



HIGHLIGHTS

\$18,000,000

Offering Price

\$50

Per Square Foot

16.00%

In Place NNN Cap Rate

360,000

Gross Building Area

19.81

Acres

PROPERTY DESCRIPTION

Vandalia Real Estate is pleased to present a historic opportunity to acquire nearly 20 acres along the Kanawha River in Charleston, West Virginia's capital.

This campus has been home to Columbia Gas, now TC Energy, since the 1950's.

The property adjoins the University of Charleston. Charleston Area Medical Center, now known as Vandalia Health, has two major hospitals near by. The gold dome of the State Capitol Complex is visible from across the Kanawha River.

Opportunities abound—occupy this flagship building or redevelop the property to suit your needs.

The current tenant's lease ends in 2026. Purchase the property now and enjoy triple-net cash flow for two years while you plan your project. The cash flow guaranteed to you effectively reduces purchase price by 30%.

I invite you to consider becoming the next landmark of Charleston.

**For Additional
Information:**



Elliott Borris, CPA, CVA
Broker
304.545.8657
elliott@vandalia.com

Vandalia Real Estate
801 Indiana Avenue
Charleston, WV 25302



A = Subject Property

B = CAMC Memorial Hospital

C = CAMC Cancer Center

D = University of Charleston

E = State Capitol Complex

F = Downtown Charleston

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VANDALIA REAL ESTATE

FOR SALE

\$18,000,000 | \$50 PSF | 360,000 SF | 19.81 Acres



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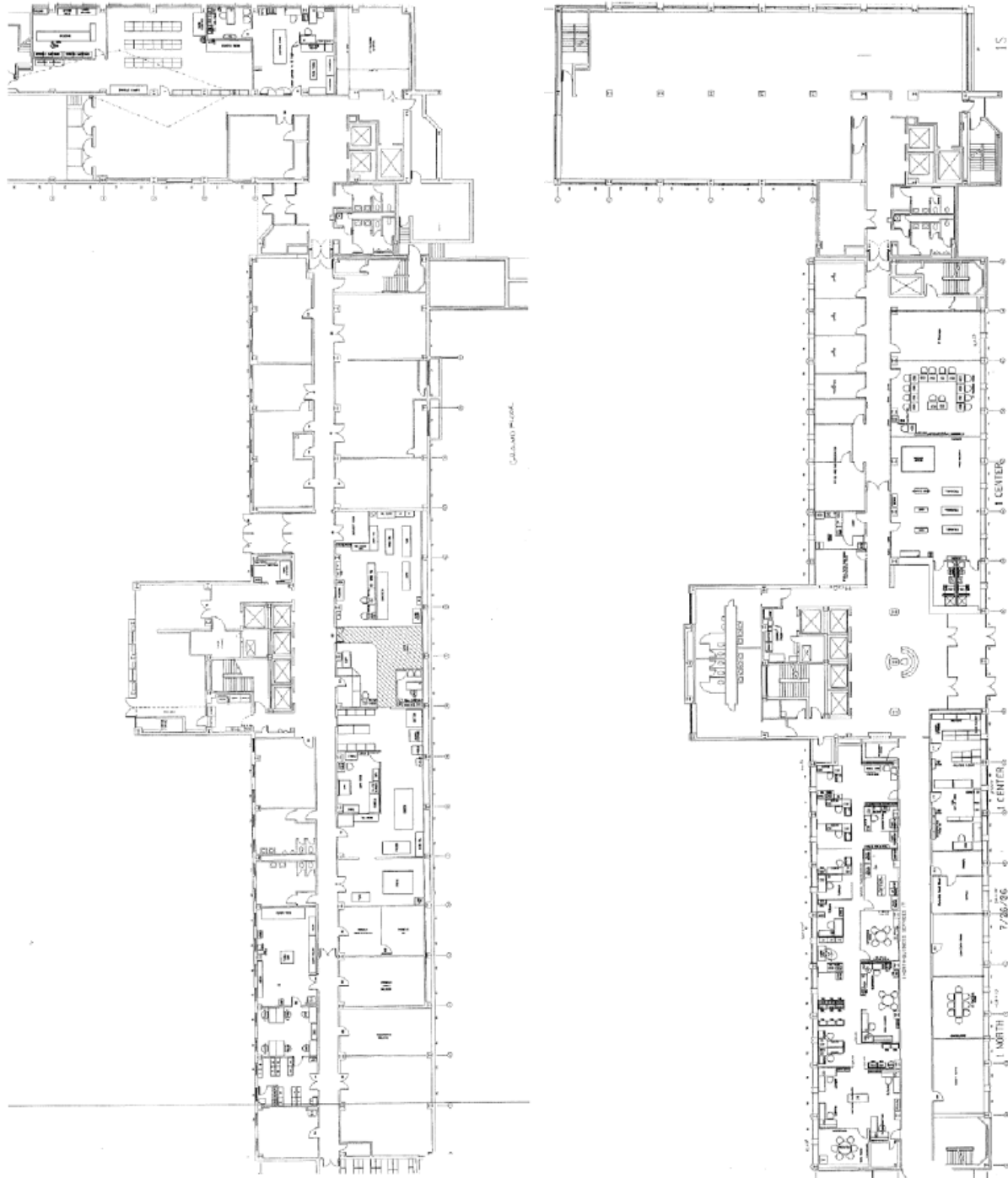


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Floorplans



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Historical Financials

The property has been leased under pure triple-net terms since the 1950's. The only operating expenses incurred are legal and professional fees. The tenant's lease expires November, 2026. The tenant does not have any options to re-new.

Current Rent Roll

Information available upon submission of a non-disclosure agreement.

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Building Specifications

Basic Information

Address: 1700 MacCorkle Avenue, SE
Charleston, WV 25304
Gross Building Area: 360,000 SF
Year Built: 1956 and 1982
Land Area: 19.81 Acres
Zoning: PMC (Professional, Medical Campus)
Tax Assessor's ID: 20-13-0001-0008-0000
2021 R.E. Taxes: \$209,318
Parking Spaces: 830 +/-
Traffic Count: 18,000—19,000 Daily

Construction Notes

Floors: Concrete on steel deck
Exterior: Glass, metal panels, limestone panels
Windows: Glass panes in metal frames, original
HVAC: Chiller and boiler
Roof: Rubber, Replaced 6-8 years ago
Parking Lot: Asphalt with concrete sidewalks, park like setting
Elevator: 8 passenger elevators and 1 service elevator for kitchen; Mechanical upgrades 9 years ago
Utilities: City water, city sewer, three-phase electric, gas
Sprinkler: Throughout 100,000 sf addition
Generators: 2 diesel generators
Updates: Renovation of cafeteria and auditorium in past year

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Showing Information:

The property is occupied. All showings must be scheduled in advance.

Financial Information:

Financial information available upon submission of a non-disclosure agreement. Send a request for NDA to elliott@vandalia.com.

Cooperation:

Listing broker will cooperate with other brokers. Commission information available upon request, certain buyers excluded.

