



1710 EAST ARLINGTON BLVD. SUITES A & B, GREENVILLE, NC
Parcel Number 67554

PROPERTY HIGHLIGHTS

♦ Suite A—4085 +/- Square Feet

- | | |
|---------------|-------------------|
| * Teller Area | * Conference Room |
| * 12 Offices | * Breakroom |
| * 2 Bathrooms | * Workroom |
| * File Room | * IT Room |

♦ Suite B—4000+/- Total Square Feet

- | | |
|------------------|-------------------|
| * Reception Area | * Conference Room |
| * 2 Offices | * Breakroom |
| * 2 Bathrooms | |

♦ Zoned OR (Office Residential)

Sales Price: \$1,350,000.00

Lease Rate: \$16.00 PSF NNN

**For More Information,
Please Contact the Listing**

Agents:

DEBBIE W. BARBER, CCIM
Commercial Broker

(252) 916-2703

STEPHANIE WARREN
Commercial Broker

(817) 559-3196

Kittrell and Armstrong has made every effort to present accurate information here. Any disclosures of current performance or specifications are not a guarantee of future performance. All figures and assumptions should be independently verified.

PROPERTY OVERVIEW

Located at 1710 East Arlington Blvd in Greenville, NC, this prime office property offers two spacious suites, ideal for professional services, medical offices, or financial institutions. Priced at \$1,350,000 with a lease rate of \$16.00 PSF NNN, the property is zoned OR (Office Residential) and provides excellent visibility in a thriving business district. Suite A, spanning approximately 4,085 +/- square feet, features a teller area, conference room, 12 private offices, a breakroom, two bathrooms, a workroom, a file room, and an IT room. Suite B, totaling approximately 4,000 +/- square feet, includes a reception area, conference room, two private offices, a breakroom, and two bathrooms. This property presents an excellent opportunity for owner-occupiers or investors seeking a well-located, versatile office space with strong leasing potential.

For more details or to schedule a viewing, please contact our dedicated listing agents at Kittrell & Armstrong. Don't miss out on this fantastic commercial opportunity!



This exceptional office property, located at 1710 East Arlington Blvd in Greenville, NC, offers an outstanding opportunity for owner-occupiers or investors. Priced at \$1,350,000 with a lease rate of \$16.00 PSF NNN, this versatile property is well-positioned in a thriving business district, providing excellent visibility and accessibility.

- **Zoning:** Office Residential (OR)
- **Total Square Footage:** Approximately 8,085 +/- SF
- **Traffic Count:** 23,000 vehicles per day

Suite A – 4,085 +/- SF

- Ideal for financial institutions, medical offices, or professional services
- Spacious layout with multiple offices and functional work areas

Suite B – 4,000 +/- SF

- Well-designed space suitable for various professional uses
- Includes reception, conference room, and private offices

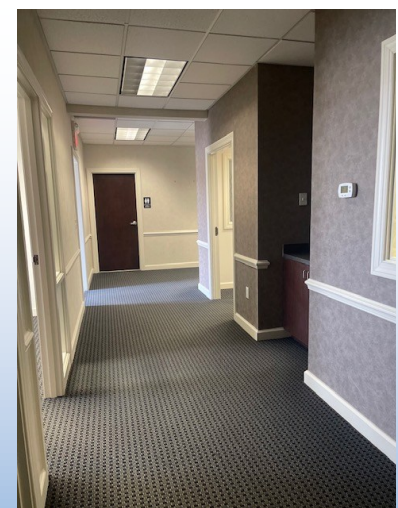
Strategically situated in a high-traffic area, this property is ideal for professional services, medical offices, or financial institutions. With its functional layout and prime location, it offers strong leasing potential and an excellent investment opportunity.

This combination of features makes it a versatile and convenient option for a wide range of commercial businesses. Call today to learn more!

Offered Exclusively By:

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PICTURES - SUITE A



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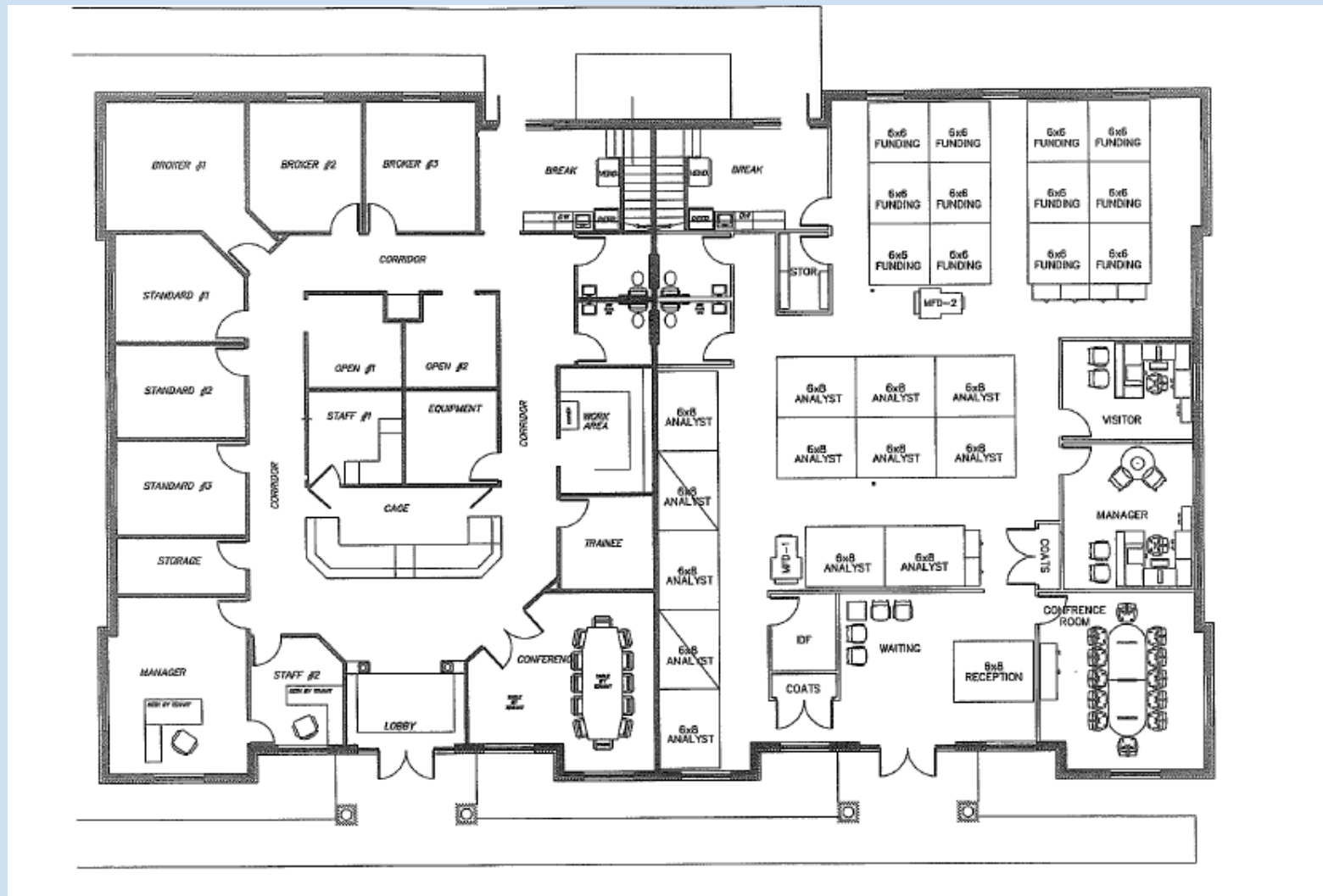
PICTURES - SUITE B



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Property Floorplan and Layout



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KA**KITTRELL &
ARMSTRONG, LLC**

2815 B Charles Boulevard
Greenville, North Carolina 27858
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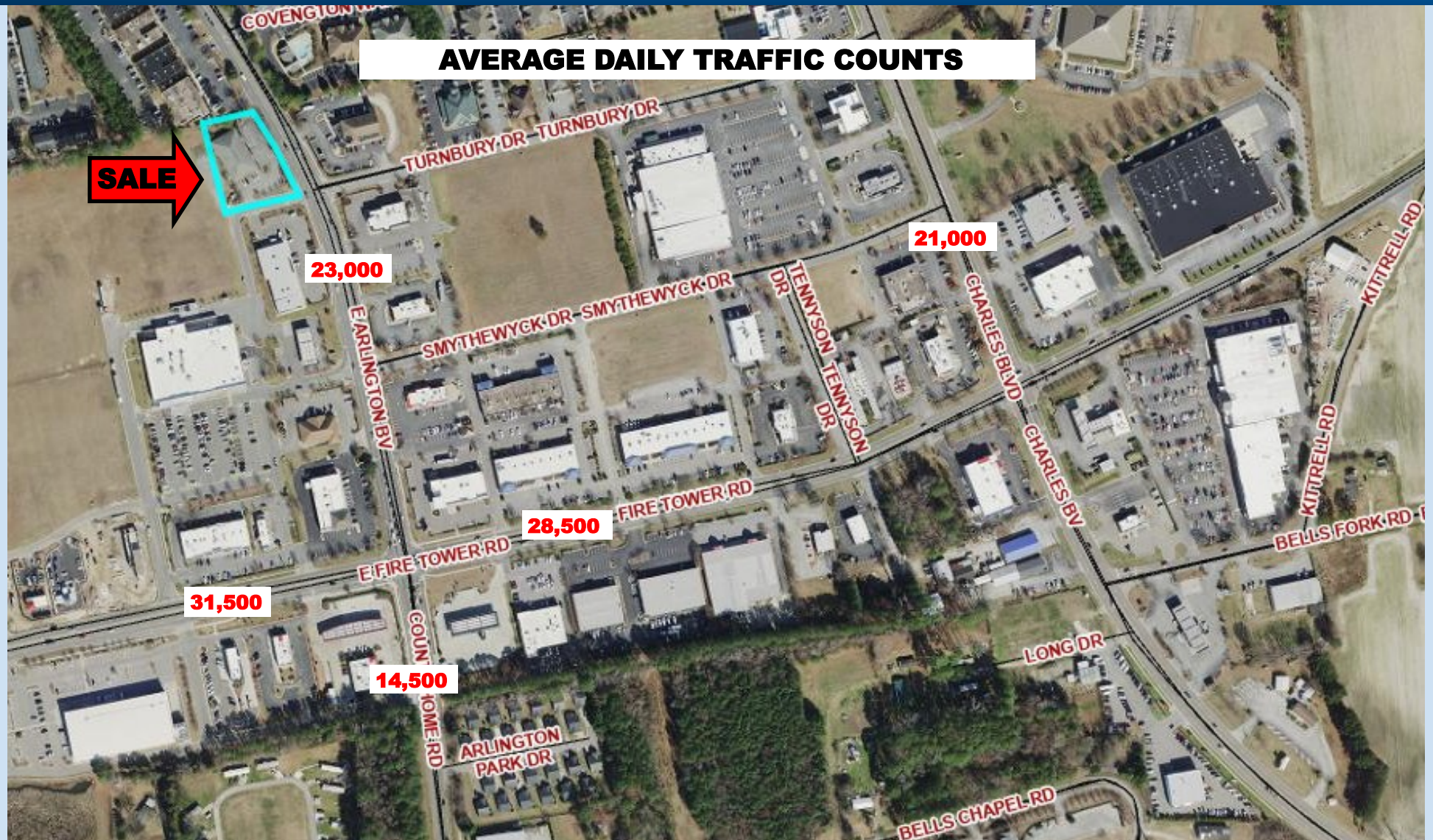
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OFFICE RESIDENTIAL ZONING PERMITTED USES

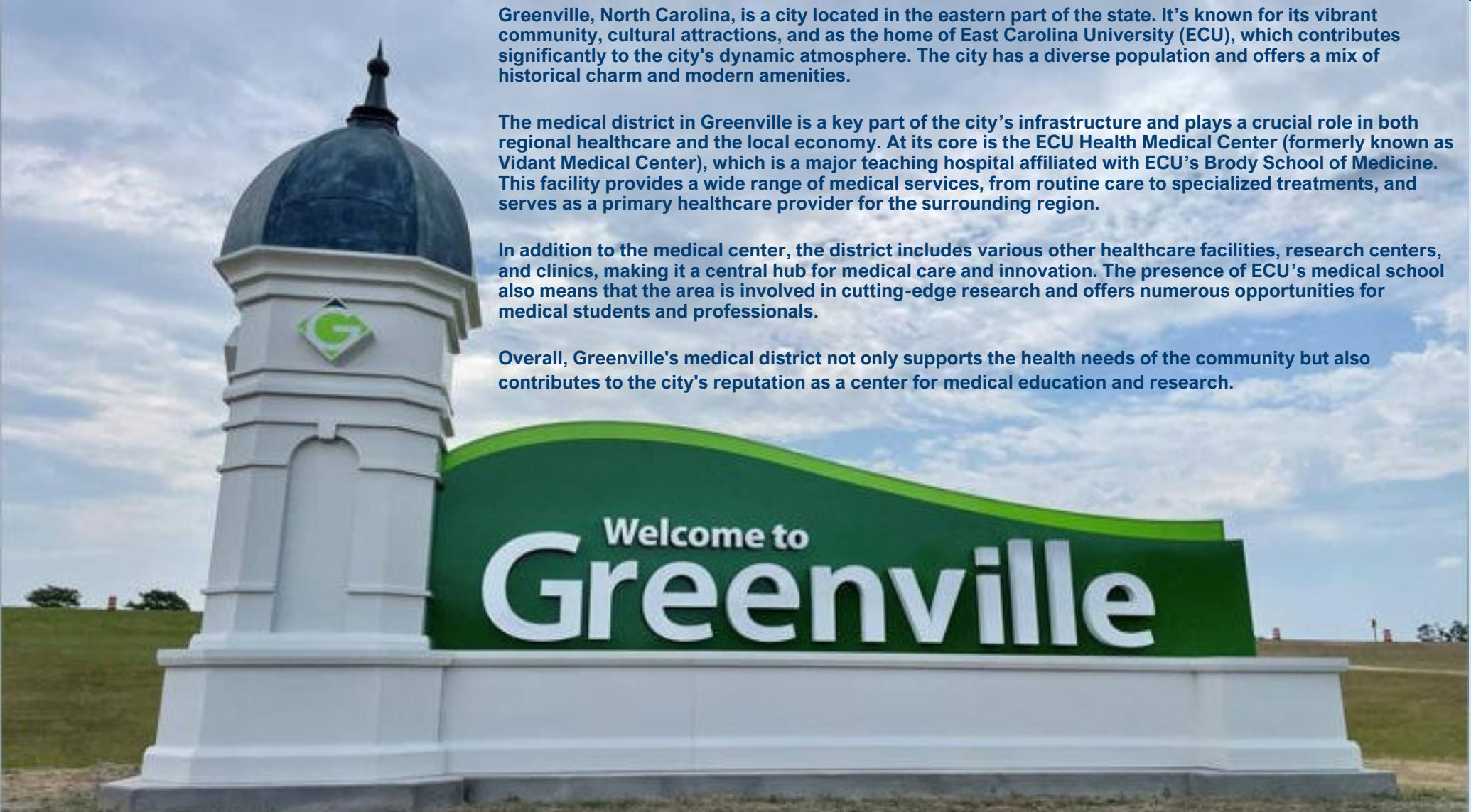
- ◆ Retail Sales
- ◆ Residential
 - * Two-Family attached or Multi-Family development
 - * Retirement Center/Home
 - * Nursing; Convalescent Center; Maternity Home; Major Care Facility
- ◆ Governmental Municipal Buildings
- ◆ Farming; Agriculture; Horticulture; Forestry
- ◆ Recreational/Entertainment
 - * Public Park or Recreational Facility
 - * Private Noncommercial Park
- ◆ Office/Financial/Medical
 - * Office (Professional and Business)
 - * Operational /Processing Center
 - * Banks, Savings and Loans; Investment Institutions
 - * Medical, Dental, Clinics
- ◆ Services
 - * Barber or Beauty Shop
 - * Manicure/Pedicure Salon
 - * Church
 - * Hospital
 - * Art Studio/Gallery including Art and Supply Sales
 - * Funeral Home
 - * School
 - * Library
 - * Museum
- ◆ Retail Trade
 - * Book or Card Store, News Stand
 - * Florist
- ◆ Construction Office; Temporary, including Modular Office

OFFICE RESIDENTIAL ZONING SPECIAL USES

- ◆ Residential
 - * Multifamily Development
 - * Dormitory
 - * Residential Quarters for Residential Manager
 - * Nursing, Convalescent Center or Maternity Home
 - * Fraternity or Sorority House
- ◆ Public Utility Building or Use
- ◆ Recreation
 - * Tennis Club; Indoor and Outdoor Services
 - * Commercial Recreation; Indoor Only
- ◆ Parking Lot Structure
- ◆ Services
 - * Child Day Care Facilities
 - * Adult Day Care Facilities
 - * Convention Center—Private
 - * Hotel, Motel, Bed and Breakfast Inn; Limited and Extended Stay Lodging
 - * Mental Health Rehabilitation Services
- ◆ Retail Trade
 - * Restaurant; Conventional, Regulated Outdoor Activities

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Greenville, North Carolina, is a city located in the eastern part of the state. It's known for its vibrant community, cultural attractions, and as the home of East Carolina University (ECU), which contributes significantly to the city's dynamic atmosphere. The city has a diverse population and offers a mix of historical charm and modern amenities.

The medical district in Greenville is a key part of the city's infrastructure and plays a crucial role in both regional healthcare and the local economy. At its core is the ECU Health Medical Center (formerly known as Vidant Medical Center), which is a major teaching hospital affiliated with ECU's Brody School of Medicine. This facility provides a wide range of medical services, from routine care to specialized treatments, and serves as a primary healthcare provider for the surrounding region.

In addition to the medical center, the district includes various other healthcare facilities, research centers, and clinics, making it a central hub for medical care and innovation. The presence of ECU's medical school also means that the area is involved in cutting-edge research and offers numerous opportunities for medical students and professionals.

Overall, Greenville's medical district not only supports the health needs of the community but also contributes to the city's reputation as a center for medical education and research.

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Greenville, North Carolina is one of the major retail, healthcare, educational, cultural and sports hub of eastern North Carolina. It is home to ECU Medical Center, East Carolina University and Brody School of Medicine. It is also a leading retail center and ranks as one of only a dozen billion dollar retail markets in the state.

The local economy is well diversified with industries in advanced manufacturing, pharmaceuticals, life science, and food processing. Major employers include: East Carolina University (education), ECU Medical Center (health care), Patheon (pharmaceutical manufacturing), DSM Dyneema (chemical manufacturing), Hyster-Yale (lift trucks), Grady-White (boats), ASMO (electric motors), Attends Healthcare Products (paper products), Mestek (steam unit heaters), and The Roberts Company, Inc. (metal fabrication).

ECU Medical Center is the third largest Level I Trauma Center in the nation and serves as the flagship teaching hospital for the Brody School of Medicine at East Carolina University. They are a tertiary care referral center and designated Magnet hospital. Their thousands of dedicated health care professionals include specialists from all over the country and around the world.

East Carolina University (ECU), is the state's third largest institution of higher education. It offers over 100 undergraduate and 99 graduate degree programs in concentrations such as Engineering, Technology, Business, Medicine, and Dental Medicine. ECU also holds the distinction of being classified among the Doctoral/Research Universities by the Carnegie Foundation.



CITY OF GREENVILLE DEMOGRAPHICS

2024 Population	90,856
2024 Total Households	39,424
2024 Average HH Income	\$73,897

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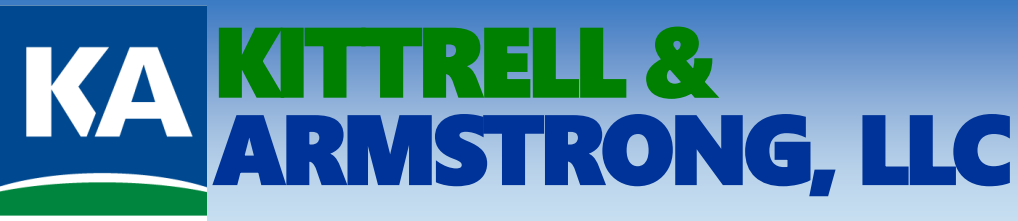
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About Us...

Bryant Kittrell & Stan Armstrong formed a partnership in September, 2003 that services all of eastern North Carolina. Kittrell & Armstrong offers buyer and seller representation, landlord and tenant representation, office building sales and leases, land acquisitions and sales, industrial sales and leases, build-to-suit, 1031 tax deferred exchanges, and consulting services.

Tommy Stoughton joined the firm as partner in 2013. Tommy is a broker and has been managing and developing commercial real estate projects in eastern North Carolina since the early 1990's. He is a long time resident of Greenville and has valuable experience in assembling and leasing properties for larger projects such as apartments, hotels and shopping centers.

What Sets Us Apart...

Kittrell & Armstrong, LLC is a full service commercial brokerage firm. Our combined experience of over eighty years allows us to meet the challenges of even the most complicated transactions for our clients. Whether buying or selling, you can feel confident in knowing you have a team of experts at your disposal to advise and guide you through your real estate transaction.

Our Brokers at Kittrell & Armstrong work together as a collective team for the benefit of our clients to ensure they receive the best representation possible. At our firm, you will not just have one agent working for you, you have the entire team!

Our property listings receive national exposure! Not only do we market our listings on the most widely used commercial listing services in North America, we maintain a database of prospects, clients, and local and national brokers that receive our Marketing Packages and Property Listings Sheet on a weekly and monthly basis.

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