, of Morgantown, EZ Storage, J&S Pawn And Guns | 21 WVU medicine Health Sciences Campus, Ruby Memorial Hospital |
| 7 Cheat Crossing | 15 Suncrest Towne Centre: Kroger, WVU Endocrinology, NTB National Time and Battery, McDonald's, WesBanco, Great Clips, Hilton Garden, Chico's, Buffalo Wild Wings | 22 MonHealth Medical Center |
| 8 Tireland of Morgantown | | |

DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.²

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.²

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.²

SOURCES

² - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



- Fall enrollment for WVU in 2024 remained steady at ~26,000 students and full-time and part-time faculty and staff includes 5,811 employees. ¹
- Among its 12 colleges, WVU's Morgantown campus offers 300+ majors and hundreds of distance education and online classes. ¹
- WVU has produced 25 Rhodes scholars, 27 Truman scholars, 82 Fulbright scholars, 53 Goldwater scholars, and 116 Gilman scholars. ¹



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. ³
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁴
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. ⁵



- The district is comprised of approximately 11,400 students in 10 elementary schools, four middle schools, and two high schools, one middle/high school, one technical education center and one alternative learning center. ⁶
- Monongalia County has been honored as the Best WV School District by Niche Rankings and Stacker Publishing for three consecutive years (2021, 2022, and 2023). ⁶
- Graduation rates stand at an impressive 95%. ⁶



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. ⁷
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. ⁷

¹ - <https://www.wvu.edu/about-wvu/wvu-facts>

² - <https://www.forbes.com/colleges/west-virginia-university/>

³ - <https://wvumedicine.org/about/hospitals-and-institutes/>

⁶ - <https://www.boe.mono.k12.wv.us/page/welcome>

⁴ - <https://wvumedicine.org/ruby-memorial-hospital/>

⁵ - <https://wvumedicine.org/ruby-memorial-hospital/about-us/>

⁷ - <https://www.monhealth.com/main/about-mon-health-medical-center>





GATEWAY

I-79, EXIT 154

UNIVERSITY
TOWN CENTRE

WVU
COLISEUM

SUNCREST

RUBY -
MEMORIAL
HOSPITAL

EVANSDALE
CAMPUS

WVU FOOTBALL
STADIUM

WVU MAIN
CAMPUS

DOWNTOWN

WESTOVER

SABRATON

MORGANTOWN
MUNICIPAL
AIRPORT

PIERPONT
CENTRE

I-68, EXIT 7

6, 8, 10 CANYON ROAD

1 MILE

3 MILES

5 MILES

I-68, EXIT 4

PHASE I

MORGANTOW
INDUSTRIAL PARK

PHASE II

APPROXIMATE
LOCATION OF
NEW EXIT

I-68, EXIT 1

I-79 / I-68 INTERCHANGE

CHAPLIN HILL
BUSINESS PARK

I-79, EXIT 153

WESTRIDGE

MORGANTOWN
MALL

I-79, EXIT 152

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



21,427

Total
Population



956

Businesses



20,142

Daytime
Population



\$313,761

Median Home
Value



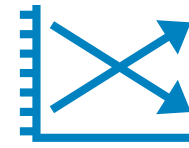
\$52,662

Per Capita
Income



\$78,650

Median
Household
Income



0.5%

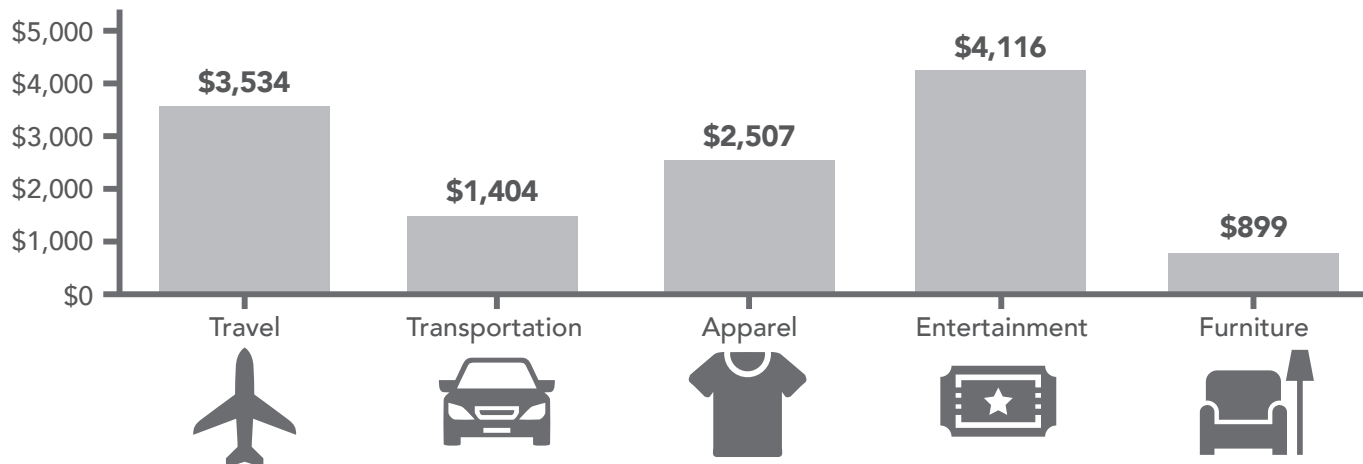
2025-2030
Pop Growth
Rate



10,806

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



76,695

Total
Population



2,823

Businesses



86,642

Daytime
Population



\$291,492

Median Home
Value



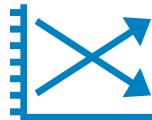
\$40,843

Per Capita
Income



\$60,221

Median
Household
Income



0.4%

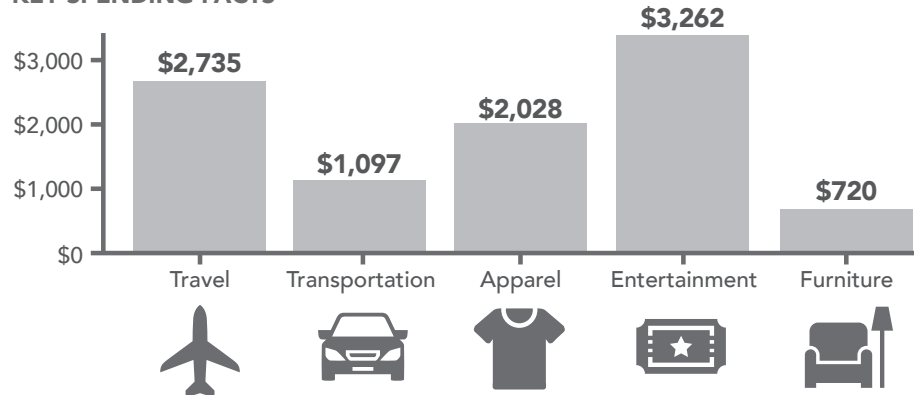
2025-2030
Pop Growth
Rate



36,801

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



106,805

Total
Population



3,902

Businesses



116,609

Daytime
Population



\$275,186

Median Home
Value



\$40,695

Per Capita
Income



\$62,496

Median
Household
Income



0.4%

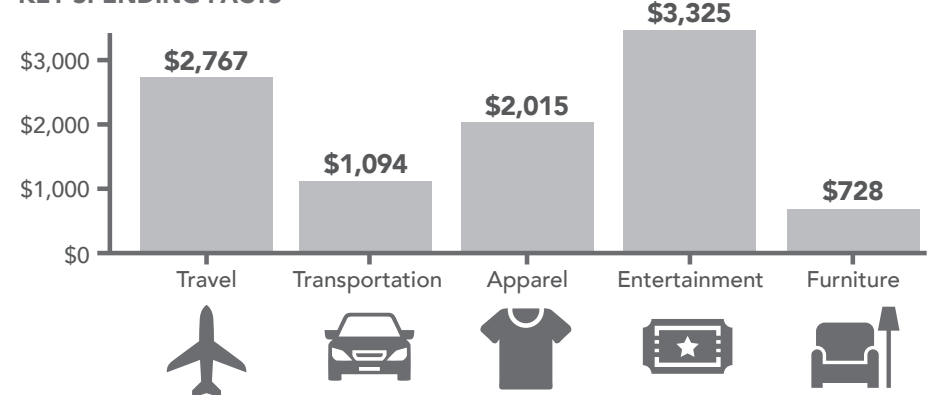
2025-2030
Pop Growth
Rate



50,664

Housing Units
(2020)

KEY SPENDING FACTS





PIERPONT CENTRE

EXIT 7

FORT PIERPONT

6, 8, 10 CANYON ROAD

30,788 VPD (2025)

Aerial View Facing Southwest.





Aerial View Facing Southeast.



Aerial View Facing Northeast.



Aerial View of the Property from Above.



Aerial View Facing Northwest.



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

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