

KANAWHA COUNTY

Wednesday May 26, 2010

**Girl Scouts headquarters for sale**

by George Hohmann  
Daily Mail Business Editor

CHARLESTON, W.Va. -- The Girl Scouts building at 210 Hale St. is for sale for \$1 million.

"It's a great buy," said Susan Thompson, executive director of the Girl Scouts of Black Diamond Council.

The council has occupied the building since 1987. Thompson said 28 council employees work there. The council serves more than 20,000 girls each year in 61 counties in West Virginia, Ohio, Virginia and Maryland. It has outgrown the space, she said.

Brooks McCabe, broker with WV Commercial Real Estate, has the listing. He said the 11,430-square-foot red brick building has three floors above ground and a useable basement.

"They've renovated it in a very functional manner," McCabe said. "What's nice about the building is the location of the stair tower and elevator lobby is such that the building can be easily subdivided into three or four suites if somebody would choose to do so.

"Many downtown buildings have elevators and stair towers in a difficult location that makes them hard to subdivide. This is an ideal property for a larger office user or for an owner-occupant who would need all or some of the space."

The building extends from Hale to Dickinson streets and has entrances on both. McCabe believes it was built in the 1930s or 1940s. An alley runs the length of one side of the building, has windows on three sides and sits on a 30-foot by 130-foot lot.

Roberta Richmond, the Girl Scouts council's chief financial officer, said the council remodeled all but the first floor before moving in on Labor Day 1987. The building was occupied by C&P Telephone Co. before the council bought it.

McCabe said the building is zoned C-10, general commercial, and is above the 100-year flood plain. The \$1 million asking price works out to \$87.49 a square foot, not counting the basement.

"The basement is clearly functional," he said. "It's not of the same quality as the other floors but it's not your average basement, either."

Thompson said the council uses the lower floor - she won't call it a basement - to produce its printed materials. "We encourage people to be green and we have put a lot of our materials online but we still send out a lot of stuff," she said.

The first floor was remodeled in 1992. "Our shop, with uniforms, games and cuddly bears, is crammed into that space, as is our local service team," she said.

The building has been on the market since mid-January. A prominent sale sign was erected last week.

Thompson said the Girl Scouts intend to remain in the Charleston area. "It's up to our board to make that final decision," she said. "We don't anticipate major growth with our staff but we need more room for our shop, our volunteers."


At some point, the Scouts would like to have a dormitory where girls and volunteers could stay overnight when they come to Charleston for meetings and events, she said.

Contact writer George Hohmann at busin...@dailymail.com or 304-348-4836.

COMMENTS (1) ON "GIRL SCOUTS HEADQUARTERS FOR SALE"

POST COMMENT

Posted By: **Walk-on-By** (2:01pm 05-26-2010)

 Report Abuse

Martin Riggs will pick it up for an easy \$500,000 and lease it to the state of WV for a million a year. Very good business person. Yes, do envy him.