



**905 A CONFERENCE DRIVE, GREENVILLE, NC 27858**

Parcel Number 67390

## PROPERTY HIGHLIGHTS

- ♦ South Charles Professional Park
- ♦ 1987 +/- Square Feet
- ♦ Open floor area for cubicles
- ♦ 2 offices, 2 restrooms, breakroom
- ♦ Large storage space on second floor
- ♦ Year built: 2003
- ♦ Zoned O (Office)

**LEASE RATE: \$16.00 PSF NNN**

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

<b>STANLEY H. ARMSTRONG, CCIM, SIOR</b>	<b>THOMAS F. STOUGHTON, BROKER</b>	<b>J. BRYANT KITTRELL, III, SIOR</b>	<b>DEBBIE W. BARBER, CCIM</b>	<b>STEPHANIE WARREN</b>
Managing Partner	Managing Partner	Managing Partner	Commercial Broker	Commercial Broker
(252) 531-9844	(252) 355-0088	(252) 355-0088	(252) 916-2703	(817) 559-3196

## FOR LEASE



The property located at South Charles Professional Park in Greenville, NC is a spacious 1987 +/- sq ft office space that is zoned for office use. It features an open floor area that can be used for cubicles, along with 2 separate offices for private meetings or individual workspaces. Additionally, there are 2 restrooms for convenience, a breakroom for employees to relax and have their meals, and a large unfinished space on the second floor that can be customized to suit the specific needs of the tenant.

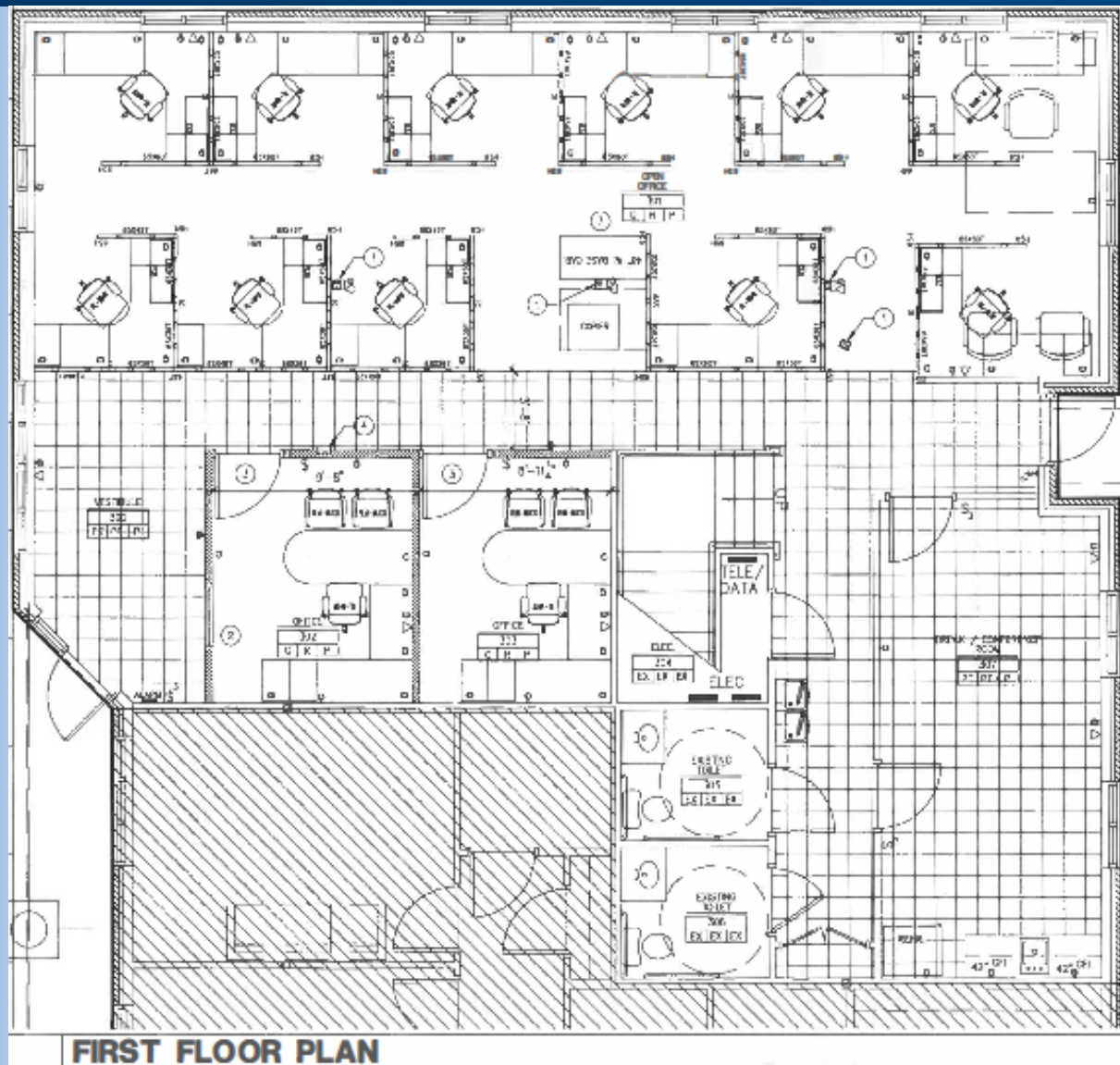
Built in 2003, this office space is situated in a professional park in a convenient location in Greenville, NC. With a modern design and ample space, this property offers a great opportunity for businesses looking to establish or expand their presence in the area.



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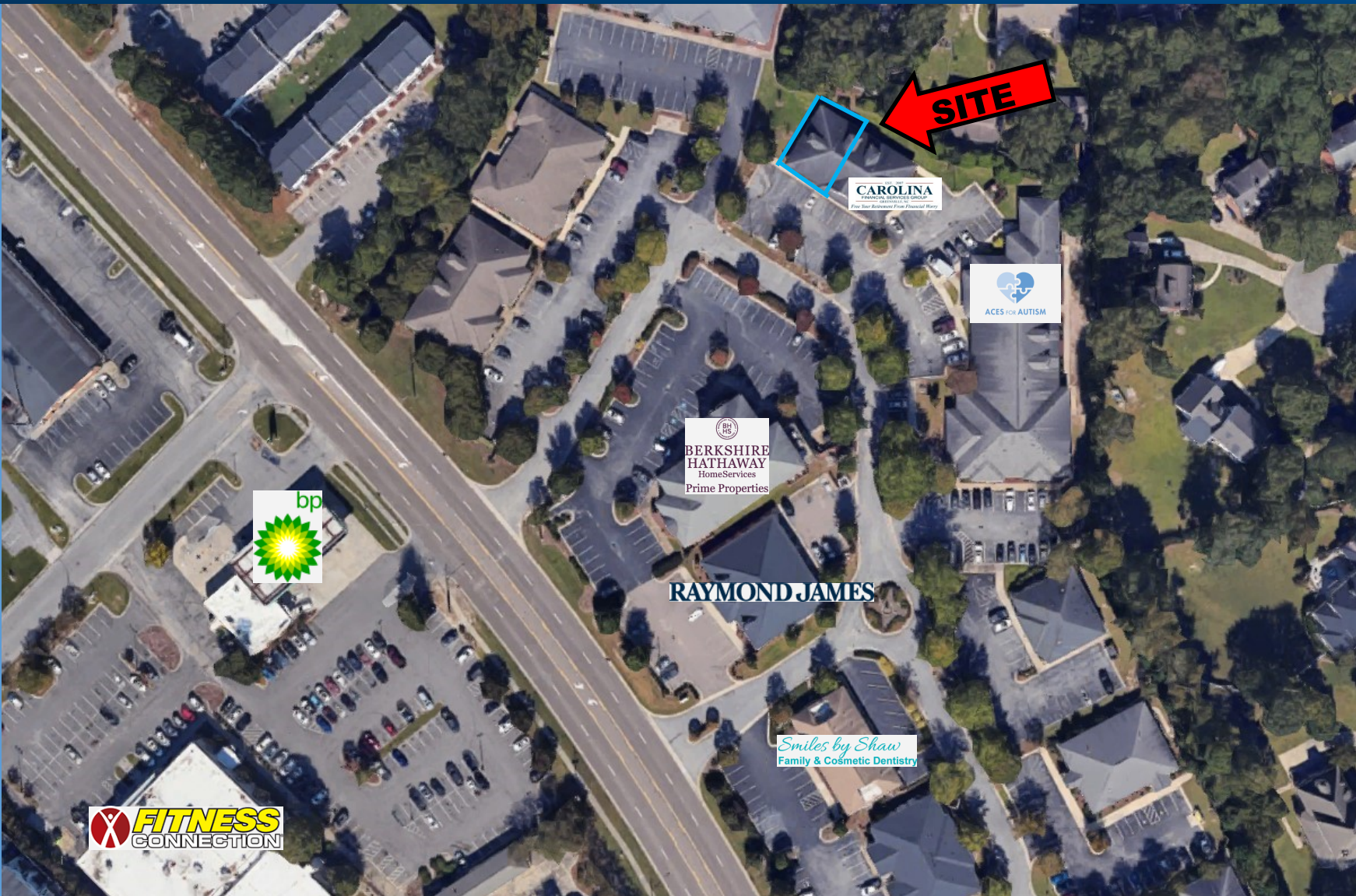




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*Your Leader in Commercial Real Estate*



Greenville, North Carolina is one of the major retail, healthcare, educational, cultural and sports hub of eastern North Carolina. It is home to Vidant 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), Vidant 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).

Vidant 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.



## PROPERTY DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2023 Population	7,680	61,277	109,783
2023 Total Households	4,834	25,498	46,414
2023 Average HH Income	\$73,350	\$78,226	\$74,056

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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 ninety 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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