

AVAILABLE SPACE WASHINGTON STREET OFFICE COMPLEX



LOCATION

Address: 1558 Washington Street East
Charleston, WV 25311

Zoning:

County: Kanawha

SIZE

Total Square Feet Available: 11,429

Number of Floors: One, plus mezzanine space

Available Square Feet per Floor: 10,004 with 1,425 s/f
mezzanine space

Will Owner Subdivide Space: Yes, into two sections

Acreage:

SPECIFICATIONS

Former Use of the Building:

Broadband Service Available: Will install to tenant's
specifications

Proximity to Point of Presence (POP):

Number of Parking Spaces: 140

Redundant Power Supply:

Redundant Telephone Service:

Security System Installed:

Sprinkler System Installed:

Date of Construction:

Handicap Accessibility:

HVAC System:

Build Out Required:

Ceiling Height:

Flood Zone:

Annual Taxes:

UTILITIES

Electricity: Appalachian Power Company

Gas: Mountaineer Gas Company

Water: West Virginia American Water

Sewer: City of Charleston

FOR SALE/LEASE

Sale Price: N/A

Lease Rate: \$10.00 to \$12.00 per s/f, depending on build
out. Will totally rehab and retrofit the interior and exterior
to tenant's specifications

Availability: Immediate, allow 3 to 4 months to renovate
the building

FOR FURTHER INFORMATION CONTACT

Bill Ellis

jamon real estate group

2106 Kanawha Boulevard East

PO Box 1513

Charleston, WV 25325

Phone: (304) 345-5000, Cell Phone: (304) 550-1000

Fax: (304) 345-6816

Email: realestate@charterbn.com

Last Update: 8/30/06