



WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
Toll free: (800) 982-3386
Office: (304) 558-2234 • WVDO.org

AVAILABLE SPACE CITY CENTER EAST



LOCATION

Address: 4700 MacCorkle Avenue, SE
Charleston, WV 25304

Located in City Limits: Yes

Zoning: R-O (Residential Office District)

County: Kanawha

Flood Hazard Zone: X, 500 year floodplain

SIZE

Total Square Feet Available: 5,987 rsf

Number of Floors: 12

Available Square Feet per Floor: 4th floor: 5,987 rsf

Will Owner Subdivide Space: Yes

Acreage: 2.4

SPECIFICATIONS

Former Use of the Building: Office space

If Former Call Center, how many Work Stations: N/A

Broadband Service Available: Yes, on-site fiber optic line and cable

Proximity to Point of Presence (POP): On site

Number of Parking Spaces: 268

Redundant Power Supply: Yes, emergency generator

Redundant Telephone Service: No

Security System Installed: No, guard service and card access on all entrances

Sprinkler System Installed: Yes

Date of Construction: 1974-1976

Elevators: 2 (New)

Handicap Accessibility

-Restrooms: Yes

-Ramping: Yes

HVAC System: York chiller installed in 2006; 2 Cleaver Brooks boilers

Build-Out Required: No

UTILITIES

Electricity: Appalachian Power Company

Gas: Mountaineer Gas Company

Water: West Virginia American Water

Sewer: City of Charleston

Telephone: Frontier



REAR VIEW OF BUILDING

FOR SALE/LEASE

Sale Price: \$12.5 Million based on 94,000 gross sq. ft.

Lease Rate: No month to month, prefer 3 - 5 year term,
\$16.50 psf, full service lease

Availability: Immediate

FOR FURTHER INFORMATION CONTACT

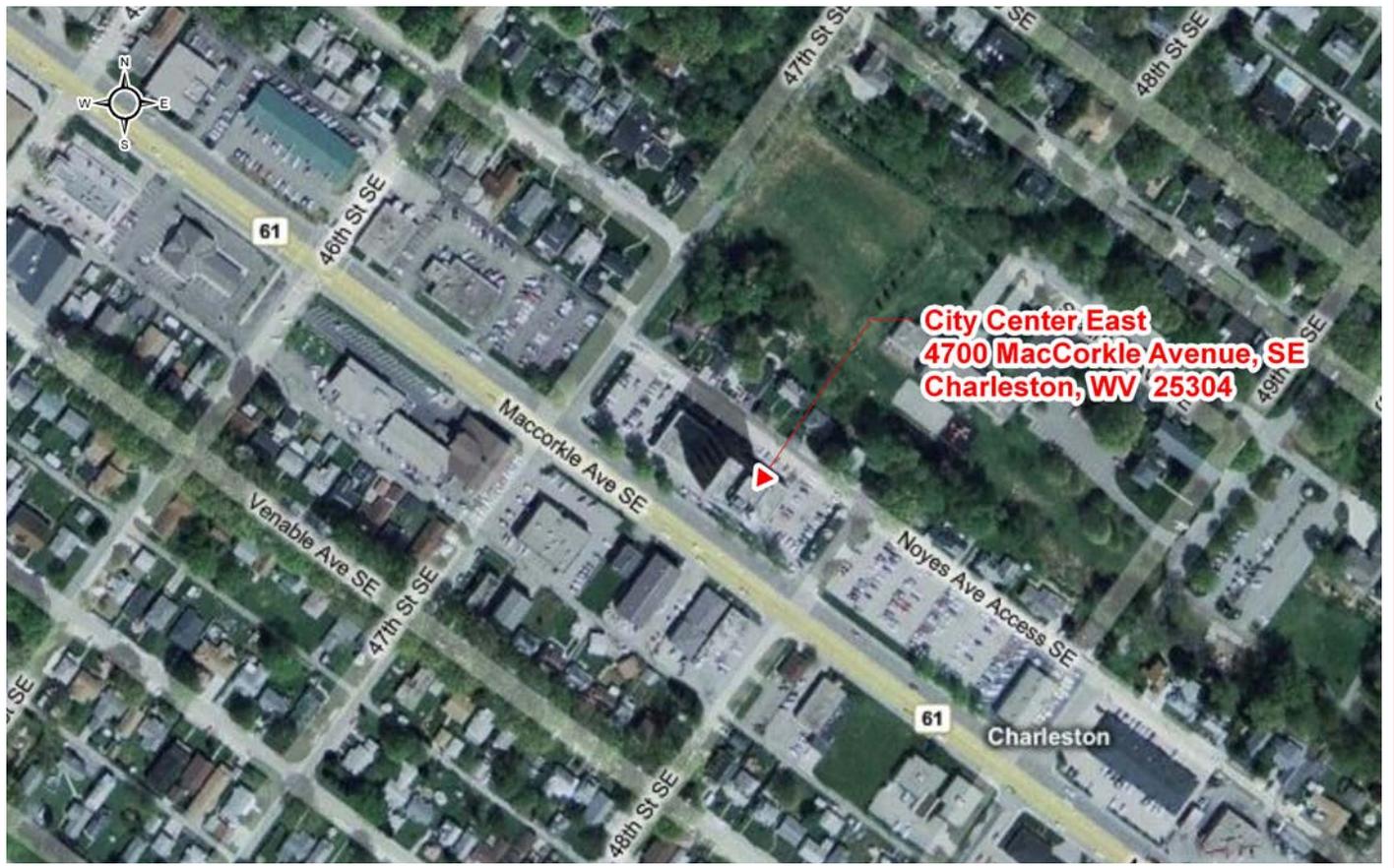
Donna J. McGivern, RPA, Broker or
Melanie A. McClellan, Associate Broker
Real Estate Resources Inc
United Center, Suite 595
500 Virginia Street, East
Charleston, WV 25301
PO Box 1085
Charleston, WV 25324
Phone: (304) 345-9348
Fax: (304) 345-2715
Email: donnamcgivern@rierivv.com

REMARKS

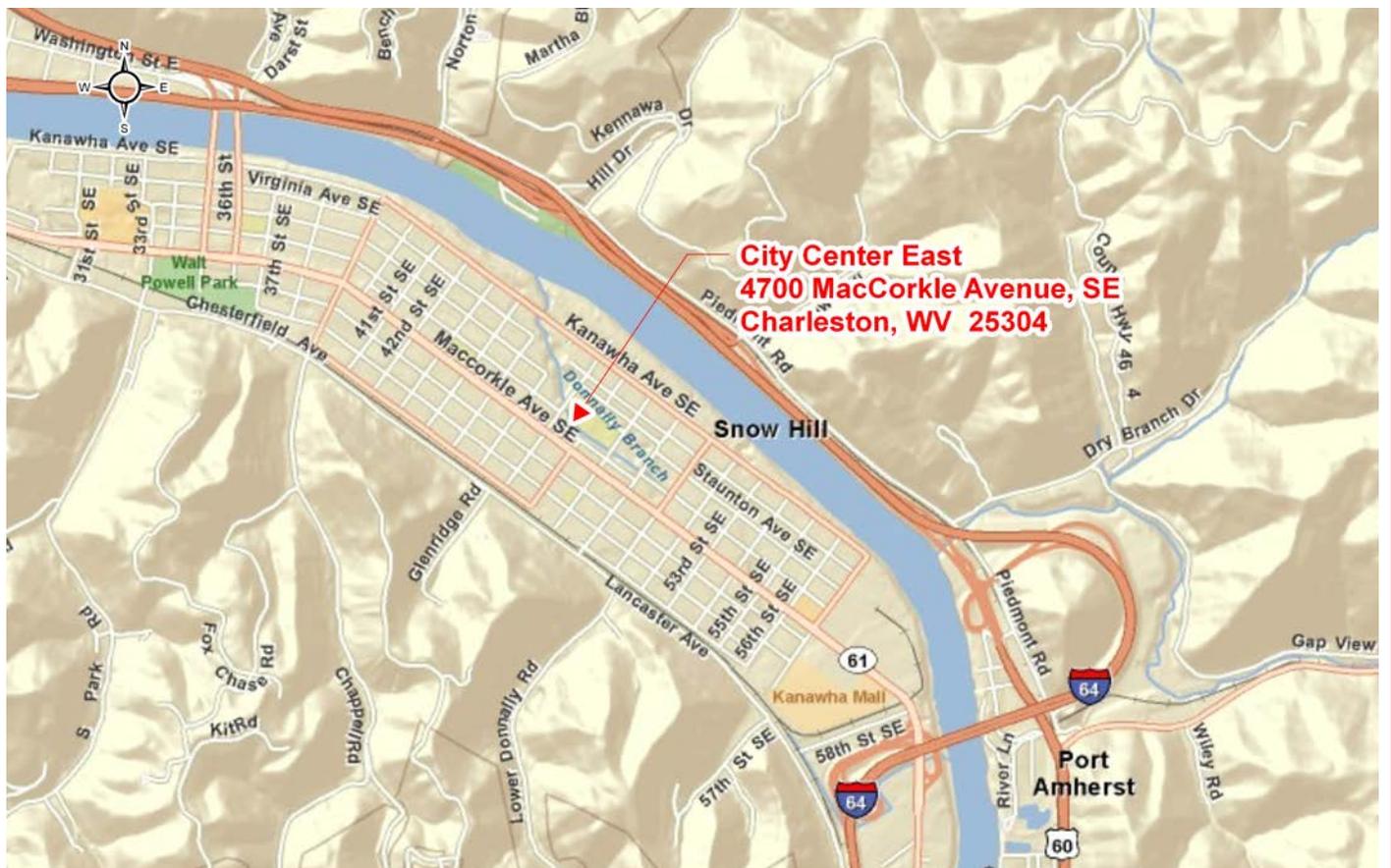
Will consider build-out allowance.

Noted upgrades as of 3/28/2014, within the past 2 months we have replaced the main and rear entrance glass doors/windows, installed new flooring in the lobby along with new furniture and installed a vending area on the 2nd floor for use by all building tenants.

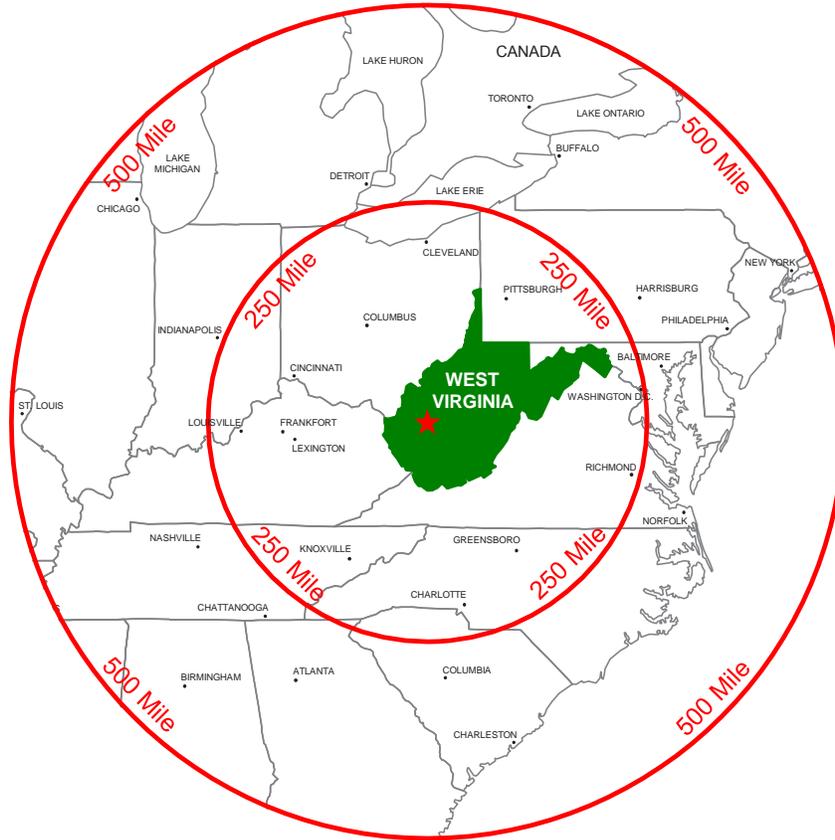
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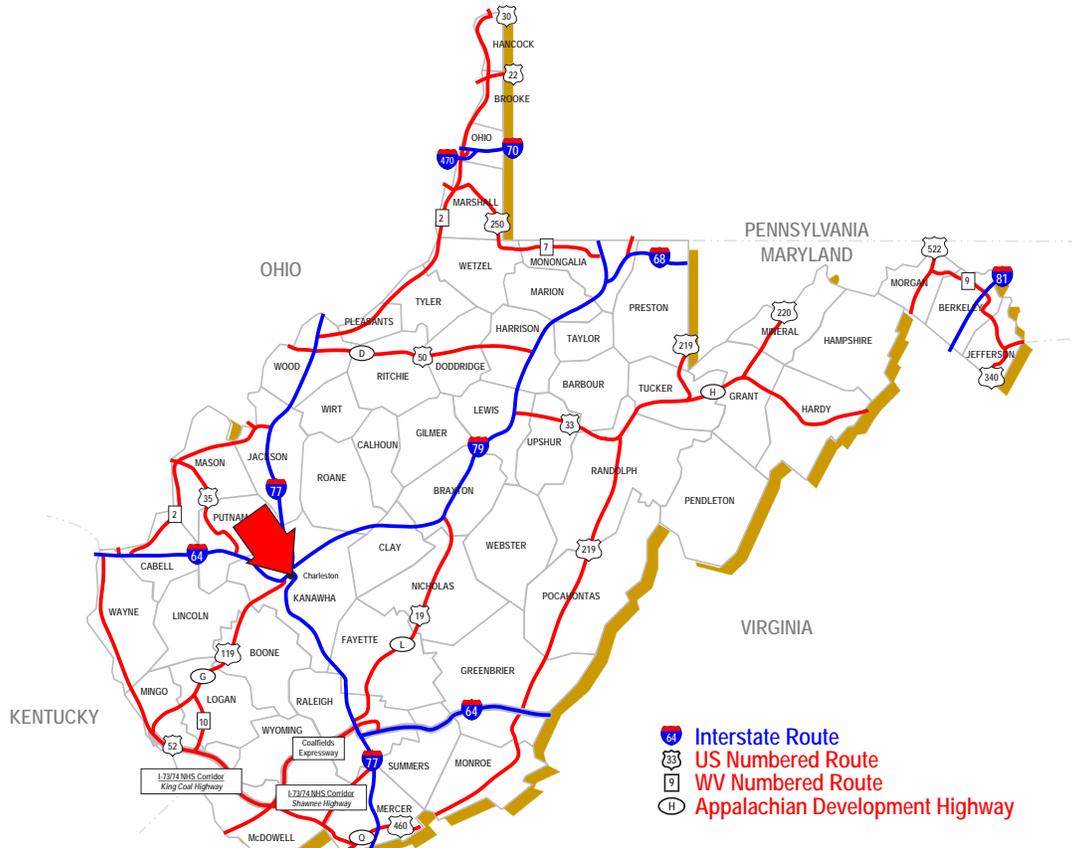
BUILDING LOCATION IN CHARLESTON, WEST VIRGINIA



BUILDING LOCATION IN CHARLESTON, WEST VIRGINIA



250 & 500 MILE RADIUS FROM CHARLESTON, WEST VIRGINIA



CHARLESTON, WEST VIRGINIA



LOBBY



1ST FLOOR SPACE (LEASED)



AVAILABLE 2ND FLOOR SPACE



AVAILABLE 2ND FLOOR SPACE



TYPICAL OF AVAILABLE SPACE ON 4TH FLOOR



TYPICAL OF AVAILABLE SPACE ON 4TH FLOOR



TYPICAL OF AVAILABLE SPACE ON 4TH FLOOR



TYPICAL OF AVAILABLE SPACE ON 4TH FLOOR

"Client"
Real Estate Resources, Inc.

4700 MacCorkle Avenue
City Center East
Charleston, West Virginia, USA

BOMA 1996 Version: 3A (sq ft) Apr 8, 2008

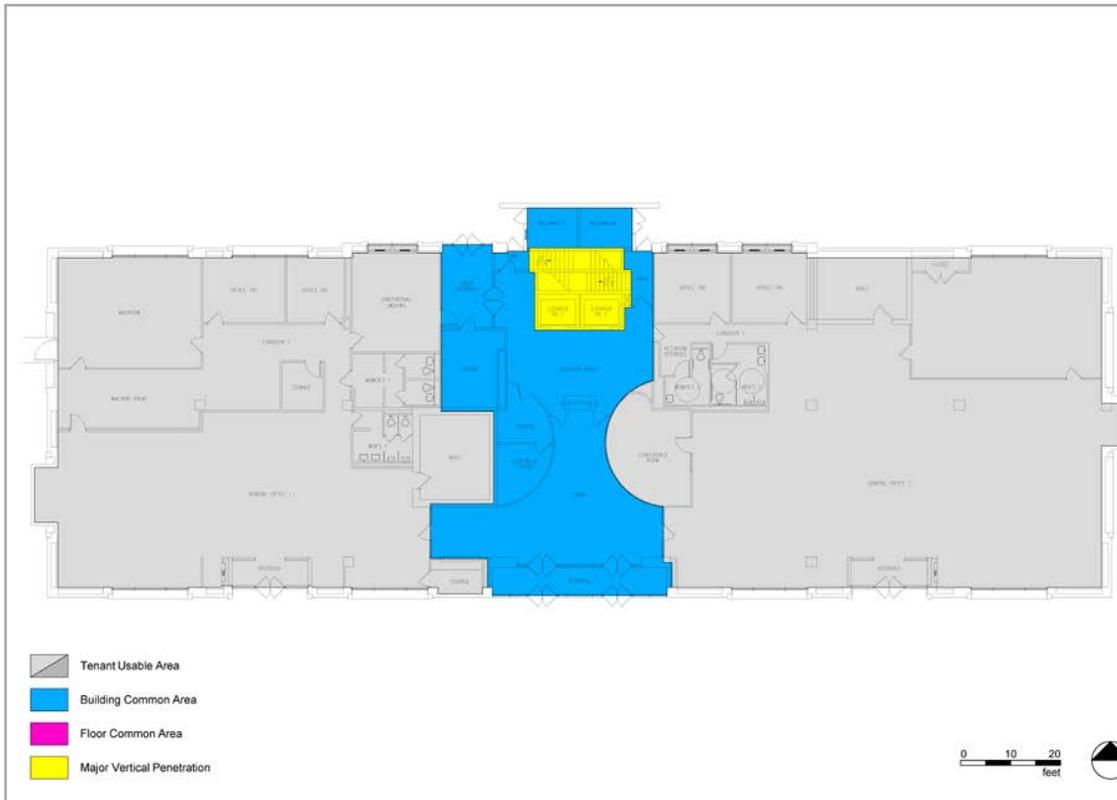
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Notes

Terms
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FLOOR	GROSS BUILDING AREA	GROSS MEASURED AREA	MAJOR VERTICAL PENETRATION	FLOOR RENTABLE AREA	SPACE ID	USABLE TENANT AREA	USABLE BUILDING COMMON AREA	FLOOR USABLE AREA	FLOOR COMMON AREA	FLOOR R/U RATIO	BASIC RENTABLE TENANT AREA	BASIC RENTABLE BUILDING COMMON AREA	BUILDING RENTABLE AREA	BUILDING R/U RATIO	TOTAL TENANT RENTABLE AREA	TOTAL TENANT GROSS-UP
Floor 1 <i>fp2</i>					Office 1	5,406.19					5,406.19				6,043.75	1,117,932.0
					Office 2	6,177.75					6,177.75				6,906.30	1,117,932.0
Floor Total:	15,324.56	14,342.32	312.01	14,030.31		11,583.94	2,446.37	14,030.31		1.00000000	11,583.94	2,446.37			12,950.06	
Floor 2 <i>fp2</i>					Office Area	12,736.17					13,259.73				14,823.48	1,163,888.1
Floor Total:	14,867.50	13,826.95	567.22	13,259.73		12,736.17		12,736.17	523.56	1.0411081	13,259.73				14,823.48	
Floor 3 <i>fp1</i>																
Floor Total:	6,166.67	5,894.00	677.56	5,216.44		4,822.67	5,216.44	5,216.44		1.00000000		5,216.44			5,920.49	1,227,637.4
Floor 4 <i>fp1</i>					Office Area	4,822.67					5,295.93				5,920.49	
Floor Total:	6,166.67	5,892.76	596.85	5,295.93		4,822.67		4,822.67	473.26	1.0981324	5,295.93				5,920.49	
Floor 5 <i>fp1</i>					Office Area	4,822.67					5,295.93				5,920.49	1,227,637.4
Floor Total:	6,166.67	5,892.76	596.85	5,295.93		4,822.67		4,822.67	473.26	1.0981324	5,295.93				5,920.49	
Floor 6 <i>fp1</i>					Office Area	4,836.86					5,310.12				5,936.35	1,227,315.5
Floor Total:	6,166.67	5,892.77	582.65	5,310.12		4,836.86		4,836.86	473.26	1.0978445	5,310.12				5,936.35	
Floor 7 <i>fp1</i>					Office Area	4,851.06					5,324.32				5,952.23	1,226,995.3
Floor Total:	6,166.67	5,892.78	568.46	5,324.32		4,851.06		4,851.06	473.26	1.0975581	5,324.32				5,952.23	
Floor 8 <i>fp1</i>					Office Area	4,863.22					5,336.48				5,965.82	1,226,722.6
Floor Total:	6,166.67	5,892.77	556.29	5,336.48		4,863.22		4,863.22	473.26	1.0973141	5,336.48				5,965.82	

FLOOR	GROSS BUILDING AREA	GROSS MEASURED AREA	MAJOR VERTICAL PENETRATION	FLOOR RENTABLE AREA	SPACE ID	USABLE TENANT AREA	USABLE BUILDING COMMON AREA	FLOOR USABLE AREA	FLOOR COMMON AREA	FLOOR RU RATIO	BASIC RENTABLE TENANT AREA	BASIC RENTABLE BUILDING COMMON AREA	BUILDING RENTABLE AREA	BUILDING RU RATIO	TOTAL TENANT RENTABLE AREA	TOTAL TENANT GROSS-UP
Floor 9 <i>/p1</i>					Office Area	4,871.33					5,344.59				5,974.89	1.2265415
Floor Total:	6,166.67	5,892.77	548.18	5,344.59		4,871.33		4,871.33	473.26	1.0971521	5,344.59				5,974.89	
Floor 10 <i>/p1</i>					Office Area	4,883.50					5,356.76				5,988.49	1.2262708
Floor Total:	6,166.67	5,892.77	536.01	5,356.76		4,883.50		4,883.50	473.26	1.0969100	5,356.76				5,988.49	
Floor 11 <i>/p1</i>					Office Area	4,891.61					5,364.87				5,997.56	1.2260912
Floor Total:	6,166.67	5,892.77	527.90	5,364.87		4,891.61		4,891.61	473.26	1.0967493	5,364.87				5,997.56	
Floor 12 <i>/p1</i>					Office Area	4,919.11					5,392.37				6,028.30	1.2254866
Floor Total:	6,166.67	5,892.77	500.40	5,392.37		4,919.11		4,919.11	473.26	1.0962085	5,392.37				6,028.30	
Floor 13 <i>/p2</i>					Office Area	91.30					91.30				102.07	1.1179320
Floor Total:	1,067.00	940.33	269.37	670.96		91.30	579.66	670.96		1.0000000	91.30	579.66		102.07		
Floor 14 <i>/p1</i>																
Floor Total:	1,067.00	940.34	578.92	361.42			361.42	361.42		1.0000000		361.42				
Building Total:	93,992.76	88,978.90	7,418.67	81,560.23		68,173.44	8,603.89	76,777.33	4,782.90		72,956.34	8,603.89	81,560.23	1.1179320	81,560.23	



"Client"

Real Estate Resources, Inc.

Version:	Prepared:	08/04/2008
FP2A	Measured:	NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 1

Please Refer to Corresponding
BOMA 1996 Area Chart:
4700maccorkle-b96-3a

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extreme measures Tel: 416.323.2858 Fax: 416.323.0855 mail@xmeasures.com www.xmeasures.com

1ST FLOOR LAYOUT



"Client"

Real Estate Resources, Inc.

Version:	Prepared:	08/04/2008
FP2A	Measured:	NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 2

Please Refer to Corresponding
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2ND FLOOR LAYOUT



"Client"

Real Estate Resources, Inc.

Version:	Prepared:	08/04/2008
FF1A	Measured:	NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 4

Please Refer to Corresponding
BOMA 1996 Area Chart:
4700macCorkle-b96-3a

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4TH FLOOR LAYOUT



"Client"

Real Estate Resources, Inc.

Version:	Prepared:	08/04/2008
FF1A	Measured:	NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 5

Please Refer to Corresponding
BOMA 1996 Area Chart:
4700macCorkle-b96-3a

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5TH FLOOR LAYOUT



"Client"
Real Estate Resources, Inc.

Version: FP1A	Prepared: 08/04/2008
	Measured: NA

4700 MacCorkle Avenue
 Charleston, West Virginia

Floor 6

Please Refer to Corresponding
 BOMA 1996 Area Chart:
 4700maccorkle-b96-3a

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6TH FLOOR LAYOUT



"Client"
Real Estate Resources, Inc.

Version: FP1A	Prepared: 08/04/2008
	Measured: NA

4700 MacCorkle Avenue
 Charleston, West Virginia

Floor 7

Please Refer to Corresponding
 BOMA 1996 Area Chart:
 4700maccorkle-b96-3a

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7TH FLOOR LAYOUT



Client

Real Estate Resources, Inc.

Version:	Prepared: 08/04/2008
FPIA	Measured: NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 8

Please Refer to Corresponding BOMA 1996 Area Chart: 4700maccorkle-b96-3a

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8TH FLOOR LAYOUT



Client

Real Estate Resources, Inc.

Version:	Prepared: 08/04/2008
FPIA	Measured: NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 9

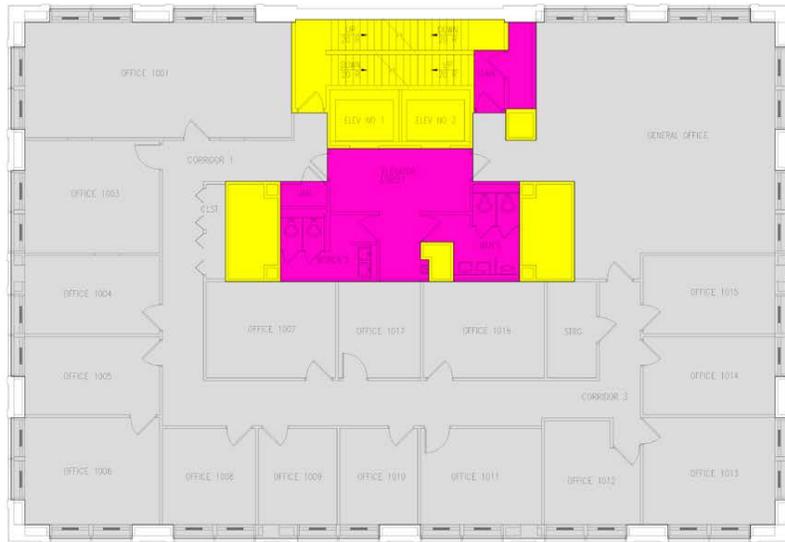
Please Refer to Corresponding BOMA 1996 Area Chart: 4700maccorkle-b96-3a

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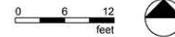
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9TH FLOOR LAYOUT



- Tenant Usable Area
- Building Common Area
- Floor Common Area
- Major Vertical Penetration



"Client"

Real Estate Resources, Inc.

Version:	Prepared:	08/04/2008
FPIA	Measured:	NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 10

Please Refer to Corresponding BOMA 1996 Area Chart: 4700maccorkle-b96-3a

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10TH FLOOR LAYOUT



- Tenant Usable Area
- Building Common Area
- Floor Common Area
- Major Vertical Penetration



"Client"

Real Estate Resources, Inc.

Version:	Prepared:	08/04/2008
FPIA	Measured:	NA

4700 MacCorkle Avenue
Charleston, West Virginia

Floor 11

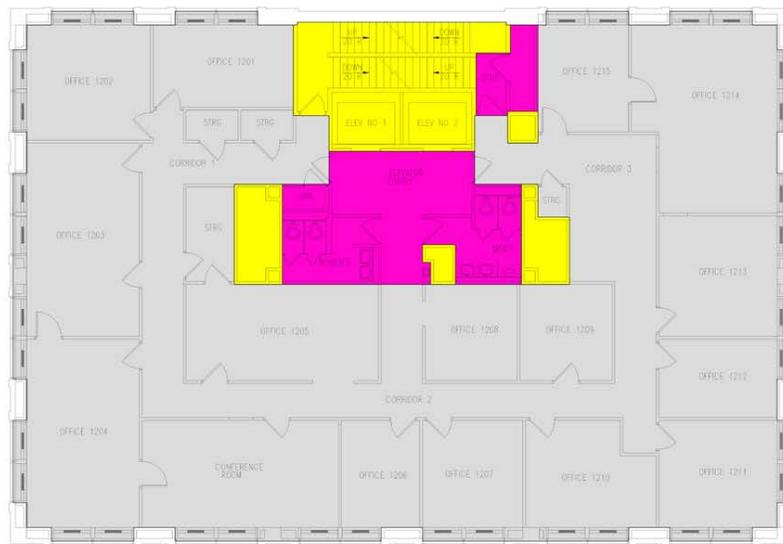
Please Refer to Corresponding BOMA 1996 Area Chart: 4700maccorkle-b96-3a

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11TH FLOOR LAYOUT



- Tenant Usable Area
- Building Common Area
- Floor Common Area
- Major Vertical Penetration



Client

**Real Estate Resources,
Inc.**

Version: FFIA	Prepared: 08/04/2008 Measured: NA
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**4700 MacCorkle Avenue
Charleston, West Virginia**

Floor 12

*Please Refer to Corresponding
BOMA 1996 Area Chart:
4700macCorkle-b96-3a*

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12TH FLOOR LAYOUT