



**WALDROP PROPERTIES, LLC**  
Commercial Real Estate Solutions

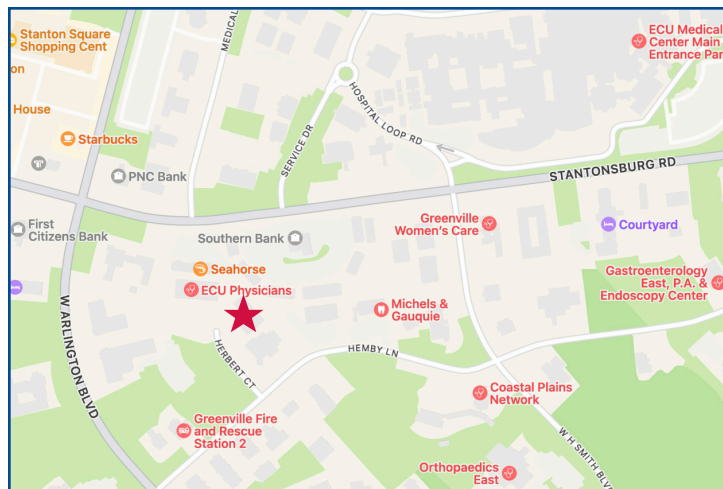
# For Sale

## Investment Property

### Single Tenant Medical

(Located In The Heart Of Greenville's Medical District)  
Tenant – ECU Pediatric Specialty Care

2150 Herbert Court, Greenville, North Carolina



- **Tenant:**  
ECU Pediatric Specialty Care – Since 2005  
(East Carolina University On Behalf Of The State Of North Carolina)
- **Offering Price:** \$3,216,242
- **Estimated Net Operating Income (NOI):** \$225,137
- **Annual Escalations:**  
Three Percent (3%)
- **Lease Expiration:**  
December 31, 2031  
+/- 5.9 Years Of Lease Term
- **Lease:** Available Upon Request And Execution Of A Confidentiality Agreement
- **Square Footage:**  
Approximately 11,441 Square Feet
- **Floor Plan:**  
See Below/Attached
- **Acreage:**  
Approximately 1.24 Acres
- **Survey/Site Plan:**  
See Below/Attached
- **Aerial:** See Below/Attached
- **Zoning:** MO (Medical Office)
- **Parcel Number:** 66543
- **Tenant Obligations:**  
Utilities & Janitorial
- **Landlord Obligations:**  
Property Taxes, Insurance, Grounds Maintenance, HVAC, Plumbing, Electrical, Roof, Structure & Parking Lot
- **Roof:**  
Standing Seam Metal Roof
- **Interior Lighting:**  
Converted To LED In 2026
- **Year Built:** 2005

*for more information contact*

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# 2150 Herbert Court Greenville, North Carolina



Aerial

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