



304 | PROPERTIES



Apartment Guide

**Your next chapter
is waiting.**



Our Mission

304 Properties is committed to providing residents attractive and affordable living options in prime Morgantown, West Virginia locations convenient to West Virginia University campuses all supported by a professional hands-on team.

Why Choose Us

Attentive Team

We support our residents by assuring peace of mind. We are committed to delivering hands-on service with our 24/7, on-call staff that responds to all issues promptly.

Attractive Properties

All properties are within a 0.5 mile radius of West Virginia University's campuses and are located in strategic areas to allow residents options to walk to campus or work.

Affordable Options

We study the local market to ensure we are providing our residents with fair, affordable housing options.

Visit us online at www.304Properties.com or call (304) 906-0078.

PHOTO: Wil (left), Jim (center left), David (center right), Tom (right).

The Process

Contact Us

Call, text or email us to ask questions to ensure the property fits your expectations and budget.

Tour

Set up a tour of the available apartment.

Review

Request a lease agreement to thoroughly review.

Discuss

Discuss the lease with your parent/guardian if you are a student. This step does not apply for non-students with active income.

Sign

Sign a lease and provide a security deposit equal to one month's rent.

Move-In

Move-in on or after the day the lease agreement starts.

Enjoy

Enjoy your stay and call our team with any issues/concerns that arise.





COLISEUM

**EVANSDALE
CAMPUS**

PRT

PRT

**HEALTH SCIENCES
CAMPUS**

PRT

**RUBY MEMORIAL
HOSPITAL**

**FOOTBALL
STADIUM**

304 PROPERTIES

**MAIN
CAMPUS**

PRT

**DOWNTOWN
MORGANTOWN**

PRT

BEECHURST AVE

- 1 Beech Front I & II**
- 2 Delta I & II**
- 3 Pinnacle**
- 4 The 512**
- 5 McLane**
- 6 Corner Pocket**

Beech Front I & II

220, 230 Beechurst Avenue • Morgantown, WV 26505

Located less than one block from WVU's downtown campus, one and two bedroom options are available at this property. On-site parking is available at this location. A common area lounge and laundry area are available to residents in Beech Front I (220 building) and 304 Properties leasing office is located in Beech Front II (230 building).

Floor plans:

2-bedroom / 1-bathroom

1-bedroom / 1-bathroom



Beech Front I
1-Bedroom
Virtual Tour



Beech Front I
2-Bedroom
Virtual Tour



Beech Front II
2-Bedroom
Virtual Tour

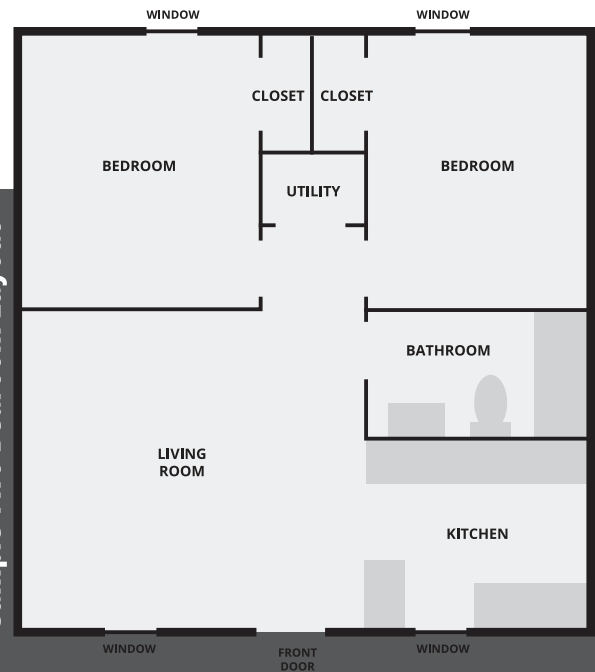
Parking:

On-site parking

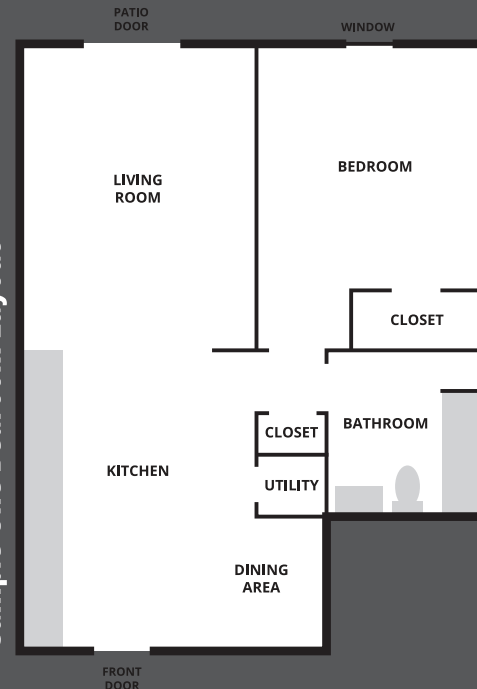
Amenities:

- Common Area Washers/Dryers
- One or Two Bedrooms Available
- Balconies Available with Some
- Units Unique Floor Plans
- Spacious Bedrooms
- Completely Renovated
- New Appliances

Sample Two Bedroom Layout



Sample One Bedroom Layout





Laundry



Lounge



Kitchen



Living Room



Kitchen/Living Room



Bedroom



Bathroom



Bedroom



Delta I

100 Third Street
Morgantown, WV 26505

Delta I is located less than two blocks from WVU's downtown campus. Two and three bedroom options are available. On-site parking is available at this location.



Floor plans:

3-bedroom / 2-bathroom

2-bedroom / 1-bathroom



2-Bedroom
Virtual Tour



3-Bedroom
Virtual Tour

Parking:

On-site parking

Amenities:

- Washer/Dryer in all Apartments
- Two or Three Bedrooms Available
- Spacious Bedrooms
- Common Area Security Cameras

Living Room/Kitchen



Bedroom



Living Room/Kitchen



Bedroom



Bathroom



Delta II

102 Third Street
Morgantown, WV 26505

Delta II is located less than two blocks from WVU's downtown campus. Two bedroom only options are available. On-site parking is available at this location.



Floor plans:

2-bedroom / 1-bathroom



2-Bedroom
Virtual Tour

Parking:

On-site parking

Amenities:

- Washer/Dryer in all Apartments
- Spacious Bedrooms
- Common Area Security Cameras

Bedroom



Kitchen



Living Room/Kitchen



Bathroom



Bedroom



Pinnacle

521 Beverly Avenue
Morgantown, WV 26505

Pinnacle is located less than four blocks from WVU's downtown campus with convenient access to downtown Morgantown, WVU's Evansdale campus, Health Sciences campus and many other amenities. One and two bedroom options are available. On-site parking is available at this location.



Floor plans:

2-bedroom / 2-bathroom

1-bedroom / 1-bathroom



1-Bedroom
Virtual Tour



2-Bedroom
Virtual Tour

Parking:

On-site parking

Amenities:

- **Washer/Dryer in all Apartments**
- **One or Two Bedrooms Available**
- **Spacious Bedrooms**
- **Balcony in Each Unit**

Balcony Views



Living Room



Kitchen



Bedroom



Bathroom



The 512

512 Beechurst Avenue
Morgantown, WV 26505

The 512 is located between WVU's two campuses. The property is within a 10 minute walk (or four blocks) of WVU's downtown campus and University Avenue's PRT Station. A common area lounge, laundry and small fitness area are available to tenants. One and two bedroom options are available. On-site parking is available at this location.



Floor plans:

2-bedroom / 2-bathroom

1-bedroom / 1-bathroom



1-Bedroom
Virtual Tour



2-Bedroom A
Virtual Tour



2-Bedroom B
Virtual Tour

Parking:

On-site parking

Amenities:

- Lounge Area
- Fitness Area
- Common Area Washers/Dryers
- One or Two Bedrooms Available
- Spacious Bedrooms

Common Area



Kitchen



Living Room/Kitchen



Bathroom



Bedroom



McLane

509 McLane Avenue
Morgantown, WV 26505

McLane is located four blocks from WVU's downtown campus. One and two bedroom options are available. On-site parking is available at this location.



Floor plans:

2-bedroom / 1-bathroom

1-bedroom / 1-bathroom

Parking:

On site parking

Amenities:

- **Common Area Washers/Dryers in adjacent Property (The 512)**
- **One or Two Bedrooms Available**
- **Spacious Bedrooms**

Kitchen



Living Room



Bedroom



Bathroom



Corner Pocket

256 Beechurst Avenue
Morgantown, WV 26505

Corner Pocket is located one block from WVU's downtown campus. Three and two bedroom options are available. On-site parking is available at this location.



Floor plans:

3-bedroom / 1-bathroom

2-bedroom / 1-bathroom



3-Bedroom
Virtual Tour

Parking:

On site parking

Amenities:

- **Common Area Washers/Dryers**
- **Two or Three Bedrooms Available**
- **Balcony/Deck Available**

Kitchen



Living Room/Kitchen



Living Room



Bedroom



Bedroom



Experience Morgantown the 304 way.

Contact Us

Call, text or email us today to set up a tour.

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304Properties@gmail.com

[www. 304Properties.com](http://www.304Properties.com)



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