

LAIDLEY TOWER

500 Lee Street East, Charleston, WV 25301

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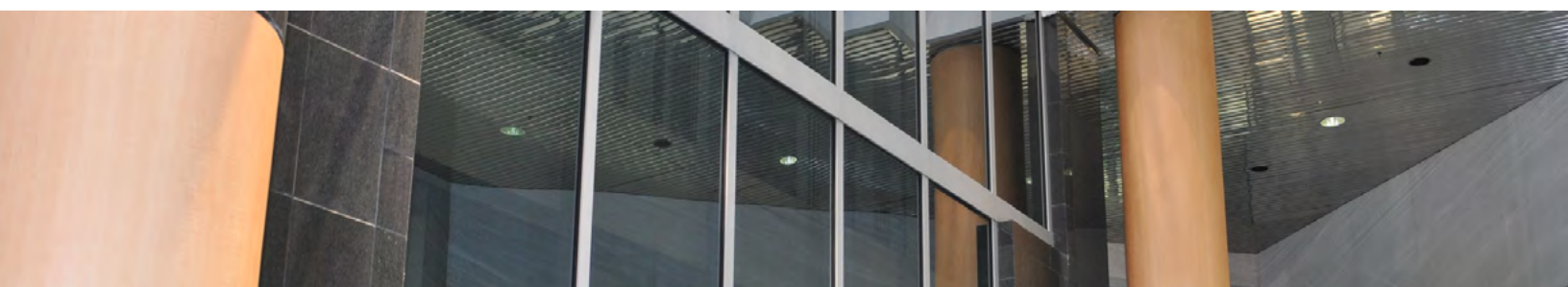


Laidley Tower is West Virginia's most prestigious high-rise office tower, serving as the financial, investment banking and commodities brokerage center for the Charleston metropolitan area. With 18 stories, it is the tallest Class "A" office tower in the state. Its 216,073 square feet of office space makes it one of the largest buildings based on total square footage.

Laidley Tower was designed by award-winning Sherman, Carter, Barnhart Architects and was built by Dudley Development in 1984.

F A C T S

Class	A
RBA	216,073 SF
Stories	18
Typical Floor Size	12,317 SF
Parking Garage	536
Additional Parking	77
Year Built	1984



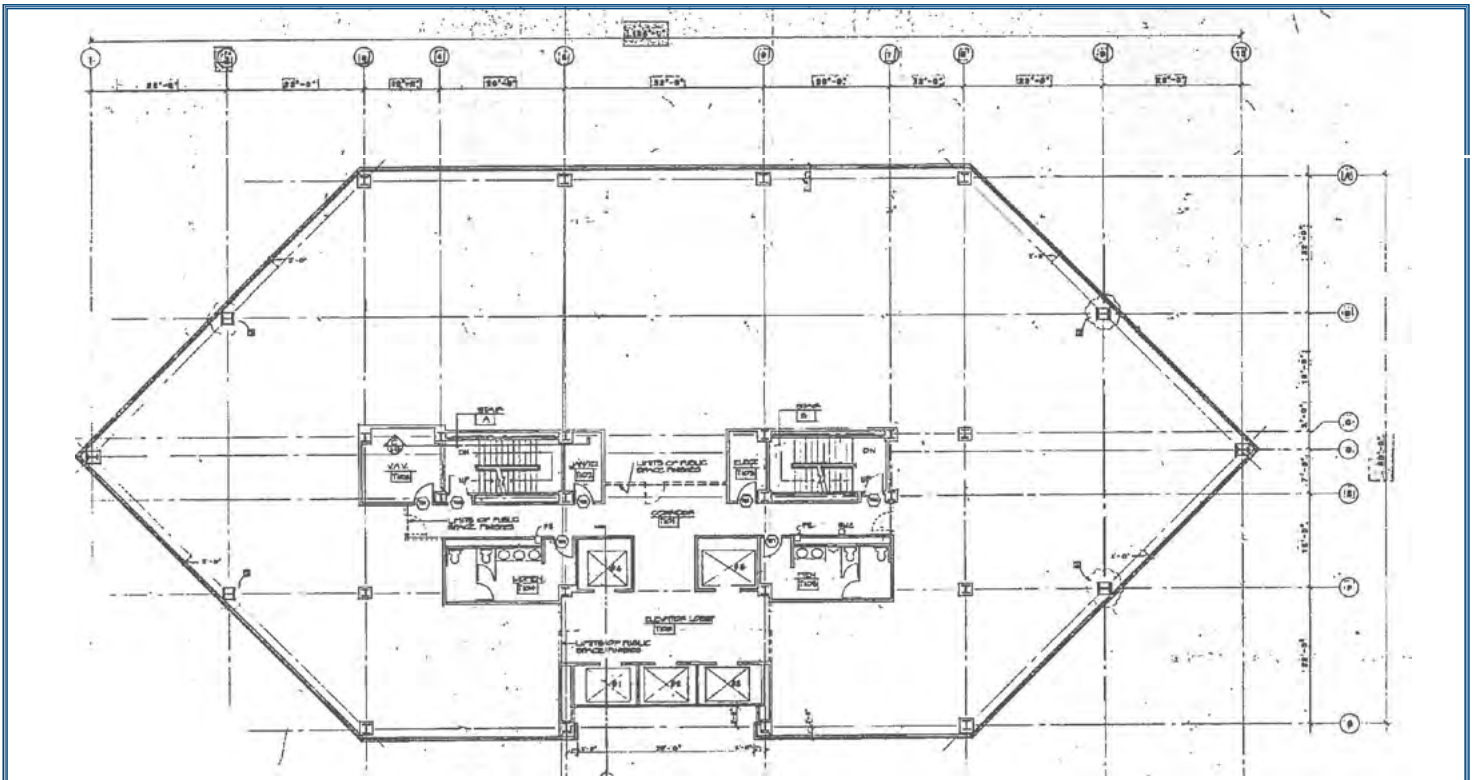
PROPERTY HIGHLIGHTS

- ◆ Up to 79,452 SF available at \$19.75 PSF, Full Service
- ◆ Full-floor opportunities available
- ◆ Parking ratio of two spaces per 1,000 SF leased at \$65 per space per month, unreserved
- ◆ Elegant black granite atrium
- ◆ Five high-speed elevators with three exterior cabs offering views of downtown Charleston
- ◆ On-site ATM, vending area and drive-through banking facilities
- ◆ Convenient street-level loading facilities
- ◆ Skywalk entrance from covered parking to the building
- ◆ On-site property management

Immediately Available Opportunities

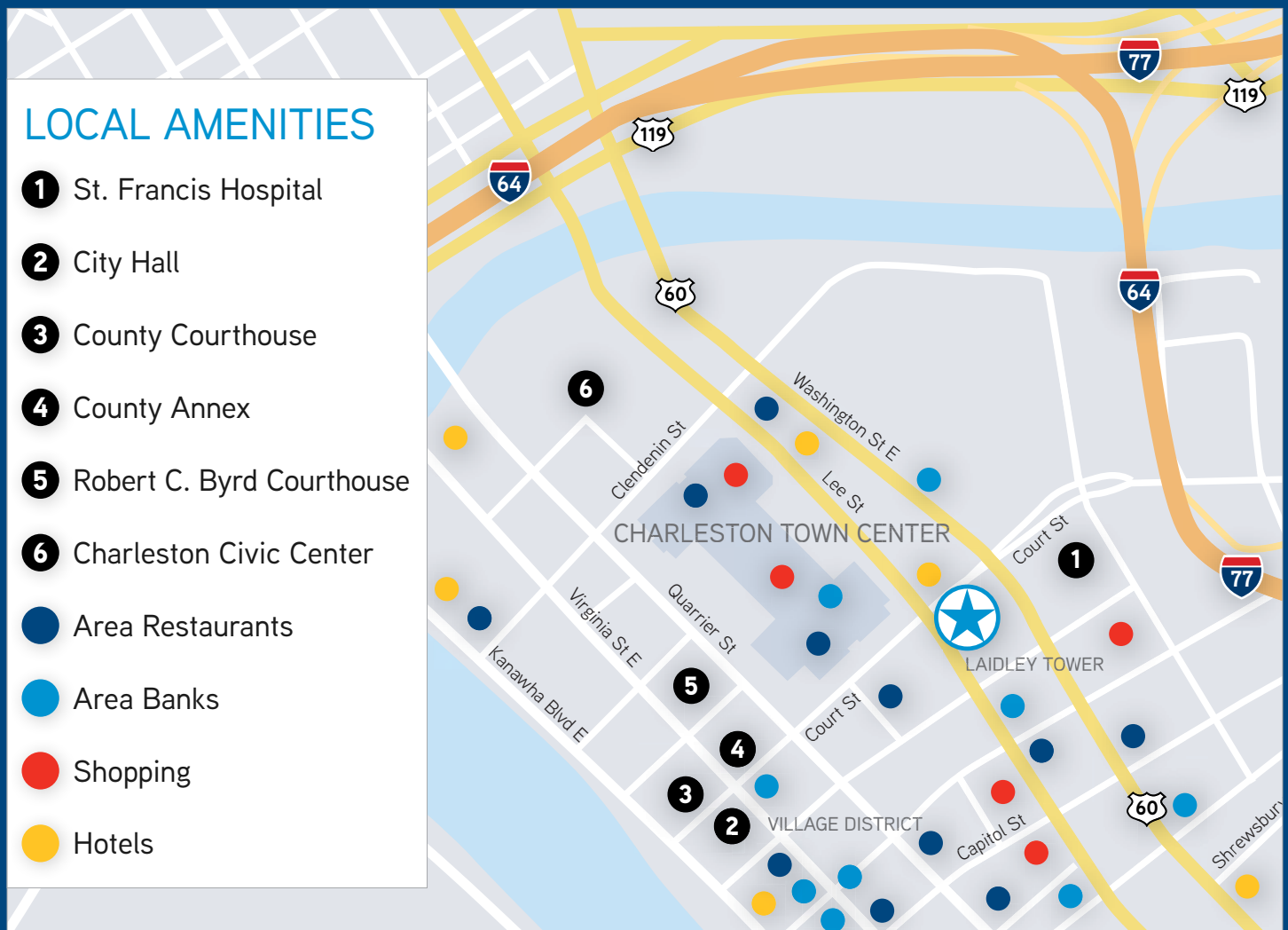
- Suite 150: 2,324 SF
- Suite 202: 4,953 SF
- Suite 400: 2,196 SF
- Suite 401: 6,851 SF
- Suite 500: 12,317 SF
- Suite 600: 12,317 SF
- Suite 700: 4,200 SF
- Suite 750: 4,188 SF
- Suite 950: 4,158 SF
- Suite 1130: 1,314 SF
- Suite 1300: 12,317 SF
- Suite 1400: 12,317 SF

TYPICAL FLOOR PLAN



LOCATION

Centrally located in the heart of downtown Charleston's Central Business District, Laidley Tower is situated directly across from Charleston Town Center, West Virginia's largest shopping mall with more than one million square feet of retail and dining. The Embassy Suites Charleston is directly adjacent to the property and the Charleston Marriott is just minutes away, providing convenient lodging for out-of-town business colleagues as well as quality facilities for corporate events. Laidley Tower is also located just one block away from the Charleston Transit Center, which improves employee commutes while providing easy access to other downtown businesses. Additionally, St. Francis Medical Center, the Robert C. Byrd Federal Courthouse, the Kanawha County Courthouse and Charleston City Hall are all within walking distance of the property.



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