



330 NORTH GEORGE STREET | CHARLES TOWN, WV

CBRE



# Property Overview

## 330 NORTH GEORGE

CBRE is pleased to offer for sale 330 N. George Street, Charles Town, WV. The property is a premium 45,454 SF office building featuring 105 surface parking spaces with surplus parking available on the additional parcels. The 4-story building was originally developed by the current owner to the highest owner-occupant standards and offers a flexible mix of space including executive offices, conference rooms, open work space and multiple break rooms. The offering includes an additional 2.89 acres of undeveloped land, which can be improved for a variety of uses including multifamily, office, retail, medical and commercial. Surrounded by amenities, the building is conveniently situated near local municipal and county government buildings and provides easy access to US Route 340 and US Route 9.

### PROPERTY SUMMARY

#### ADDRESS

330 North George Street  
Charles Town, WV

#### YEAR BUILT

2010

#### TOTAL BUILDING AREA

45,454 SF

#### PARKING

114 surface spaces

\* Surplus parking available  
on the additional parcels.

- Exceptional owner/operator opportunity
- Developable adjacent parcels included in the sales price
- Location - Close proximity to several local municipal and county buildings
- Accessibility – Immediate access to U.S. Route 340 and Route 9
- Owned and meticulously maintained since original construction

# Property Specification



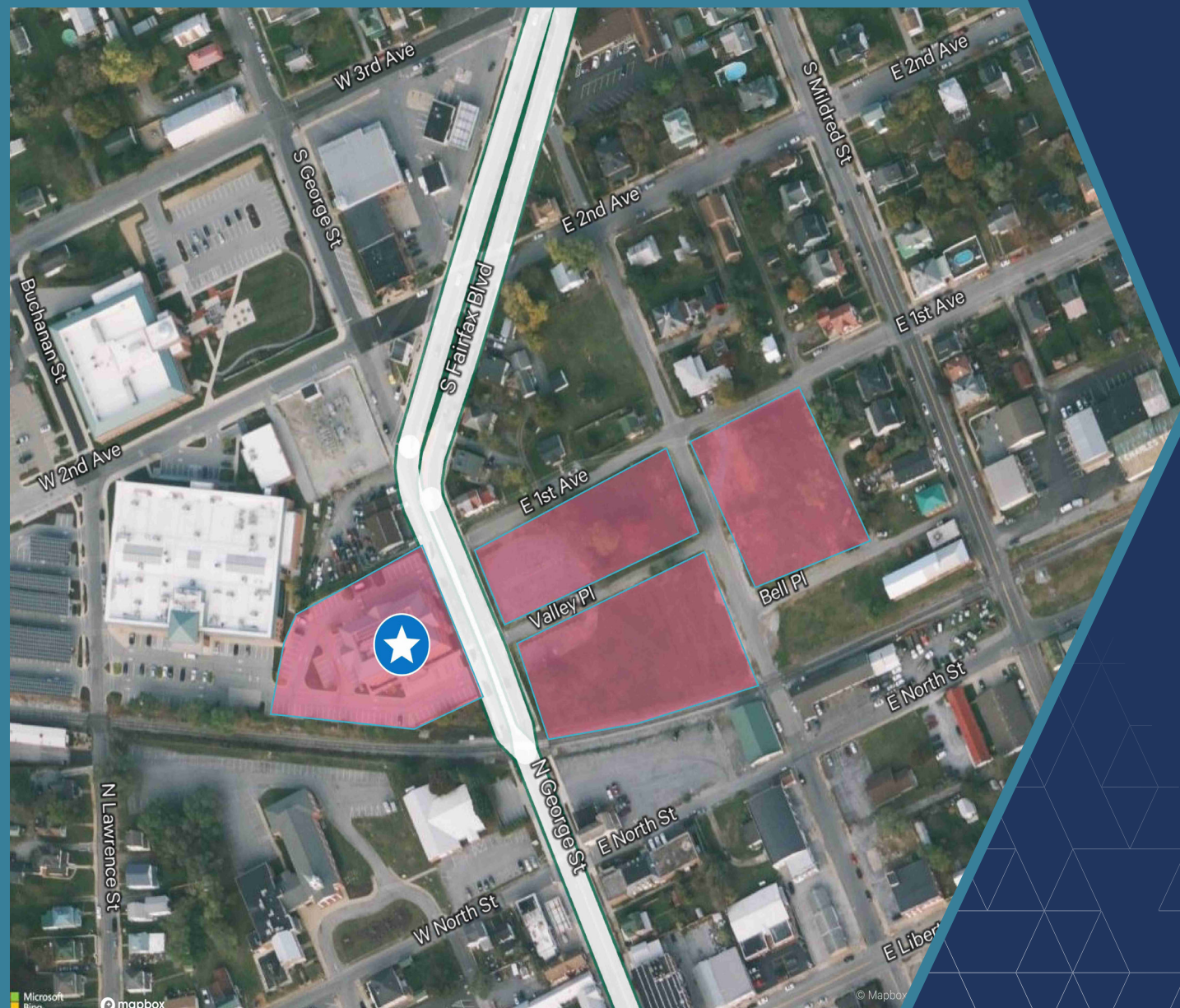
## Flexible Zoning Old Town Mixed Use Commercial (OT-MUC)

*\*Uses include: Multifamily, Office,  
Retail, Personal Service, Medical,  
Institutional and more*



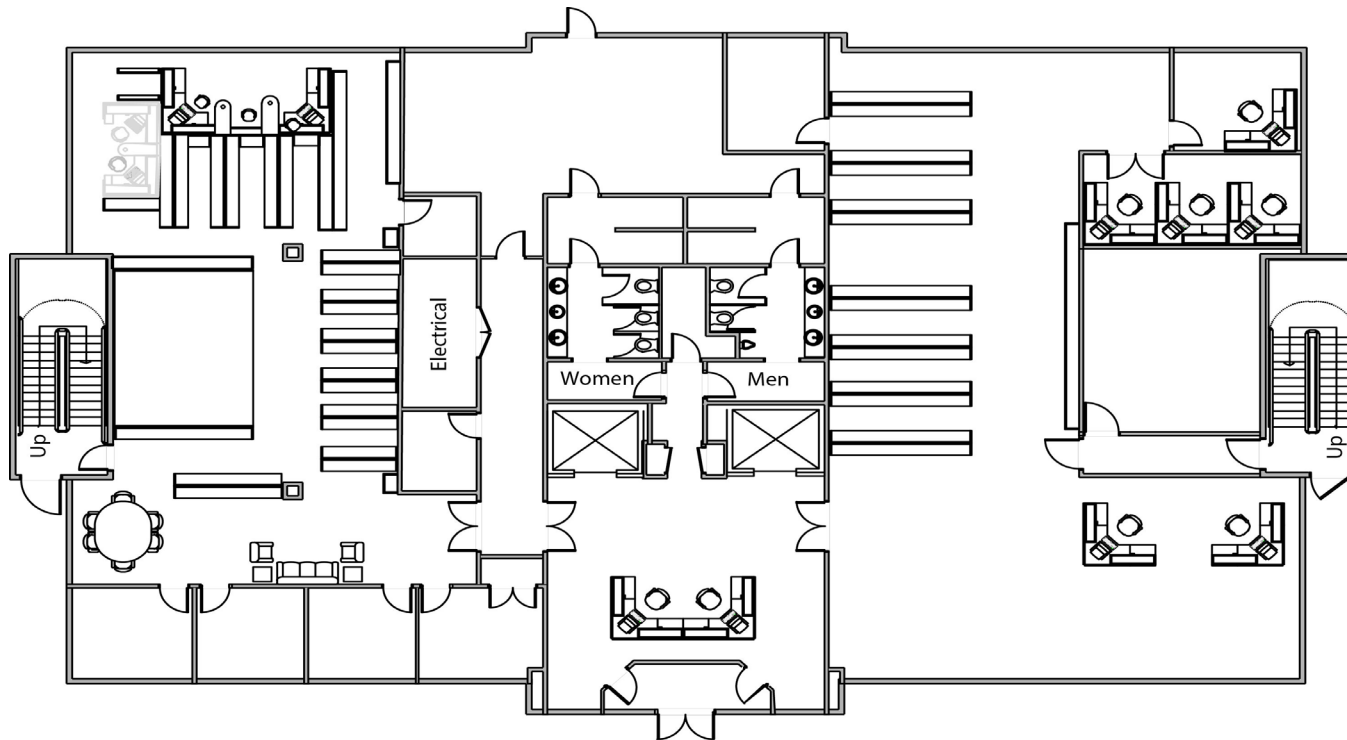
## Land Area

4.18 acres of total  
land area



# Floorplan 330 N George St.

## 1ST FLOOR

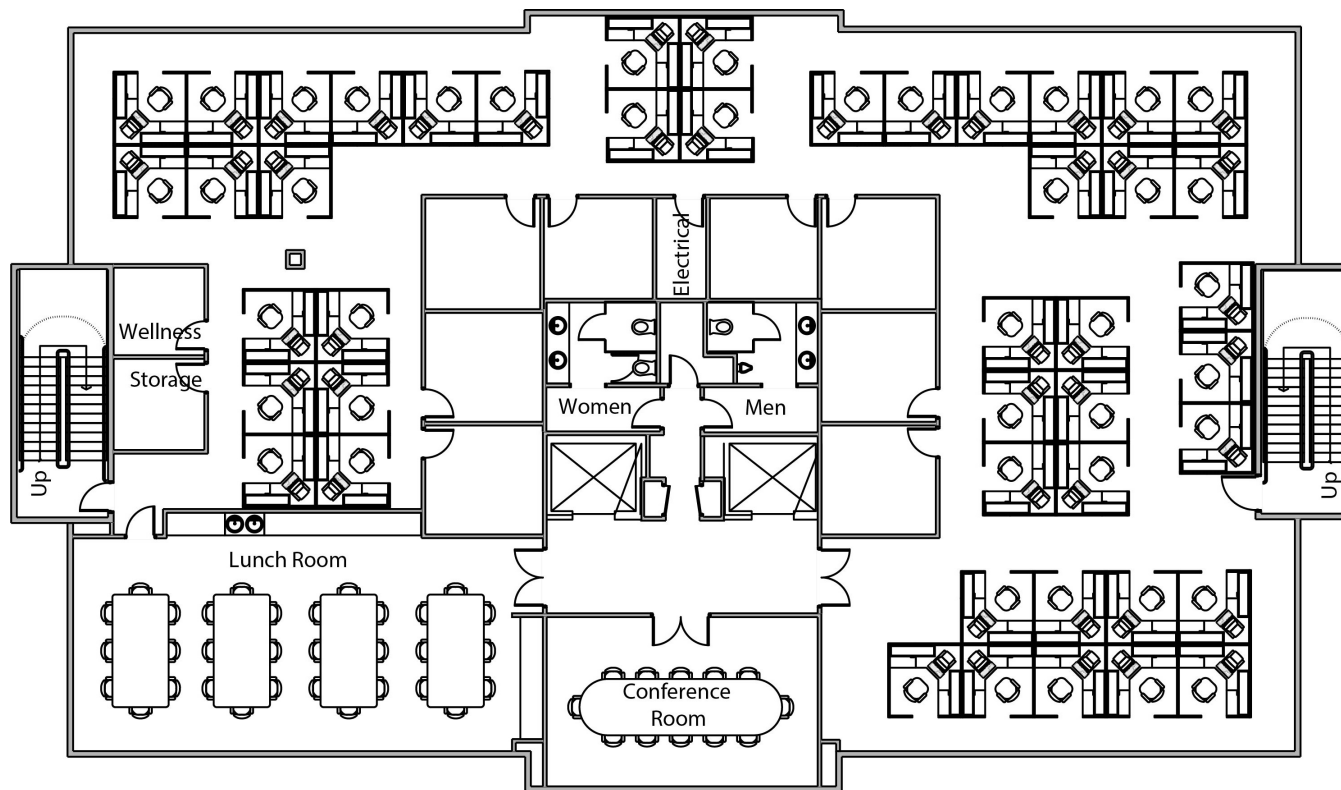


### FLEXIBLE WORKSPACE

A custom design and layout for owner-occupants offering a mix of private office, collaborative work space, conference rooms and break rooms.

# Floorplan 330 N George St.

## 2ND FLOOR

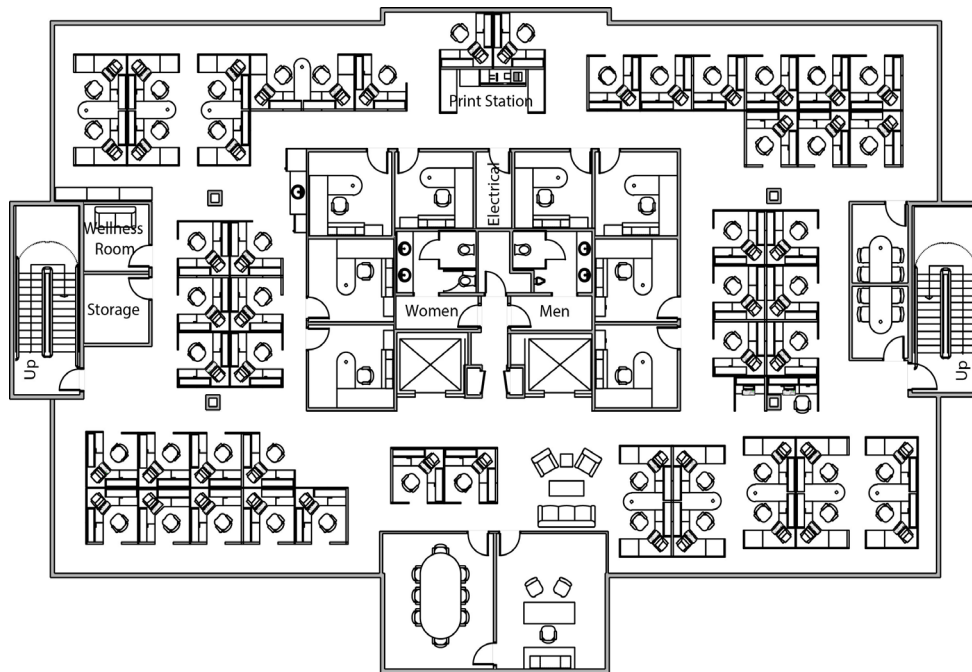




# Floorplan 330 N George St.

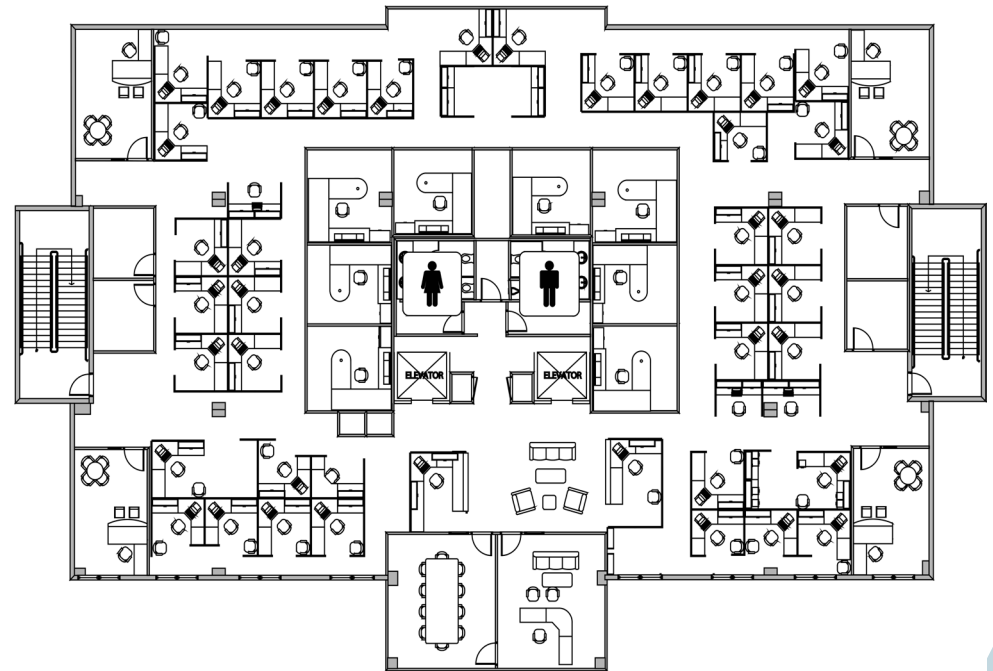
## 3RD FLOOR

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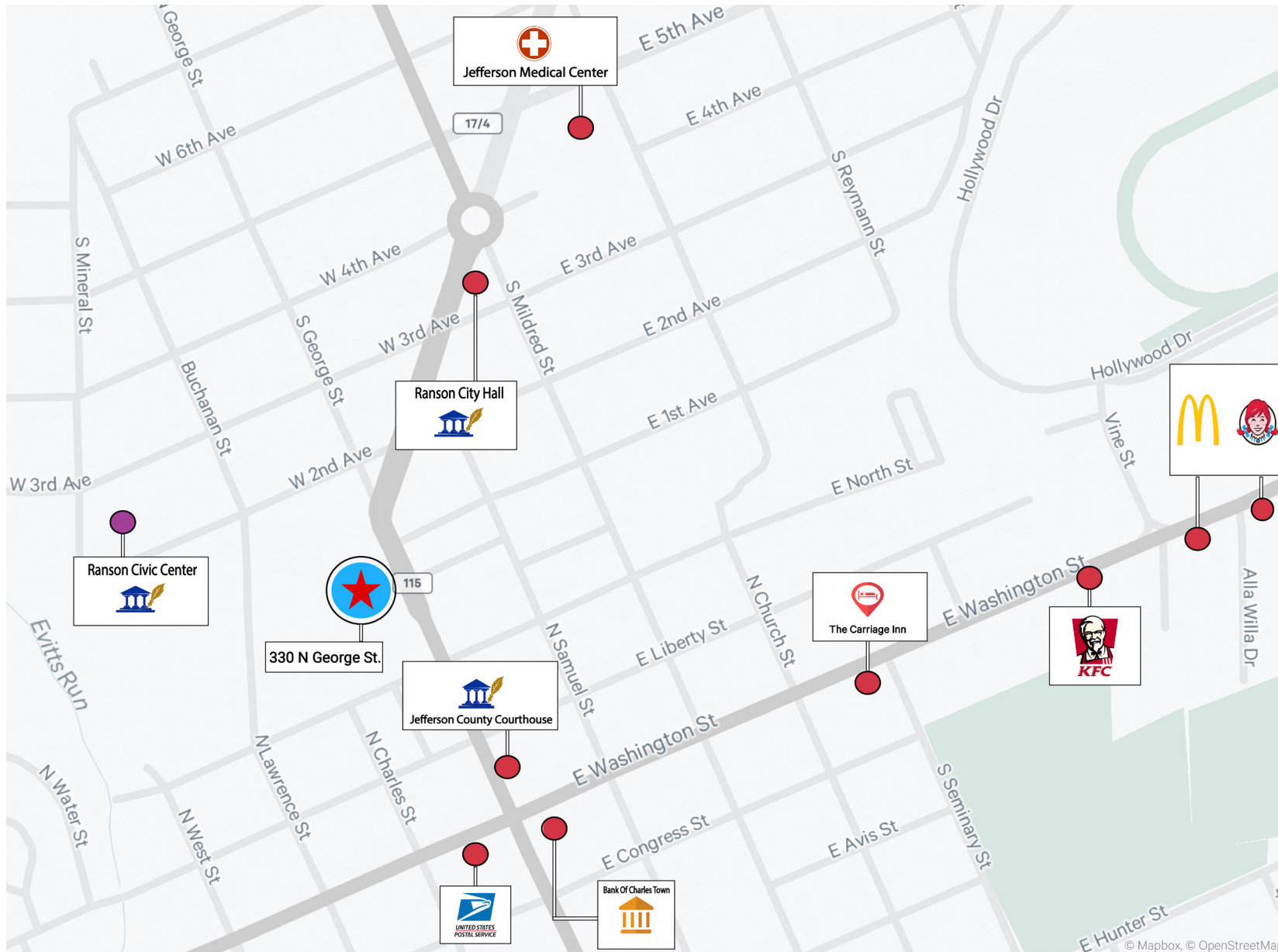


## 4TH FLOOR

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# Location Map





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## CONTACTS

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**CBRE**

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