



**East Hills Business Center**  
**60,000 Sq. Ft. Available (146,000 Sq. Ft. Total)**  
**Barboursville, West Virginia**  
**(Cabell County)**

#### LOCATION

The East Hills Business Center is located on Rte 60, Barboursville, WV, at I-64 Exit 15. It is easily visible from all directions. This is a heavily-traveled arterial road midway between Huntington and Barboursville. The surrounding property mix is office, medical, and retail. It is 19 miles to the Tri-State Airport.

#### DESCRIPTION

Redevelopment of former retail into office space.

- All new parking, lighting and landscaping
- Office space from 4,000 to 20,000 sq. ft.
- 380 free parking spaces
- New façade and entrance features
- No zoning or parking restrictions
- 16' ceiling height
- HVAC individual rooftop units/meters
- Wet sprinkler system
- Delivery area with 2 point of access in rear.

#### TERMS

Choice of owning office condominium or leasing offices fitted to tenant specifications.

##### Leasing

- Five year minimum lease with renewals.
- Tenant improvement allowance \$40/sq. ft.
- Lease rates beginning at \$16/sq. ft.
- Tenant pays for power, phone, internet.

##### Ownership

- Interior space \$80-\$85/sq. ft.
- Estimated improvement expense \$50/sq. ft.
- Annual condo fees approx. \$2.4/sq. ft.

#### CONTACT

Huntington Area Development Council  
916 Fifth Avenue, Suite 400  
Huntington, WV 25701  
Phone: 304-525-1161  
Fax: 304-525-1163  
[hadco@hadco.org](mailto:hadco@hadco.org)

The information listed above has been provided by third party sources. HADCO has not independently researched such information and, therefore, cannot warrant its accuracy.