

OFFICE SUITE  
AVAILABLE FOR LEASE

845 Johns Hopkins (Suite C Upstairs) | Greenville, NC



MULLARKEY  
REAL ESTATE GROUP

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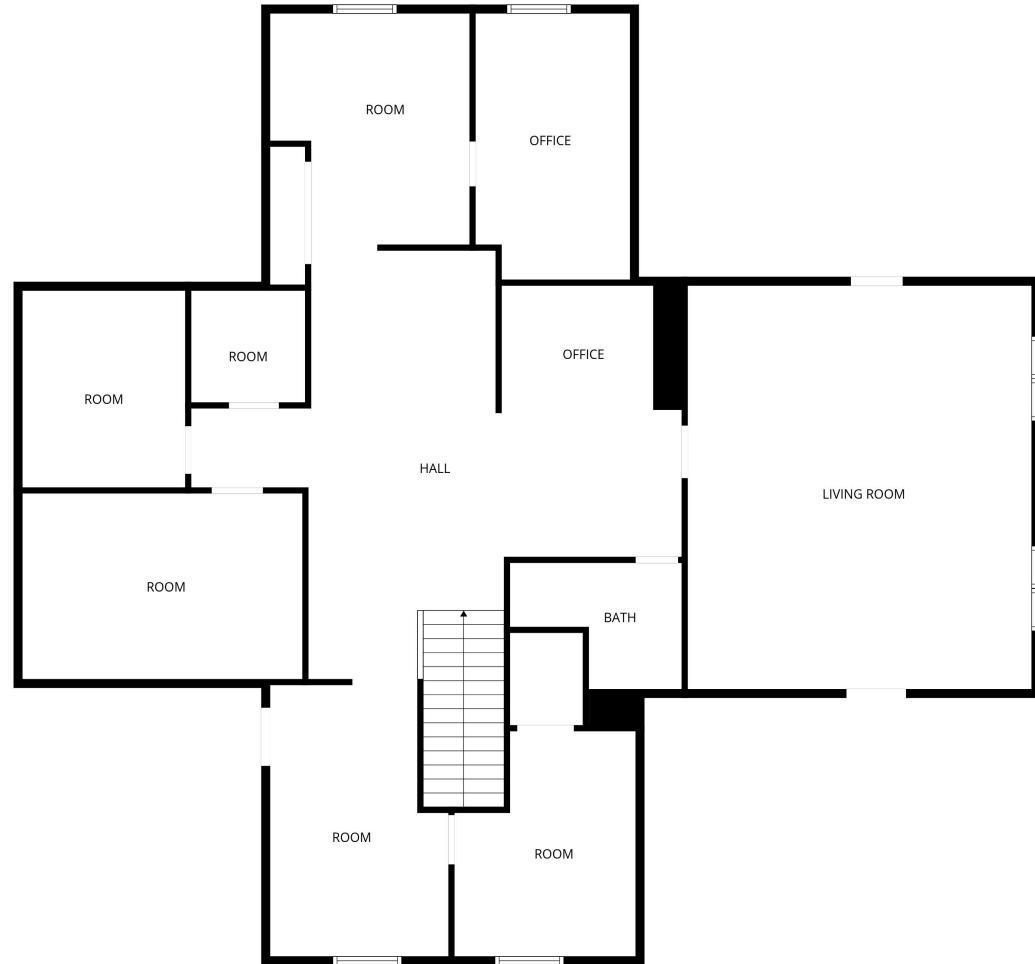
**EXECUTIVE SUMMARY**

Mullarkey Real Estate Group is pleased to offer **845 Johns Hopkins (Suite C)** for lease — a ±2,350 square foot medical building located in Greenville's established Medical District corridor. The property is comprised of **three individual suites**, each offering functional layouts and modern building systems located in one of Greenville's most visible and accessible commercial areas.

Situated on **0.54 acres**, the building features excellent frontage, direct access from Johns Hopkins drive, and ample on-site parking. Tenant mix includes **Eastern Neurology & Pinnacle Dermatology**.

This suite provides a versatile foundation for professional offices, or light medical use. The property's **Medical Office (MO)** zoning supports a wide range of business types and allows flexibility for tenant build-out and design.

With a strong location, updated infrastructure, and practical suite configurations, **845 Johns Hopkins Drive** presents a rare opportunity for small to mid-size businesses to lease quality space in Greenville's proven Medical District corridor.



|                             | Suite C        |
|-----------------------------|----------------|
| <b>Suite Size (Approx.)</b> | ±2,350 SF      |
| <b>Base Rent</b>            | \$10.21 psf/yr |
| <b>Estimated OPEX</b>       | \$0.00 psf/yr  |
| <b>Availability</b>         | 60 Day Notice  |

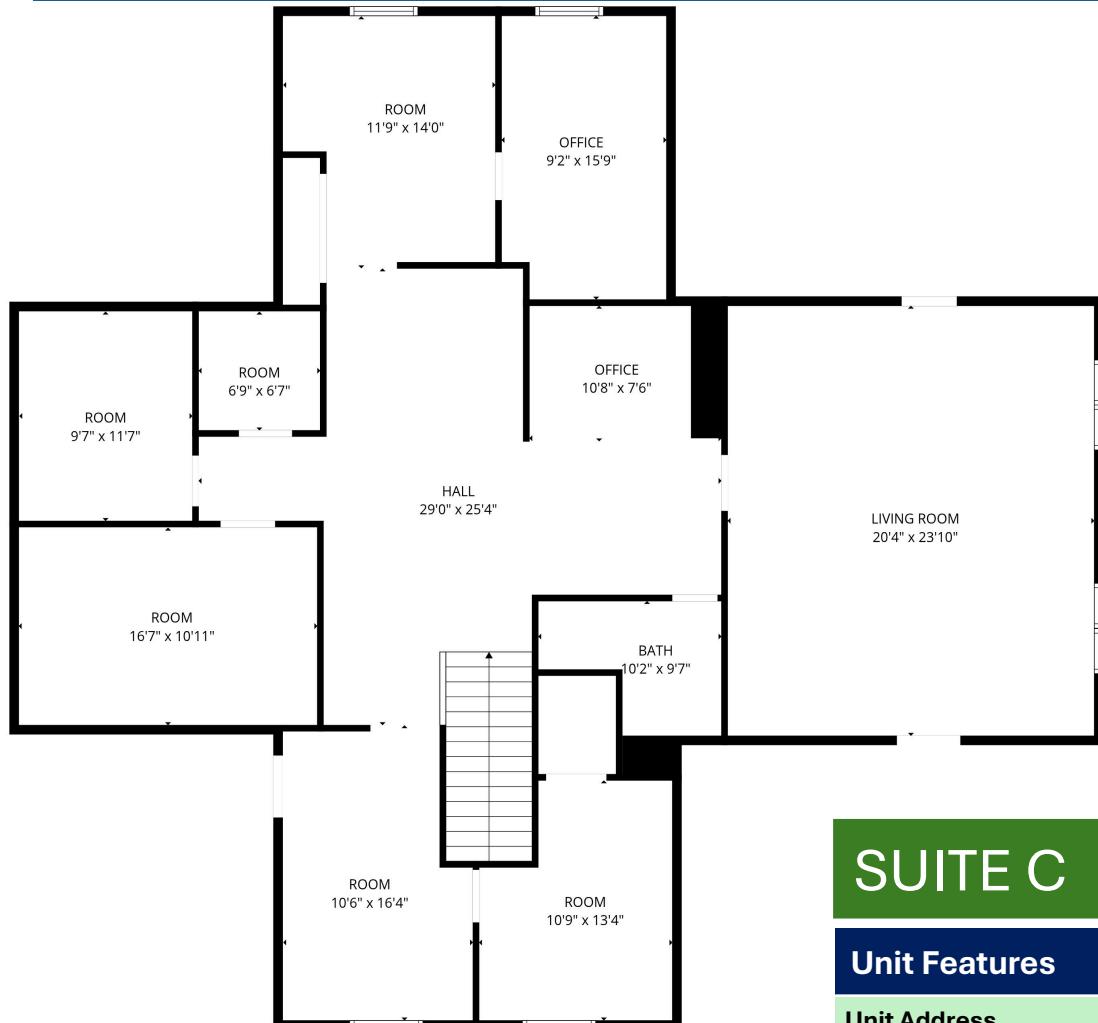
## PROPERTY FEATURES

|                                  |   |
|----------------------------------|---|
| <b>Property Address</b>          | 845 Johns Hopkins Drive (Suite C), Greenville, NC                   |
| <b>Building Size</b>             | ±6,900 SF total – three suites (A±2,550, B±2,000, C±2,350)          |
| <b>Site Area</b>                 | ±0.54 acres   |
| <b>Year Built / Improvements</b> | Built 2002  |
| <b>Zoning</b>                    | Medical Office (MO)   |
| <b>Condition</b>                 | Traditional Office space  |
| <b>HVAC</b>                      | Newly replaced (2024)   |
| <b>Utilities</b>                 | Public water, sewer, and electric                                   |
| <b>Access</b>                    | Direct ingress/egress from Johns Hopkins Drive and Stantonburg Road |
| <b>Parking</b>                   | Ample on-site surface parking                                       |
| <b>Visibility</b>                | Great Visibility – off heavily traveled Medical Corridor            |
| <b>Ingress Egress</b>            | Easy access from Johns Hopkins with convenient on-site circulation  |
| <b>Availability</b>              | (One) suites available – 60-day notice occupancy                    |
| <b>Property Address</b>          | 845 Johns Hopkins Drive (Suite C)                                   |

**845 Johns Hopkins Drive** is a ± 6,900-square-foot commercial building located in the heart of Greenville's Medical District corridor. The property is divided into three individual suites ranging from approximately ± 2,000 to ± 2,550 square feet each, providing flexible leasing opportunities for professional, medical, or service-oriented users.

With **strong visibility, ample parking, and Medical Office (MO) zoning**, 845 Johns Hopkins Drive offers small to mid-size businesses a rare opportunity to lease quality, functional space in one of Greenville's most accessible and well-established commercial corridors.





## SUITE C

### Unit Features

|                     |  |
|---------------------|--|
| <b>Unit Address</b> | 845 Johns Hopkins Drive, Suite C, Greenville, NC |
| <b>Suite Size</b>   | ± 2,350 Square Feet (Upstairs)                   |
| <b>Monthly Rent</b> | = \$2,000 / Month                                |
| <b>Restrooms</b>    | 01   |
| <b>Condition</b>    | Traditional Office space                         |
| <b>Availability</b> | 60 Day Notice                                    |



# GREENVILLE

## PITT COUNTY NORTH CAROLINA

Greenville, North Carolina serves as the economic, educational, and cultural hub of Eastern North Carolina. Located approximately **85 miles east of Raleigh** and midway between the **Research Triangle** and the **Atlantic coast**, Greenville provides a central position for regional logistics and manufacturing operations.

The city is the seat of **Pitt County** and anchors a **metropolitan population of roughly 190,000 residents**, supported by a diverse economic base that includes **education, healthcare, pharmaceuticals, and advanced manufacturing**.

Greenville's pro-business environment, access to skilled labor, and improving transportation infrastructure have positioned it as a **rising industrial node** within the Carolinas.

### TOP 10

BEST SMALL PLACES FOR  
BUSINESS & CAREER  
-FORBES

### TOP 25

MID-CITY BUSINESS  
GROWTH & DEVELOPMENT  
-FORBES

## ECONOMIC DRIVERS



### Education & Research

Home to **East Carolina University (ECU)** — the fourth-largest university in North Carolina with over 29,000 students — and the **Brody School of Medicine**, driving education, research, and healthcare innovation.



### Healthcare

**ECU Health Medical Center** anchors a regional healthcare system employing more than **8,000 people**, making it one of Eastern North Carolina's largest employers.



### Manufacturing & Industry

Major regional employers include **Thermo Fisher Scientific, Grady-White Boats, Hyster-Yale Group, Avient, and Mayne Pharma**, reflecting a well-diversified industrial base.



### Logistics & Connectivity

Proximity to **U.S. 264 / I-587** provides direct connections to **I-95, Raleigh-Durham, and the Port of Morehead City**, enabling efficient regional distribution.



### Workforce Development

Supported by **Pitt Community College** and the **NC Pharmaceutical Services Network**, offering workforce training aligned with regional industry needs.

## Location Overview

**Centrally positioned just off Stantonburg Road, 845 Johns Hopkins** lies within one of Greenville's most

established and active commercial corridors. The property sits steps from a robust mix of **national retailers, restaurants, and ECU Health**, offering tenants the convenience and visibility of a proven trade area without the congestion of direct frontage.

### Regional Access

- ECU Health / ECU Campus — 3 min
- Greenville Boulevard (SE) — 3 min
- Downtown Greenville — 10 min
- US 264 Bypass / I-587 — 5 min
- Pitt-Greenville Airport (PGV) — 15 min
- Raleigh — 90 min

The surrounding trade area continues to experience steady commercial growth, supported by new medical, retail, and service developments. Making **845 Johns Hopkins Drive** a prime location for professional, showroom, and service-based tenants.

