



FOR LEASE
OFFICE SUITE
MARKETING FLYER



65 PROFESSIONAL PLACE [PROGRESS
CENTRE TWO]
BRIDGEPORT, WV 26330

CHARLES POINTE
SHOPPING, OFFICE, DINING

UNITED HOSPITAL CENTER
327 MEDICAL PARK DRIVE

I-79, EXIT 124
JERRY DOVE DRIVE

ROUTE 279
JERRY DOVE DRIVE

WHITE OAKS BUSINESS PARK
RETAIL, OFFICE, DINING AND MORE

65 PROFESSIONAL PLACE
SUBJECT PROPERTY

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65 PROFESSIONAL PLACE
SUBJECT PROPERTY



OFFICE SUITE FOR LEASE

65 PROFESSIONAL PLACE [PROGRESS CENTRE TWO] BRIDGEPORT, WV 26330

RENTAL RATE / \$19.50 / SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 30,039 SQ FT

TOTAL SPACE AVAILABLE / 5,326 SQ FT

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / EASY ACCESS TO
MAJOR THOROUGHFARES, ALL PUBLIC
UTILITIES AVAILABLE, PRIVATE OFFICES,
LARGE PARKING LOT, SIGNAGE, ELEVATOR**

Located within Phase 1 of White Oaks Business Park, 65 Professional Place (Progress Centre Two) is comprised of 30,039 (+/-) square feet and is situated on 2.02 acres. Available for lease on the second floor is 5,326 (+/-) square feet of Class A office space. The available suite (201) offers private offices, ample parking for employees and clients and is located conveniently to many amenities inside and outside of White Oaks Business Park. Signage is available in front of the building.

Centrally located, White Oaks Business Park balances the needs of workers and visitors, ensuring a high quality of life for those who call it home. Green spaces and outdoor areas are included in the park to provide an inviting atmosphere for all users. The location boasts prime road and interstate visibility averaging 57,200 vehicles per day via I-79, (WVDOH, 19) and 16,795 vehicles per day via Route 279 (WVDOH, 14).

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PROPERTY SPECIFICATIONS

WHITE OAKS BUSINESS PARK

Located adjacent to West Virginia's rapidly growing I-79 corridor, White Oaks Business Park is situated at the crossing of I-79 and Highway Route 279, spanning exits 124 and 125. The 470 acre park has been designed as a modern, green business park with a campus style atmosphere that offers support services to United Hospital Center (UHC), FBI's Criminal Justice Headquarters, and FBI's Biometrics Center of Excellence. White Oaks offers a unique combination of professional business services, health services, hospitality, restaurants and retail. Phase I and II are zoned B2 Business, Phase III is located outside of city limits and not restricted by zoning.

BUILDING SPECIFICATIONS / TENANTS

Built in 2012, the subject building is a three-story, detached structure constructed via frame on concrete slab with a brick/block exterior. The roof is composite shingle, gutters/downspouts/aluminium windows are thermal pane, and walls and ceilings are insulated. The building is comprised of 30,039 (+/-) square feet.

Interior finishes include drywall walls, suspended ceilings, tile, carpet and resilient flooring and a combination of recessed and fluorescent lighting. Heating and cooling is forced air gas with central AC. Existing tenants include; Mitre, Accenture, and Community Care.

INGRESS/ EGRESS / PARKING

The property offers two points of ingress and egress into the parking lot via Professional Place. From Route 279, turn right into White Oaks Business Park and continue 0.3 mile on White Oaks Blvd. Turn left onto Professional Place and take the first left, continue until you reach the parking lot entrance. The property offers a paved parking lot with 100 lined spaces in the front and back of the building. Parking is shared with other tenants within the building.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Bridgeport
Sewer	City of Bridgeport
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

Located within city limits, this property is situated within the 16th District of Harrison County. The site consists of one irregular shaped parcel totaling 2.02 acres. The property is identified as District 16, Map 2436, Parcel 19. This can be referenced in Deed Book 1498, Page 680. The property is zoned B-2 Business. See the parcel map below.

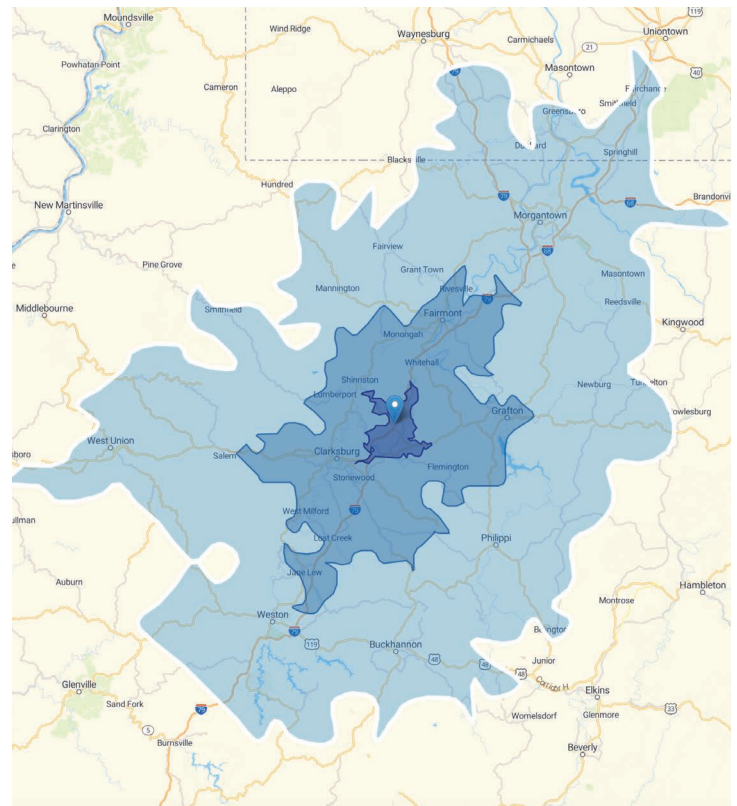


LOCATION TREND ANALYSIS

White Oaks is located in the heart of North Central West Virginia within Harrison County. In the last ten years, \$1 billion has been spent in development between the United Hospital Center, the FBI expansion, and White Oaks. When United Hospital Center opened its new location in 2010 (adjacent to White Oaks), the building was designed to facilitate growth. The latest round of growth is for \$12.9 million, and the project will involve six stories of the building situated at 327 Medical Park Drive. With businesses growing, so is the influx of people moving to the area.

Harrison County is also home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Announced in 2019, \$70 million will go towards a "historic infrastructure plan" aimed at turning the North Central West Virginia Airport into a gateway to West Virginia." Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others.

In 2020, within a 5-mile radius of the White Oaks Business Park, the population was 18,019 with a median household income of \$66,737 (Esri, 2020).



-  1 Hour Drive Distance
-  0.5 Hour Drive Distance
-  10 Minute Drive Distance

Distance to nearby cities:

Bridgeport, WV - 6 miles, Clarksburg, WV - 9 miles, Fairmont, WV - 13 miles, Morgantown, WV - 29 miles, Elkins, WV - 62 miles, Washington, PA - 72 miles, Pittsburgh, PA - 102 miles, Charleston, WV - 128 miles.

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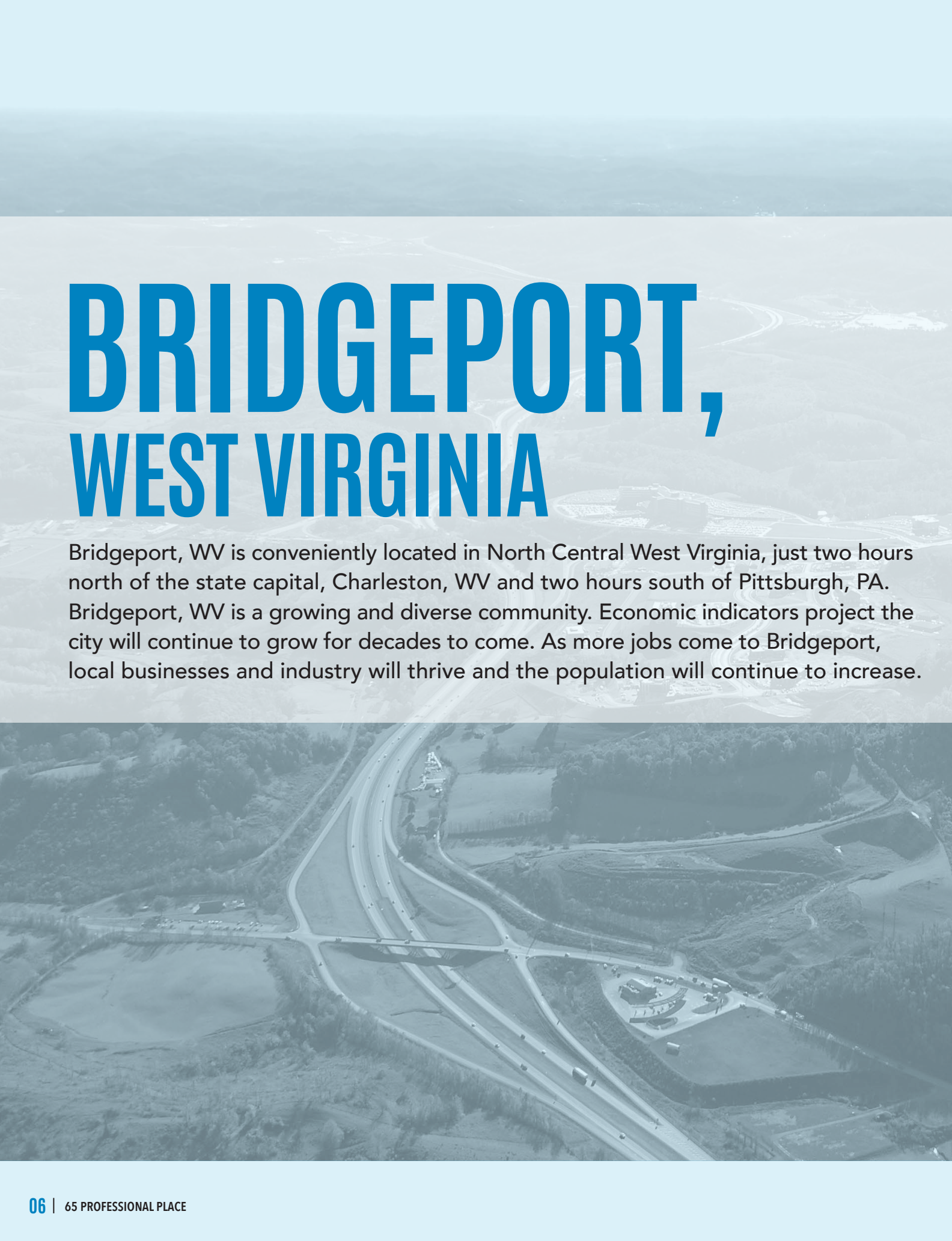
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SURROUNDING AMENITIES



The aerial above highlight several of the most popular surrounding locations inside and outside of White Oaks. Referenced with a yellow star is the subject property, 65 Professional Place. White Oaks is positioned between Exits 124 and 125 on I-79 where traffic averages 57,200 vehicles per day (WVDOH,19).

- 1 Bridgeport
- 2 Clarksburg
- 3 Meadowbrook Mall
- 4 FBI-Criminal Justice Information
- 5 United Hospital Center
- 6 Mountaineer Medical Pharmacy
- 7 Sheetz
- 8 Justice Federal Credit Union
- 9 Huntington Bank, Wendy's
- 10 IHOP
- 11 Percheron, Hanger, Jackson Kelly, Wells Fargo Advisors, Red Hat, IMTAS, Mitre, Accenture, Mountaineer Keystone, Community Care
- 12 Holiday Inn Express
- 13 Starbucks, Elegant Nails
- 14 The Oaks Salon, Bonnie Belle's, McFly Outdoors, Cody's
- 15 Courtyard Marriott
- 16 T.G.I. Friday's
- 17 Regional Eye Associates
- 18 Hawthorn Suites
- 19 Steptoe & Johnson
- 20 MarkWest, Clear Mountain Bank, EQT
- 21 Comfort Suites
- 22 Tenmile Land Company
- 23 Allegheny Science & Technology, Steptoe & UHC Urology
- 24 Key Energy Services, Lakota Software Solutions, Manchin Assisted Living
- 25 The Thrasher Group
- 26 Antero Resources
- 27 Dominion Transmission
- 28 The Crossings White Oaks
- 29 Freedom Kia Dealership
- 30 Microtel Inn & Suites, Firehouse Subs, Buffalo Wild Wings
- 31 Fairmont Federal Credit Union, Dunkin Donuts, BFS / Tim Hortons / DQ Grill & Chill Restaurant, Arnett Carbis Toothman, PLLC
- 32 PDC Energy, GAI Consultants, Bankers Life
- 33 Parkview Apartments
- 34 NCWW Airport

An aerial photograph of a multi-lane highway interchange in a rural, hilly area. The highway is a major thoroughfare with several lanes in each direction. To the left of the interchange is a large, calm pond. To the right, there are some industrial or commercial buildings and more parking areas. The surrounding landscape is a mix of cleared land and dense forest. The sky is overcast and grey.

BRIDGEPORT, WEST VIRGINIA

Bridgeport, WV is conveniently located in North Central West Virginia, just two hours north of the state capital, Charleston, WV and two hours south of Pittsburgh, PA. Bridgeport, WV is a growing and diverse community. Economic indicators project the city will continue to grow for decades to come. As more jobs come to Bridgeport, local businesses and industry will thrive and the population will continue to increase.

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STATISTICS AND GROWTH PROJECTIONS

67,256
TOTAL POPULATION

As of July 1, 2019, Harrison County had an estimated total population of 67,256. Bridgeport ranks in the upper quartile for Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in West Virginia (U.S. Census Bureau, 2019).

7,522
TOTAL HOUSEHOLDS WITHIN 5-MILE RADIUS

In 2020, there were reported to be a total of 7,522 households within a 5-mile radius of White Oaks Business Park, and 3,012 households within a 3-mile radius (Esri, 2020).

**OVERALL JOB
GROWTH**

Harrison County has the highest per capita income of all four counties in the region approximately \$46,700 in 2018. Job growth is projected to reach an average annual rate of nearly 0.8%.

TRAFFIC COUNTS

The location boasts prime road and interstate visibility averaging 57,200 vehicles per day via I-79, (WVDOH, 19) and 16,795 vehicles per day via Route 279 (WVDOH, 14).

986
BUSINESSES

Bridgeport has a total of 986 businesses and 14,481 employees within a 5 mile radius. In 2016, the leading industries in Bridgeport were health care and social services, retail, repair, personal care, laundry, religious, accommodation and food services (zoomprospector.com, 2017).

FLOOR PLAN

5,326 SQUARE FEET

The subject building is comprised of 30,039 (+/-) square feet with 5,326 (+/-) square feet being available on the second floor (Suite 201). The floor plan below shows the available space highlighted in blue, the common area is highlighted in dark grey.

The available suite floor plan offers a conference room, two work rooms, 12 private offices, a large open area for cubicles

a break room, and a data room. Shared men's and women's restrooms are available in the common area just outside of the suite entrance.

Finishes to the space include drywall walls, drop ceilings, tile carpet and laminate tile flooring, recessed and fluorescent lighting and large floor to ceiling windows throughout the space for natural light. All windows have blinds.

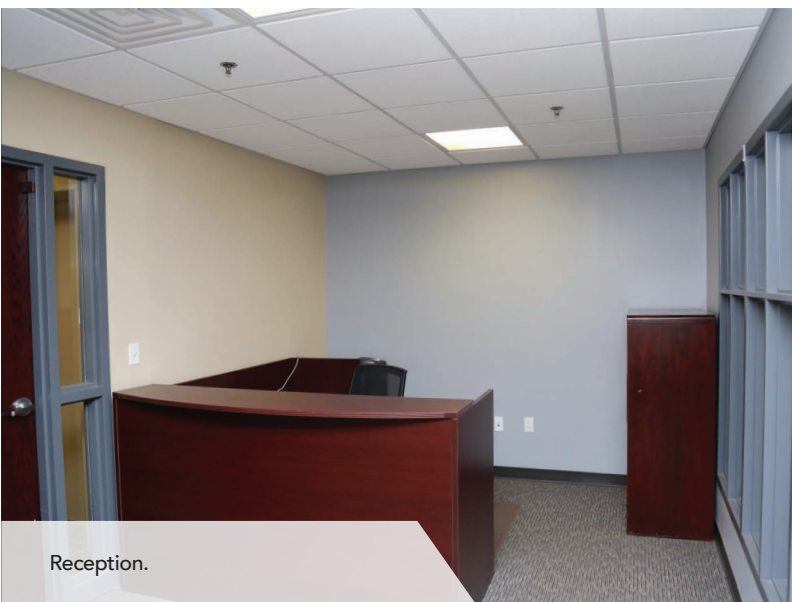


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INTERIOR PHOTOS



Reception.



Waiting Room.



Conference Room 1.

INTERIOR PHOTOS



Break Room.



Break Room.



Conference Room 2.

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Large Work Room.



Cubicles.

INTERIOR PHOTOS



Hallway.



Private Office.



Private Office.

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Private Office.



Private Office.



Private Office.



Private Office.

EXTERIOR PHOTOS



Front of Building.

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Main Entrance.



Front Parking Lot.



Signage.

AERIAL PHOTOS



Aerial View Facing Northwest.

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Aerial View Facing West.



Aerial View Facing South.



Aerial View Facing North.



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