



OFFICE / MEDICAL SPACE FOR LEASE

**1038 WH SMITH BLVD**

Greenville, NC 27834

**7,000 SF**

AVAILABLE

**\$12.00**

/SF/YR

**3 YEARS**

LEASE TERM

**< 1 MILE**

ECU HEALTH

Medical/office space with an open sales area, five private offices, kitchen, restrooms, warehouse area, and a drive-up overhead garage door.

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# PROPERTY OVERVIEW

1038 WH Smith Blvd | Greenville, NC 27834



## LEASE HIGHLIGHTS

- 7,000 SF available - 1st Floor, Suite 113
- \$12.00/SF/YR asking rent
- Modified Gross lease structure
- Built out as standard office
- Office/Medical use
- 3-year lease term
- Available September 15, 2026

## PROPERTY FEATURES

Currently utilized for medical supply sales. The layout includes an open sales area, five private offices, a kitchen and restrooms, plus warehouse space with an overhead drive-up garage door.

## PROPERTY DETAILS

### PROPERTY TYPE

**Office**

### PROPERTY SUBTYPE

**Medical**

### BUILDING CLASS

**B**

### BUILDING AREA

**13,910 SF**

### YEAR BUILT

**2012**

### CROSS STREET

**Dickinson Ave**

### MONTHLY RATE

**\$1.00 / SF / MO**

### WALK SCORE

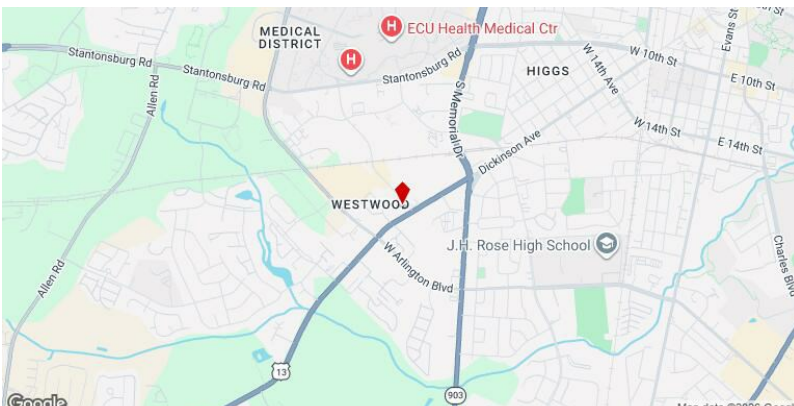
**60**

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# PROPERTY PHOTOS & LOCATION

Professional medical/office setting near ECU Health



**LESS THAN 1 MILE FROM ECU HEALTH**

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