

# 423 FORTRESS BOULEVARD

MORGANTOWN, WV 26508

FOUNDRY  
COMMERCIAL



JUNE 2026

## EXECUTIVE SUMMARY

### OFFERING OVERVIEW

423 Fortress Boulevard presents a rare opportunity to acquire a premier Class A office asset in the highly desirable Cheat Lake submarket of Morgantown, West Virginia. Constructed in 2018, the two-story property contains 24,379 rentable square feet of institutional-quality office space designed to support a wide range of occupancy requirements.

The building features an efficient mix of open collaboration areas and private offices, complemented by a robust suite of on-site amenities including training rooms, a full kitchen, employee lounge, fitness room, and outdoor patio. Prominent building signage, excellent visibility, and an abundant parking ratio of 5.37 spaces per 1,000 square feet further enhance the property's appeal.

The offering presents a compelling opportunity for both investors and owner-users, with existing cash flow and future occupancy potential.

Situated on 3.10 acres within the Cheat Lake corridor, one of Morgantown's fastest growing and most affluent submarkets, the property offers exceptional access to Interstate 68, Route 43, downtown Morgantown, West Virginia University, and the broader North Central West Virginia region.

Supported by Morgantown's stable economy, anchored by leading healthcare, education, and government institutions, 423 Fortress Boulevard represents a compelling opportunity to acquire a modern, high-quality office asset at a basis below replacement cost. Additional details available upon execution of a confidentiality agreement.

## PROPERTY SUMMARY

**ADDRESS** 423 Fortress Boulevard  
Morgantown, WV 26508

**TYPE** Class A Office

**YEAR BUILT:** 2018

**SITE AREA:** 3.10 AC

**BUILDING SIZE:** 24,379 RSF

**FLOORS:** Two (2)

**PARKING** 131 surface spaces  
5.37/1,000

## INVESTMENT HIGHLIGHTS



Durable contractual cashflow with future occupancy potential.



Modern construction - Class A office built in 2018 with efficient floor plates and desirable mix of open and private office



Desirable Cheat Lake location - Morgantown's most affluent residential community



Institutional quality asset priced below replacement cost



Abundant on-site surface parking (5.37/1,000)



Exceptional highway access and visibility



Premier signage and branding opportunities



Located outside city limits - no zoning restrictions or Business and Occupation (B&O) taxes.



Attractive economic incentives available through West Virginia Economic Development Authority



Potential real estate tax exemptions for non-profit users

### LISTING BROKERS



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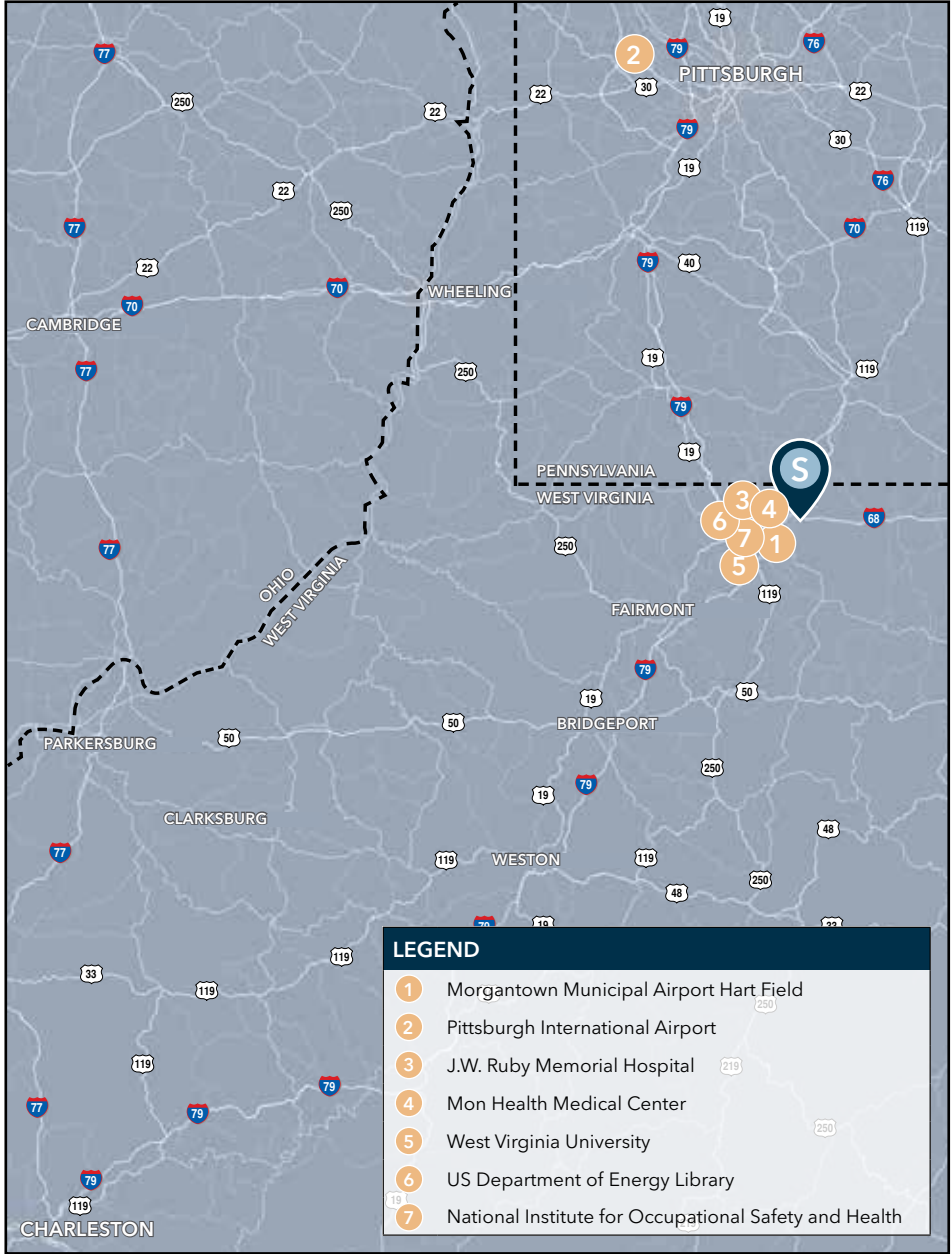
### CLIENT CONSULTANTS



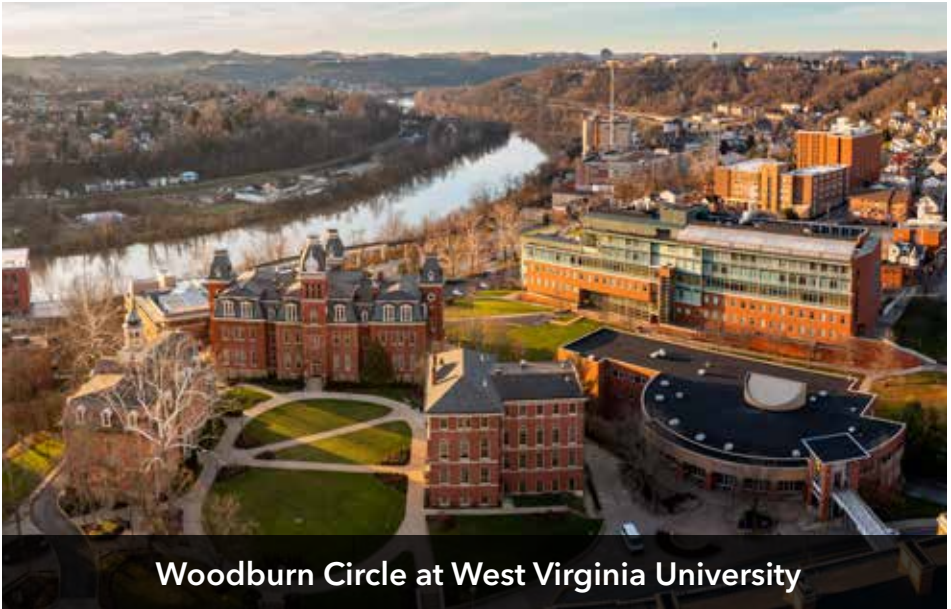
# LOCATION SUMMARY

Morgantown serves as the economic, educational, and healthcare hub of North Central West Virginia. Located along the Monongahela River, the market benefits from strong regional access to Pittsburgh and Charleston via Interstate 79 and 68 while maintaining a distinct, university-driven economy. Additionally, proximity to regional airports, including Morgantown Municipal Airport and Pittsburgh International Airport about 75 miles north, enhances business connectivity. This positioning has enabled the market to attract a stable mix of tenants seeking lower occupancy costs without sacrificing access to a skilled workforce or institutional infrastructure.

Consistently ranked among the nation’s top small metropolitan areas for both lifestyle and business climate, Morgantown is anchored by a resilient economic base led by healthcare, education, and government. Key institutions include two state-of-the-art hospitals, West Virginia University with more than 23,000 students, and major federal employers such as the Department of Energy and NIOSH. This strong institutional presence is complemented by a vibrant college-town atmosphere, abundant outdoor recreation, a low cost of living, and convenient access to the regional amenities of Pittsburgh, all of which continue to support the area’s high quality of life.



# LOCATION SUMMARY



PROPERTY PHOTOS

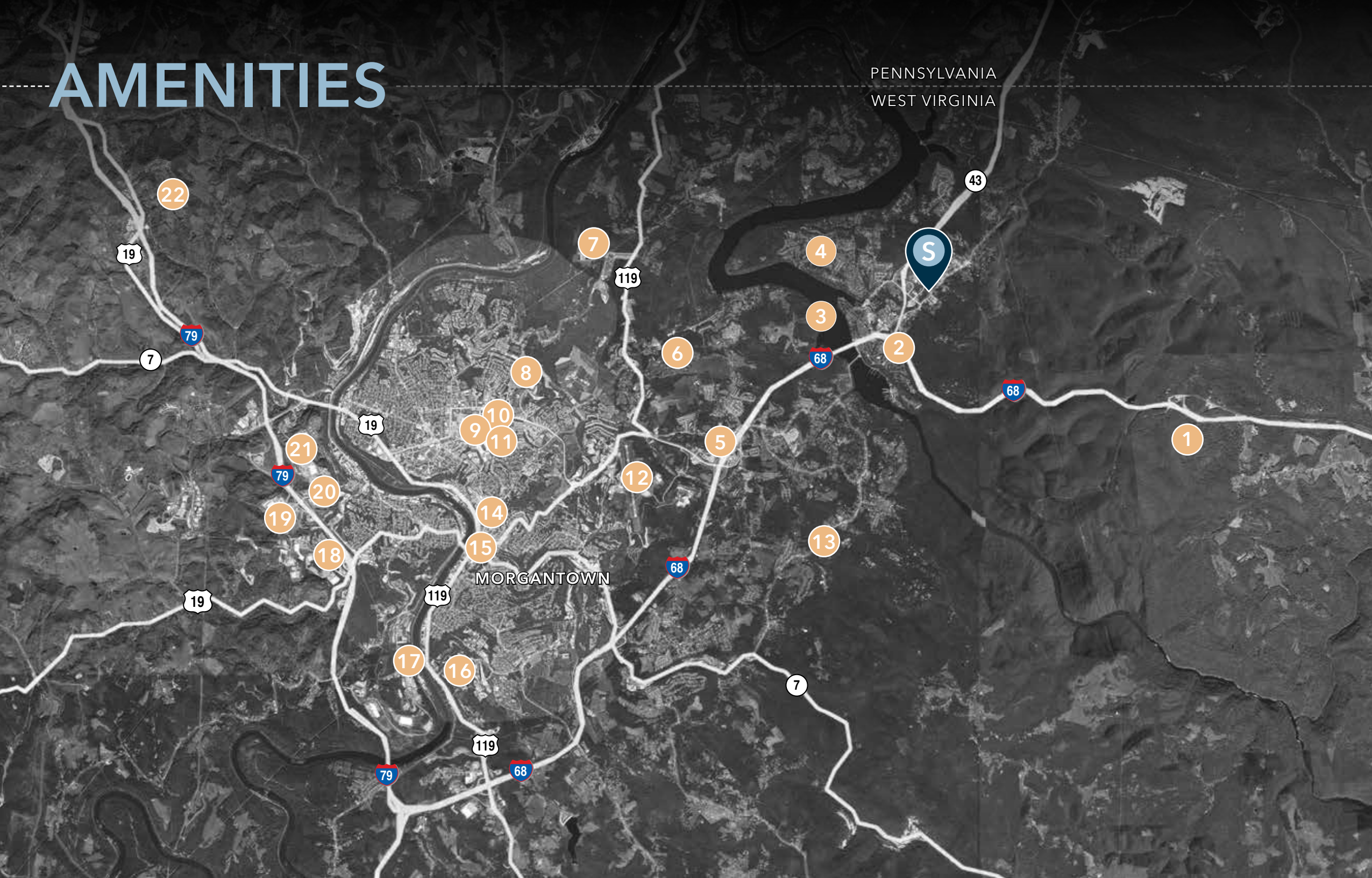


PROPERTY PHOTOS



# AMENITIES

PENNSYLVANIA  
WEST VIRGINIA



## DEMOGRAPHICS

### 3 MILE RADIUS

	11,120 ESTIMATED POPULATION
	40.2 MEDIAN AGE
	\$105,060 MEDIAN HOUSEHOLD INCOME
	3,123 TOTAL EMPLOYEES
	\$363,945 MEDIAN HOME VALUE

### 5 MILE RADIUS

	22,522 ESTIMATED POPULATION
	37.9 MEDIAN AGE
	\$91,062 MEDIAN HOUSEHOLD INCOME
	6,486 TOTAL EMPLOYEES
	\$322,970 MEDIAN HOME VALUE

### 7 MILE RADIUS

	70,953 ESTIMATED POPULATION
	32.1 MEDIAN AGE
	\$65,399 MEDIAN HOUSEHOLD INCOME
	25,938 TOTAL EMPLOYEES
	\$289,309 MEDIAN HOME VALUE

## TRAFFIC COUNTS

Mon-Fayette Expressway 9,798 VPD

## AMENITIES

- COOPERS ROCK STATE FOREST
- LAKEVIEW GOLF RESORT
- CHEAT LAKE
- LAKEVIEW RESORT MOUNTAINVIEW GOLF COURSE
- GLENMARK CENTER
- THE PINES COUNTRY CLUB
- UNIVERSITY HIGH SCHOOL
- MONHEALTH MEDICAL CENTER
- WVU MEDICINE CAMPUS
- JW RUBY MEMORIAL HOSPITAL
- MILAN PUSKAR STADIUM
- MORGANTOWN MUNICIPAL AIRPORT
- WEST VIRGINIA BOTANIC GARDEN
- WEST VIRGINIA UNIVERSITY
- DOWNTOWN MORGANTOWN
- MOUNTAINEER MALL
- MORGANTOWN INDUSTRIAL PARK
- MORGANTOWN MALL
- WESTRIDGE COMMONS
- 
- UNIVERSITY TOWNE CENTRE
- MOUNTAINEER GOLF COURSE

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