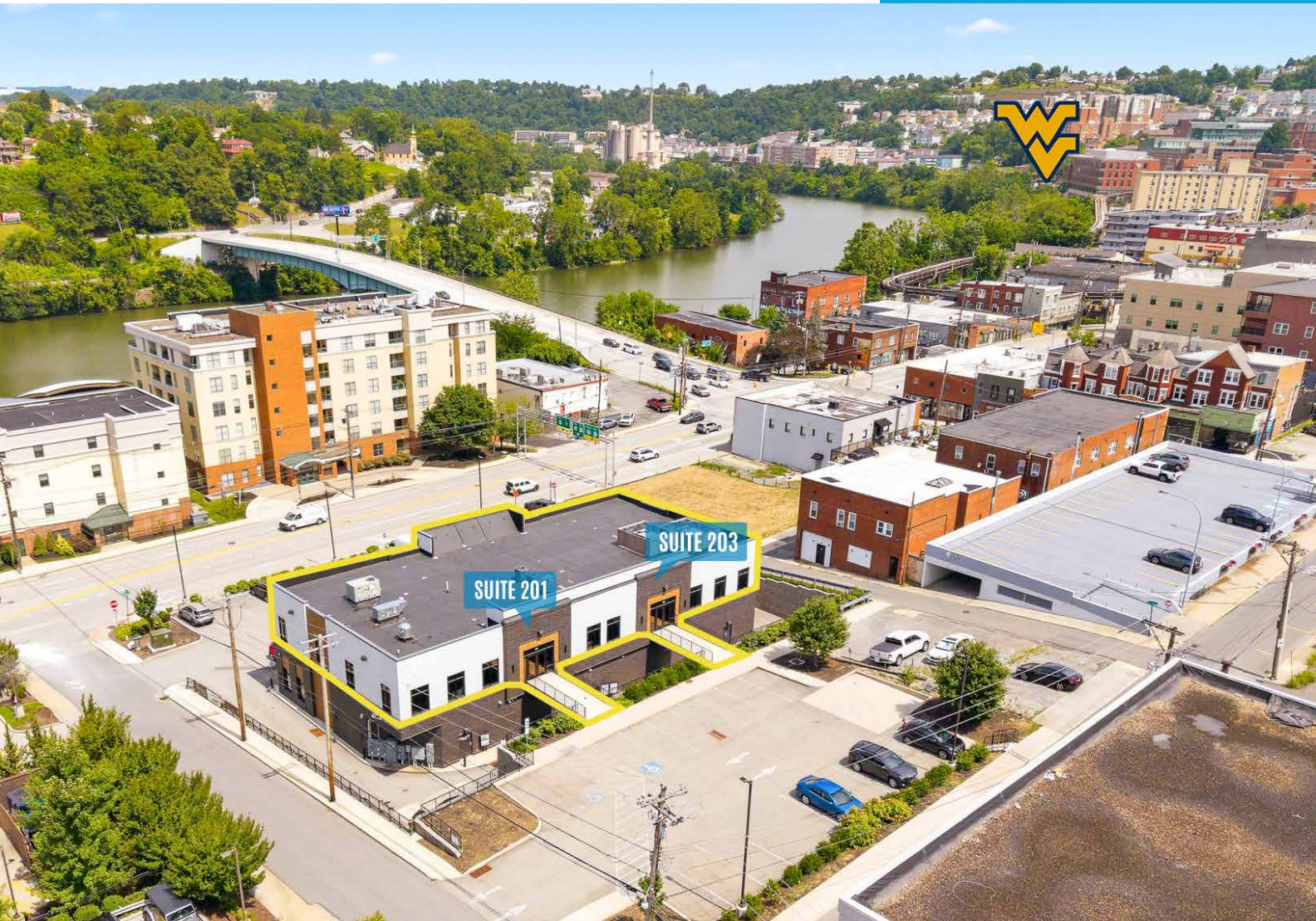




FOR LEASE
OFFICE / RETAIL /
RESTAURANT SPACE
MARKETING FLYER



3,781-7,562 SQ FT | Class A Office, Retail or Service Space Near WVU

1050 UNIVERSITY AVENUE, UPPER LEVEL
MORGANTOWN, WV 26505



WATERFRONT HOTEL MARRIOTT

RAIL TRAIL

✦ 1050 UNIVERSITY AVENUE (THE DECK) | 3,781-7,562 SQ FT AVAILABLE

PRT: WALNUT STREET

HIGH STREET

WEST VIRGINIA UNIVERSITY

TABLE OF CONTENTS

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OFFICE / RETAIL / RESTAURANT SPACE FOR LEASE

1050 UNIVERSITY AVENUE, UPPER LEVEL MORGANTOWN, WV 26505

AS-IS RENTAL RATE / NEGOTIABLE

LEASE STRUCTURE / NNN

TOTAL SPACE AVAILABLE / 7,562 SQ FT

SUITE 201: 3,781 SQ FT

SUITE 203: 3,781 SQ FT

PROPERTY TYPE / OFFICE, RETAIL OR
RESTAURANT

TRAFFIC COUNT / 21,639 VPD, 2026

OPTION TO COMBINE SUITES / YES

ZONING / B-4 (PEDESTRIAN ORIENTED CENTER)

PROPERTY FEATURES / STEPS FROM
WVU, 19 OFF-STREET PARKING SPACES,
PROMINENT BUILDING SIGNAGE, HIGH
VISIBILITY, STARBUCKS ANCHOR TENANT,
OPEN FLOOR PLAN, ABUNDANCE OF
NATURAL LIGHT THROUGHOUT

One or Two Flexible Suites | 19 Dedicated Parking Spaces | 12'6" Ceilings | Starbucks-Anchored Development

- 3,781 (+/-) SQ FT or 7,562 (+/-) SQ FT available
- Two suites that may be combined
- 19 dedicated upper-level parking spaces
- Grade-level access from the upper parking area
- 12'6" ceiling height
- Prominent building signage
- Starbucks-anchored development
- Open shell condition with abundant natural light
- Walking distance to Downtown Morgantown, WVU and the Walnut Street PRT station

Directly across the street, the premier Wharf District continues to evolve as one of Morgantown's most dynamic mixed-use business destinations, featuring office, hospitality, residential, and entertainment amenities that generate consistent activity throughout the day. Just 0.4 mile south along Route 119, the Marriott Waterfront, Morgantown's tallest building, serves as a regional destination for business travelers, conferences, meetings, and special events, creating additional opportunities to support a variety of commercial uses at The Deck.

FOR LEASE

OFFICE, RETAIL OR RESTAURANT SPACE - LOCATED STEPS FROM WVU'S MAIN CAMPUS

1050 UNIVERSITY AVENUE · MORGANTOWN, WV 26505 · 3,781 - 7,562 (+/-) SQ FT · TWO SUITES

PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- Modern Class A development multi-tenant building
- Anchored by Starbucks
- Outstanding visibility along a major Morgantown thoroughfare (Route 119)
- Traffic Count: 21,639 vehicles per day (Source: 2026, Ersi)
- Two upper-level suites available
- 3,781 (+/-) square feet per suite
- 7,562 (+/-) square feet total if combined
- Suites may be leased together or separately
- Street-level access
- 19 upper-level parking spaces
- 12'-6" ceiling heights
- Excellent signage opportunities
- Minutes from West Virginia University's main campus
- Walking distance to the PRT system
- Adjacent to a high-volume Sheetz
- Ideal for retail, restaurant, medical, professional office, fitness, or specialty service users

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy Gas Company
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers

The landlord recently installed separate 200-amp electrical services for each of the potential 3,781(+/-) square foot upper level suites.

INGRESS / EGRESS / PARKING / SIGNAGE

The suites offer grade-level access from the dedicated upper parking area along Kirk Street where there are 19 striped parking spaces. A dumpster is also located conveniently within this parking area for the upper level tenants. Multiple façade signage opportunities are available on both the University Avenue and Chestnut Street elevations, offering exceptional visibility and exposure to the high volume of daily vehicular and pedestrian traffic.

CHESTNUT STREET VIEW



UNIVERSITY AVENUE VIEW



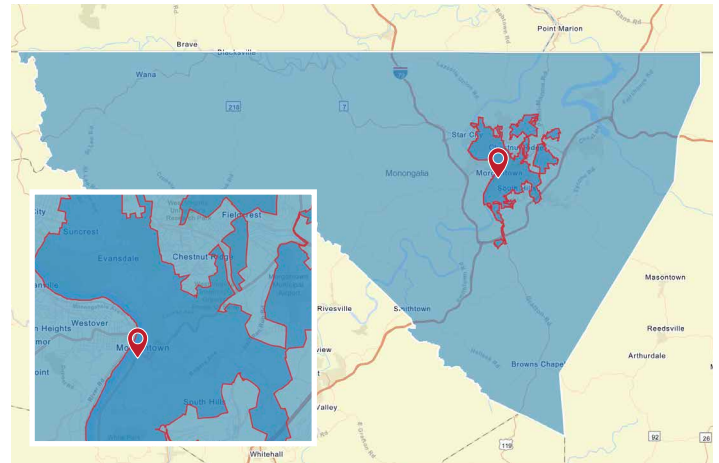
LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region's achievements in growth, business development, and workforce cultivation. Morgantown's prominence in the recession-resistant sectors of higher education and health care contributes to the area's long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience "continued healthy growth" well into the future.

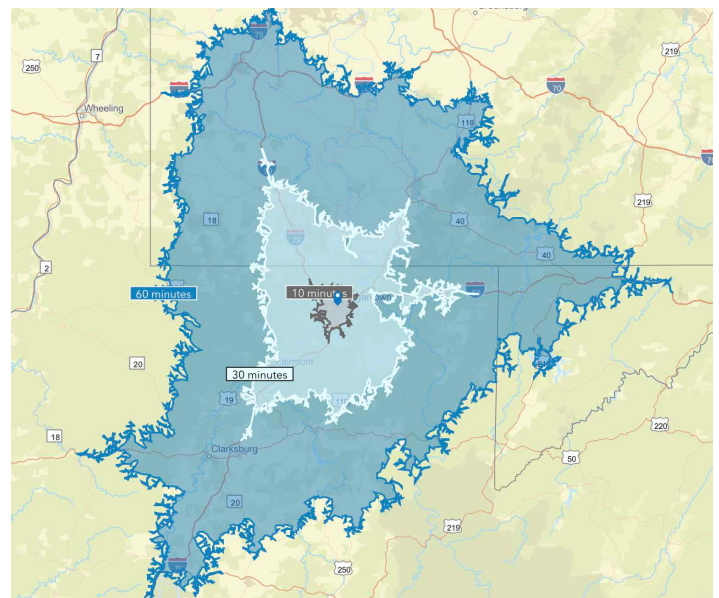
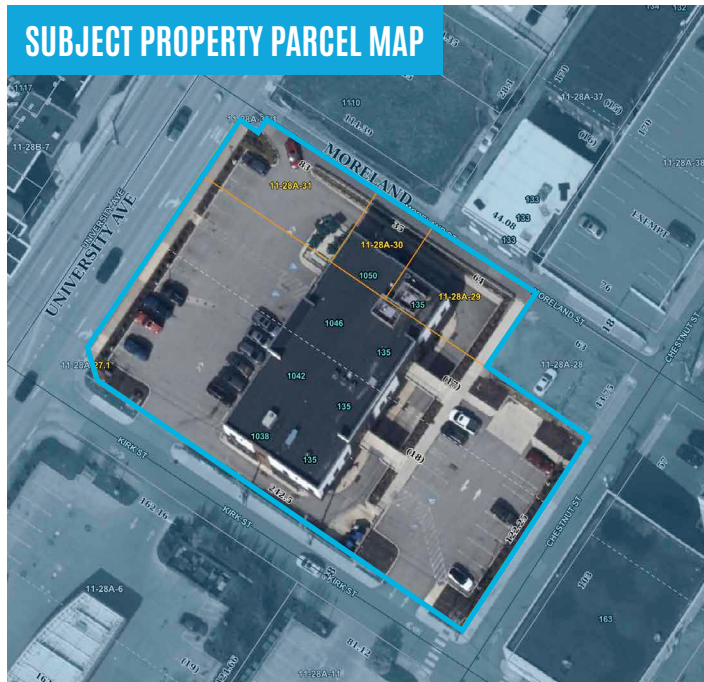
Monongalia County has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856, a median household income of \$43,620, and 1,441 total businesses.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV Morgantown City Limits Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

FOR LEASE

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1050 UNIVERSITY AVENUE · MORGANTOWN, WV 26505 · 3,781 - 7,562 (+/-) SQ FT · TWO SUITES

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 1050 University Avenue, has been referenced with a yellow star.

- 1 Walnut PRT Station
- 2 Beechurst PRT Station
- 1 WVU Main Campus
- 2 Wharf District
- 3 Marriott Waterfront
- 4 Sheetz
- 5 Starbucks
- 6 Downtown Morgantown
- 7 Rail Trail
- 8 Parking Garage
- 9 Parking Garage
- 10 Parking Garage
- 11 Metered Parking Area

NEARBY HOTELS

- Morgantown Marriott at Waterfront Place
- Hotel Morgan
- Scholar Hotel

HIGH TRAFFIC NEIGHBORING BUSINESSES

- Starbucks (anchor tenant)
- Sheetz
- Chipotle Mexican Grill
- Cold Stone Creamery
- Oliverio's Ristorante
- Iron Horse Tavern
- Mountain State Brewing Co.
- Subway

WALKABLE RETAIL, DINING & ENTERTAINMENT

- CVS Pharmacy
- Hazel Ruby McQuain Amphitheater
- Morgantown Farmers Market (seasonal)
- Rail Trail
- Wharf District

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



56,918

Total
Population



2,780

Businesses



76,061

Daytime
Population



\$267,622

Median Home
Value



\$38,724

Per Capita
Income



\$54,888

Median
Household
Income



0.3%

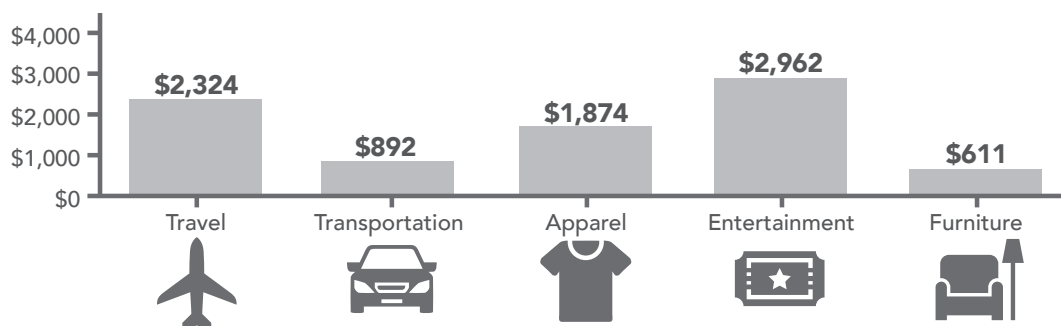
2025-2030
Pop Growth
Rate



28,405

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



79,257

Total
Population



3,447

Businesses



97,808

Daytime
Population



\$278,566

Median Home
Value



\$43,886

Per Capita
Income



\$63,095

Median
Household
Income



0.3%

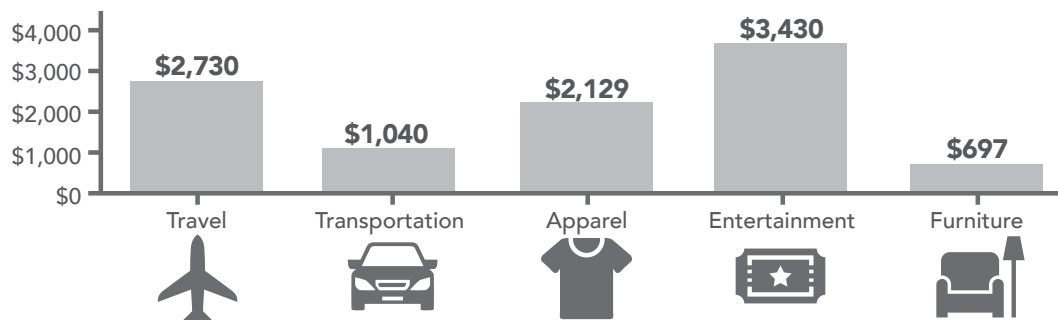
2025-2030
Pop Growth
Rate



38,338

Housing Units
(2020)

KEY SPENDING FACTS



Demographics and Key Facts for a 3, 5 and 10 mile radius contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

10 MILE RADIUS



108,916

Total Population



3,970

Businesses



119,732

Daytime Population



\$287,207

Median Home Value



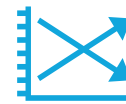
\$47,126

Per Capita Income



\$70,374

Median Household Income



0.3%

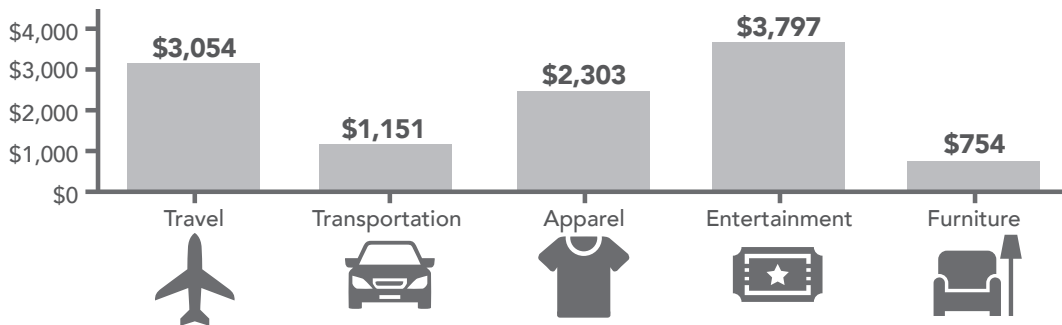
2025-2030 Pop Growth Rate



51,219

Housing Units (2020)

KEY SPENDING FACTS



WEST VIRGINIA UNIVERSITY ENROLLMENT

- 22,409 total students (as of June 26, 2026)
- 4,127 first-time freshmen

NEARBY STUDENT HOUSING

The property is surrounded by several of Morgantown's largest student housing communities:

PROPERTY	DISTANCE	APPROX. CAPACITY
University Place	0.2 Mile (4-minute walk)	1,100-1,200 Beds
State on Campus Morgantown	0.3 Mile (6-minute walk)	600-700 Beds
Metro Towers	0.3 Mile (6-minute walk)	300-400 Residents
College Park Apartments	0.5 Mile (10-minute walk)	Large Student Population (bed count unverified)
Numerous Privately Owned Student Apartments & Houses	Throughout Downtown	Thousands of Additional Students

EMPLOYMENT (10-MILE RADIUS)

- White Collar: 68.6%
- Blue Collar: 13.2%
- Services: 18.2%

WALKING DISTANCE / TRAVEL TIME

- WVU Downtown Campus: ~0.4 mile, 8-minute walk
- Walnut Street PRT Station: ~0.2 mile, 4-minute walk
- High Street Business District: ~0.2 mile, 4-minute walk
- Wharf District: Directly Across University Avenue, 2-3 minute walk
- Morgantown Marriott at Waterfront Place: ~0.4 mile, 8-minute walk

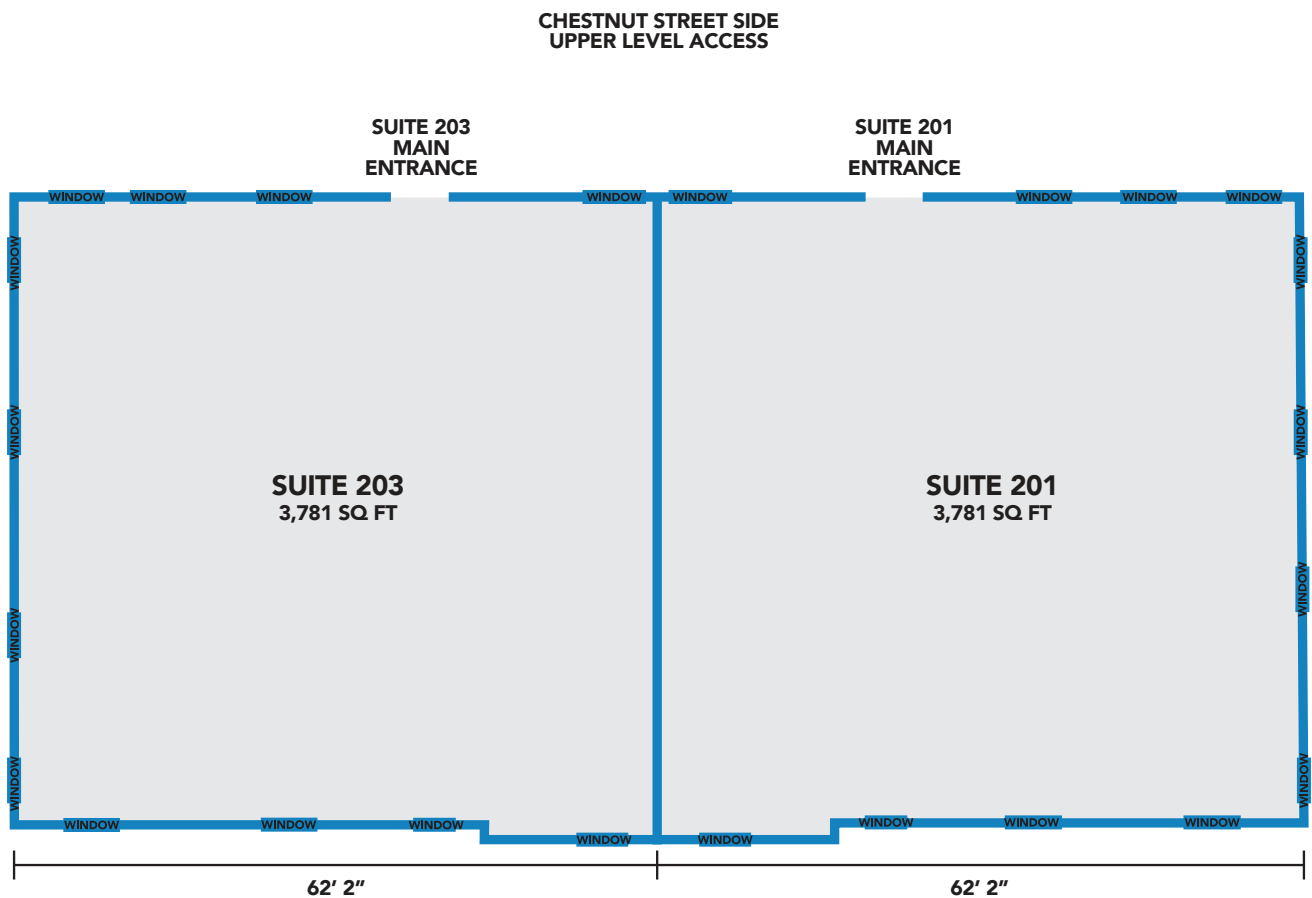
DEMOGRAPHICS WITHIN A 1 MILE RADIUS

- 760 Businesses
- 18,541 Population
- 24.3 Median Age

FLOOR PLAN

SUITE HIGHLIGHTS

- Open shell condition with flexible layout
- Abundant perimeter windows and natural light
- 12'6" ceiling height
- Suites may be leased separately or combined

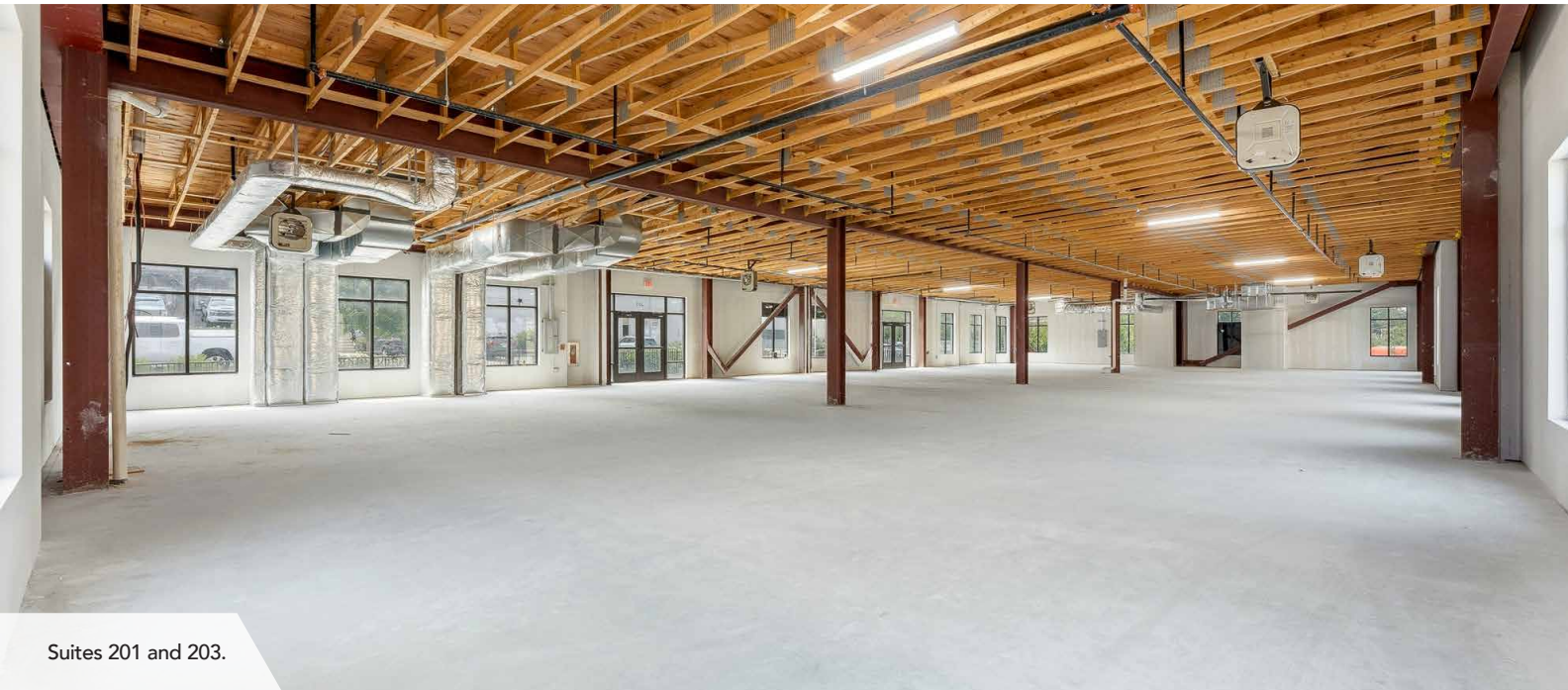


**UNIVERSITY AVENUE SIDE
LOWER LEVEL ACCESS**

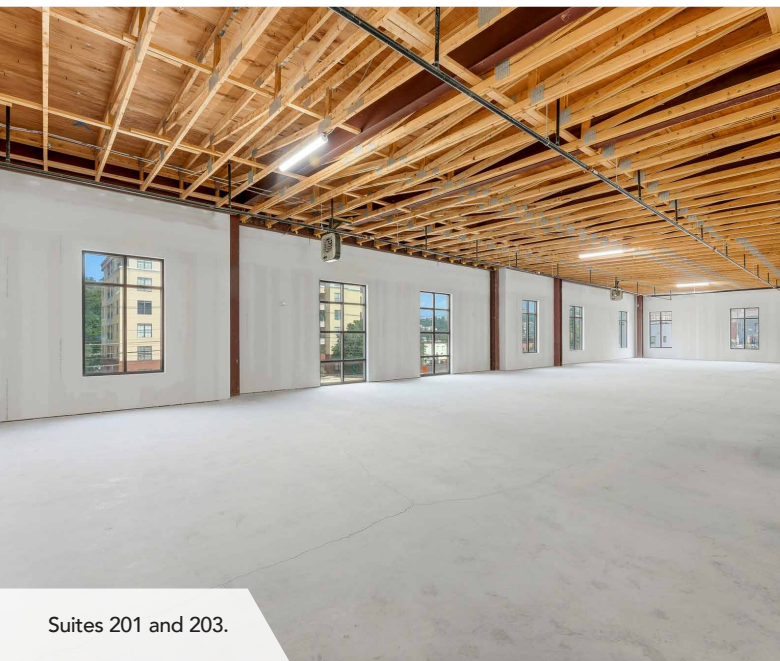
FOR LEASE

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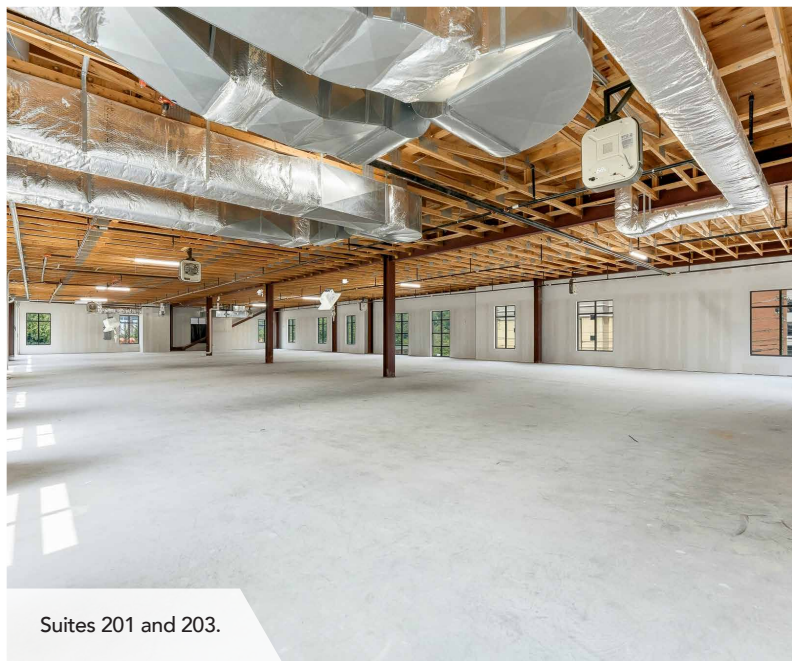
INTERIOR PHOTOS



Suites 201 and 203.



Suites 201 and 203.



Suites 201 and 203.

EXTERIOR PHOTOS



Upper Level Exterior.



Upper Level Exterior, South Side.



Upper Level Exterior, North Side.

FOR LEASE
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Upper Level Exterior.



Lower Level Exterior.

AERIAL PHOTOS



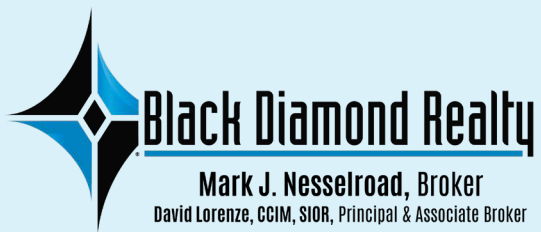
Aerial of the Property Facing Northeast Towards Downtown and WVU.

FOR LEASE

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