



2815 B Charles Boulevard  
Greenville, North Carolina 27858  
255-355-0088

*Your Leader in Commercial Real Estate*



**220 COTANCHE STREET, GREENVILLE, NC 27834**

**Parcel Number 77271**

## PROPERTY HIGHLIGHTS

Well located in a downtown setting with excellent visibility and close proximity to ECU and the Courthouses

- ♦ 2400 +/- Square Feet
- ♦ Onsite Parking
- ♦ Newly Upfitted
- ♦ 2 Blocks from ECU
- ♦ 3 Blocks from Student Housing
- ♦ Backs Up to the Federal & County Courthouses
- ♦ Zoned CD (Downtown Commercial)

**LEASE RATE: \$15.75 psf NNN**

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

**STANLEY H. ARMSTRONG, CCIM, SIOR**  
Managing Partner  
(252) 531-9844

**THOMAS F. STOUGHTON, BROKER**  
Managing Partner  
(252) 355-0088

**J. BRYANT KITTRELL, III, SIOR**  
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**DEBBIE W. BARBER**  
Broker  
(252) 916-2703

Kittrell and Armstrong has made every effort to present accurate information here. Any disclosures of current performance or specifications are not a guarantee of future performance. All figures and assumptions should be independently verified.

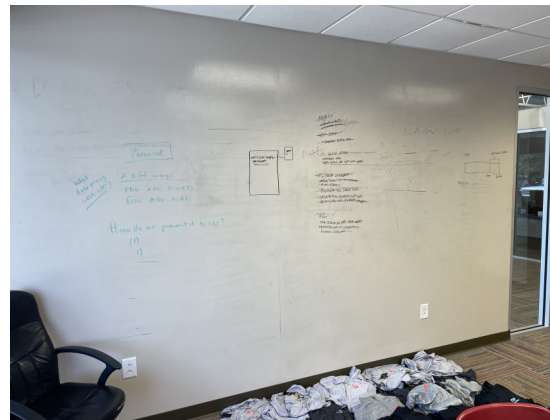
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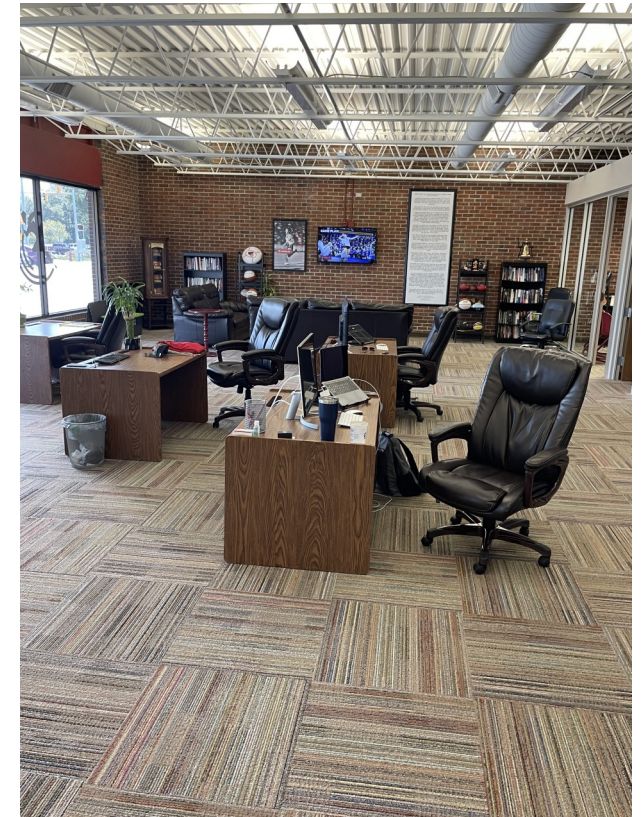
**Conference Room**



**Individual Offices**



**White Board Wall**



**Open Office Area**

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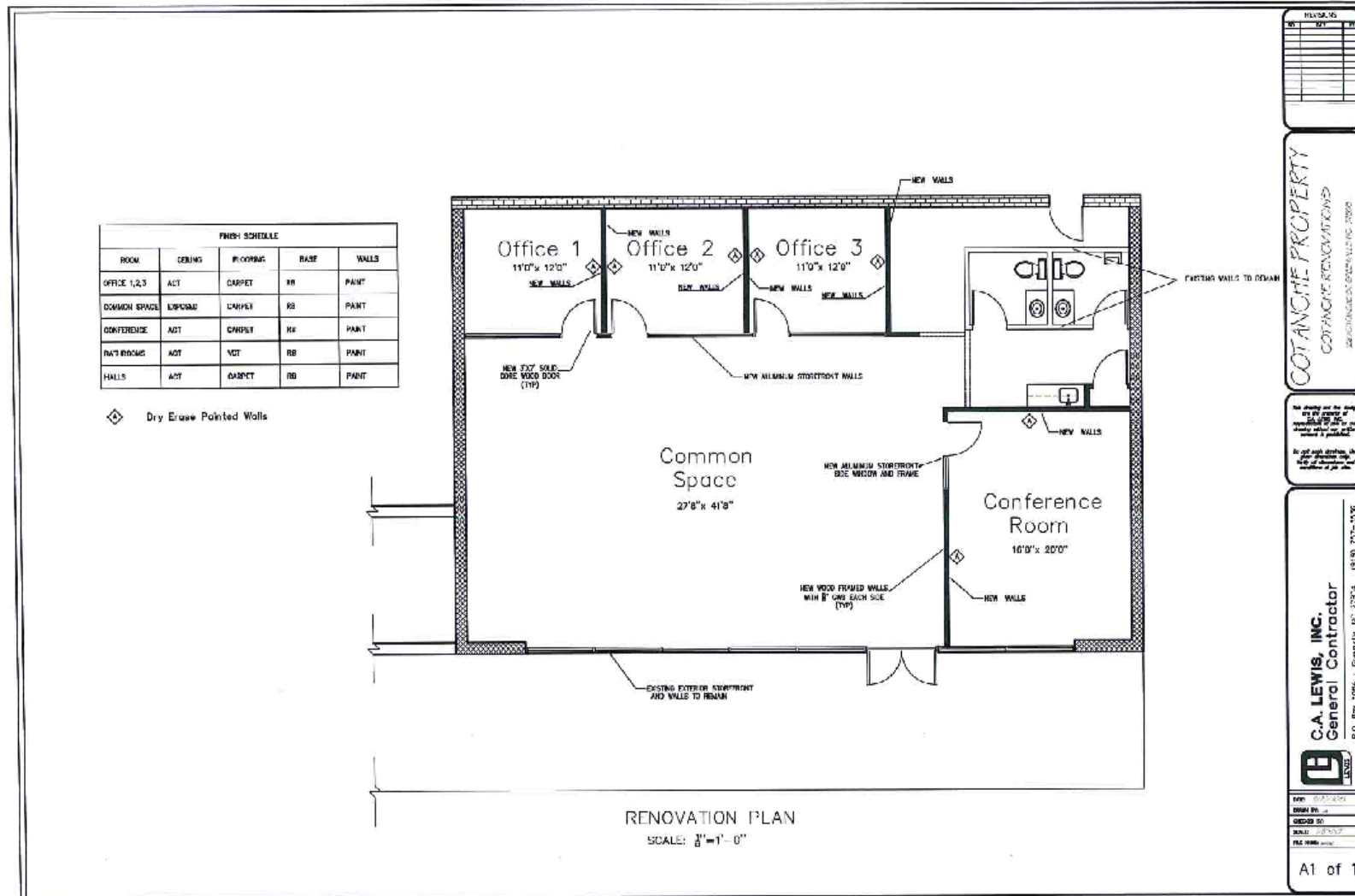
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## *About Us...*

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 over 250 prospects, clients, and local and national brokers that receive our Marketing Packages and Property Listings Sheet on a weekly and monthly basis.

### **EXCLUSIVELY OFFERED BY:**

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