



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

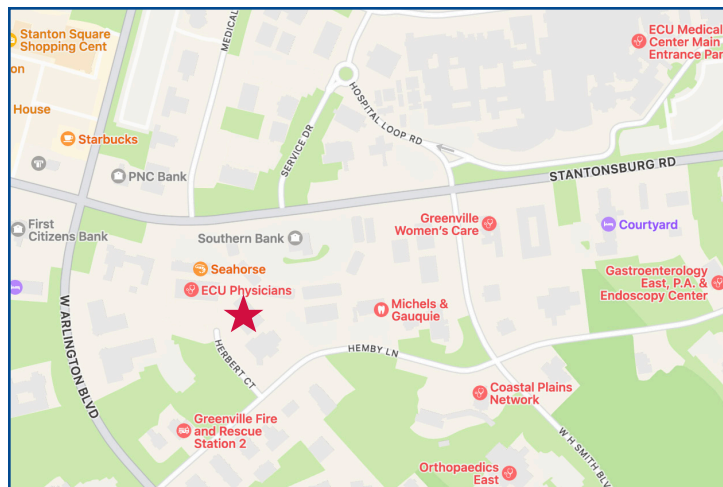
For Sale

Investment Property

Single Tenant Medical

(Located In The Heart Of Greenville's Medical District)
Tenant – ECU Pediatric Specialty Care

2150 Herbert Court, Greenville, North Carolina



- **Tenant:**
ECU Pediatric Specialty Care – Since 2005
(East Carolina University On Behalf Of The State Of North Carolina)
- **Offering Price:** \$3,335,000
- **Estimated Net Operating Income (NOI):** \$225,137
- **Annual Escalations:**
Three Percent (3%)
- **Lease Expiration:**
December 31, 2031
+/- 5.9 Years Of Lease Term
- **Lease:** Available Upon Request And Execution Of A Confidentiality Agreement
- **Square Footage:**
Approximately 11,441 Square Feet
- **Floor Plan:**
See Below/Attached
- **Acreage:**
Approximately 1.24 Acres
- **Survey/Site Plan:**
See Below/Attached
- **Aerial:** See Below/Attached
- **Zoning:** MO (Medical Office)
- **Parcel Number:** 66543
- **Tenant Obligations:**
Utilities & Janitorial
- **Landlord Obligations:**
Property Taxes, Insurance, Grounds Maintenance, HVAC, Plumbing, Electrical, Roof, Structure & Parking Lot
- **Roof:**
Standing Seam Metal Roof
- **Year Built:** 2005

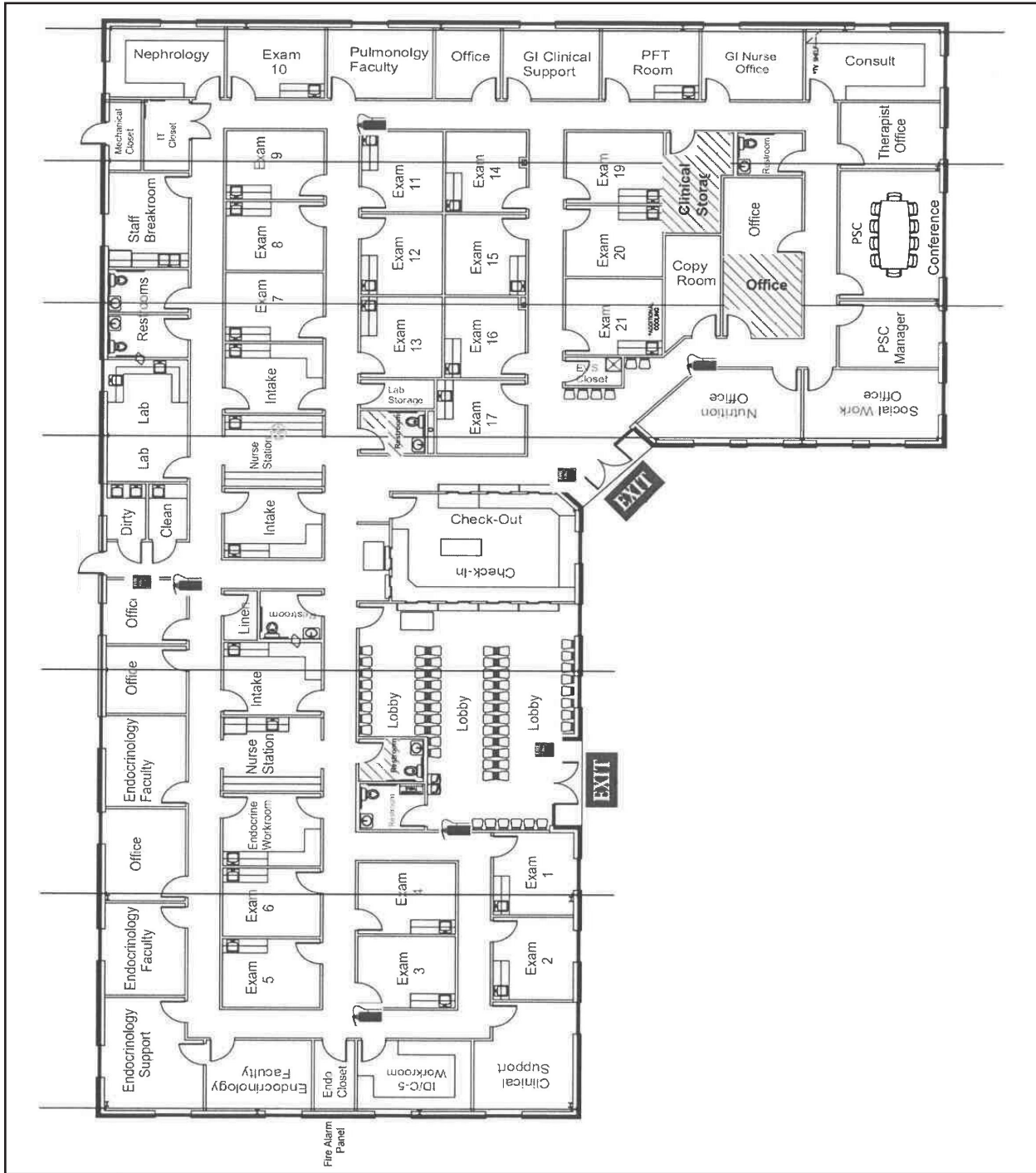
for more information contact

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Building Floor Plan

Disclaimer: The floorplan is considered accurate; however, listing agency makes no representations and/or warranties as to the accuracy of the floor plans or the square footage.

for more information contact

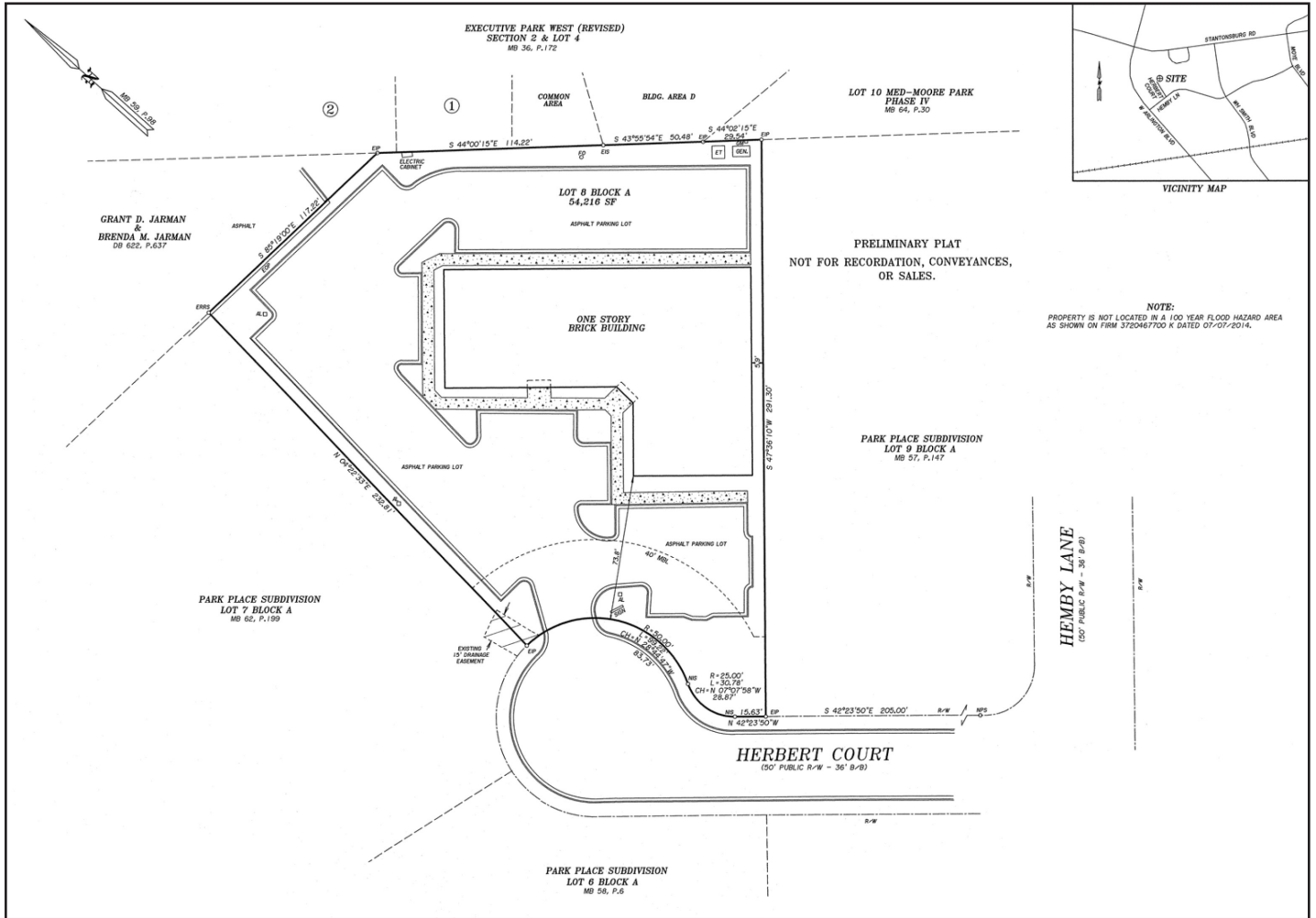
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Site Plan/Survey

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Aerial

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