



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 RIVER TOWERS WEST



LOCATION

Address: 1102 3rd Avenue
Huntington, WV 25701
Zoning: Commercial
County: Cabell

SIZE

Total Square Feet Available: 10,500 (Fourth Floor)
Number of Floors: 5
Will Owner Subdivide Space: Yes
Acreage:

SPECIFICATIONS

Former Use of the Building: Call Center
If Former Call Center, how many Work Stations: 275
Broadband Service Available: Yes, fiber optic lines in 4" sweep conduit throughout the building, cable, Cat 5
Proximity to Point of Presence (POP): On site
Number of Parking Spaces: 27 in basement, plus parking garage located within one city block that can accommodate over 600 vehicles
Redundant Power Supply: 150 kV backup generator
Redundant Telephone Service: Unknown
Security System Installed: Yes, plus security cameras
Sprinkler System Installed: Yes, wet system
Date of Construction: 1913 (updated 1995)

Elevators: 2 passenger

Handicap Accessibility

-Restrooms: Yes

-Ramping: Yes

HVAC System: Forced Air / Gas Fired HVAC

Build-Out Required: No

Ceiling Height: 12'

Flood Zone: Protected by City Floodwall

Annual Taxes:

UTILITIES

Electricity: Appalachian Power Company

Gas: Mountaineer Gas Company

Water: West Virginia American Water

Sewer: Huntington Sanitary Board

Telephone: Frontier and nTelos

FOR SALE/LEASE

Sale Price: N/A

Lease Rate: \$10.00 psf, NNN

Availability: Immediate

FOR FURTHER INFORMATION CONTACT

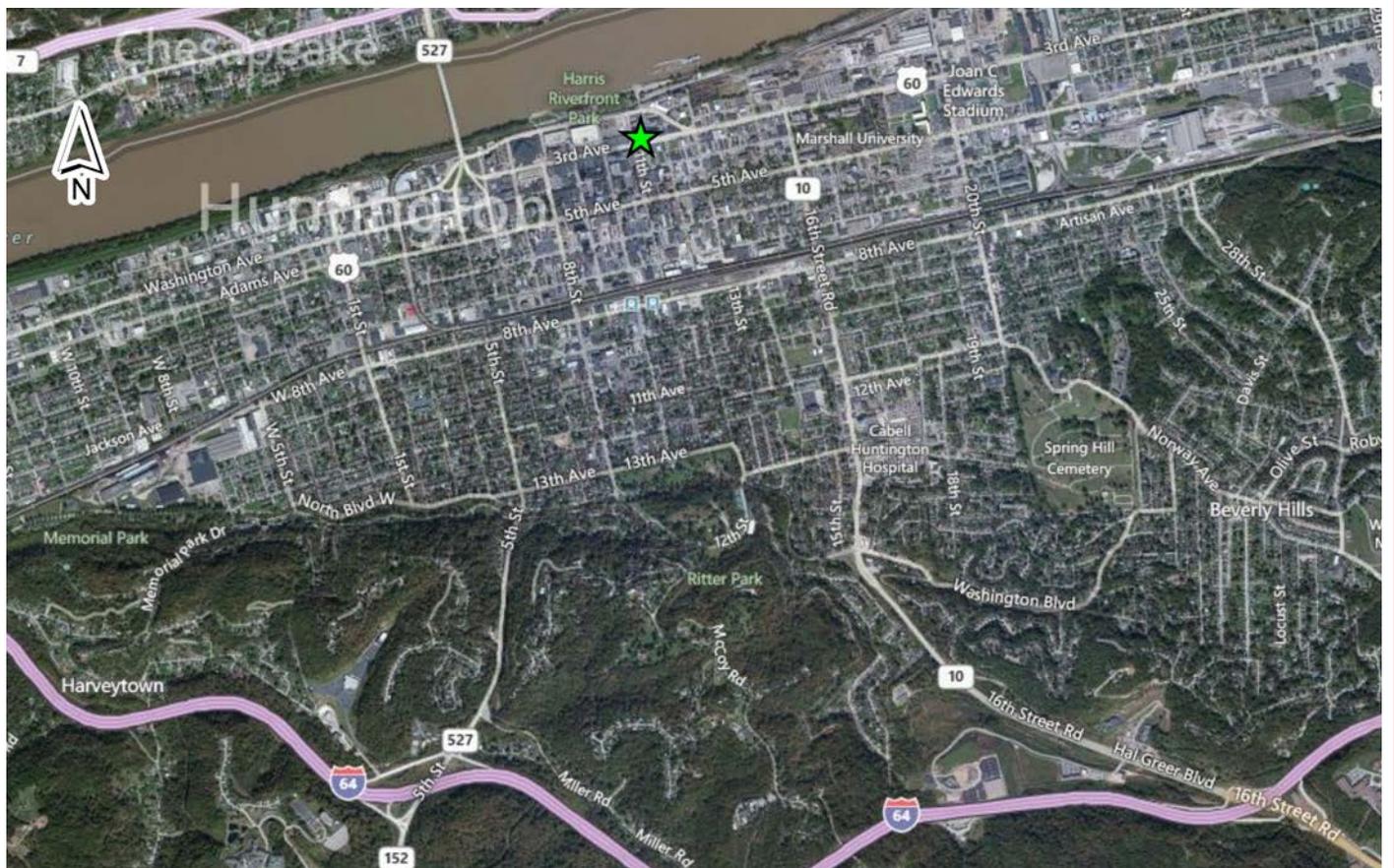
Steve Zoeller
Huntington Realty Corporation
1102 3rd Avenue
Huntington, WV 25701
Phone: (304) 525-5910
Mobile: (304) 546-6594
Fax: (304) 525-0509
Email: zoeller@huntingtonrealtycorp.com
Website: www.huntingtonrealty.net

REMARKS

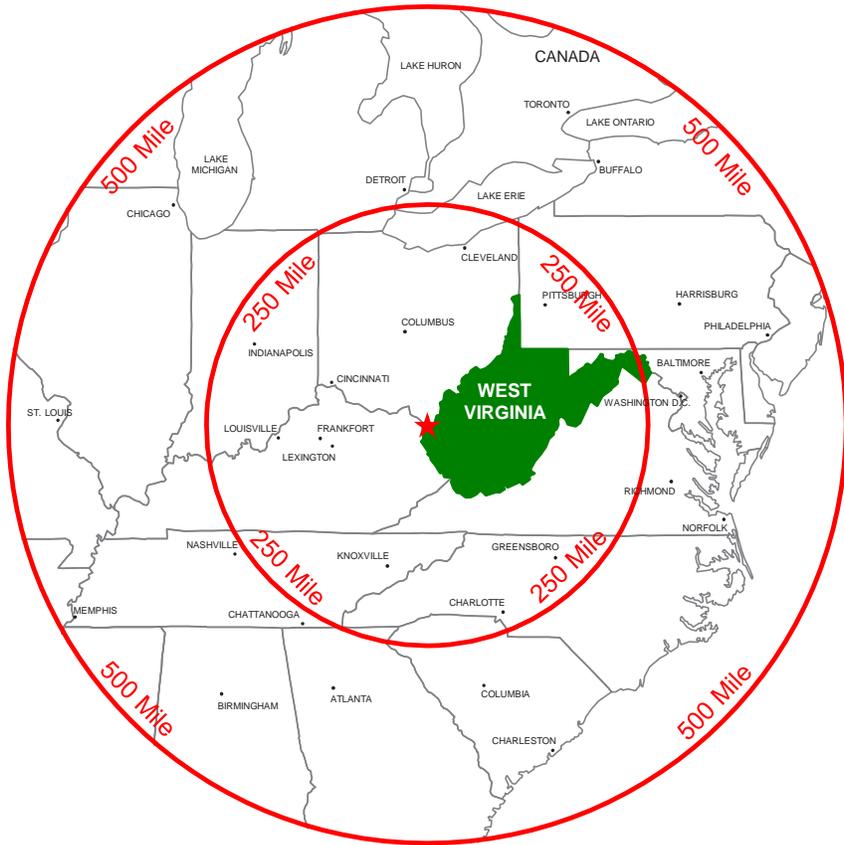
- Landmark seven story structure was built in 1913
- It is listed on the National Historic Building Register
- Floors B - 5 managed by Huntington Realty Corporation
- Basement has 27 parking spaces
- Parking garage within one city block that can accommodate over 600 autos
- Served by the public transportation lines
- Convenient to nearby Marshall University
- Cafe on the First Floor
- Electronic security system plus monitored by cameras
- Protected by sprinkler and fire alarm system
- On site emergency backup generator
- Modern electrical, plumbing, and HVAC
- Adaptable floor plan
- Open space reinforced concrete

-Full time maintenance and common area cleaning staff

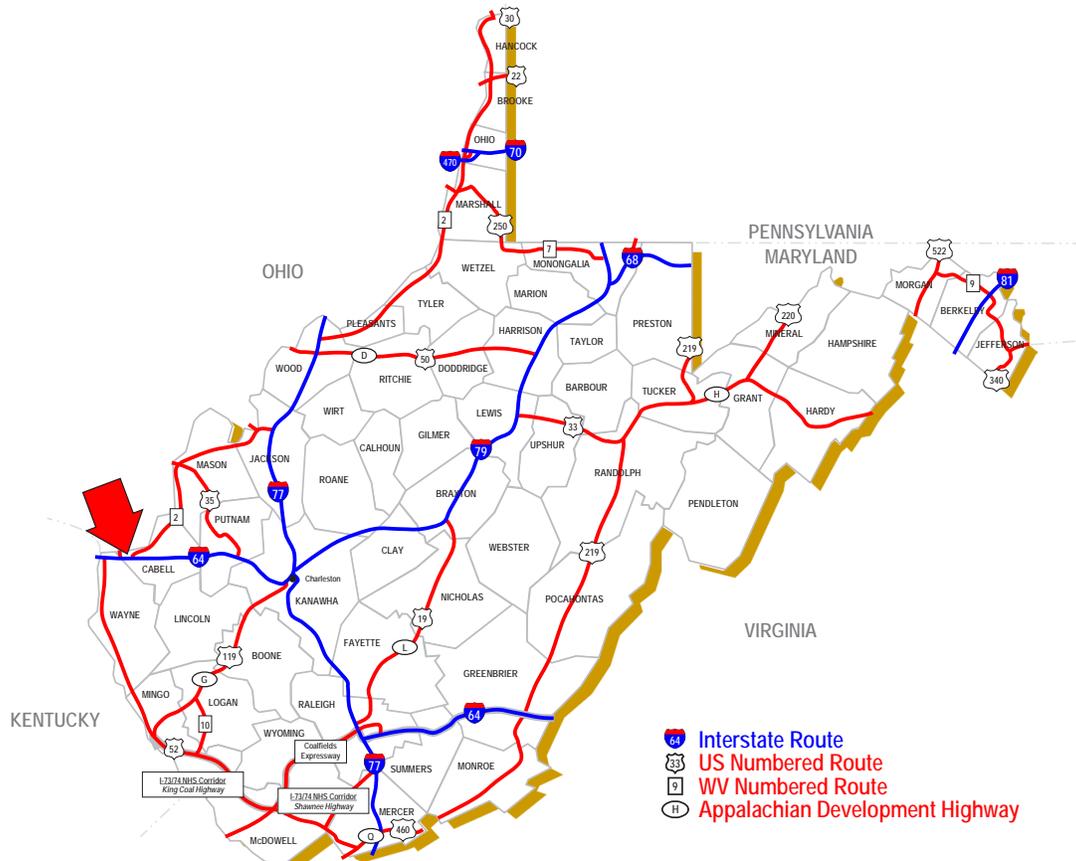
Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



BUILDING LOCATION IN HUNTINGTON, WEST VIRGINIA



250 & 500 MILE RADIUS FROM HUNTINGTON, WEST VIRGINIA



HUNTINGTON, WEST VIRGINIA



FOURTH FLOOR SPACE



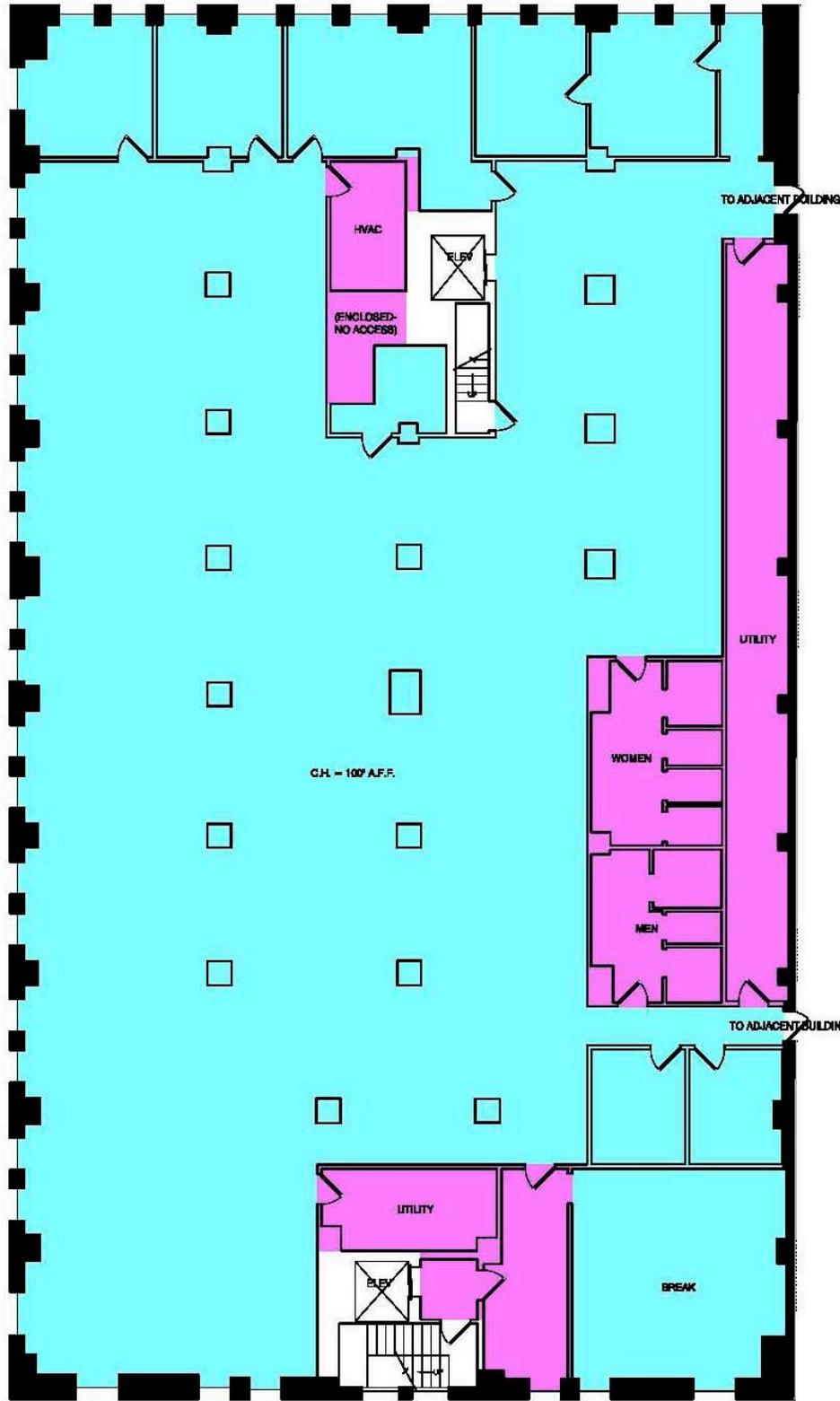
FOURTH FLOOR SPACE

**PROPERTY
INVENTORY**
FOR
**HUNTINGTON
REALTY CORP.**

HUNTINGTON, WV

**Edward Tucker
ARCHITECTS, INC.**
916 Fifth Avenue - Suite 208
Huntington, West Virginia 25701
304.697.4990 telephone
304.697.4991 facsimile

**PRELIMINARY
BOMA
INVENTORY**



C.H. - 100' A.F.F.

FOURTH FLOOR LEVEL

SPACE DESCRIPTION	AREA	HATCH
GROSS BUILDING AREA	11082 SF	
GROSS MEASURED AREA	10558 SF	
MAJOR VERT. OPNG.	366 SF	
FLOOR RENTABLE AREA	10197 SF	
FLR COMMON AREA	1866 SF	
FLOOR USABLE AREA	8631 SF	
BLDG COMMON AREA	0 SF	
TENANT AVAILABLE	8631 SF	

BUILDING TOTAL

SPACE DESCRIPTION	AREA	HATCH
GROSS BUILDING AREA	88844 SF	
GROSS MEASURED AREA	86349 SF	
MAJOR VERT. OPNG.	2482 SF	
BLDG RENTABLE AREA	82987 SF	
FLR COMMON AREA	8245 SF	
USABLE AREA	64864 SF	
BLDG COMMON AREA	3088 SF	
TENANT AVAILABLE	51586 SF	

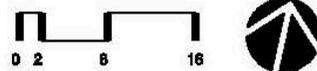
1102 3rd Ave.
Huntington, WV

PROJECT NO.20091230

DATE 28 MAR 2010 **A5**

SCALE AS NOTED

FOURTH FLOOR PLAN



FOURTH FLOOR PLAN (NOT TO SCALE)