



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 MILLENNIUM BUILDING



### LOCATION

Address: 703 West Washington Street  
Charleston, WV 25302

Located in City Limits: Yes

Zoning: Corridor Village District (CVD)

County: Kanawha

Flood Hazard Zone: Location is NOT WITHIN any identified flood hazard area

### SIZE

Total Square Feet Available: 12,000

Number of Floors: 1

Will Owner Subdivide Space: No

Acreage: .95

### SPECIFICATIONS

Former Use of the Building: Call Center

If Former Call Center, how many Work Stations: 200

Broadband Service Available: Yes, T1 service, Fiber Loop

Proximity to Point of Presence (POP): On site (OC3)

Number of Parking Spaces: 71

Redundant Power Supply: No

Redundant Telephone Service: No

Security System Installed: No

Sprinkler System Installed: No

Date of Construction: 2000

Elevators: None

Handicap Accessibility

-Restrooms: Yes

-Ramping: N/A

HVAC System: Central

Build-Out Required: No

Ceiling Height: 13' with 9' drop ceiling  
Annual Taxes: \$11,000

### UTILITIES

Electricity: Appalachian Power Company

Gas: Mountaineer Gas Company

Water: West Virginia American Water

Sewer: City of Charleston

Telephone: Frontier

### FOR SALE/LEASE

Sale Price: \$790,000

Lease Rate: Prefer to sale

Availability: Immediate

### FOR FURTHER INFORMATION CONTACT

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Goldman Associates, Inc.

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Website: [www.goldmanassociates.org](http://www.goldmanassociates.org)

### REMARKS

The building is wired for and can be used as an outbound or inbound call center.

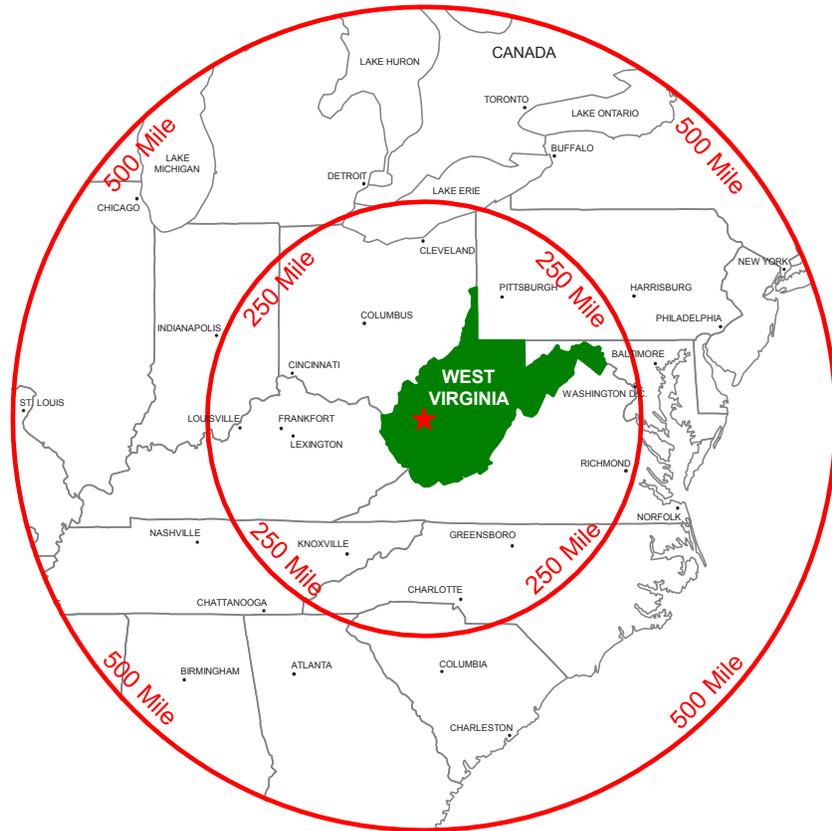
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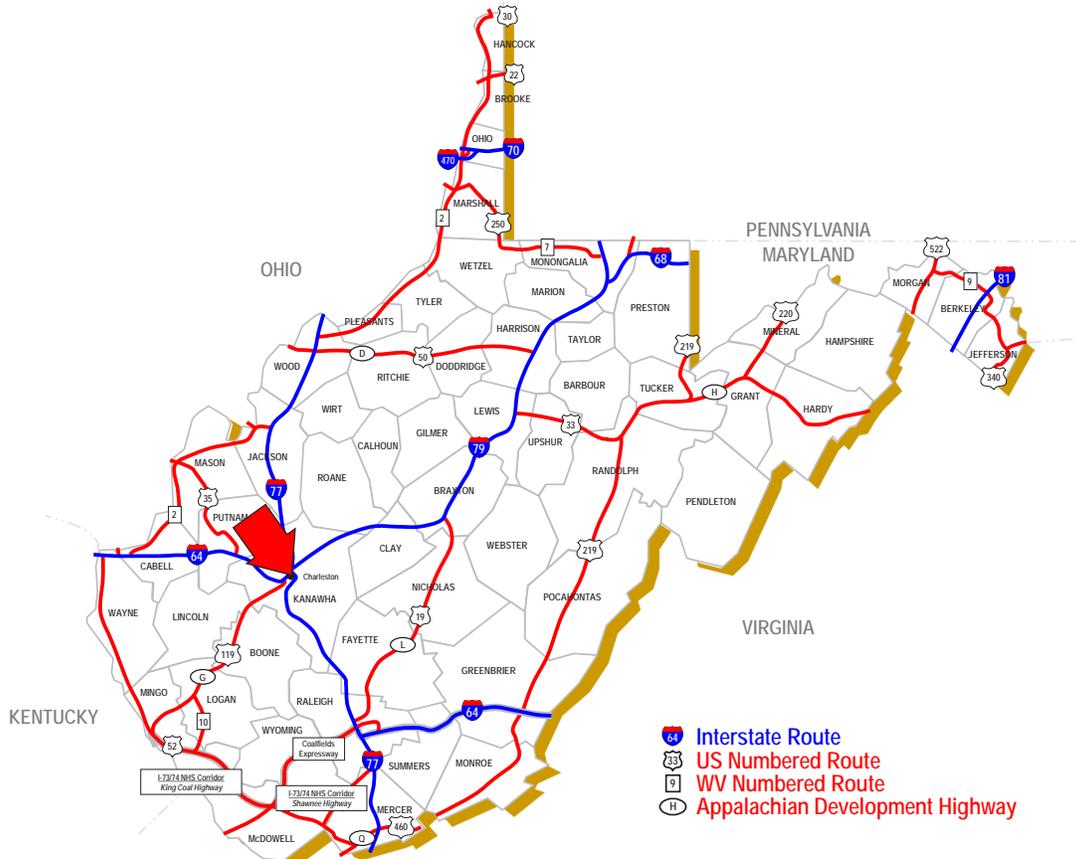
**REAR VIEW OF BUILDING**



**PARKING LOT (71 SPACES)**



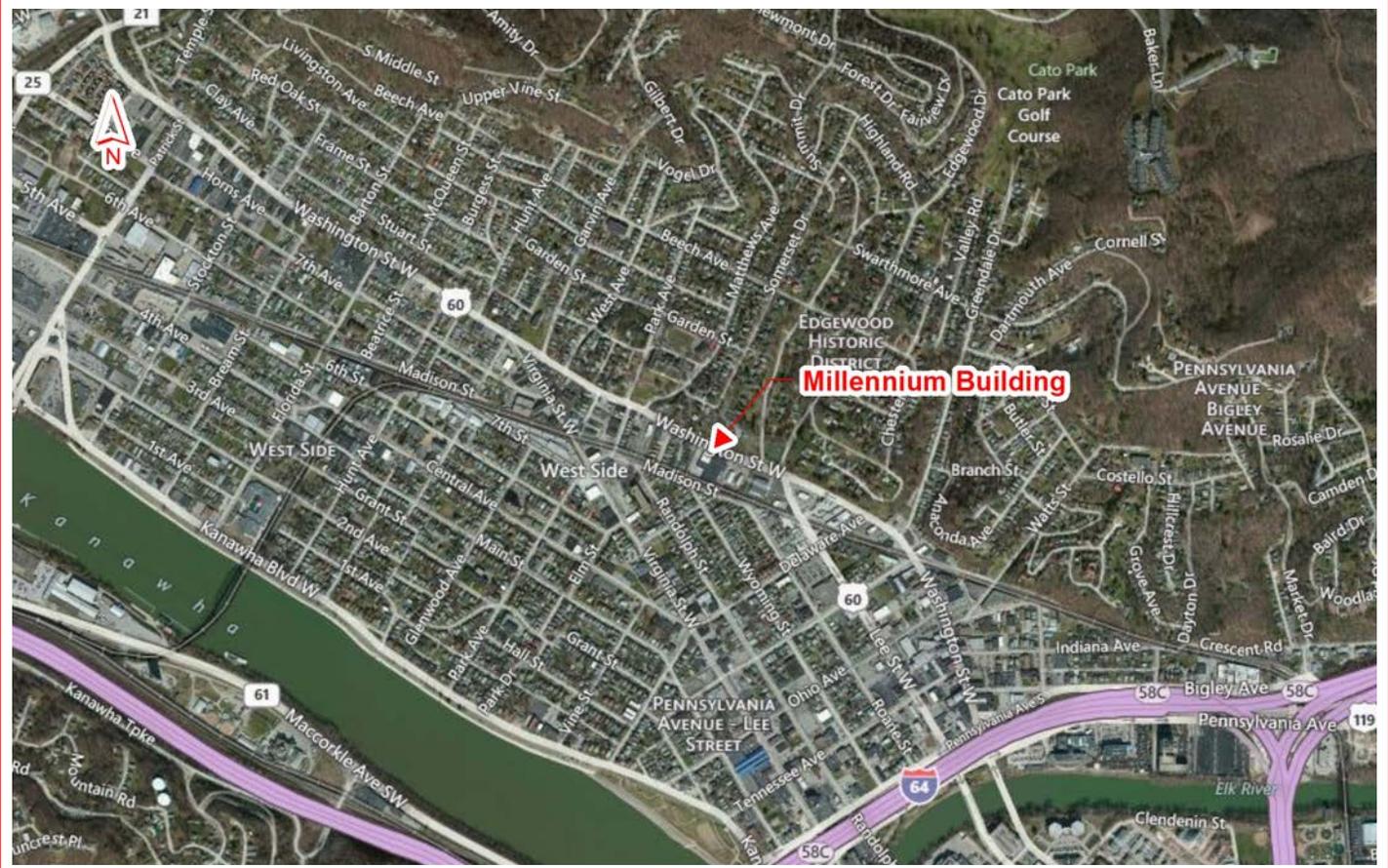
**250 & 500 MILE RADIUS FROM CHARLESTON, WEST VIRGINIA**



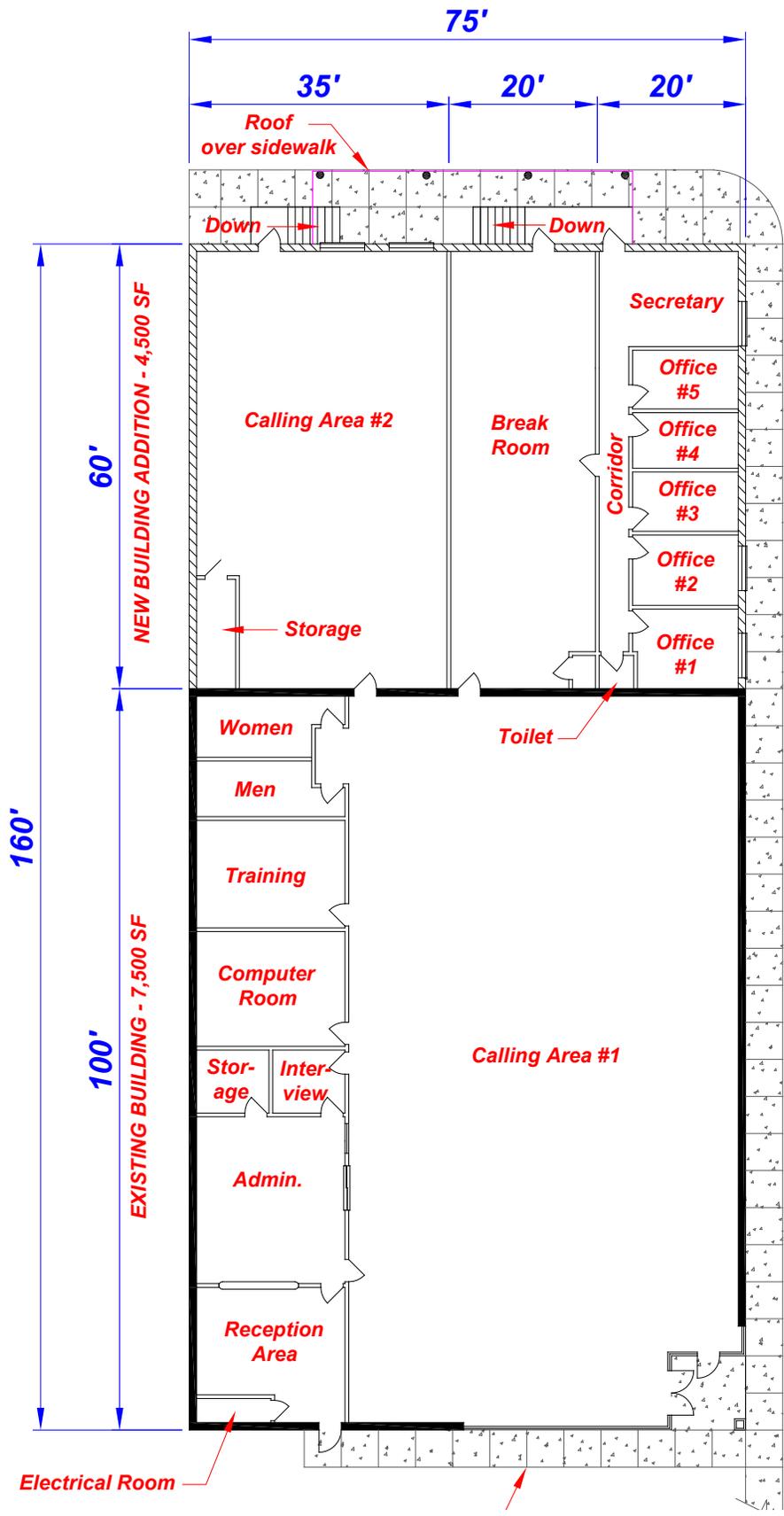
**CHARLESTON, WEST VIRGINIA**



**BUILDING LOCATION IN CHARLESTON, WEST VIRGINIA**



**BUILDING LOCATION IN CHARLESTON, WEST VIRGINIA**



FLOOR PLAN (NOT TO SCALE)



**CALLING AREA #1 (PREVIOUSLY HELD 170 WORK STATIONS)**



**CALLING AREA #2 (PREVIOUSLY HELD 30 WORK STATIONS)**



**ELECTRICAL ROOM**



**RECEPTION AREA**



**ADMIN AREA**



**INTERVIEW ROOM**



**COMPUTER ROOM**



**TRAINING ROOM**



**BREAK ROOM**



**SECRETARY**



**OFFICE #5 (TYPICAL)**



**CORRIDOR**



**MENS ROOM**



**LADIES ROOM**