



2815 B Charles Boulevard
Greenville, North Carolina 27858
(252) 355-0088
www.kittrellandarmstrong.com

Your Leader in Commercial Real Estate



110 E ARLINGTON BLVD., GREENVILLE, NC
Parcel Number 27385

PROPERTY HIGHLIGHTS

Well located in an office park setting with easy access to the Pitt County Courthouse, ECU and ECU Health Medical Center.

- ♦ 9800 +/- Square Feet
- ♦ 6400 +/- SF Downstairs, 3400 +/- SF Upstairs (Unfinished)
- ♦ 22 Offices, 2 Conference Rooms, 2 Bathrooms, 2 File Rooms, Copy Room, Mail Room and Reception Area
- ♦ 26 Parking Spaces
- ♦ Zoned CG (General Commercial)

FOR SALE: \$1,025,000

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

Agents:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner

(252) 531-9844

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

This well-located commercial property offers 9,800 +/- square feet of space in a professional office setting with easy access to the Pitt County Courthouse, East Carolina University (ECU), and ECU Health Medical Center. The building features 6,400 +/- SF of finished space on the main level and an additional 3,400 +/- SF of unfinished space upstairs, providing excellent potential for future expansion or customization. Inside, the layout includes 22 offices, 2 conference rooms, 2 bathrooms, 2 file rooms, a copy room, a mail room, and a welcoming reception area—ideal for a variety of professional uses including medical, legal, or institutional operations. Zoned CG (General Commercial), the property also offers 26 on-site parking spaces for staff and visitors. This is a prime opportunity to own a versatile and spacious office facility in the heart of Greenville's business district.

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!



- **9,800 +/- SF Total** – Includes 6,400 +/- SF finished downstairs and 3,400 +/- SF unfinished upstairs
- **22 Private Offices**, 2 Conference Rooms, plus 2 Bathrooms, 2 File Rooms, Copy Room, Mail Room & Reception Area
- **26 On-Site Parking Spaces** – Ample parking for staff and visitors
- **Prime Office Park Location** – Easy access to Pitt County Courthouse, ECU, and ECU Health Medical Center
- **Flexible Space** – Ideal for medical, legal, professional services, or institutional use

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:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196



Reception Area



Conference Room #1



Conference Room #2



Office



Office



Breakroom

Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196

[illegible]

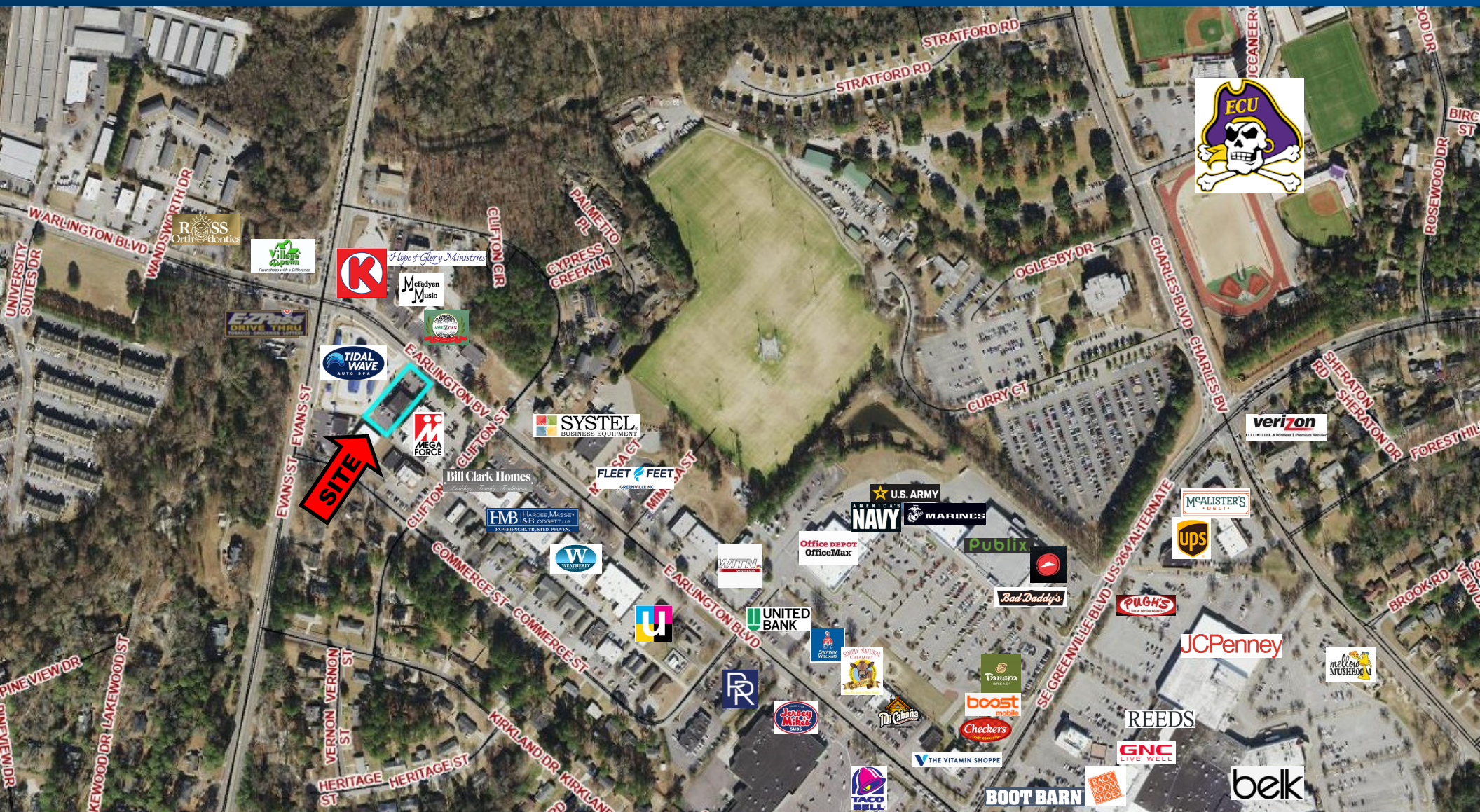
STEPHANIE WARREN
Commercial Broker
(817) 559-3196

KA**KITTRELL &
ARMSTRONG, LLC**

2815 B Charles Boulevard
Greenville, North Carolina 27858
(252) 355-0088

www.kittrellandarmstrong.com

Your Leader in Commercial Real Estate



Offered Exclusively By:

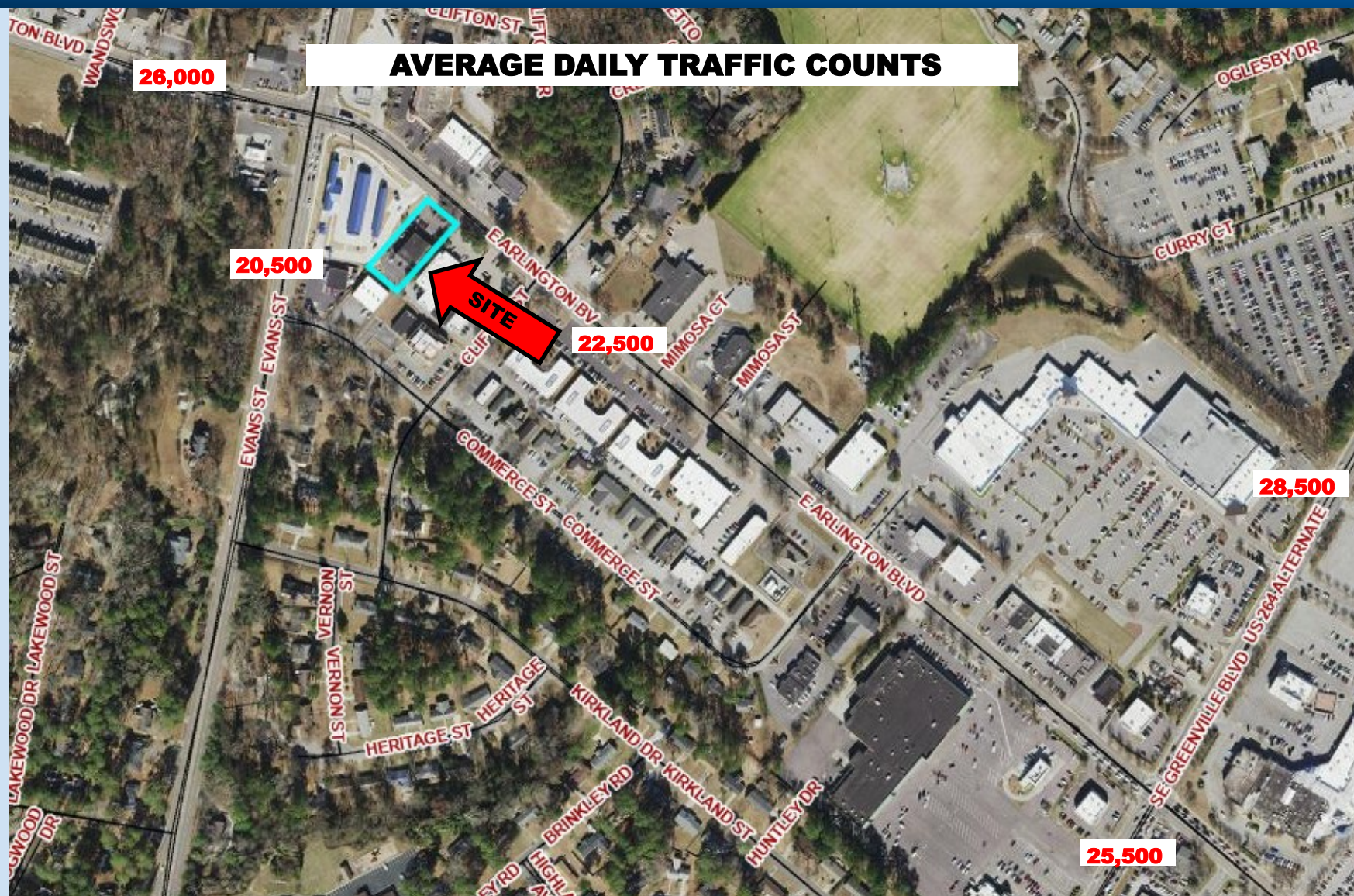
STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196



Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196

GENERAL COMMERCIAL ZONING PERMITTED USES

- ◆ Governmental Municipal Buildings
- ◆ Liquor Store, State ABC
- ◆ Farming; Agriculture; Horticulture; Forestry
- ◆ Recreational/Entertainment
 - * Public Park or Recreational Facility
 - * Bowling Alley
 - * Theatre
 - * Athletic Club (Indoor Only)
- ◆ Office/Financial/Medical
 - * Office (Professional and Business)
 - * Operational /Processing Center
 - * Banks, Savings and Loans; Investment Institutions
 - * Medical, Dental, Clinics
- ◆ Services

* Barber or Beauty Shop	* Funeral
* Manicure/Pedicure Salon	* School
* Church	* Library
* Hospital	* Museum
* Hotel, Motel, Bed and Breakfast	
- ◆ Retail Trade

* Restaurant	* Pet Shop
* Florist	* Dry Cleaners
* Convenience Store	* Pawnbroker
* Auto Parts Sales	* Pharmacy
- ◆ Construction Office; Temporary, including Modular Office
- ◆ Parking Lot or Structure

GENERAL COMMERCIAL ZONING SPECIAL USES

- ◆ Residential Quarters for Residential Manager
- ◆ Public Utility Building or Use
- ◆ Mini-Storage Warehouse; Excluding Outdoor Storage
- ◆ Recreation
 - * Athletic Club; Indoor and Outdoor Services
 - * Billiard Parlor or Pool Hall
 - * Public or Private Club
- ◆ Veterinary Clinic or Animal Hospital
- ◆ Services
 - * Child Day Care Facilities
 - * Adult Day Care Facilities
 - * Convention Center—Private
- ◆ Retail Trade
 - * Restaurant; Regulated Outdoor Activities
 - * Gasoline or Automotive Fuel Sales
 - * Appliances; Commercial Use, Sales and Accessory Repair

Offered Exclusively By:

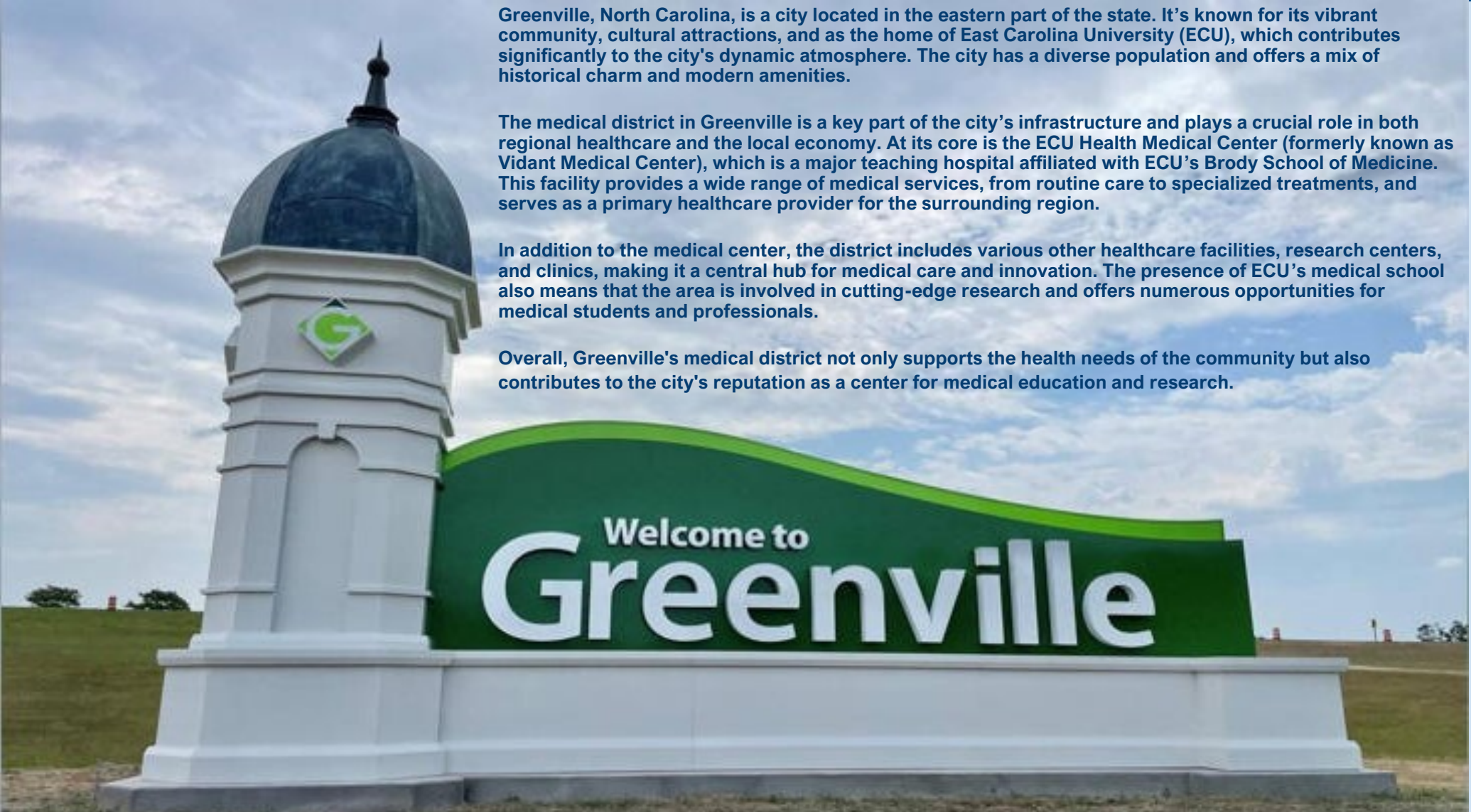
STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196



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.

Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196



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

Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196



Greenville, NC

BEST PLACES TO LIVE IN THE U.S. 2025

A dynamic and welcoming city, Greenville is home to East Carolina University and provides residents with an affordable cost of living, vibrant arts and music scenes and plenty of parks and green spaces, a recipe for creating the perfect college town.

Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196



Offered Exclusively By:

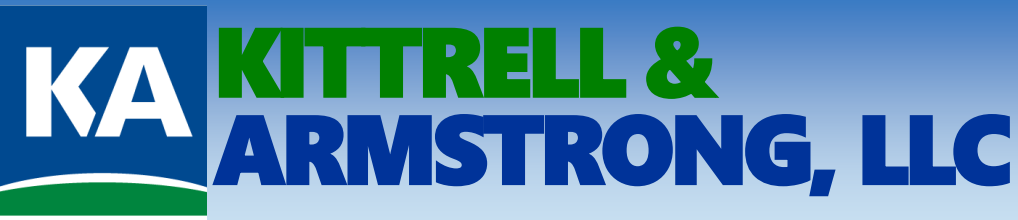
STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196



2815 B Charles Boulevard
Greenville, North Carolina 27858
(252) 355-0088
www.kittrellandarmstrong.com

Your Leader in Commercial Real Estate

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.

Offered Exclusively By:

STANLEY H. ARMSTRONG, CCIM, SIOR
Managing Partner
(252) 531-9844

THOMAS F. STOUGHTON, MBA
Managing Partner
(252) 355-0088

BRYANT KITTRELL, III, SIOR
Managing Partner
(252) 355-0088

DEBBIE W. BARBER, CCIM
Commercial Broker
(252) 916-2703

STEPHANIE WARREN
Commercial Broker
(817) 559-3196