

OFFICE SUITE  
AVAILABLE FOR LEASE

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



**MULLARKEY**  
REAL ESTATE GROUP

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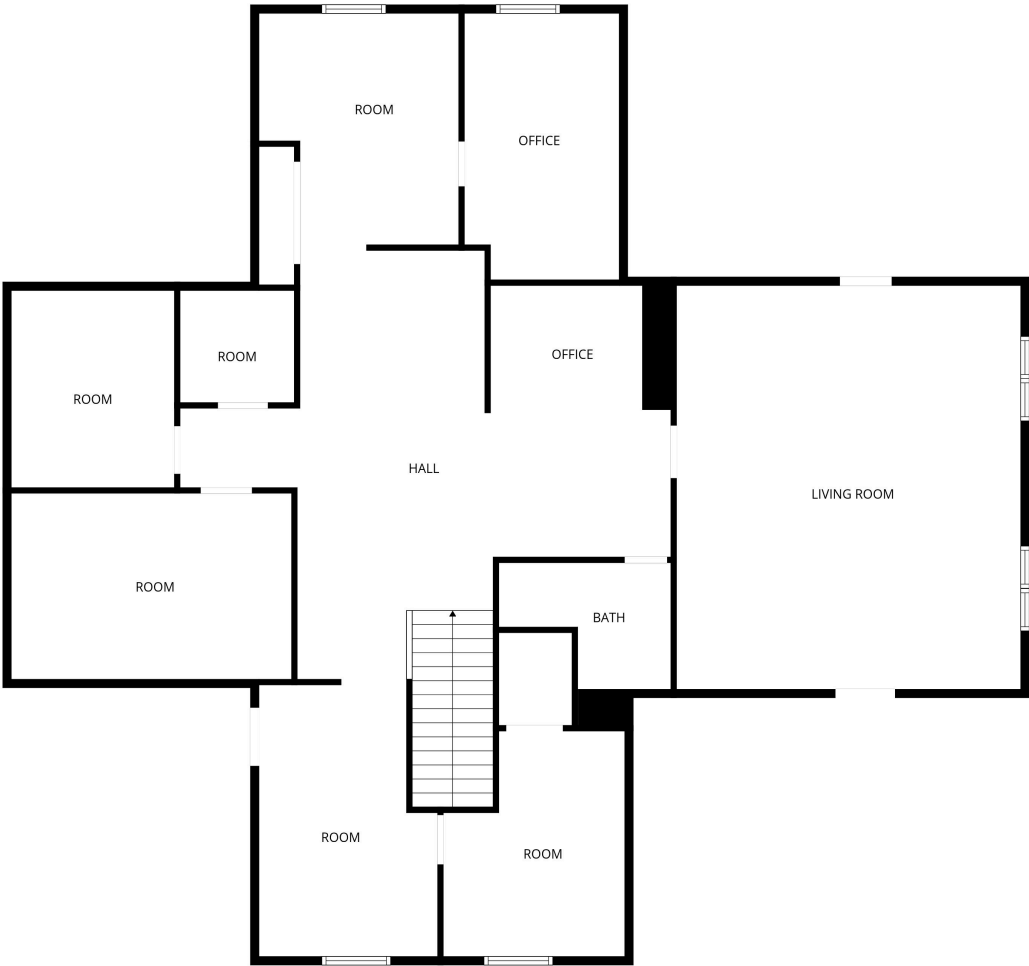
EXECUTIVE SUMMARY

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

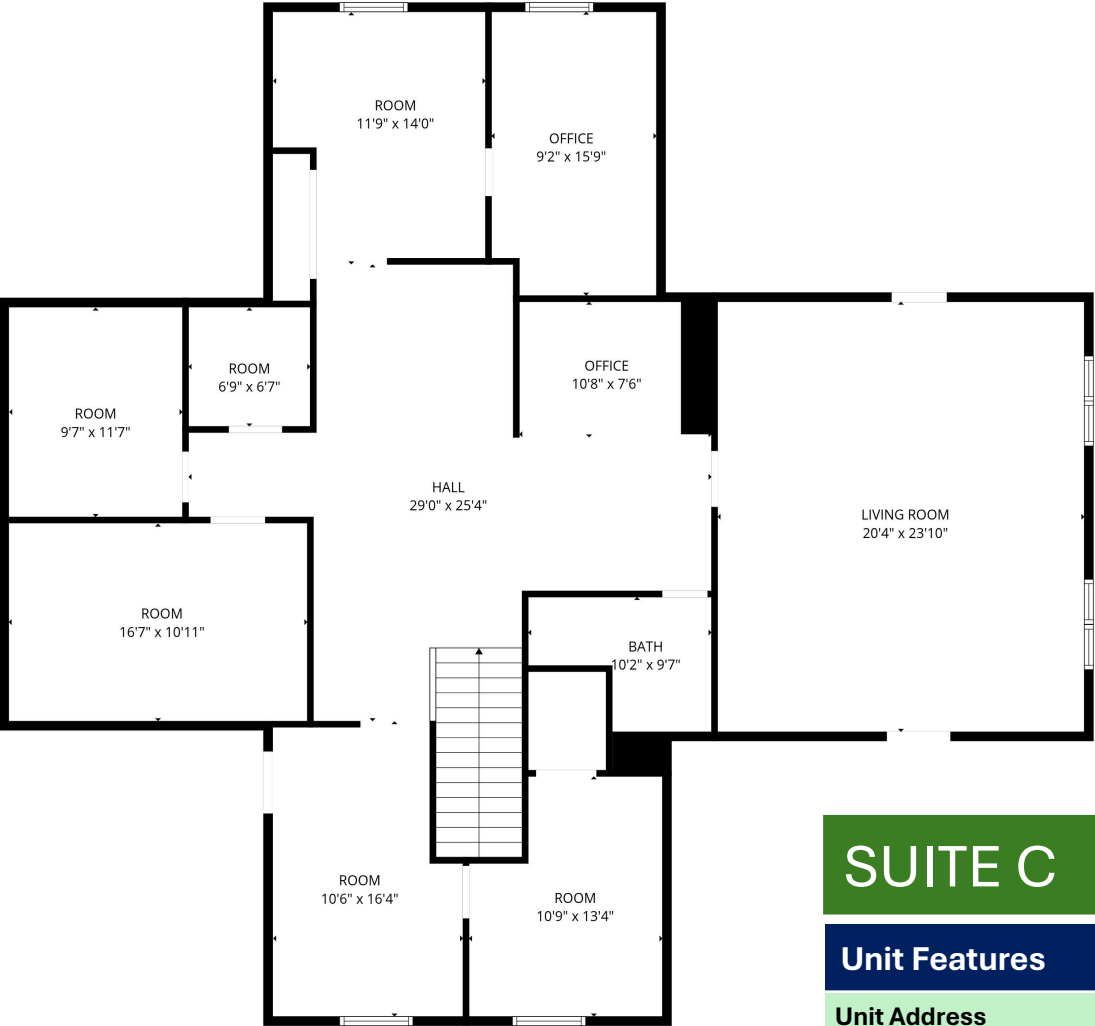
### PROPERTY FEATURES

Property Address	845 Johns Hopkins Drive (Suite C), Greenville, NC
Building Size	±6,900 SF total – three suites (A±2,550, B±2,000, C±2,350)
Site Area	±0.54 acres
Year Built / Improvements	Built 2002
Zoning	Medical Office (MO)
Condition	Traditional Office space
HVAC	Newly replaced (2024)
Utilities	Public water, sewer, and electric
Access	Direct ingress/egress from Johns Hopkins Drive and Stantonsburg Road
Parking	Ample on-site surface parking
Visibility	Great Visibility – off heavily traveled Medical Corridor
Ingress Egress	Easy access from Johns Hopkins with convenient on-site circulation
Availability	(One) suites available – 60-day notice occupancy
Property Address	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	
Unit Address	845 Johns Hopkins Drive, Suite C, Greenville, NC
Suite Size	± 2,350 Square Feet (Upstairs)
Monthly Rent	= \$2,000 / Month
Restrooms	01
Condition	Traditional Office space
Availability	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.

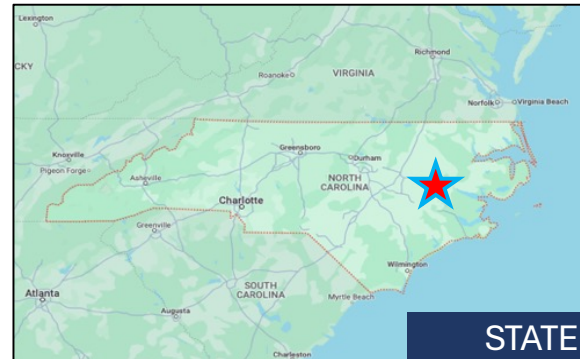
### Location Overview

**Centrally positioned just off Stantonsburg 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.

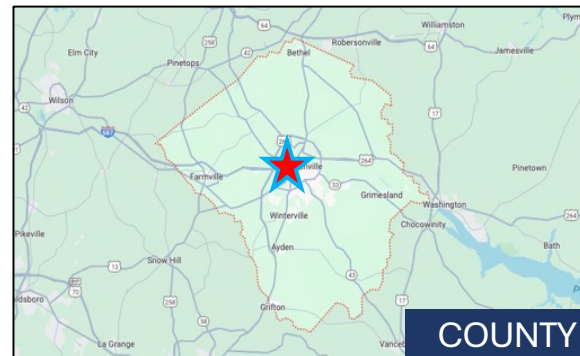
### Regional Access

- 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

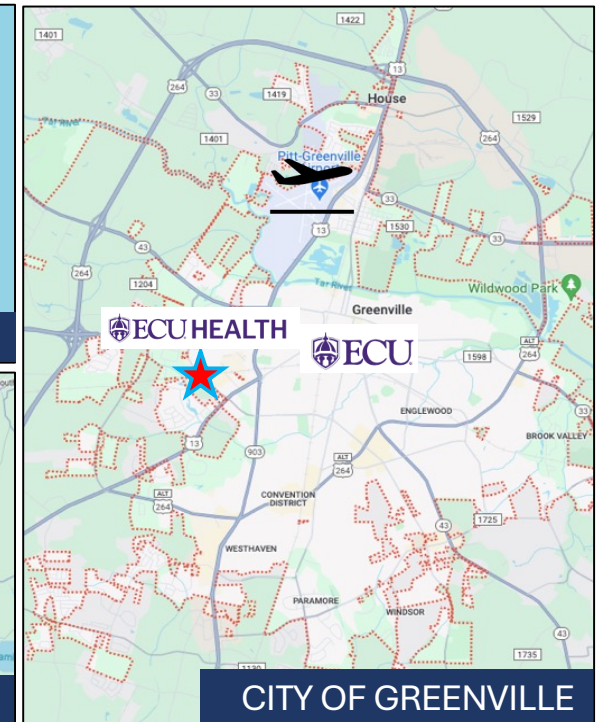
The surrounding trade area continues to experience steady commercial growth, supported by new medical, retail, and service developments. Making **845 Johns Hopkins Drive** a prime location for professional, showroom, and service-based tenants.



STATE



COUNTY



CITY OF GREENVILLE