

FOR SALE OR LEASE

1 PIEDMONT RD, CHARLESTON, WV 25301

PROFESSIONAL OFFICE BUILDING AVAILABLE



1 PIEDMONT ROAD, CHARLESTON, WV 25301

PROFESSIONAL OFFICE BUILDING
WITH ELK RIVER VIEWS

AVAILABLE FOR IMMEDIATE OCCUPANCY!

FOR SALE/LEASE



OFFERING SUMMARY

Available for Lease Up to 83,320 SF

Lease Rate Negotiable

Lease Type NNN

Building Size 83,320 SF

Sale Price \$3,100,000

Price per SF \$37.21 per SF

APN 20-11-0006-0001-000, 0002-0000

Property Taxes \$122,864

Zoning C-10: General Commercial District

Municipality Charleston East



County Kanawha County



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present this two-story, 83,000 square foot office building on 1.95 AC in downtown Charleston, WV. This turnkey property can be purchased or leased with existing furniture, fixtures, and equipment (FF&E), offering a fantastic plug-and-play opportunity for immediate occupancy.

PROPERTY HIGHLIGHTS

- Located just off   in Charleston, WV.
- FF&E can be included for a seamless tenant transition.
- Unlimited opportunities!



TCN
WORLDWIDE
REAL ESTATE SERVICES

1

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LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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PROPERTY DETAILS

Building Size	83,320 SF
Lot Size	1.95 AC
Building Class	B
Tenancy	Single
Number of Floors	2
Restrooms	6 In-common
Parking	138 Spaces
Year Built / Renovated	1973/1985

MARKET DETAILS

Cross Streets	Piedmont Rd & Bullitt St
Traffic Count on	29,024 ADT
Traffic Count on	41,545 ADT
Municipality	City of Charleston
County	Kanawha County
Zoning	C-10: General Commercial District

BUILDING SPECIFICATIONS

Construction	Masonry & Metal
Roof Type	Combination Rubber & Metal
Power	2000 -amp, 3-phase, 4-wire, 480/277 -volt
Heating/Cooling	Forced Hot Air / Central AC
Security	Yes
Signage	Monument

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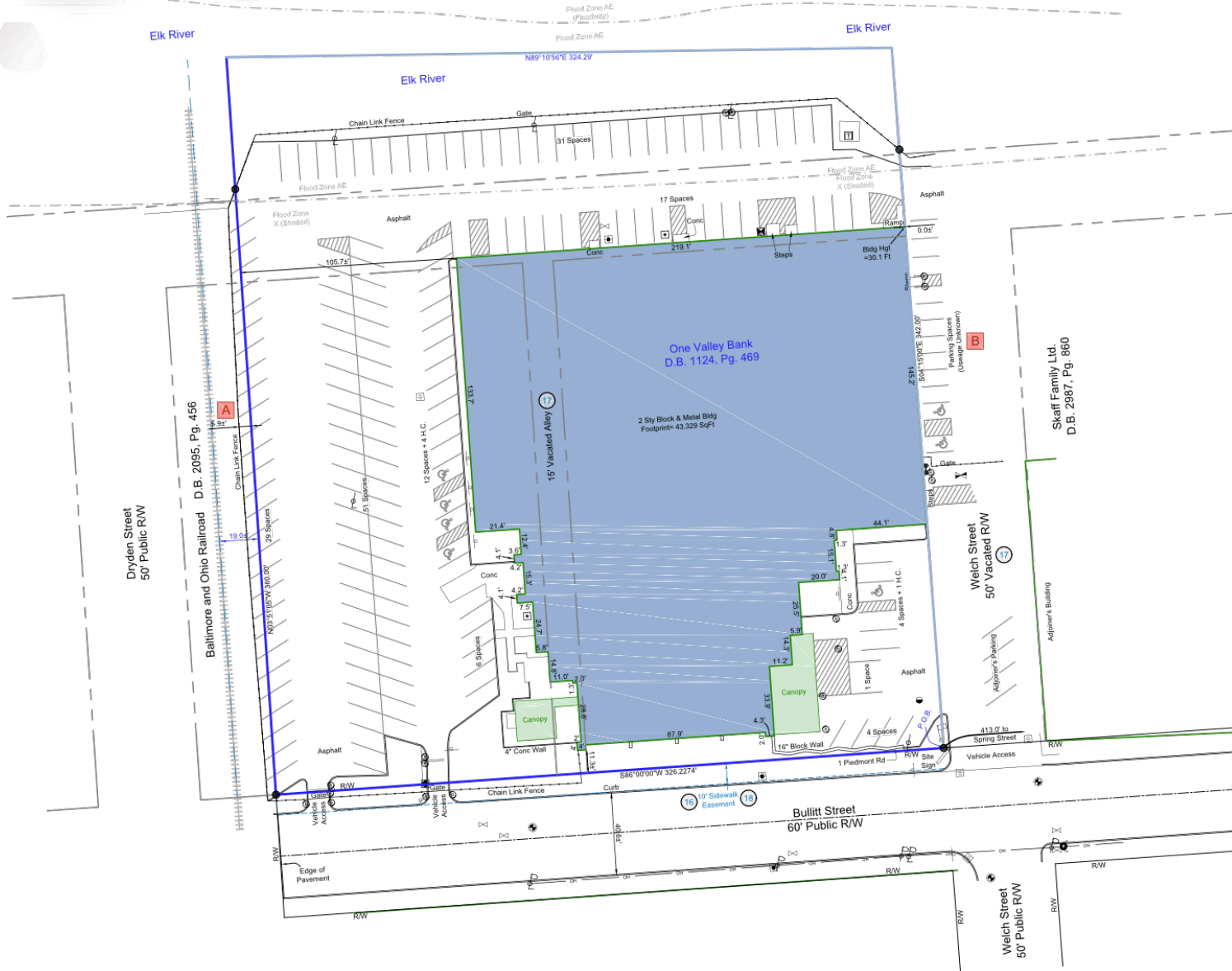
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SITE PLAN



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INTERIOR IMAGES



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LOCATION



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AREA



CHARLESTON



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DEMOGRAPHICS

POPULATION

1 MILE	7,160
3 MILE	43,458
5 MILE	62,715

HOUSEHOLDS

1 MILE	3,772
3 MILE	20,213
5 MILE	29,168

AVERAGE HOUSEHOLD INCOME

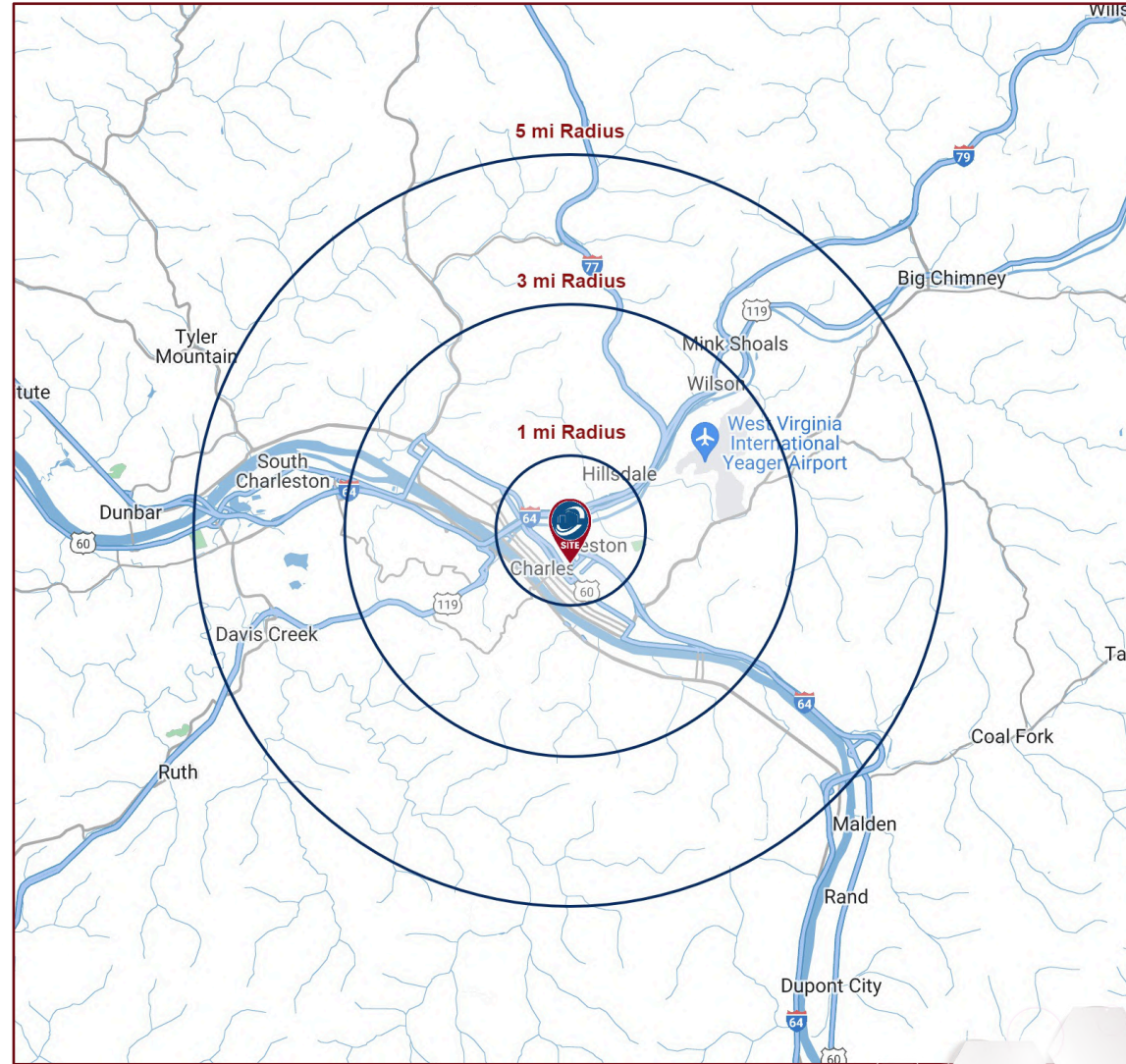
1 MILE	\$64,190
3 MILE	\$105,035
5 MILE	\$106,229

TOTAL BUSINESSES

1 MILE	1,570
3 MILE	3,026
5 MILE	4,047

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	22,828
3 MILE	42,331
5 MILE	53,572



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AREA OVERVIEW

Charleston, the capital of West Virginia, offers a unique blend of urban amenities and natural beauty, making it an ideal location for professional office tenants. Nestled where the Kanawha and Elk Rivers meet, the city boasts a vibrant business community and a high quality of life. Its compact size and well-defined neighborhoods make commuting easy, whether you prefer to walk, bike, or drive. The presence of the West Virginia Capitol Complex and various state government offices underscores its importance as a political and economic hub, providing numerous networking and business opportunities.

The city's amenities enhance work-life balance, with a range of dining, shopping, and cultural experiences. Charleston is home to the Clay Center for the Arts & Sciences, which hosts symphonies, ballets, and other performances, providing ample entertainment options for professionals and their clients. Outdoor enthusiasts will appreciate the proximity to parks, hiking trails, and recreational activities, making it easy to unwind after work or entertain business visitors with the area's natural beauty.

Charleston's community spirit is evident in its festivals and events, fostering a welcoming atmosphere for businesses. The city's mix of modern infrastructure and historic charm creates a dynamic environment for professionals looking to grow their businesses while enjoying a rich, fulfilling lifestyle.



2024 ESTIMATED POPULATION **203,739**

CHARLESTON MSA



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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