



OFFICE SUITE

18 Clark Road

Morgantown, WV 26505



David Lorenze, CCIM, SIOR
Principal / Associate Broker

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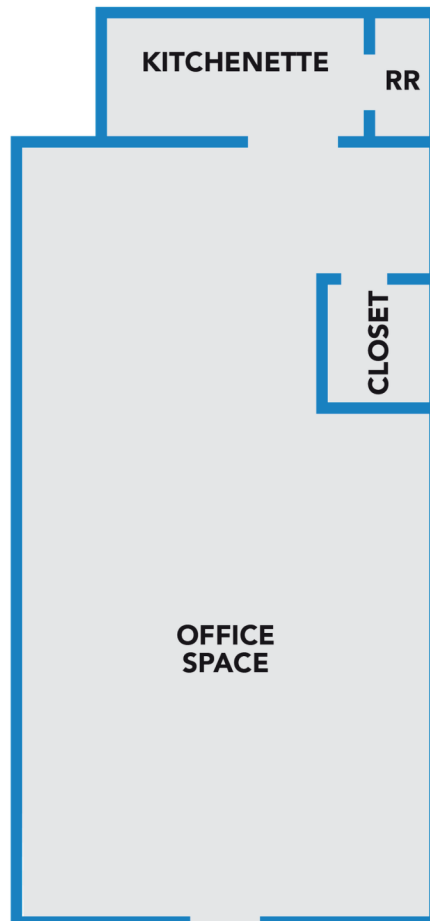
18 Clark Road Morgantown, WV 26508

LEASE RATE	\$1,000 / MONTH
LEASE STRUCTURE	MODIFIED GROSS
TOTAL SPACE AVAILABLE	600 (+/-) SQ FT
DISTANCE TO INTERSTATE	1.2 Miles From I-68, Exit 10
FEATURES	FIVE MAJOR UTILITIES INCLUDED IN RENT + ONE PARKING SPOT INCLUDED IN RENT

SUITE DETAILS

Located at 18 Clark Road, this 600 (+/-) SQ FT office suite offers an open-concept layout designed to accommodate a variety of professional office uses. Situated on the first level of a well-established multi-tenant building, the suite includes a private restroom and one dedicated parking space. The rent includes five major utilities: electric, gas, water, sewer, and garbage, providing added convenience and predictable occupancy costs.

Located northwest of Cheat Lake and outside city limits, the property offers excellent regional accessibility, just 0.4 mile from Route 43, 1.2 miles from I-68 (Exit 10 and Exit 11), and approximately 11 miles from the I-68/I-79 interchange. This office suite presents an excellent opportunity for businesses seeking an affordable, conveniently located workspace in the Morgantown area.



18 Clark Road
Office Suite
Entrance

FOR LEASE / OFFICE SUITE





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