

AVAILABLE SPACE UKVEC BUSINESS CENTER



LOCATION

Address: 200 Upper Kanawha Valley Way, PO Box 309
Cabin Creek, WV 25035

Zoning: None

County: Kanawha

SIZE

Total Available Office Sq. Ft.: 9,307

Number of Floors: 2

Available Square Feet per Floor:

1st floor consists of 12,607 sq. ft. of office space with 678 sq. ft. available

2nd floor consists of 8,629 sq. ft. of office space with 8,629 sq. ft. available

Owner will Subdivide Space: Yes

Acreage: N/A

CEILING HEIGHT

Office Space: 9'-8" to 12'-0"

Gym: 21'

SPECIFICATIONS

Broadband Service: Two T-1 lines, one 768k/second cable modem, one 2 mg/second cable modem

Parking Spaces: 81

Redundant Power: Could be available

Sprinkler System: Wet type

Date of Construction: Original 1912 and 1952, renovated 2002

Elevators: One 2,500 pound capacity passenger

Handicap Accessibility

- Restrooms: Yes

- Ramping: Yes

HVAC System: Central

Flood Zone: 500 year

Annual Taxes: N/A

TRANSPORTATION

Interstate/4 Lane Highway: 1/10 mile to I-64 Interchange Exit 84

Commercial Airport: 15 miles to Yeager Airport

Railroad: CSX

Rail Siding: None

Navigable Waterway: Kanawha River

On-site barge facilities: None

UTILITIES

Electricity: American Electric Power

Gas: Allegheny Power, 1 1/2" service line

Water: West Virginia American Water Company

Sewer: Chelyan PSD

FOR SALE/LEASE

Sale Price: N/A

Lease Rate: \$6.50/sq. ft.

Availability: Negotiable

FOR FURTHER INFORMATION CONTACT

Ben Newhouse or Fred Joseph

UKVEC

200 Upper Kanawha Valley Way, PO Box 309

Cabin Creek, WV 25035

Phone: (304) 595-5991

Toll-Free: 1-866-27UKVEC

Fax: (304) 595-5993

E-mail: bnewhouse@ukvec.org

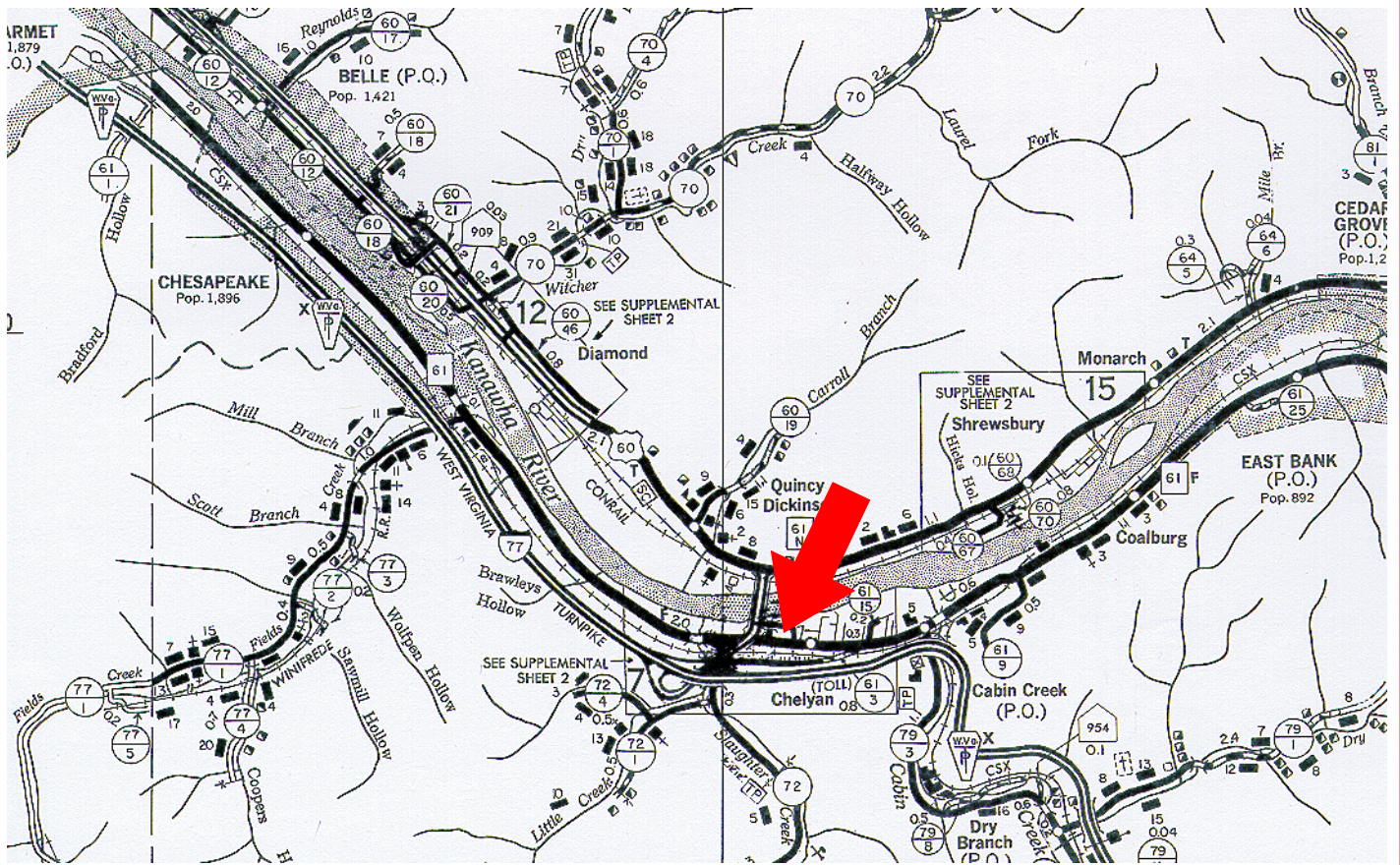
www.ukvec.org/

REMARKS

Flexible build-out, lease rates and terms



WEST WING OF BUILDING WITH NEW FENCED PARKING LOT



CABIN CREEK, WEST VIRGINIA



2,500 POUND CAPACITY PASSENGER ELEVATOR



MAIN ENTRANCE



CONFERENCE ROOM (COMMON SPACE FOR TENANTS)



COMPUTER LAB (COMMON SPACE FOR TENANTS)

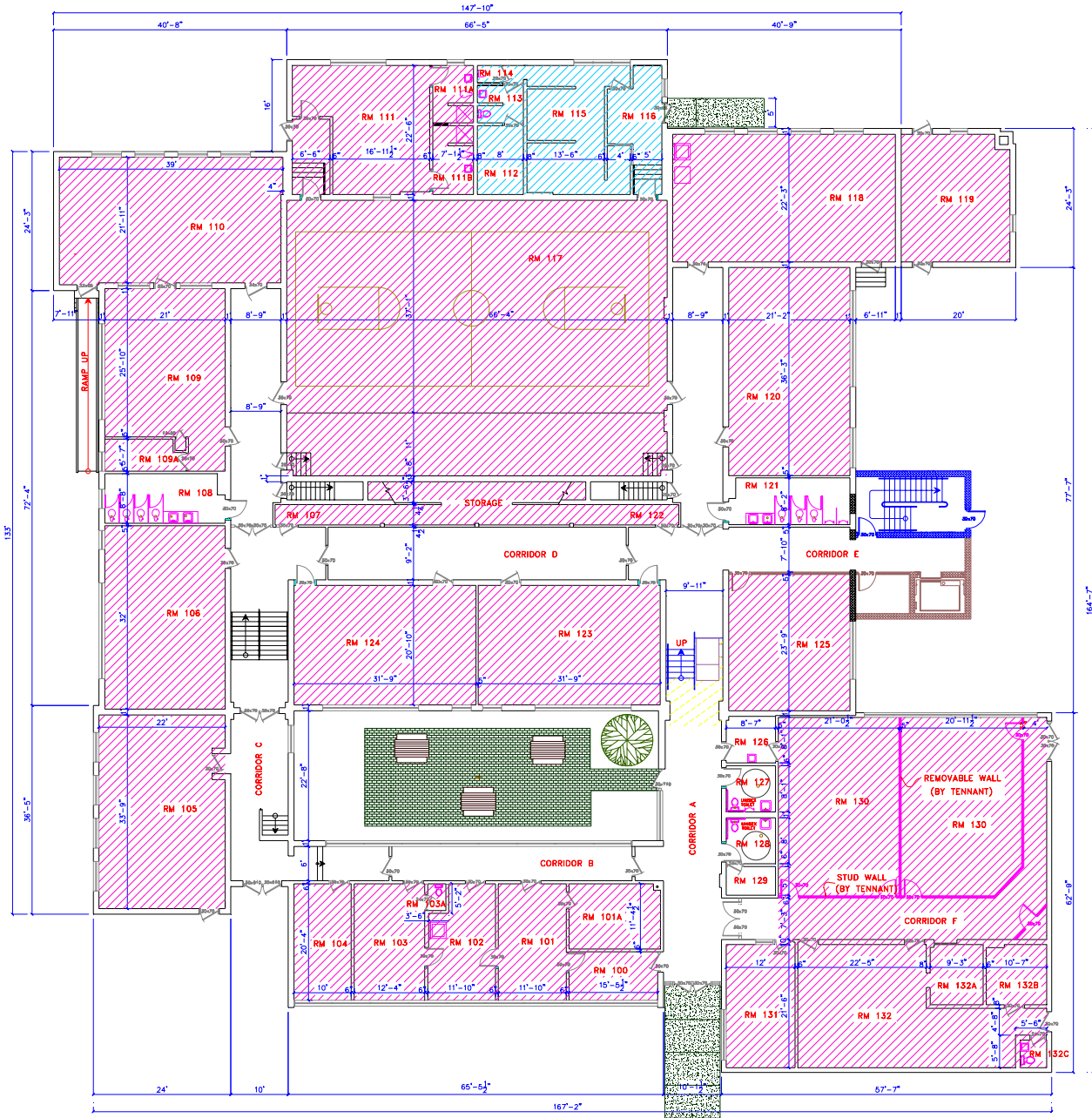


TYPICAL SPACE BEFORE RENOVATION

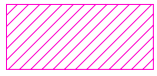


TYPICAL SPACE AFTER RENOVATION

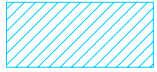
 Rented Space
 Available Space



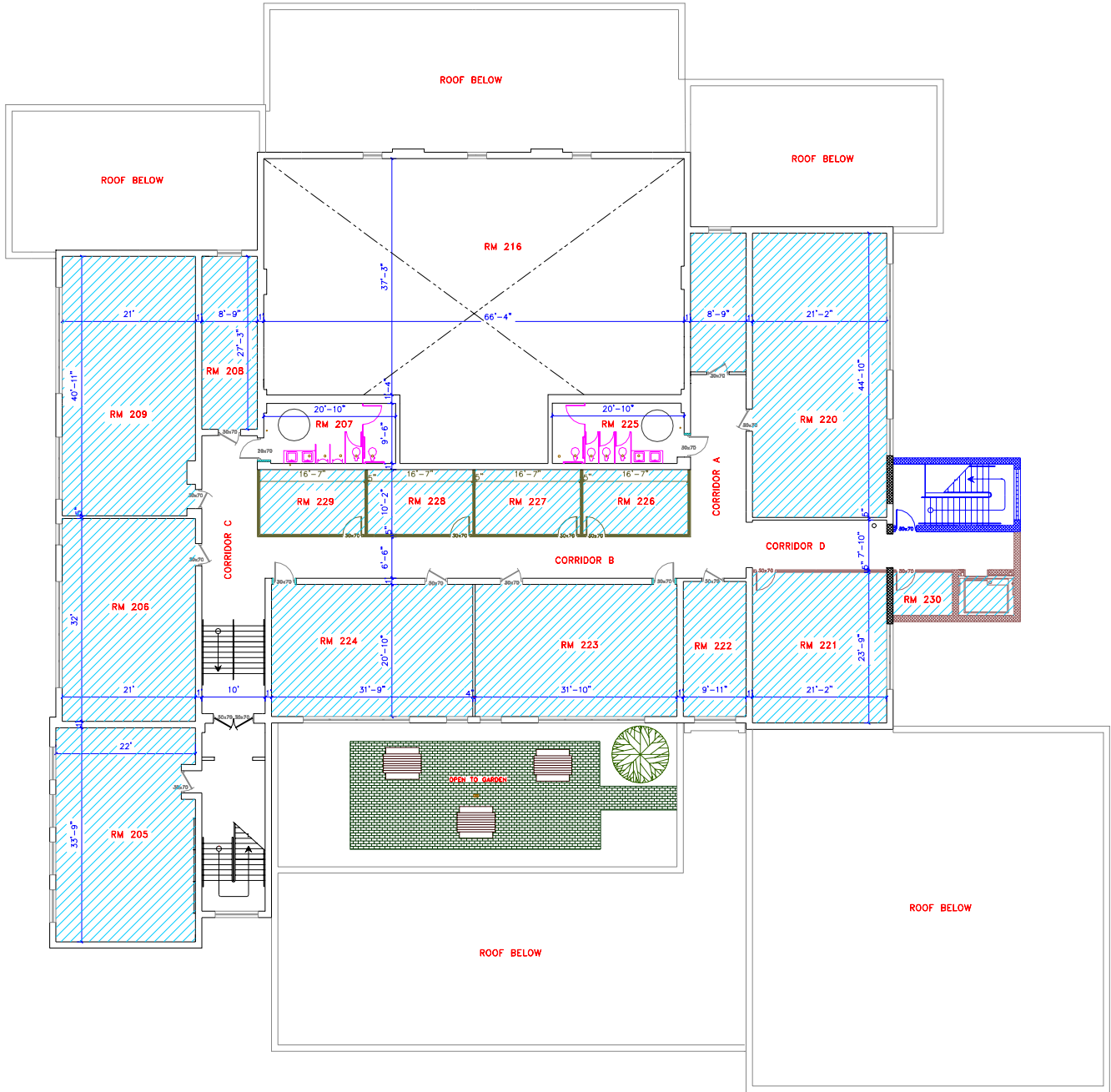
FIRST FLOOR PLAN (NOT TO SCALE)



Rented Space



Available Space



SECOND FLOOR PLAN (NOT TO SCALE)