



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



OFFICE SUITE

15 Compass Pointe

Martinsburg, WV 25404



Joshua Householder
Associate / Salesperson

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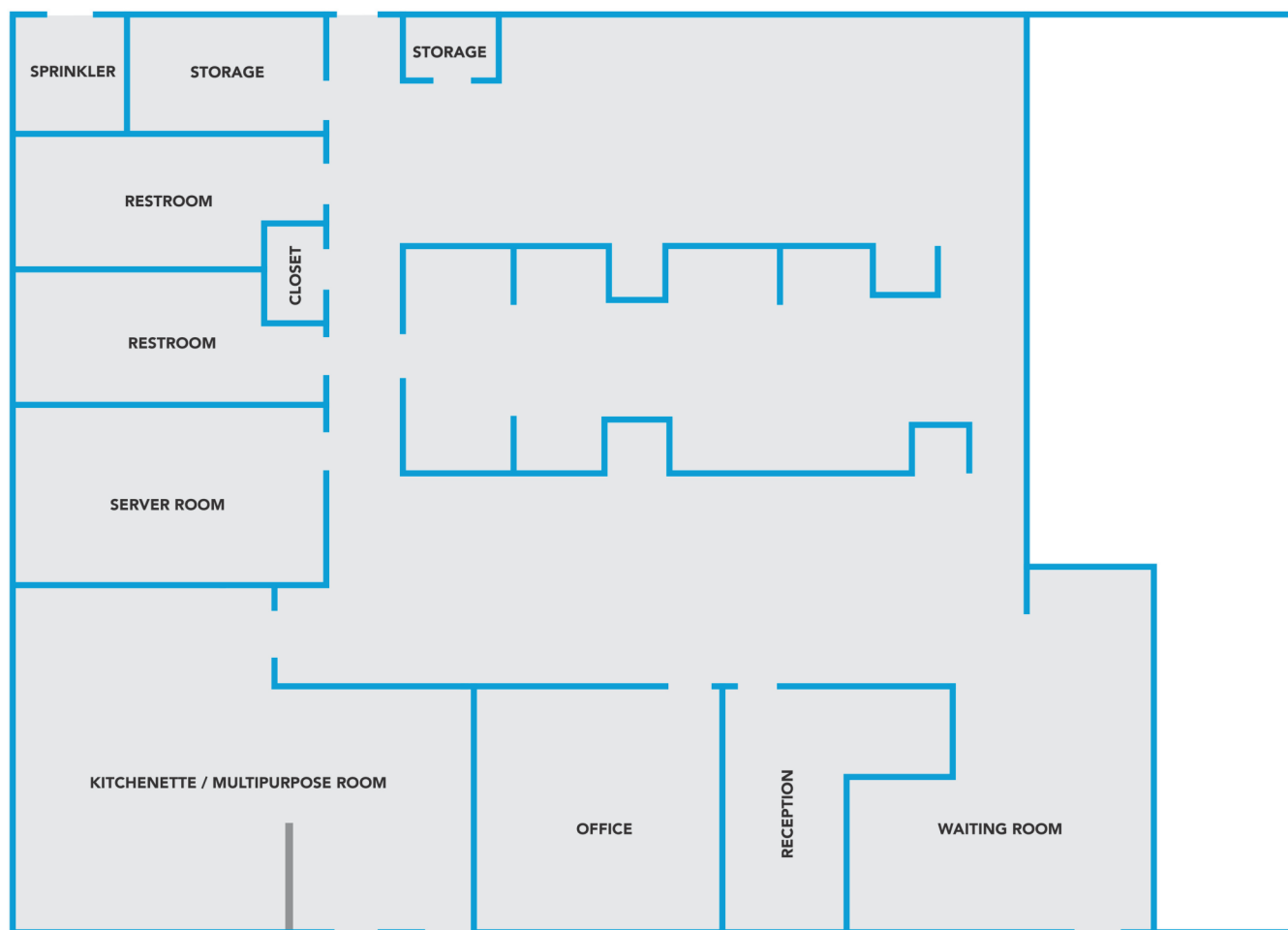
jhouseholder@blackdiamondrealty.net

15 Compass Pointe, Martinsburg, WV 25404

LEASE RATE	\$21.00 / SQFT
LEASE STRUCTURE	FULL SERVICE
TOTAL SPACE AVAILABLE	4,155 (+/-) SQFT
TENANT IMPROVEMENTS	Negotiable
PROPERTY HIGHLIGHT	Federal Agency Neighboring Tenants
CITY LIMITS	Inside
PARKING	On Site Paved Parking Lot

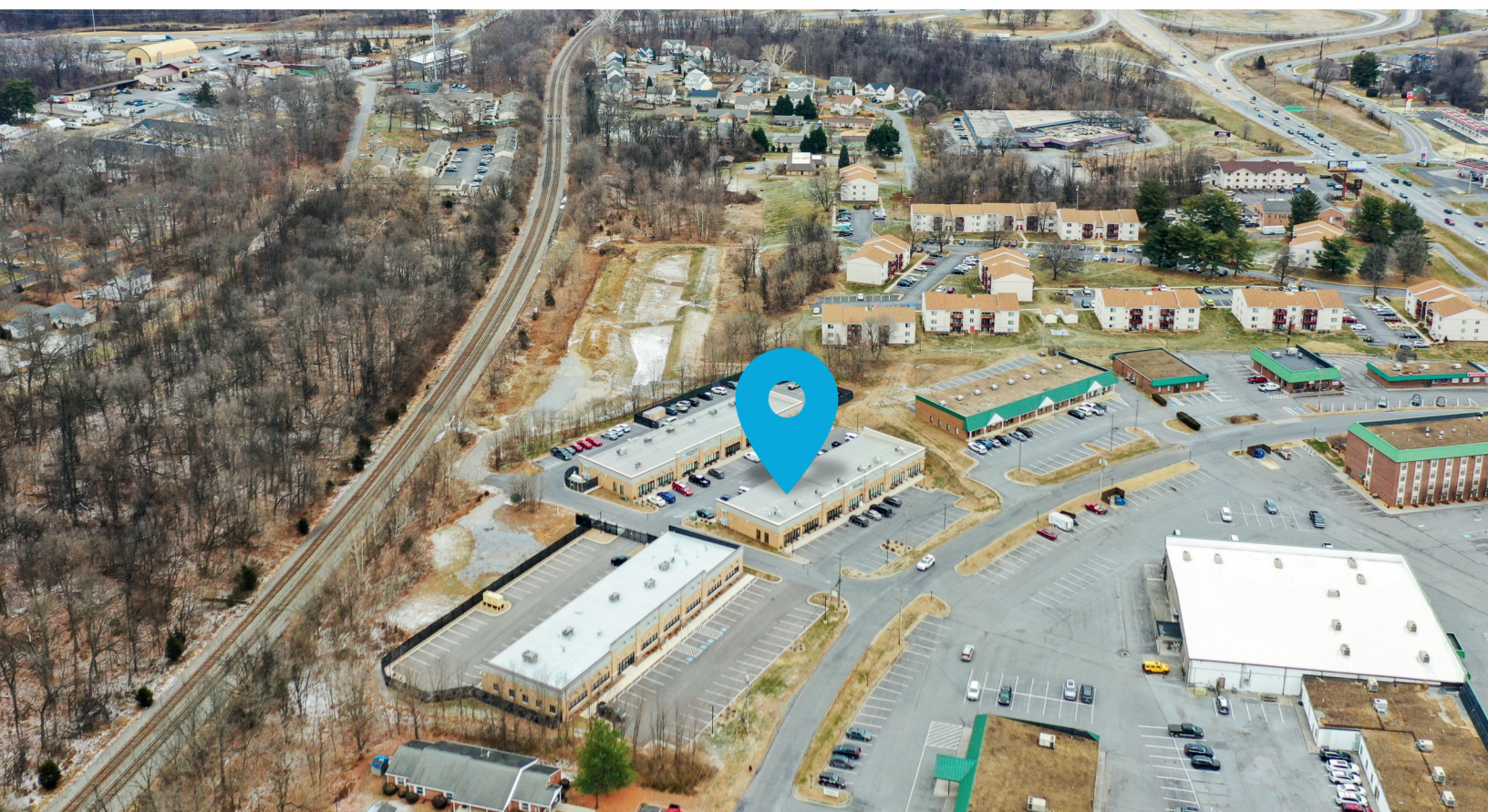
PROPERTY DETAILS

15 Compass Pointe offers approximately 4,155 (+/-) square feet of office space available for lease. The space is ideal for office, administrative, or professional users seeking a functional layout supported by modern building systems, including security and fire sprinkler systems. The lease rate includes base rent, common area maintenance, and most utilities. The property benefits from excellent accessibility just off Interstate 81, providing efficient regional connectivity and strong visibility. Tenants enjoy ample on-site parking and close proximity to a variety of retail, dining, medical, and hospitality amenities. This offering presents an opportunity to lease space within a well-established, credit-tenant-anchored office environment in one of Berkeley County's premier office corridors. Make the space fit your exact needs with a Tenant Improvement allowance and financing considered.



FOR LEASE / OFFICE SUITE





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