



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



OFFICE / FLEX SPACE

417 Holland Avenue

Westover, WV 26501



David Lorenze, CCIM, SIOR
Principal / Associate Broker

304.413.4350 (Office) | 304.685.3092 (Cell)
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417 Holland Avenue, Westover, WV 26501

LEASE RATE RANGE	\$1,500 - 2,000 / MONTH
LEASE STRUCTURE	Modified Gross
SUITE 1	1,000 SQ FT
SUITE 2	1,000 SQ FT
DISTANCE TO DOWNTOWN MORGANTOWN	0.5 Mile
DISTANCE TO INTERSTATE	1 Mile From I-79

SUITE DETAILS

417 Holland Avenue in Westover, WV offers a flexible leasing opportunity with two ground-level office/flex suites, each approximately 1,000 (+/-) square feet. Both suites feature wide-open layouts accommodating a range of office, service, or flex uses, with each suite equipped with a private restroom and kitchenette. **Suite 1**, the end-cap suite, is available for \$2,000 per month and features an internal overhead door with direct access to an exterior area, offering added flexibility for operational needs or potential outdoor use. **Suite 2**, the interior suite, is available for \$1,500 per month. A large on-site parking lot is available and shared between tenants, providing ample parking for employees and customers, all within an established commercial area well-suited for growing or relocating businesses.



SUITE 1



SUITE 2

OFFICE / FLEX SPACE

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SUITE 1



SUITE 2





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