

LAKEVIEW PROFESSIONAL BUILDING

170 LAKEVIEW DR, MORGANTOWN, WV 26508

CLASS A OFFICES SPACES
NEWLY RENOVATED
FLEXIBLE LEASE TERMS
MOVE-IN READY
EASY ACCESS TO I-68



SUMMARY



Inquire for Rate

For Lease! Newly renovated, completely re-branded office and co-working spaces at the entrance to Lakeview Resort and Conference Center.

RIGHT OFF I-68 | EXIT 10

MINUTES FROM DOWNTOWN
MORGANTOWN

ABUTTING PA AND MD
BORDERS

Spaces tailored to your specific needs. Modern, sophisticated and ready to inspire your business.

Abundant supply of natural light.
Make these brand new office spaces, **yours today!**

First Floor | Space 1

735 SF
3 offices with open area
Conference room
Common bathrooms
Common Break area

Leased

First Floor | Space 2

945 SF + 232 SF (dedicated foyer)
Open concept
Common Conference room
Common bathrooms
Common Break area

Leased

Second Floor | Space 1

1,310 SF
Open and private offices
Entire floor plate available now
Dedicated lobby and elevator
Balcony, Kitchenette and full bathroom

Leased

AVAILABLE SPACES



Hybrid & Flexible Work Spaces

Two floors of full access space are available in this contemporary ultra modern building which was constructed in 2005 and renovated in 2023. Located at the entrance of the Lakeview Resort and Conference Center, the building is perfect for business wanting a single office with a fixed monthly, all-in price. Natural light abounds throughout the interior of the property. The double story, large, open glass lobby is inviting and impressive.

Enjoy the scenic beauty of the famous 18th fairway of the Lakeview Championship Golf Course. Walk to the full service spa next door or to the state-of-the-art fitness center located just across the fairway. Make hybrid work easy; come to this inviting, tranquil office space in the Cheat Lake area of Morgantown.

MODERN FINISHES	Complete New Renovation
BUILDING CLASS	B
TOTAL AVAILABLE	~0 SF
BUILT / RENO	2005 / 2023

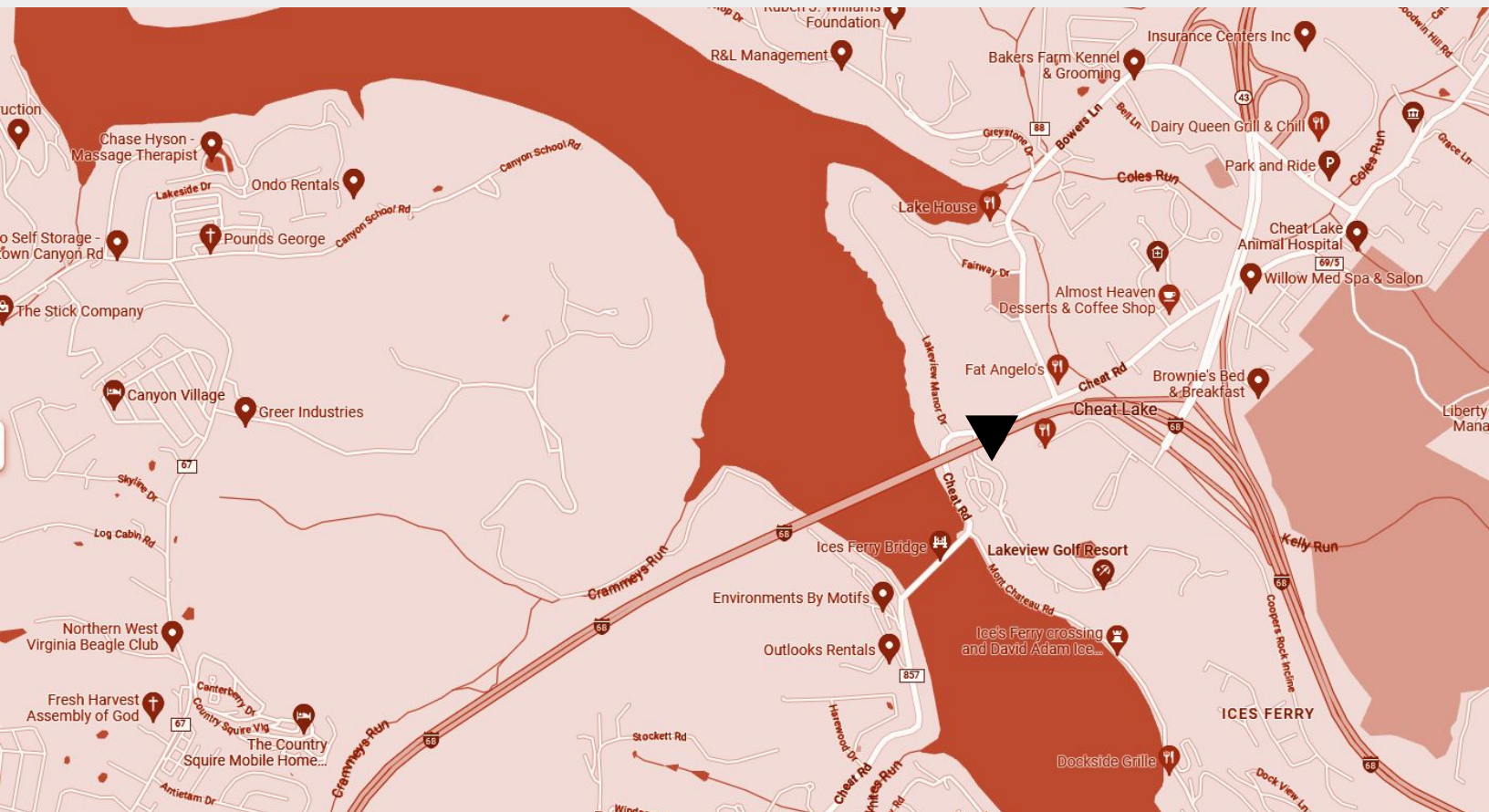
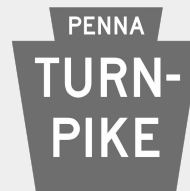


Move-in ready spaces
Lease terms negotiable

LOCATION & MARKET

Panoramic views,
World-class amenities,
One of its kind!

Class A Offices in an
extremely tight market.



KEY FACTS

3,300 SF | FIRST FLOOR | Fully Leased

Entire space available on the first floor.
Lower rent options available for longer leases.

COMMON AMENITIES | LOUNGE AND MEETING

From double height lobby, elevator, conference room, break area, informal lounge area, high chair and counters, etc. the place offers ample of common areas all included in base rent.

1,310 SF | SECOND FLOOR | Fully Leased

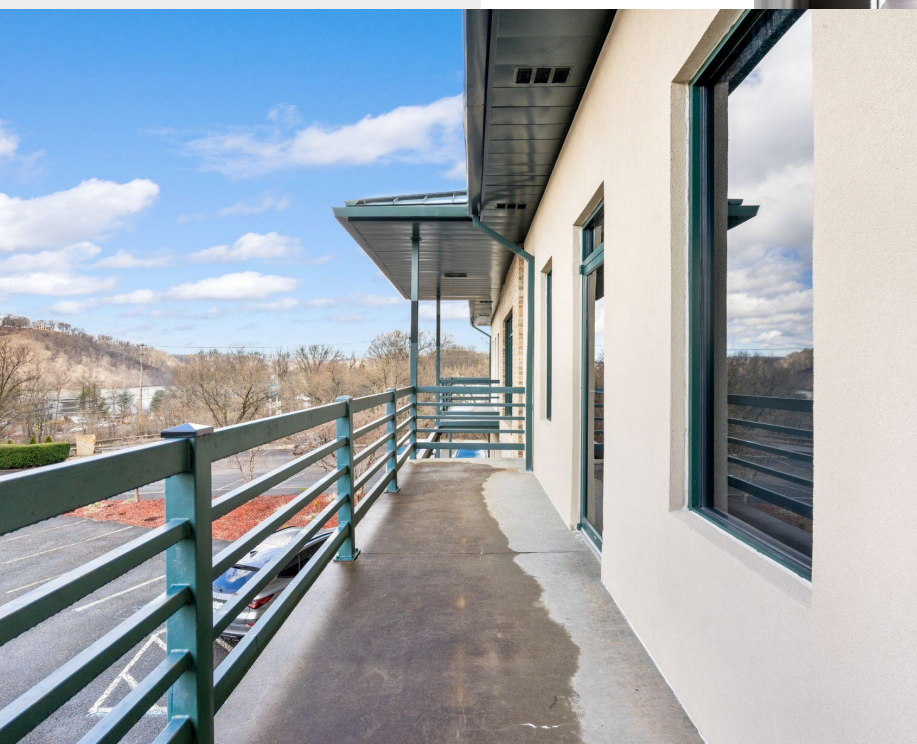
Fully built-out open and private office spaces.
Would be perfect for any office user, photography studio or an art gallery.

Aesthetically pleasing and tranquil property with ~70 car parking spots.

Perfect for office, professional services, medical services, engineering, consultants, accountants and tech oriented services.

R&D services could benefit from large open areas to setup labs, light equipment and testing facilities.

Expand as you **Grow!**



Low on pocket,
High on **Trust**

These spaces will not
last long, **Tenants will.**

REACH OUT TO HARDY WORLD, LLC



HARDY WORLD LLC

61 STATE ROUTE 2044
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM
INFO@HARDYWORLD.BIZ

CALL: (724) 201-6600
TEXT: (724) 572-8400

Logan Williams-Broker
logan.williams@hardyworld.biz
WVB230300886