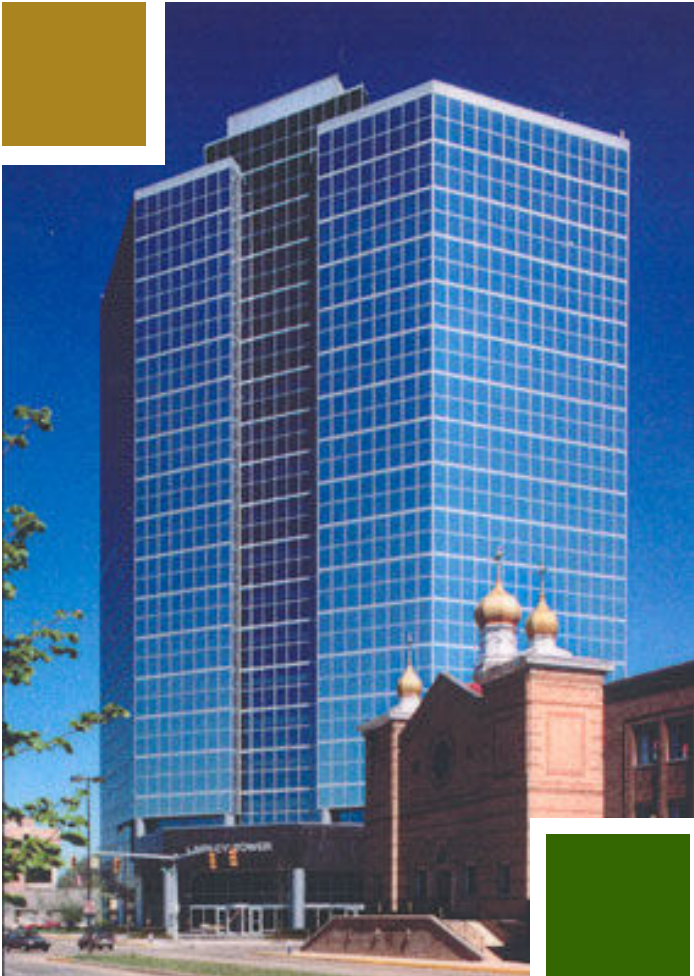


# LAIDLEY TOWER

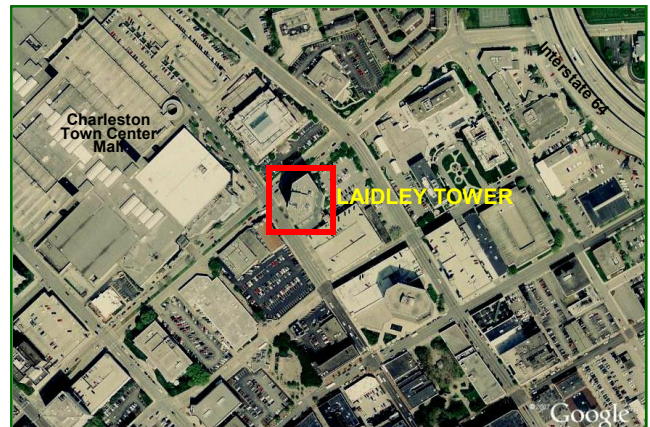
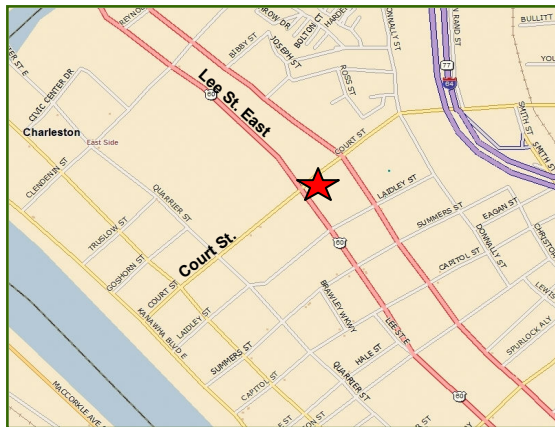


Office Space – For Lease  
**L A I D L E Y T O W E R**  
500 Lee Street East, Charleston, West Virginia



## The Heart of the Charleston Business Community

- ◆ 18-Story Class “A” Office Tower
- ◆ 214,330 Square Feet of Office Space
- ◆ Abundant Garage Parking
- ◆ On-Site Banking Facilities
- ◆ On-Site Property Management
- ◆ Convenient Walk to Restaurants + Retail
- ◆ Only a 3.5 Mile Drive to Yeager Airport
- ◆ Minutes From I-77 and I-64
- ◆ 12,320 Square Foot Floor Plates
- ◆ Suites Available From 1,100 square feet



**PETROPLUS LANE, LLC**  
*Combining Regional Knowledge with Local Expertise*

Commercial Real Estate Solutions for the Mid-Atlantic Region

The information contained herein has been provided by the owner of the property or other sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be independently verified prior to executing a lease.

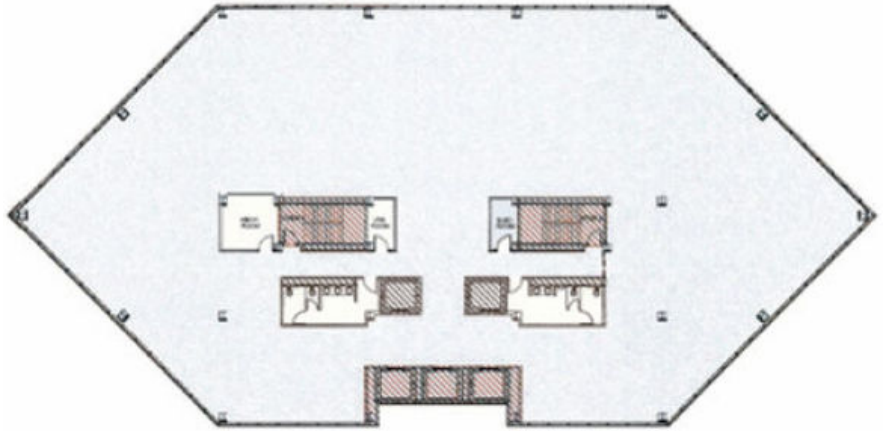
For Leasing Opportunities Contact:

Mike Audia or Harley Carroll  
Petroplus Lane, LLC  
150 Clay Street, Suite 410  
Morgantown, West Virginia 26501  
Telephone: 304.284.5001  
Email: [audia@petropluslane.com](mailto:audia@petropluslane.com)  
[carroll@petropluslane.com](mailto:carroll@petropluslane.com)



## Laidley Tower

Standard Floor Plate



## Laidley Tower

Property Profile & Space Availability

**Property:** Laidley Tower  
500 Lee Street East  
Charleston, West Virginia 25301

**Type:** 18-Story Class "A" Office Tower

Available Space:	<u>1st Floor</u>	<u>2nd Floor</u>	<u>4th Floor</u>	<u>5th Floor</u>
	1,100 s.f.	3,550 s.f.	3,180 s.f. 2,285 s.f. 6,850 s.f.	1,700 s.f.

**Lease Term:** Ten (10) Years

**Rental Rate:** \$24.00 per square foot, (Gross Basis)

**Operating Expenses:** Estimated for 2009 at \$7.70 per square foot. (Included in Rental Rate Quoted Above.)  
Tenant will be responsible for increases in Operating Expenses over the Base Year amount.

## Laidley Tower

Contact for Leasing Opportunities & A Property Tour



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