

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road · P. O. Box 271
Charleston, West Virginia 25321

Telephone (304) 343-5695
FAX (304) 343-5694

Listing Agreement

Property Address: 426, 500 & 506 Leon Sullivan Way **Type Property:** Commercial Office or Land for Development
Charleston, West Virginia

Building Size: **Lot Size:** 2.86 Acres
426 Leon Sullivan: 40,300 Square Foot Office
500 Leon Sullivan: 15,400 Square Feet (40% Office/60% Storage)
506 Leon Sullivan: 12,750 Square Foot Warehouse

Site Description: The property is located at the foot of the Leon Sullivan Way Exit ramp (Exit 100) from Interstate 64/77. It includes three surface parking lots with more than 180 spaces available. The property is zoned CBD (Central Business District) by the City of Charleston. It is located a half block from the Clay Arts and Science Center and Charleston Area Medical Center, General Division. The site has 505' of frontage along Leon Sullivan Way and 240' of depth.

Improvement Description: The property includes a two-story commercial office building that is designed for a single-tenant but has the potential to be divided by floors. It includes a combination of hard wall offices and open space for work stations. There is a second one-story office building available with the storage warehouse behind it and a free standing warehouse occupied by Ziebart.

Listing Agent: Todd Goldman **Asking Price:** \$2,500,000.00

