



**FOR LEASE**  
CO-WORKING OFFICE SPACE



# SPRUCE CENTER AT THE MORGANTOWN MARKET PLACE



WEST VIRGINIA UNIVERSITY  
MAIN CAMPUS

DOWNTOWN AREA  
HIGH STREET

430 SPRUCE STREET  
YOUR NEW LOCATION!

PUBLIC SAFETY BUILDING &  
PARKING GARAGE  
SPRUCE STREET

# SPRUCE CENTER AT THE MORGANTOWN MARKET PLACE

# CO-WORKING OFFICE SPACE FOR LEASE

## DOWNTOWN MORGANTOWN - LOCATED 2.3 MILES FROM I-79, EXIT 152

430 SPRUCE STREET • MORGANTOWN, WV 26505 • 2,300+ SQ FT FOR LEASE

### AGENCY MISSION

Established by Morgantown City Council in 2018, the Morgantown Land Reuse and Preservation Agency is dedicated to preserving the unique character of our natural environment, our resources, and our quality of life and promoting the social and economic vitality of our community now and for future generations. The Agency accomplishes this by pursuing the acquisition, management, and disposition of property suitable for conservation, water quality protection, public space, affordable housing, and commercial uses and by promoting their productive use.

### SPRUCE CENTER AT MORGANTOWN MARKET PLACE

In 2019, the Agency and the City of Morgantown collaborated to acquire and renovate 430 Spruce Street. The property presented a highly unique opportunity to promote and expand events held at the Market Place Pavilion, allow the Agency to advance its mission, and immediately obtain much needed office space for city operations.

The Agency's objectives for the Spruce Center are to promote and enhance downtown Morgantown, manage the reuse of the building, provide leased workspace for allied non-profit or for profit agencies and/or non-government enterprises, and provide needed municipal administrative office space.

The first floor and basement levels of the Spruce Center are occupied by City of Morgantown municipal offices that include the City Manager, Human Resources, Communications, and IT.

The second-floor level is managed by the Agency and includes two renovated office suites with several office spaces.

*The Agency seeks to create a co-working office space for allied non-profit agencies and/or non-government enterprises in the second-floor tenant area. For profit agencies are also eligible to rent any of the available spaces.*

### CO-WORKING SPACE

**The co-working space on the second floor of the Spruce Center offers nearly 2,300+ square feet with the following amenities:**

- The existing offices range in area from approximately 90 square feet to approximately 242 square feet
- Tenants may rent one or more of the offices
- Each office is keyed for privacy and security as is the co-working space entrances
- Shared conference room (furnished), which could be expanded to two conference rooms as needed
- Shared waiting / reception area (furnished)
- Shared kitchenette (remodeled)
- Potential cubicle area for tenant expansion
- Elevator access
- Accessibility from parking to office spaces



# FLOOR PLAN

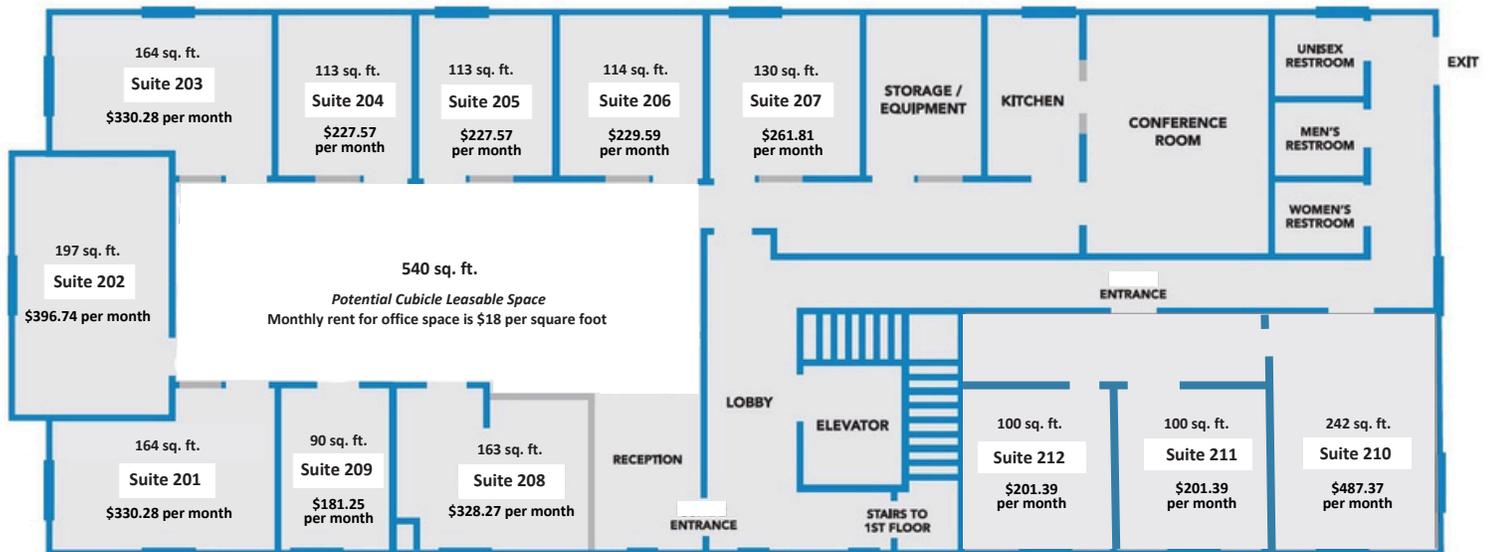
## SECOND FLOOR - CO-WORKING OFFICE SPACE - 2,300+ SQ FT

Lease terms are one year and automatically renewable with an annual CPIU based adjustment. Monthly rents, including a monthly parking fee, range from approximately \$202.00 to approximately \$488.00, depending on size of office. The monthly gross lease rate is \$18.00 per square foot, which is based on the square footage of the office rented and the common areas shared by co-working space tenants.

All utilities and environmental services are included in the monthly rent. In addition to the lease rate, a monthly parking fee of \$15.00 provides one (1) reserved parking space for each office and nonexclusive use of six (6) visitor parking spaces reserved for co-working space tenants. Additional parking passes can be purchased for space tenant employees for \$45.00 per month.

**All new tenants will be responsible for providing their own phone and internet services.**

*(Tenants may select their preferred internet provider, pending IT approval)*



Please check with the chair of the LRaPA or the city representative on which spaces are currently available to rent.

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Kitchen Area



Conference Room



Co-Working Space

# EXTERIOR PHOTOS



View of the Building Main Entrance  
& Pocket Park

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Front View of the Building  
Facing North

# CONTACT



## **Morgantown Land Reuse and Preservation Agency**

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304-284-7431**

City Representative: Rickie Yeager & Caitlyn Lewis  
Development Services Director & Community Development Services Coordinator