

# REALCORP, LLC

Lead Brokerage | In Cooperation with Colliers



## OFFERING MEMORANDUM

# ALCON OFFICE BUILDING

6065 Kyle Lane | Huntington, West Virginia 25702

**FOR SALE | \$2,100,000 | \$84/SF**

# Executive Summary

RealCorp, LLC, as lead brokerage in cooperation with Colliers, is pleased to present 6065 Kyle Lane, a move-in ready corporate office building located in the Huntington-Ashland market. The property offers approximately 25,000 square feet on a 2.00-acre site, with strong parking, single-story operational efficiency, and a flexible office layout suitable for a broad range of owner-users and institutional occupants.

Offering Snapshot	Details
Offering Price	\$2,100,000
Building Size	25,000 SF
Site Size	2.00 Acres / 87,120 SF
Parking	119 surface spaces
Parking Ratio	4.8 spaces / 1,000 SF
Year Built	1994
Construction	Steel and masonry
Condition	Average/Good
Occupancy	Vacant with immediate occupancy potential
Parcel	1-2-82

**Positioning:** A rare headquarters-quality office opportunity offered at \$84/SF, substantially below estimated replacement cost and supported by the appraisal value conclusion.

## Investment Highlights

- Corporate-quality single-story office building with professional curb appeal.
- Approximately 25,000 SF of net rentable area on a 2.00-acre site.
- 119 surface parking spaces, providing a strong 4.8/1,000 SF parking ratio.
- Move-in ready office environment with private offices, conference rooms, open work areas and employee support areas.
- Former Alcon facility with established corporate identity and site improvements.
- Located in the Huntington-Ashland MSA near Route 2, Barboursville, Huntington, and I-64.
- Flexible configuration suitable for headquarters, healthcare administration, government, education, technology, and professional service users.
- Asking price consistent with the appraisal final value conclusion of \$2,100,000.

## Potential Uses

Corporate Headquarters	Healthcare Administration	Government Office
Professional Services	Call Center / Customer Service	Training Center
Education / Institutional	Technology User	Back Office Operations

# Property Overview

The property was designed and improved for a single corporate office user. The one-story design improves accessibility, operational control, internal circulation and future flexibility. Existing improvements are well-suited for an owner-user seeking a ready-to-occupy headquarters with significant parking and a defined site presence.

Property Detail	Information
Address	6065 Kyle Lane, Huntington, WV 25702
County	Cabell County
Market	Huntington/Ashland
CBSA	Huntington-Ashland, WV-KY-OH
Land Area	2.00 acres
Gross Building Area	25,000 SF
Net Rentable Area	25,000 SF
Stories	One
Topography	Level at street grade
Shape	Irregular
Access / Exposure	Average
Zoning	No zoning jurisdiction
Flood Zone	Zone X (Unshaded) & Zone X (Shaded)
Site Coverage	28.7%
Land-to-Building Ratio	3.5:1

## Building Features & Layout

The interior photography and appraisal information indicate a functional office layout with multiple workplace environments. The property can accommodate both dedicated office users and hybrid open-office operations.

**Reception / Entry:** Professional arrival experience and controlled access points.

**Private Offices:** Multiple enclosed offices suitable for executives, administration and staff.

**Conference Rooms:** Existing meeting and training rooms reduce future tenant improvement needs.

**Open Work Areas:** Cubicle and workstation areas support call center, customer service or back-office uses.

**Employee Support:** Break/common areas, collaboration areas and support spaces already in place.

**Parking & Site:** Surface parking field supports employees, visitors and potential shift-based operations.

**Loading Dock :** Roll Up Door

**Gym :** Fully Furnished, Owner plans to remove equipment

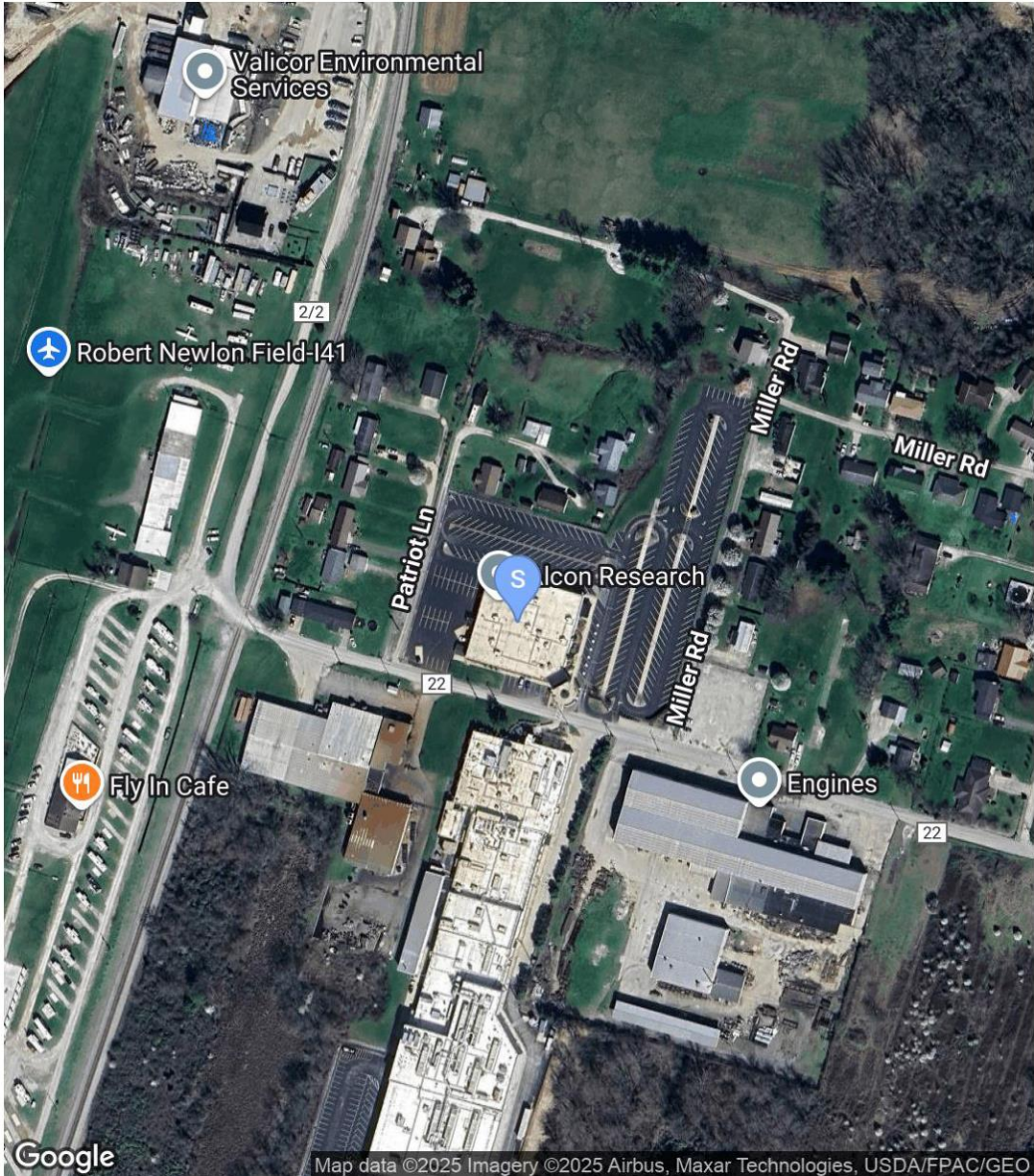
**Generator :** Fully Functional and well maintained

## Operational Advantages

- Single-story layout reduces vertical circulation inefficiencies.
- Strong parking ratio improves user flexibility.
- Existing corporate buildout reduces occupancy timing and cost.
- Building size works for regional headquarters and institutional users.
- Site configuration provides a distinct identity for a single occupant.

# Subject Aerial

The aerial below provides visual context for the property location, parking field, Route 2 proximity, surrounding commercial/industrial users and nearby roadway network.



# Exterior Photo Gallery

The exterior photography highlights the front entrance, site access, building elevations, service areas and surface parking.



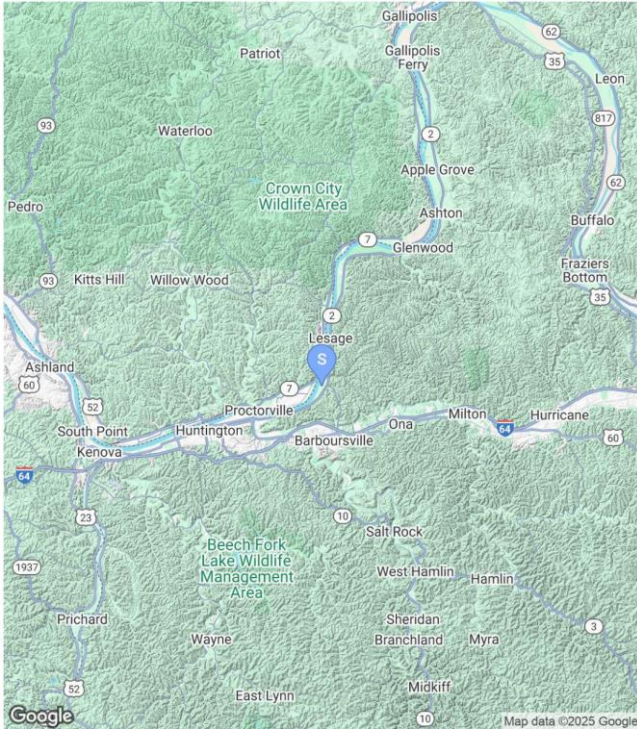
# Interior Photo Gallery

The interior photography shows the existing office environment, including private offices, conference rooms, workstation areas and employee common areas.



# Location Overview

The property is located in the Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area. The region is positioned along the Ohio River and benefits from access to Huntington, Barboursville, Ashland, Ironton, Route 2 and Interstate 64.



## Regional Demand Drivers

- Marshall University
- Healthcare systems including St. Mary's Medical Center and King's Daughters Medical Center
- Technology and customer service users in the Kinetic Park corridor
- Manufacturing, distribution and professional service employers
- Access to Huntington, Barboursville and the broader Tri-State area

# Market Overview

The Huntington-Ashland region has transitioned from its historic steel and manufacturing base into a more diversified economy. The appraisal notes that retail, technology, healthcare and manufacturing are key employment sources, with technology supported by Kinetic Park and regional healthcare providers continuing to serve as major economic anchors.

Market Indicator	Detail
2024 MSA Population	369,671
2024 Households	151,274
2024 Median Household Income	\$57,404
2029 Projected Median Household Income	\$65,493
2024 Population Density	126.8 people / square mile
Major Institutions	Marshall University, ACTC, Ohio University Southern Campus
Economic Drivers	Healthcare, education, technology, manufacturing, professional services

# Value Support

The listing price is consistent with the appraisal final value conclusion. The appraisal developed both the Income Capitalization Approach and Sales Comparison Approach, reconciling to a final As-Is Fee Simple Market Value of \$2,100,000 as of September 26, 2025.

Valuation Item	Conclusion
Income Capitalization Approach	\$2,200,000
Income Conclusion \$/SF	\$88/SF
NOI Proforma	\$185,876
NOI \$/SF	\$7.44/SF
Capitalization Rate	8.50%
Sales Comparison Approach	\$2,000,000
Sales Conclusion \$/SF	\$80/SF
Final Value Conclusion	\$2,100,000
Final Value \$/SF	\$84/SF

**ASKING PRICE: \$2,100,000 (\$84/SF)**

## Brokerage Contacts

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