

# Christie Cutlip Office Complex

Charles Pointe  
Bridgeport, WV



## LOCATION

**Address:** Charles Pointe  
**City:** Bridgeport  
**County:** Harrison  
**Zoning:** Business  
**Acreage:** 1.2 acres

## SIZE

**Total Square Footage of Building:** 11,500 sf  
**Total 5,000 sf**  
**Number of Floors:** 2  
**Will Owner Subdivide:** Yes

## UTILITIES

**Electricity:** Harrison Rural Electric  
**Gas:** Dominion Gas  
**Water:** City of Bridgeport  
**Sewer:** City of Bridgeport

## LEASE TERMS & CONDITIONS

**Lease Rate:** \$23.75/sf  
**Availability:** Now  
**Annual Taxes:** Pro-rated among occupants  
**Municipal Fees:** Pro-rated among occupants  
**Other Conditions:** Available upon request

**Former Use of the Building:** New Construction

**Broadband Service Available:** Yes

**Proximity to Point of Presence:** Adjacent

**Number of Parking Spaces:** 55

**Redundant Power Supply:** Yes

**Redundant Telephone Service:** No

**Security System Installed:** Yes

**Sprinkler System Installed:** No

**Date of Construction:** 2006-2007

**Elevators:** Yes

**Handicap Accessibility:** Yes

**HVAC System:** Yes

**Build Out Required:** Depends on Tennant

**Ceiling Height:** 9 ft.

**Flood Zone:** No

## First Floor Space Available

## Second Floor



**For More Information Contact:**

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