



2459 102 EMERALD PLACE, GREENVILLE, NC 27834

Parcel Number 82641

PROPERTY HIGHLIGHTS

- ◆ Office Space for Sale or Lease
- ◆ 7,979 +/- SF Total
- ◆ 7095 +/- SF Main Floor
- ◆ 884 +/- SF Upstairs with a Separate Entrance
- ◆ 7 Offices, 12 Treatment & Exam Rooms
- ◆ 2 Storage Rooms, 1 Control Room, 1 Conference Room and 1 Billing Office
- ◆ 2 Breakrooms and 8 Bathrooms
- ◆ Spacious Waiting & Reception Areas, 2 Nurses Stations and Check Out Area
- ◆ Built in 2010 - Up-Fit done in 2014
- ◆ Zoned MO (Medical Office)

Sales Price: \$1,550,000.00

Lease Rate: \$20.00 PSF NNN

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

Agents:

STANLEY H. ARMSTRONG, CCIM, SIOR
Commercial Broker
(252) 531-9844

STEPHANIE WARREN
Commercial Broker
(817) 559-3196

PROPERTY OVERVIEW

This medical office property offers approximately 7,979 +/- square feet of space available for sale or lease. The layout includes 7 offices, 12 treatment and exam rooms, 2 storage rooms, 1 control room, 1 conference room, and a billing office. It also features 2 breakrooms, 8 bathrooms, spacious waiting and reception areas, 2 nurses stations, and a check-out area. Originally built in 2010, the space underwent an up-fit in 2014. Zoned MO (Medical Office), the property is located at 2459 102 Emerald Place in Greenville, NC (Parcel Number 82641). The sale price is \$1,550,000 and the lease rate is \$20.00 PSF NNN.

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!



- **Property Type:** Office space for sale or lease
- **Size:** 7,979 +/- total square feet
 - 7,095 +/- sf main floor
 - 884 +/- sf second floor
- **Interior Features:**
 - 7 Offices
 - 12 Treatment and exam rooms
 - 2 Storage rooms
 - Control room
 - Conference room
 - First floor breakroom
 - 8 Bathrooms
 - Spacious waiting and reception areas
 - 2 Nurses stations
 - Check-out area
 - Billing office on second floor with breakroom
- **Year Built:** 2010
- **Up-Fit Completed:** 2014
- **Zoning:** MO (Medical Office)

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

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Lobby/Reception



Reception Area



Reception Area



Office



Exam Room



Nurses Station

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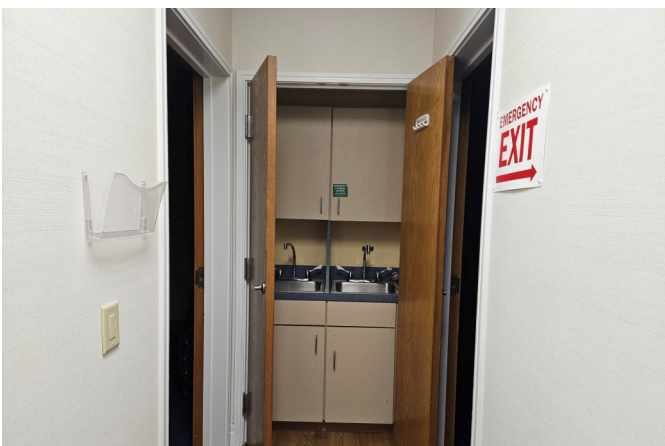
Lobby/Reception Area



Conference Room



Treatment Room



Wash Station



2nd Floor Workspace



2nd Floor Breakroom

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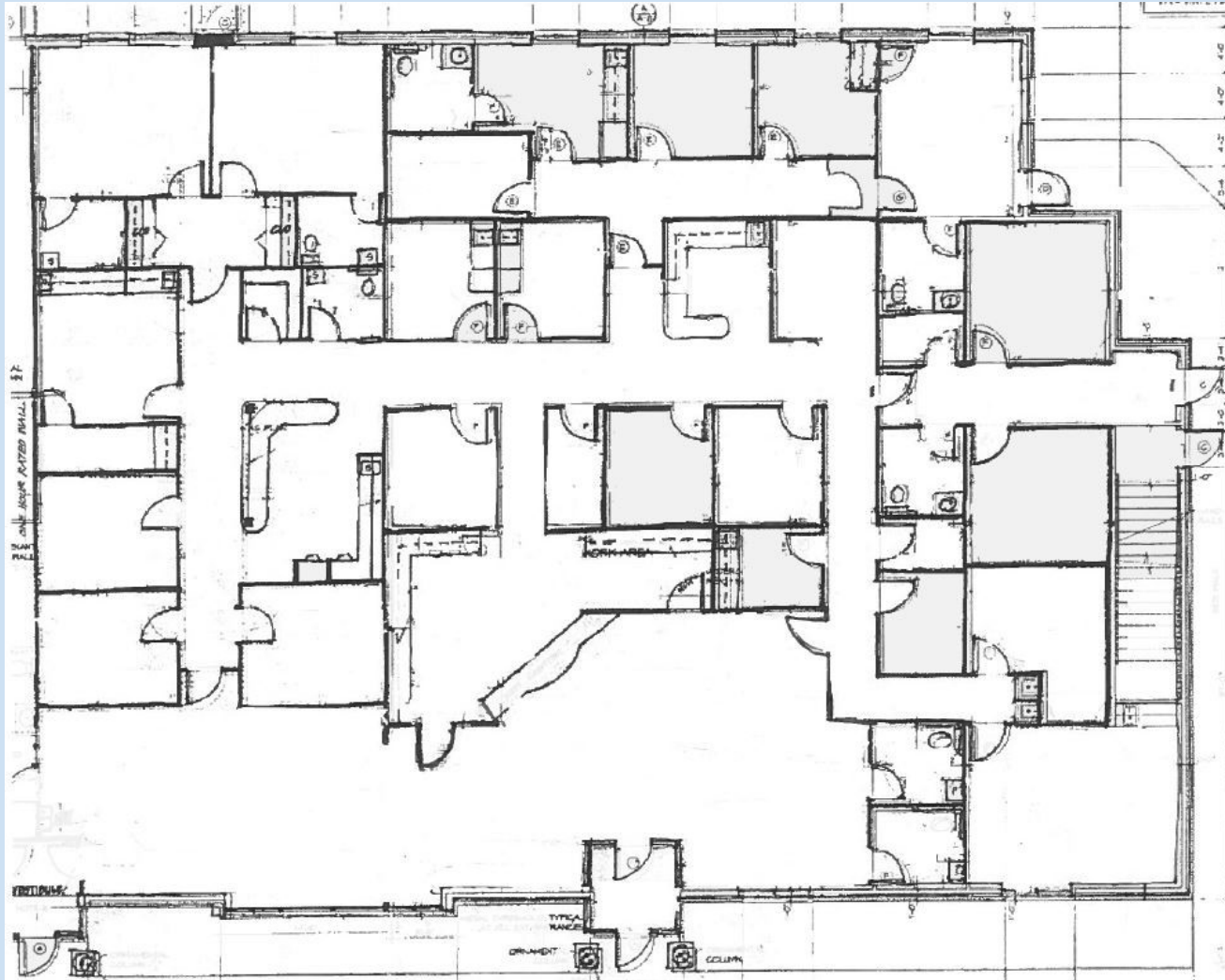
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Property Floorplan and Layout



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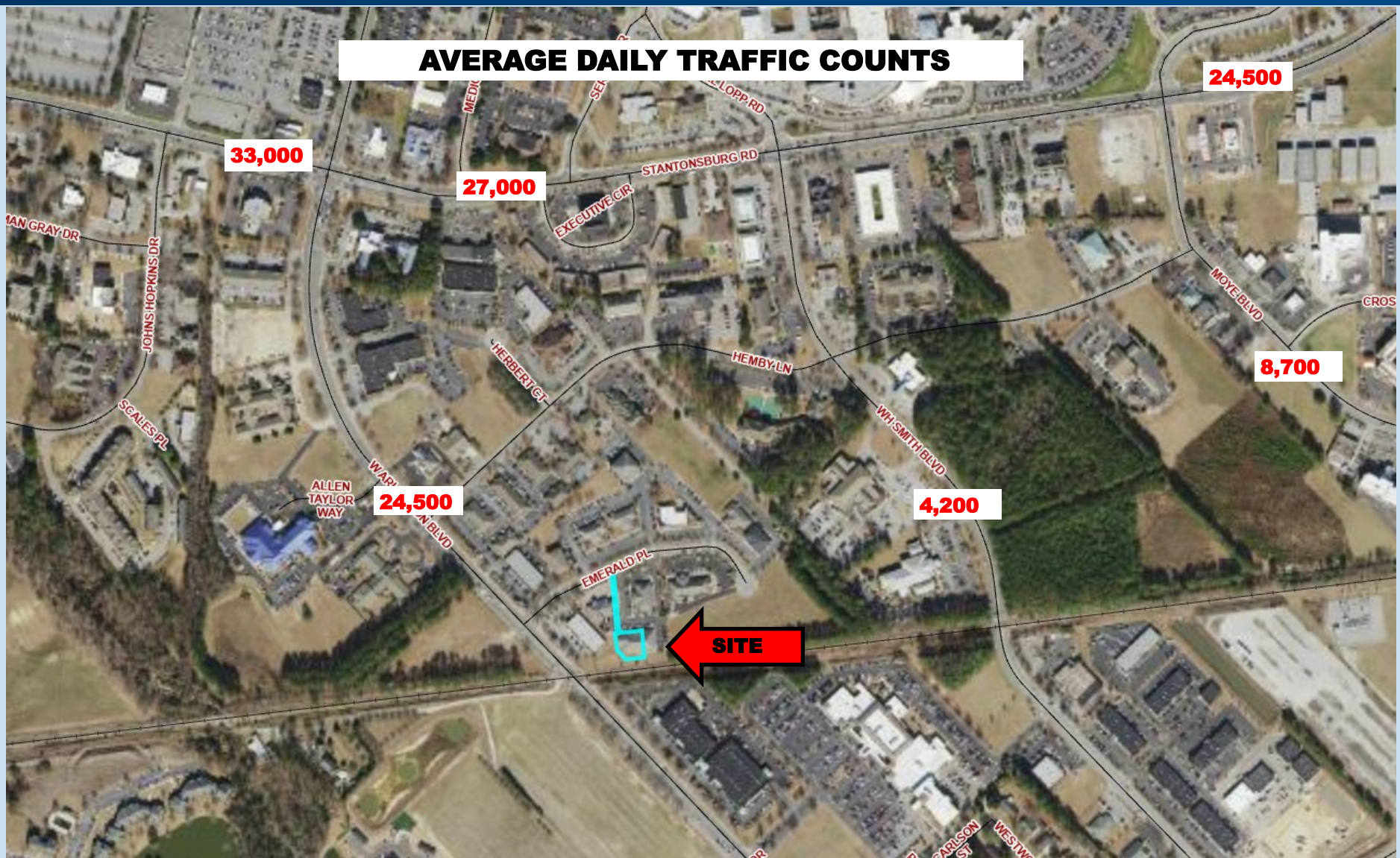
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MEDICAL OFFICE ZONING

PERMITTED USES

- ◆ Residential
 - * Group Care Facility
 - * 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)
 - * Banks, Savings and Loans; Investment Institutions
 - * Medical, Dental, Clinics
- ◆ Services
 - * Auditorium
 - * Art Gallery
 - * Art Studio including Art and Supply Sales
 - * Hospital
 - * Wellness Center; Indoor and Outdoor Facilities
- ◆ Retail Trade
 - * Pharmacy
 - * Book or Card Store, News Stand
 - * Florist
- ◆ Construction Office; Temporary, including Modular Office

MEDICAL OFFICE ZONING

SPECIAL USES

- ◆ Residential Quarters for Residential Manager
- ◆ Public Utility Building or Use
- ◆ Athletic Club; Indoor Only
- ◆ Services
 - * Child Day Care Facilities
 - * Adult Day Care Facilities
 - * Barber or Beauty Shop
 - * Manicure, Pedicure or Facial Salons
 - * College and Other Institutions of Higher Learning
 - * Convention Center—Private
 - * Hotel, Motel, Bed and Breakfast Inn; Limited and Extended Stay Lodging
 - * Exercise and Weight Loss Studios; Indoor Only
 - * Dry Cleaning; Household Users, Drop-off/Pick-up Station
 - * Health Services not otherwise listed
- ◆ Retail Trade
 - * Office and School Supply, Equipment Sales
 - * Restaurant; Conventional, Fast Food, Regulated Outdoor Activities
 - * Medical Supply Sales and Rental of Medically Related Products
 - * Hobby or Craft Shop

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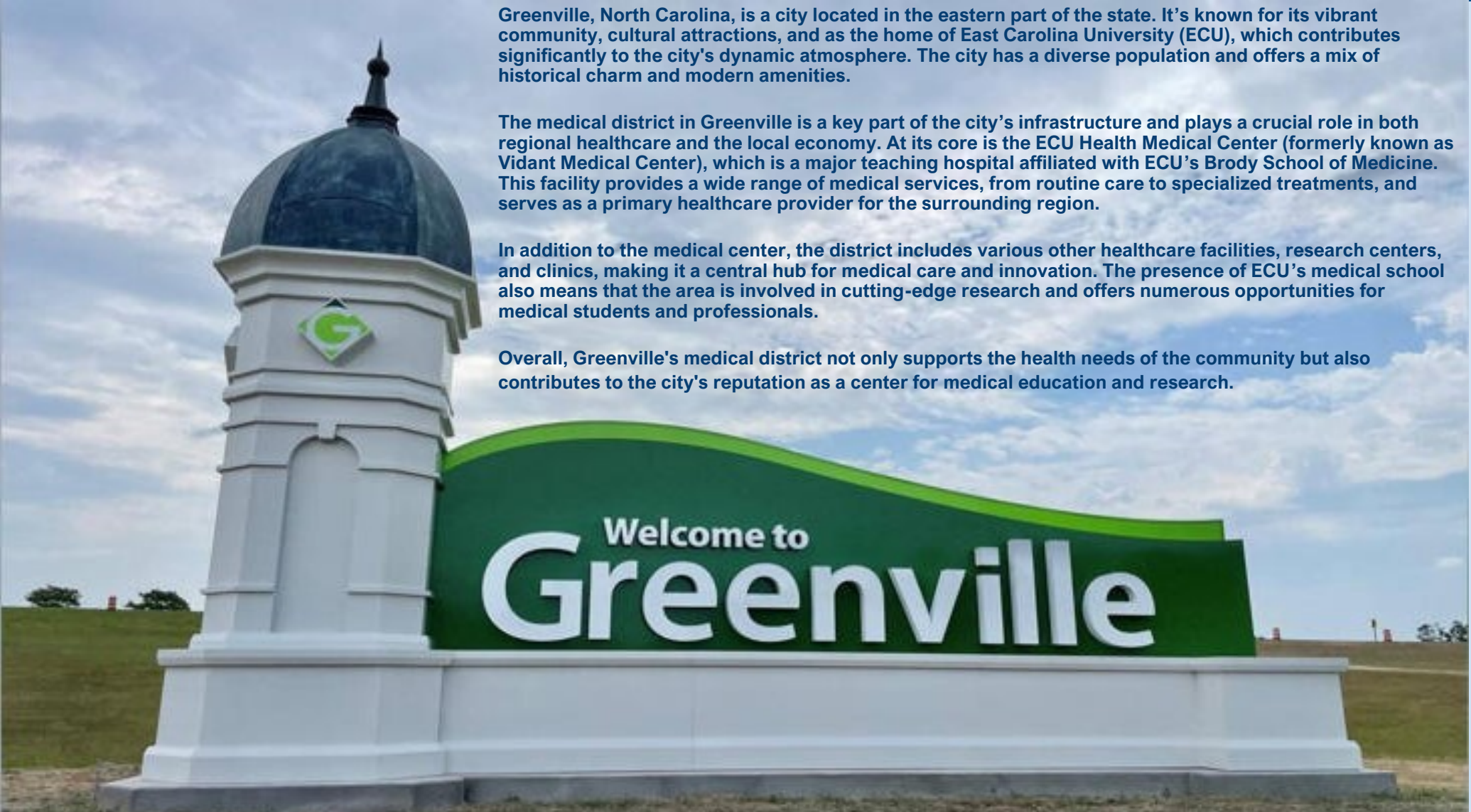
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Greenville, North Carolina, is a city located in the eastern part of the state. It's known for its vibrant community, cultural attractions, and as the home of East Carolina University (ECU), which contributes significantly to the city's dynamic atmosphere. 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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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.

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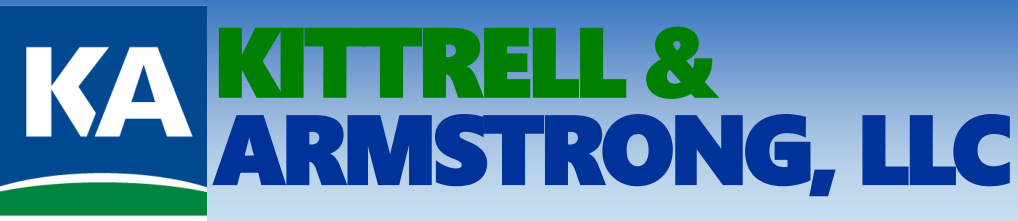
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About Us...

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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