

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------|--|
| 100518543<br>Comm Sale or Lease                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | 1880 W City Drive Suite A, Elizabeth Cty, NC 27909<br>Lot # 18 |  |                                                                                                                                                    |  | Active<br>Current Price: \$2,453.67                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Listing Office: Rich Company                                   |  |                                                                                                                                                    |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | City Limits:                                                   |  | Yes                                                                                                                                                |  | SqFt - Heated (Primary): 1,732                                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | County:                                                        |  | Pasquotank                                                                                                                                         |  | Lot Dimensions: 215.45' x 175' x 215.45' x 39.27' x 125' x 39.27 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Location Type:                                                 |  | Mainland                                                                                                                                           |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Marketing City:                                                |  | Elizabeth Cty                                                                                                                                      |  | Year Built: 2007                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Subdivision:                                                   |  | Not In Subdivision                                                                                                                                 |  | Zoning: O&I                                                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Secondary Subdivision:                                         |  | N/A                                                                                                                                                |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Unit #:                                                        |  | Suite A                                                                                                                                            |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | New                                                            |  | No                                                                                                                                                 |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Construction:                                                  |  |                                                                                                                                                    |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Garage:                                                        |  | N/A                                                                                                                                                |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Space:                                                         |  | Yes                                                                                                                                                |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | # of Parking                                                   |  | 19                                                                                                                                                 |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Spaces:                                                        |  |                                                                                                                                                    |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | # of Units:                                                    |  | 2                                                                                                                                                  |  |                                                                  |  |
| Lot Acres:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | 1.06                                                           |  |                                                                                                                                                    |  |                                                                  |  |
| Lot SqFt:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | 46,174                                                         |  |                                                                                                                                                    |  |                                                                  |  |
| Cooling: Central Air                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | Heating: Gas Pack; Heat Pump                                   |  | Parking Features: Asphalt                                                                                                                          |  |                                                                  |  |
| Terms: Cash                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Heating System Fuel Source: Natural Gas                        |  | Possession: See Remarks                                                                                                                            |  |                                                                  |  |
| Current Use: Commercial; Office                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Location: Business Park; Corner; Freestanding                  |  | Road/Trans Access: Airport: 6 - 10 Miles; County Highway: Less than 5 Miles; Port: 16+ Miles; Rail: Less than 5 Miles; State Highway: 6 - 10 Miles |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Lot Description: Corner Lot                                    |  | Roof: Composition                                                                                                                                  |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Lease Terms: 1 Year or More                                    |  | Road Type/Frontage: 2 - 3 Lanes                                                                                                                    |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Lease Types: NNN                                               |  | Showing Instructions: Appt Required; Call Listing Agent                                                                                            |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Owner Pays: Building Insurance; Insurance                      |  | Sale/Lease Includes: Buildings                                                                                                                     |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  | Business Type: Professional/Office; Business Service; Professional Service                                                                         |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  | Tenant Pays: Liability Insurance; All Utilities                                                                                                    |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  | Water Heater: Electric                                                                                                                             |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  | Utilities: Electricity Connected; Natural Gas Connected; Underground Utilities                                                                     |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  | Sewer: Municipal Sewer                                                                                                                             |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  | Water Source: Municipal Water                                                                                                                      |  |                                                                  |  |
| Deposit: 2,453.67                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | Deed Book: 1307                                                |  | Plat Book: 43                                                                                                                                      |  |                                                                  |  |
| Lease Rate: 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Deed Page: 588                                                 |  | Plat Page: 11                                                                                                                                      |  |                                                                  |  |
| Cobra Zone: No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Federal Flood Ins Avlbl: Yes                                   |  | Total Real Estate Property Taxes: \$18,829.9                                                                                                       |  |                                                                  |  |
| Total City Real Estate Property Tax: \$8,655.17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | PID: 890302685851                                              |  | Special Assessments: N/A                                                                                                                           |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Tax Identifier: 890302685851                                   |  | Tax Assessed Value: \$1,321,400                                                                                                                    |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                |  | Tax Year: 2025                                                                                                                                     |  |                                                                  |  |
| <b>Marketing/Public Remarks:</b> Immaculate 1,732 SF professional office space available for lease at a rate of \$17 per square foot annually, or \$2,453.67 per month. Located in the highly desirable City Center West commercial subdivision, just off Halstead Blvd Ext, approximately ¼ mile from the new hospital. The building was constructed in 2007 and is currently configured as two suites (A & B). Suite A offers flexibility for a variety of professional, medical, or office uses. Situated on a well-landscaped 1.06-acre corner lot, the property offers excellent visibility, ample parking, and a quality office environment ready for immediate occupancy. |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Agent Remarks:</b> Call Broker for appointment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Legal:</b> Fee Simple                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Sign on Property:</b> Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Showing Instructions:</b> Call Broker for Appointment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Appointment Contact:</b> Alex Rich <b>Appt. Center Phone:</b> 252-256-1279                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Directions to Property:</b> Adjacent to Southern Bank at the intersection of Halstead Ext., W. City Drive, and Forest Park Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Agreement Service:</b> Full Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | <b>Effective Date:</b> 07/11/2025                              |  | <b>Status:</b> Active                                                                                                                              |  |                                                                  |  |
| <b>Agreement Type:</b> Exclusive Right To Lease                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>Listing/Lease Price:</b> \$2,453.67                         |  | <b>Status Change Date:</b> 07/11/2025                                                                                                              |  |                                                                  |  |
| <b>Owner:</b> 1880 W. City, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>Original List Price:</b> \$9,395.33                         |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Broker Owner:</b> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <b>Sale/Lease:</b> Lease                                       |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Seller Rep.:</b> Has owned the property for at least one year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | <b>Stipulation of Sale:</b> Standard                           |  |                                                                                                                                                    |  |                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>EMD Trust Account:</b> No                                   |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Cumulative DOM:</b> 82                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Days on Market:</b> 82                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Definition:</b> RE W/O Business                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Expiration Date:</b> 06/30/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Listing/Lease Price:</b> \$2,453.67                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Price:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>List Price/SqFt:</b> \$1.42                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                |  |                                                                                                                                                    |  |                                                                  |  |
| <b>Name</b> Alex Rich 261159                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <b>Office</b> Listing Office: Rich Company                     |  | <b>Primary</b> 252-256-1279                                                                                                                        |  | <b>Other Office</b> 252-338-5432                                 |  |
| <b>Listing Member:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                |  | <b>E-mail</b> alexanderbrich@gmail.com                                                                                                             |  | <b>Other Email</b>                                               |  |

**Confidential - May Only Be Distributed To MLS Participants**

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Alex Rich on Tuesday, September 30, 2025 9:25 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.