



WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
Toll free: (800) 982-3386
Office: (304) 558-2234 • WVDO.org

AVAILABLE SPACE TECHNOLOGY OFFICE BUILDING



LOCATION

Address: 70 Technology Lane
Cowen, WV 26206

Located in City Limits: No

Zoning: None

County: Webster

Flood Hazard Zone: None

SIZE

Total Square Feet Available: 17,200

Number of Floors: 1

Will Owner Subdivide Space: No

Acreage: 2.7

SPECIFICATIONS

Former Use of the Building: Document scanning and conversion, data center

If Former Call Center, how many Work Stations:

Broadband Service Available: Yes

Proximity to Point of Presence (POP): Central switching is located 1 mile away, fiber available to building

Number of Parking Spaces: 100+

Redundant Power Supply: Backup diesel generator and UPS system at building

Redundant Telephone Service: No

Security System Installed: Yes

Sprinkler System Installed: Yes, wet system in office, work and storage areas, dry system in data center

Date of Construction: 2003

Elevators: N/A

Handicap Accessibility

-Restrooms: Yes

-Ramping: Yes

HVAC System: Geothermal ground source heat pumps

Build-Out Required: No

Ceiling Height: 8'-6" to 11' in office and work areas, large storage rooms and data center ceiling open to structure above

Annual Taxes: N/A

UTILITIES

Electricity: Mon Power (First Energy)

Gas: None

Water: Cowen PSD

Sewer: Cowen PSD

Telephone: Frontier

FOR SALE/LEASE

Sale Price: Negotiable

Lease Rate: Negotiable

Availability: Immediate

FOR FURTHER INFORMATION CONTACT

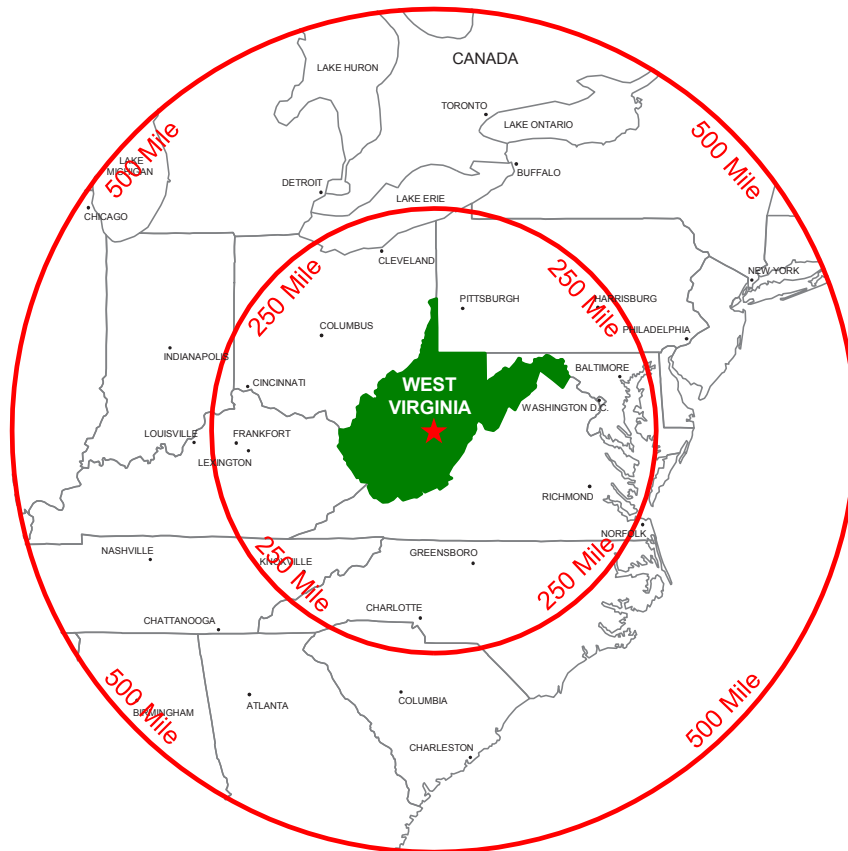
Geary Weir, Executive Director
Webster County EDA
2nd Floor United Bank Building
PO Box 4
Webster Springs, WV 26288
Phone: (304) 847-2145
Mobile: (304) 644-2145
Fax: (304) 847-2145
Email: wcd@websterwv.com
Website: www.websterwv.com

REMARKS

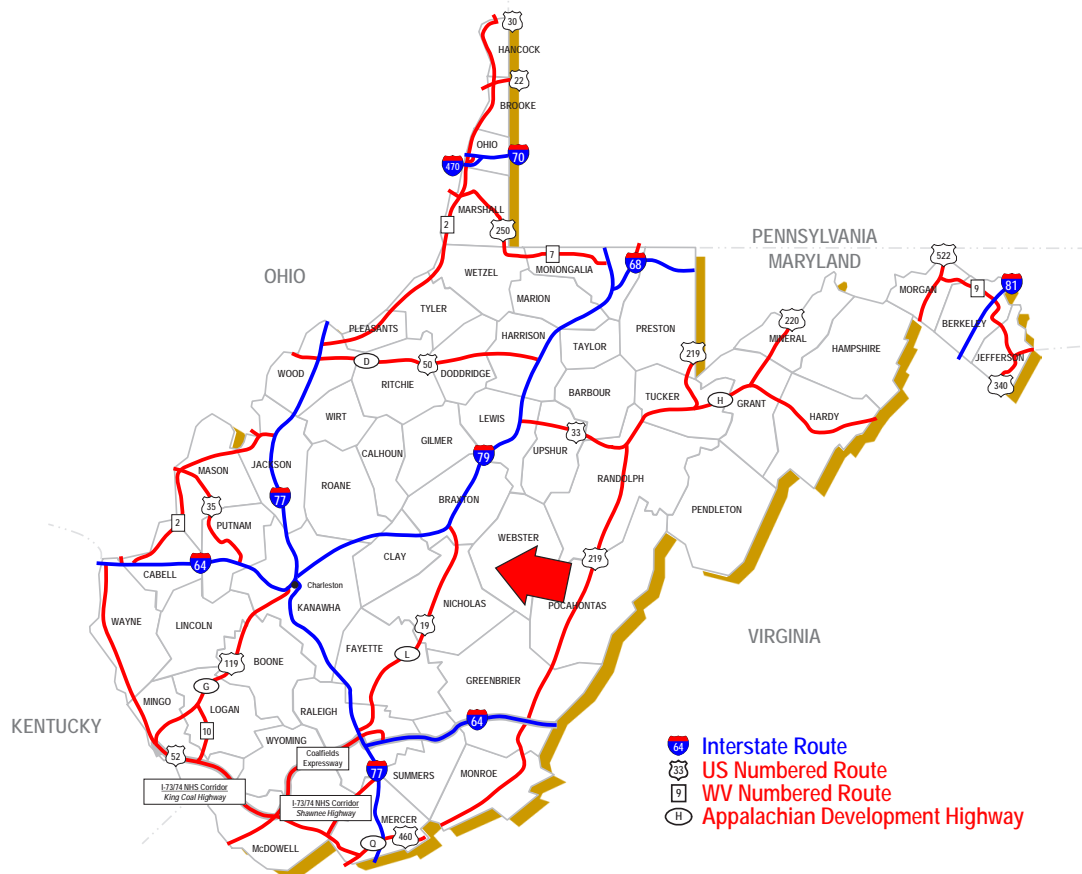
April 14, 2007 received merit award for achievement in architecture from A.I.A. West Virginia (American Institute of Architects) - Architect: WYK Associates, Clarksburg, WV.

Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.

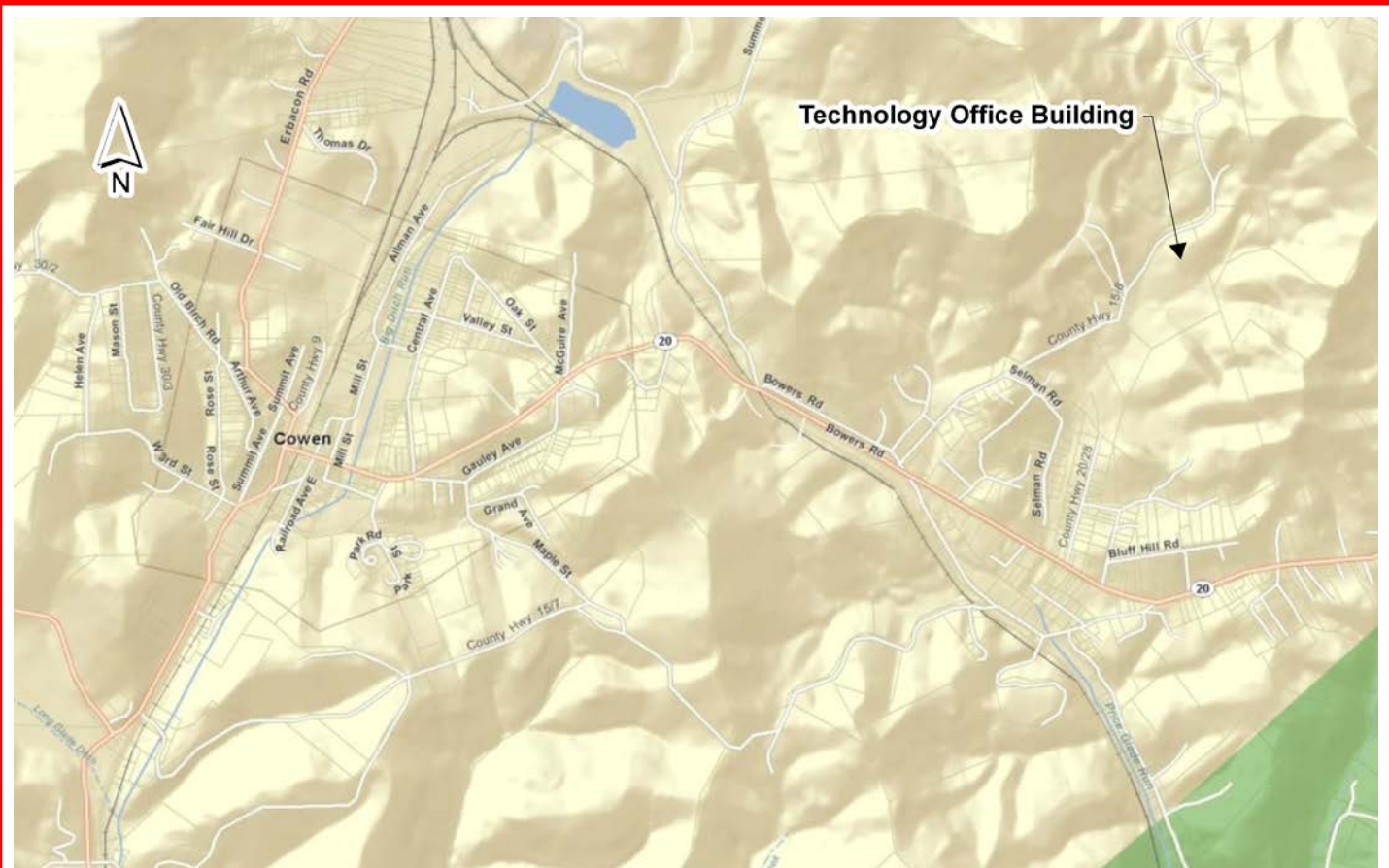




250 & 500 MILE RADIUS FROM COWEN, WEST VIRGINIA



COWEN, WEST VIRGINIA



STREET MAP SHOWING BUILDING LOCATION IN COWEN, WEST VIRGINIA



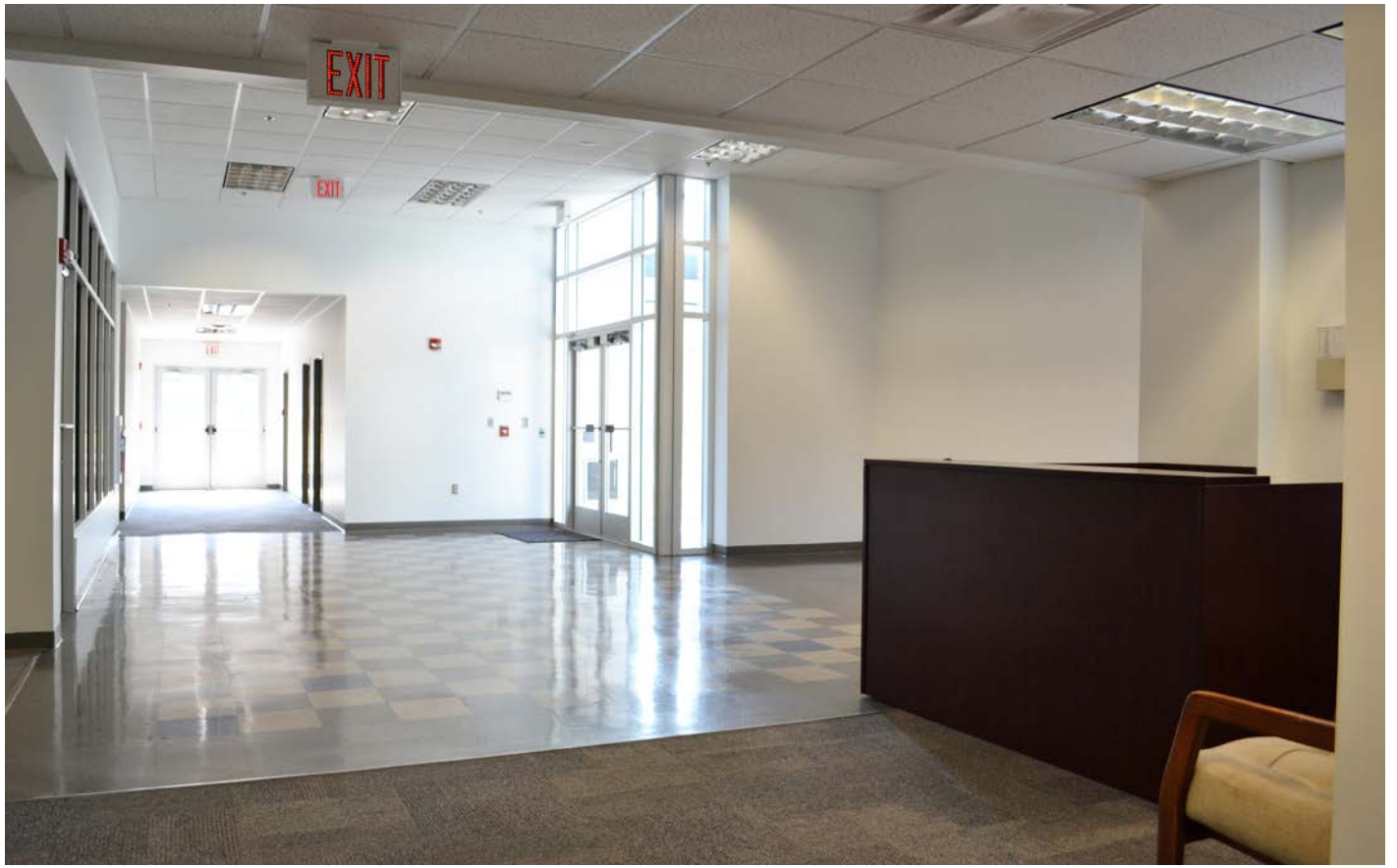
AERIAL MAP SHOWING BUILDING LOCATION IN COWEN, WEST VIRGINIA



REAR VIEW OF BUILDING SHOWING BACKUP GENERATOR



WAITING AND RECEPTION AREA



WAITING AND RECEPTION AREA



CORRIDOR



DATA CENTER AREA



WORK AREA



SCANNING AREA



CONFERENCE ROOM



BREAK ROOM



DRY FIRE EXTINGUISHER SYSTEM FOR DATA CENTER



GEO THERMAL LOOP SYSTEM



UPS SYSTEM



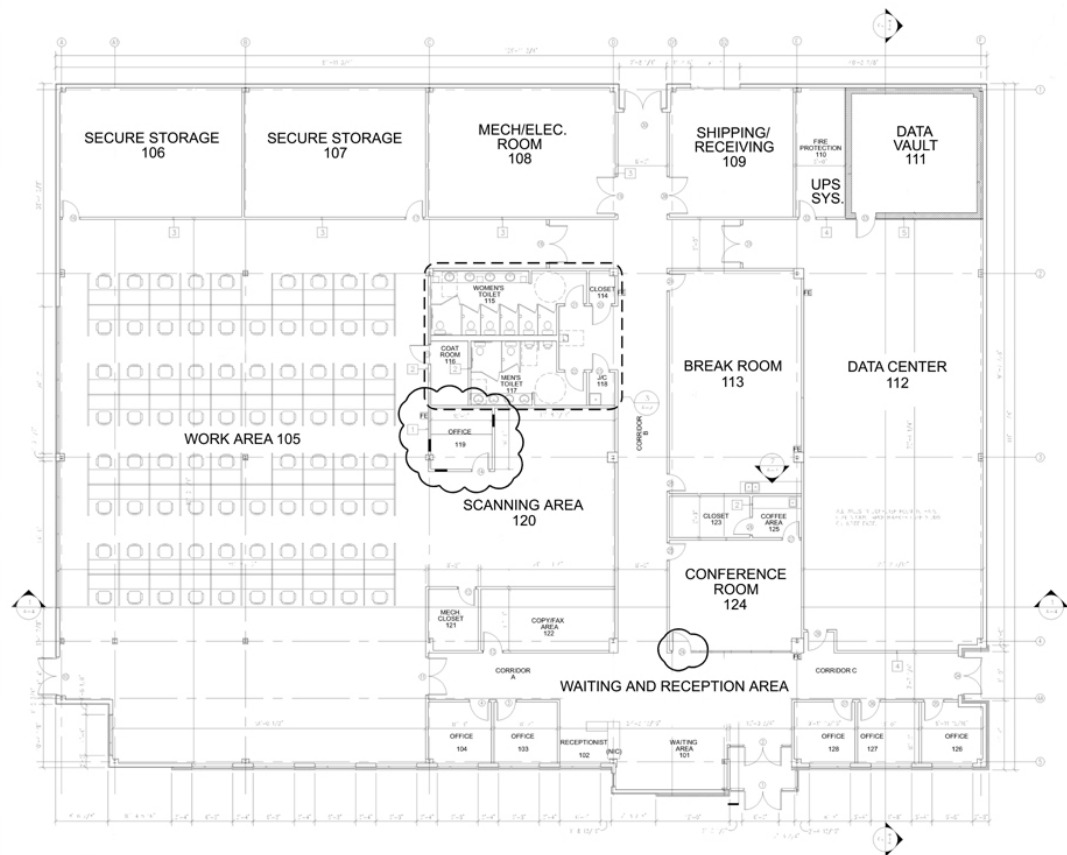
ELECTRICAL SERVICE PANELS, 120/208 VOLTS, 3 PHASE



DATA VAULT



TYPICAL OFFICE SPACE



FLOOR PLAN (NOT TO SCALE)