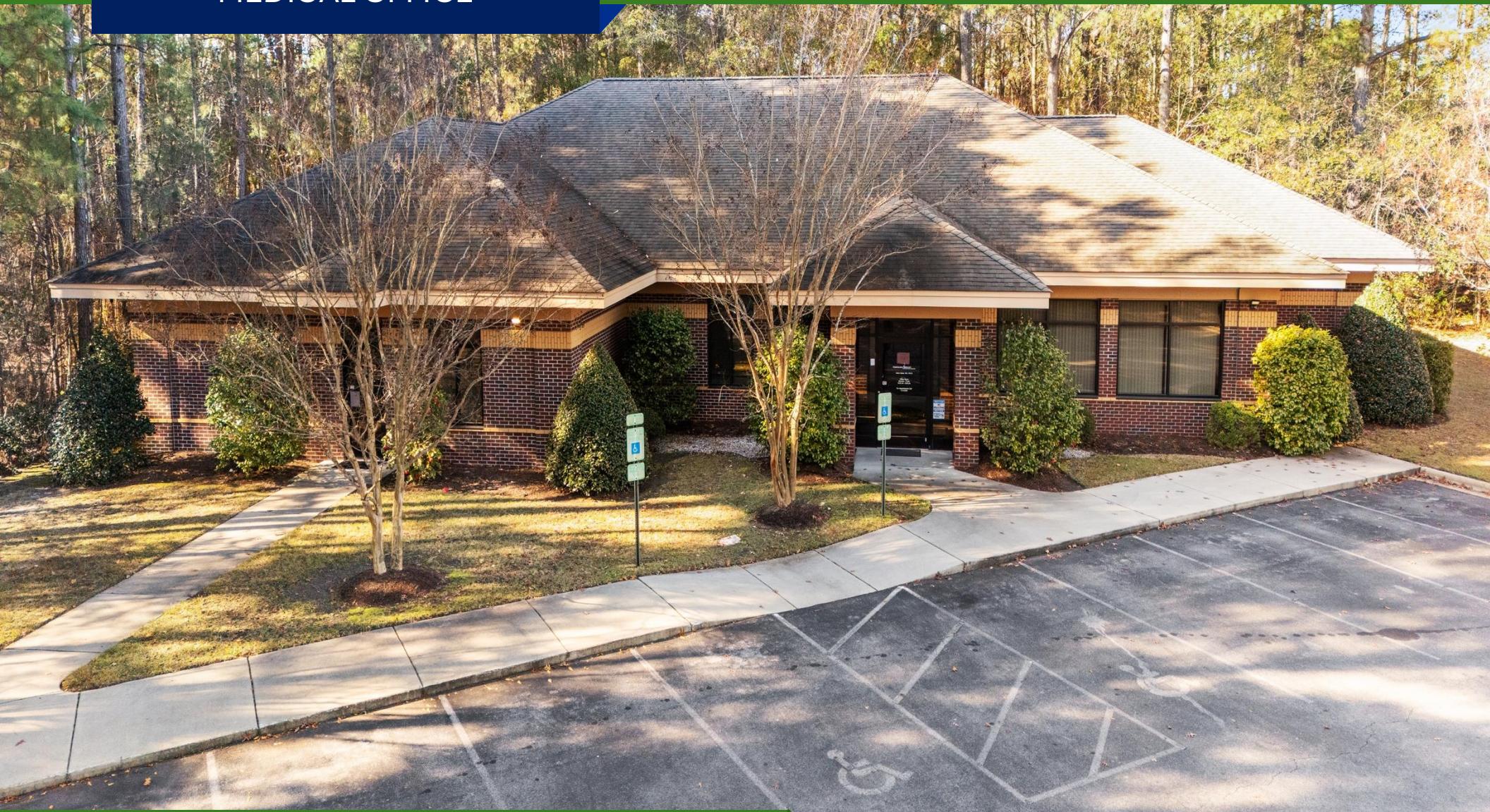


OFFERING MEMORANDUM
MEDICAL OFFICE

2223 Hemby Lane | Greenville, NC



MULLARKEY
REAL ESTATE GROUP

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ASKING PRICE \$1,040,000

Building Size	Office / Exam / Support	Total Ac.	Zoning	Year Built	Flood Zone
±5,183 sf	6 Exam Rooms / 6 Private Offices / Lobby, Reception, Conference, Breakroom, Supply & Support Rooms. See Floor Plan	±.79 AC	MO – Medical Office	2007	No

2223 Hemby Lane is a ±5,183 square foot, free-standing medical office building situated on ±0.79 acres within Greenville's premier medical district, immediately adjacent to **ECU Health Medical Center**. Constructed in 2007 and zoned **MO – Medical Office**, the property is purpose-built for clinical and outpatient healthcare use and is not located within a flood zone, offering long-term operational stability for medical users.

The building features a highly functional and efficient medical layout consisting of **six exam rooms, six private offices**, and a full complement of support spaces. Interior improvements include a large lobby and waiting area, reception and records area, conference room, nurse station, breakroom, supply and prep rooms, and multiple mechanical, data, and support rooms. An executive office with a private bathroom and shower further enhances the building's flexibility and appeal for owner-users, group practices, or specialty providers.

Strategically positioned just south of Stantonsburg Road, the property benefits from **exceptional** proximity to ECU Health's main hospital campus, Maynard Children's Hospital, cancer care facilities, specialty clinics, and the Brody School of Medicine.

The site offers private ingress and egress, ample on-site parking, a monument sign, and full public utilities, all of which support efficient day-to-day medical operations. Its location on a discrete side street provides a balance of accessibility, visibility, and privacy—attributes highly valued by medical practices and their patients.

Offered at an asking price of **\$1,040,000** 2223 Hemby Lane represents a rare opportunity to acquire a well-maintained, turn-key medical office building in one of Greenville's most desirable and supply-constrained medical corridors, directly anchored by ECU Health Medical Center.



Feature	Description
Address	2223 Hemby Lane, Greenville NC
Parcel Numbers	74928
Total Acreage	± .79
Building Size	5,183 sf
Year Built	2007
Construction	Free Standing - Slab-on-grade foundation, wood framed structure, brick veneer, Asphalt shingle
Building Condition	Above Average
Total No. Exam Rooms	(6) Exam Rooms
Total No. Offices	(5) Additional Offices (1) Executive Office with Private bathroom & Shower.
Additional Features	(1) Large Lobby/Waiting Room, (1) Reception/Check-out/Records, (1) Conference Room, (1) Breakroom, (1) Supply Room, (2) Mech/Elec/Phone/Data Rooms, (1) Nurses Station (see Floor Plan)
Site Features	Ample Parking, Dumpster Corral, Monument Sign, Free Standing, Private Ingress/Egress
Utilities	Public Water, Sewer, and Electrical Service Available
Zoning	MO – Medical Office
Flood Zone	Building not in flood zone

AVAILABLE FOR SALE

2223 Hemby Lane is a 5,183 SF, free-standing medical office building on ±0.79 acres in Greenville's core medical district.



CONSTRUCTION Built in 2007 with a slab-on-grade foundation, wood framing, and brick veneer, the building offers above-average construction quality and a functional medical layout.



LAYOUT The interior includes six exam rooms and six private offices, including an executive office with a private bathroom and shower. The space also features a large lobby/waiting area, reception/records area, conference room, breakroom, supply room, nurse station, and multiple mechanical/data rooms.

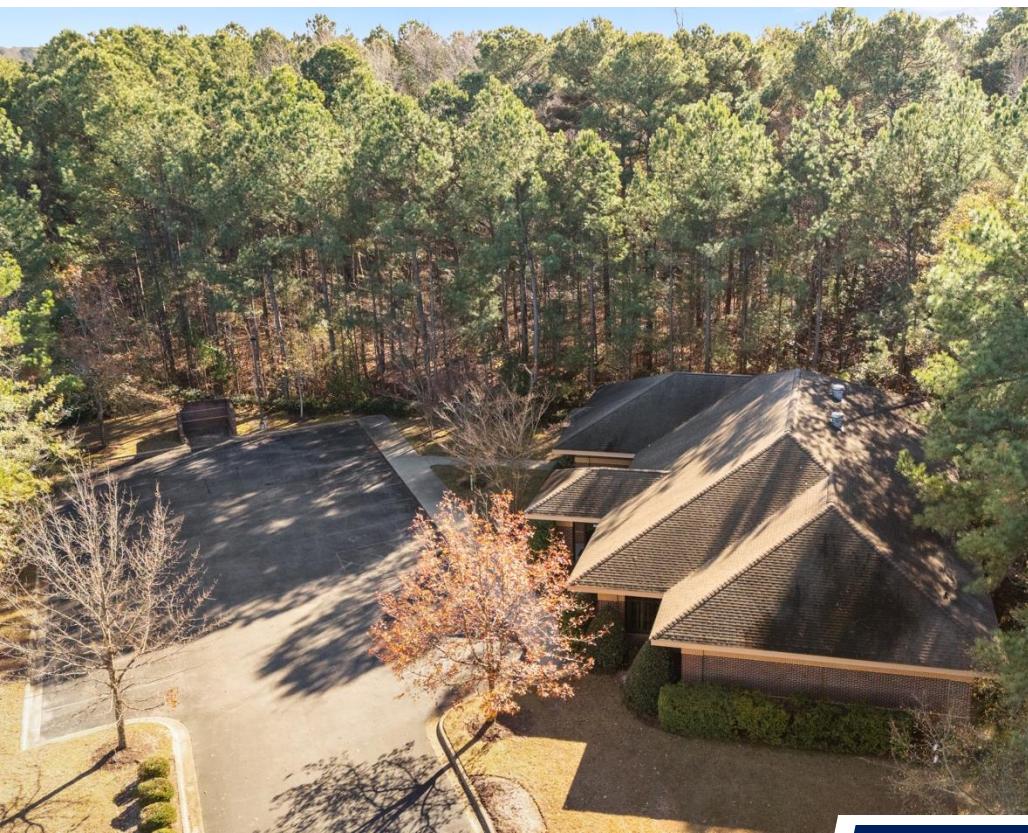


LOCATION The property is exceptionally well located, minutes from ECU Health Medical Center and surrounded by complementary medical practices. Positioned on a discrete side street, it offers both visibility and privacy, along with easy ingress/egress and ample on-site parking. Additional site features include a monument sign, dumpster corral, and full public utilities.



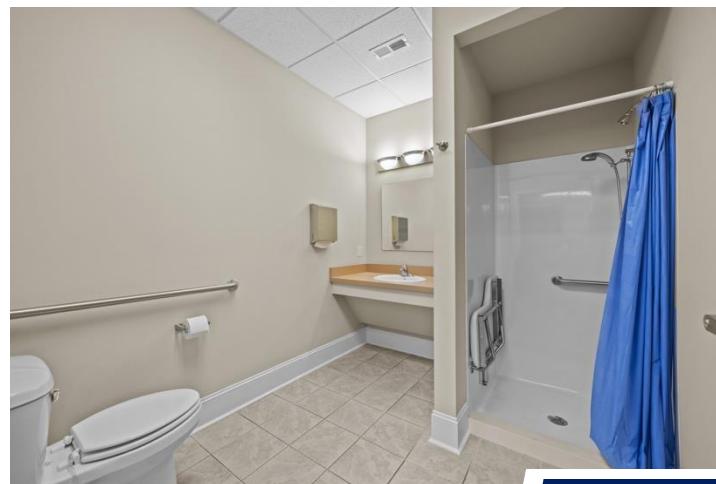
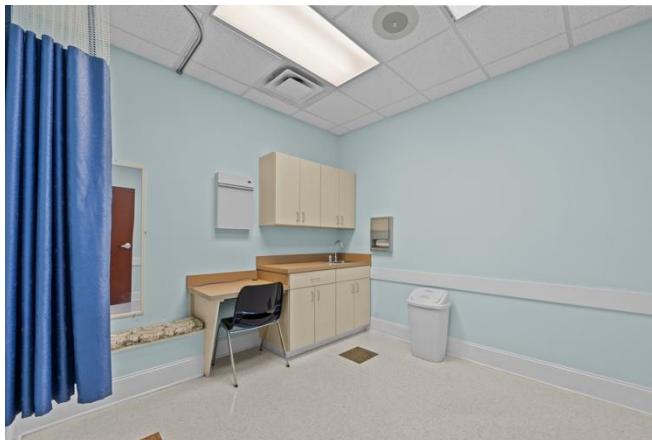
ZONING Zoned MO – Medical Office, the property is intended for clinical, outpatient, and professional healthcare uses, making it a natural fit for a wide range of medical providers. The district supports exam-room-based practices, dental and specialty offices, and other low-intensity medical services without special approvals.

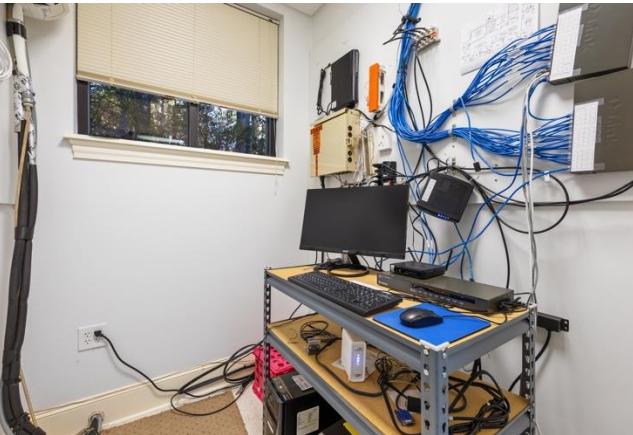








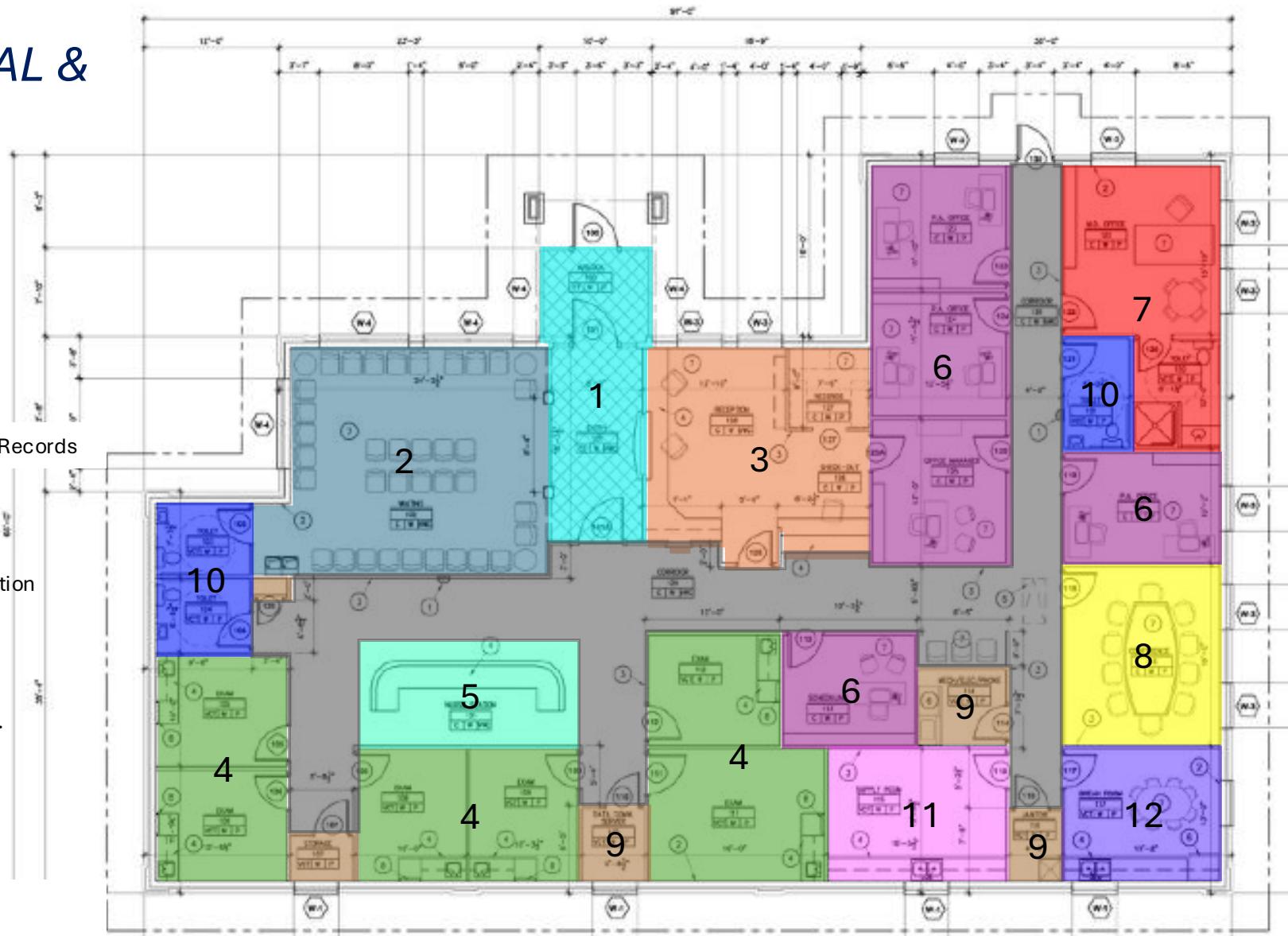


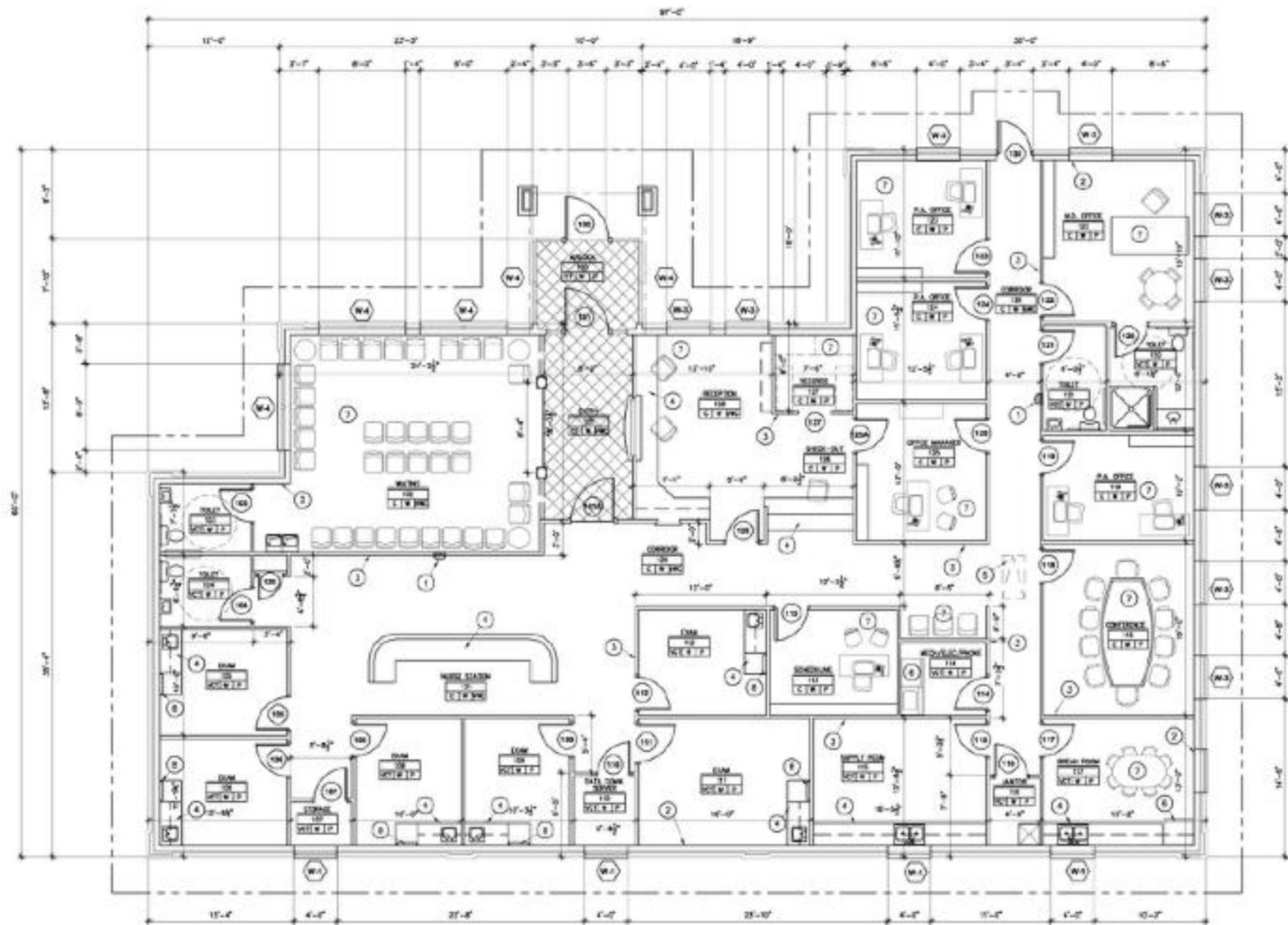


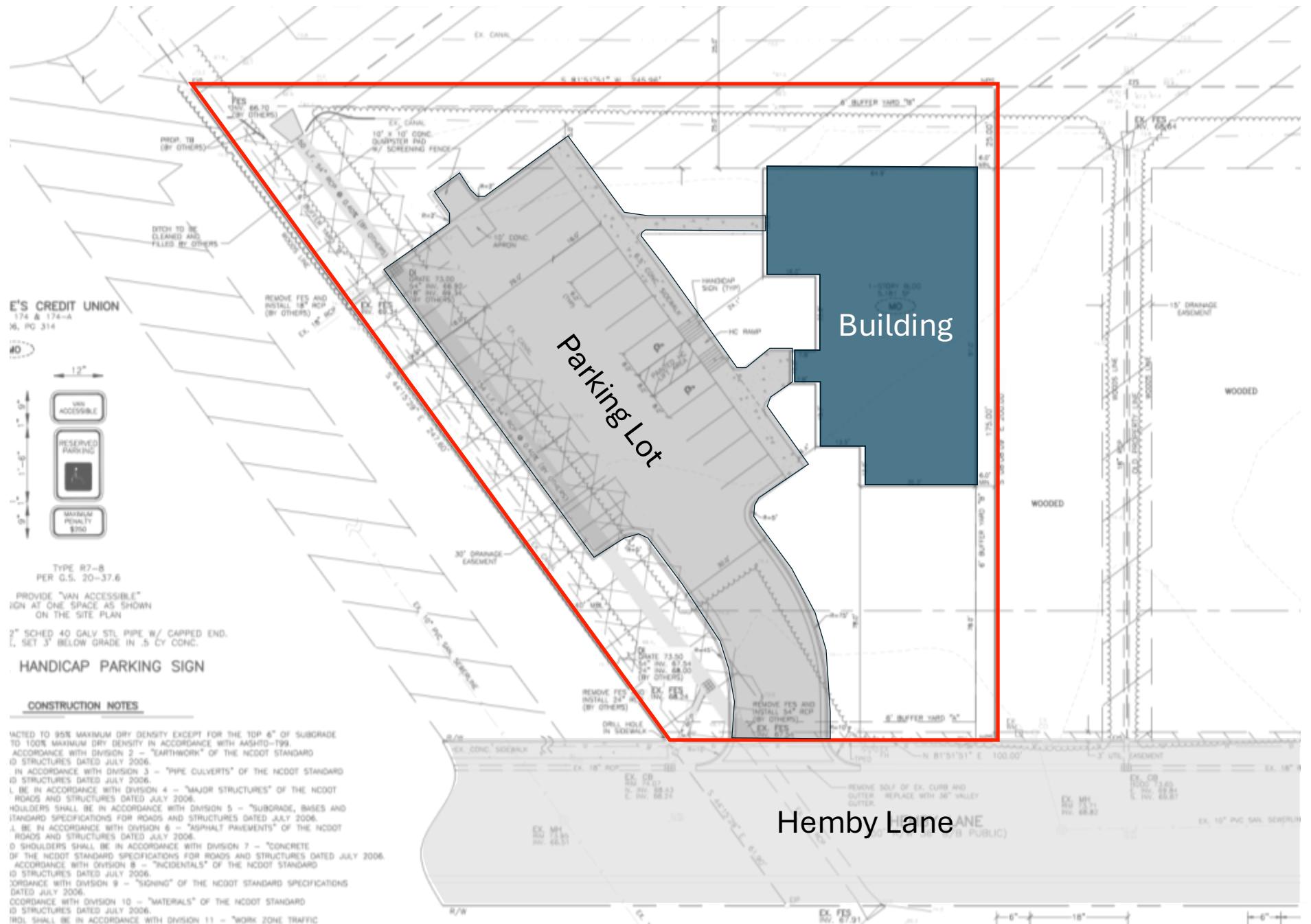
- FUNCTIONAL & EFFICIENT LAYOUT

LEGEND

1	Entry / Airlock
2	Lobby / Waiting Room
3	Reception / Out-Patient / Reco
4	Exam Rooms
5	Nurse Station
6	Private Offices / Consultation
7	Executive Office
8	Conference Room
9	Closet / MECH / Tel. Com.
10	Bathrooms
11	Supply / Prep Room
12	Employee Break Room









Location Overview

2223 Hemby Lane is located immediately adjacent to **ECU Health Medical Center**, the region's largest healthcare campus and primary economic driver. Positioned just south of Stantonsburg Road, the property sits within Greenville's core medical corridor, surrounded by ECU Health's main hospital, Maynard Children's Hospital, cancer care facilities, specialty clinics, and the Brody School of Medicine.

This location offers exceptional proximity to ECU Health, placing the property within minutes of thousands of physicians, staff, patients, and daily visitors. The surrounding area is densely developed with medical offices, outpatient services, diagnostic providers, and healthcare support users, creating a highly synergistic environment for medical or professional occupancy.

With convenient access to Stantonsburg Road, Memorial Drive, and nearby retail, dining, and hotel amenities, **2223 Hemby Lane is ideally suited for medical office, healthcare services, or professional office users seeking a presence directly connected to ECU Health's flagship campus.**



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, DSM Dyneema, 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.