

# MIDTOWN MEDICAL BUILDING II

OUTPATIENT MEDICAL SPACE  
WILMINGTON, NORTH CAROLINA



**COMING SOON**

# MIDTOWN MEDICAL BUILDING II

## PROPERTY HIGHLIGHTS

- New development set to deliver as soon as Q1 2027
- Adjacent to new Novant Health Midtown Medical Plaza which will include over a dozen specialties opening in 2026
- Great opportunity for ASC or clinical use
- Monument and on-building opportunities
- Generous tenant upfit allowances

## LOCATION

The Property is situated in Wilmington, NC, in a dynamic and expanding corridor characterized by medical facilities, office parks, and supporting commercial services. It lies just north of Novant Health New Hanover Regional Medical Center, one of the region's primary hospitals offering Level II trauma care, cancer, cardiac, neurosciences, and women's and children's services

**± 40,000 GSF**  
BUILDING SIZE

**AS SOON AS  
Q1 2027**  
DELIVERY DATE

**CALL FOR  
PRICING**  
LEASE RATE

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## LOCATION

Corner of Converse Rd and Diligence Rd

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## CITY

Wilmington

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## COUNTY

New Hanover

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## NEAREST HOSPITAL

Novant Health New Hanover Hospital

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## PARKING

At least 5 spaces per 1,000 SF

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# SURROUNDING AREA



Wilmington International Airport

Wrightsville Dental

Sam's Club

University Of North Carolina  
- Wilmington

FOREST HILLS

DEVON PARK

Hobby Lobby

Harris Teeter

Trader Joe's

Whole Foods

Walgreens

Oleander Dr

First Watch

Chick-fil-A

Oleander Dr

College Rd

Belk

Dillards

Independence Mall

LINCOLN FOREST

John T. Hoggard  
High School

Novant Health New  
Hanover Hospital

GLEN MEADE

Independence Blvd

Novant Health Midtown  
Medical Plaza

Kuzma Advanced  
Dentistry

Converse Rd

Pickard Rd

EmergoOrtho

Magnolia Fammily  
Medicine

Midtown Medical  
Building II

Diligence Rd

Sheetz

Shipyard Blvd

SITE

MEDICAL

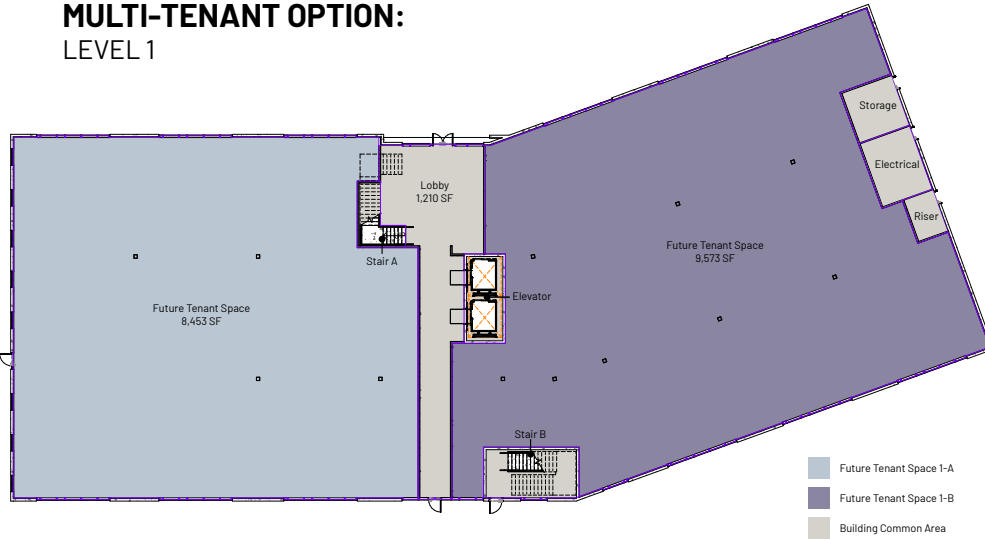
NON-MEDICAL

EDUCATION

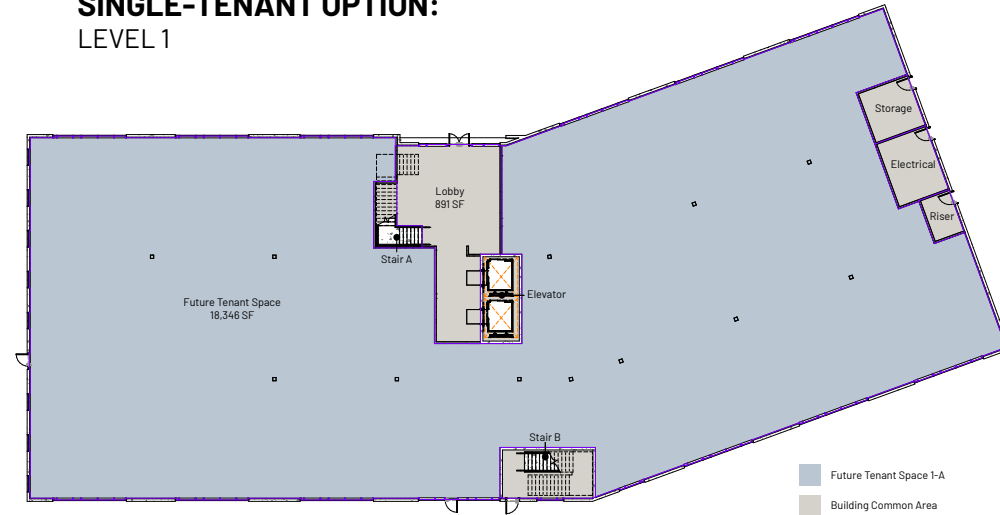


# FLOOR PLANS

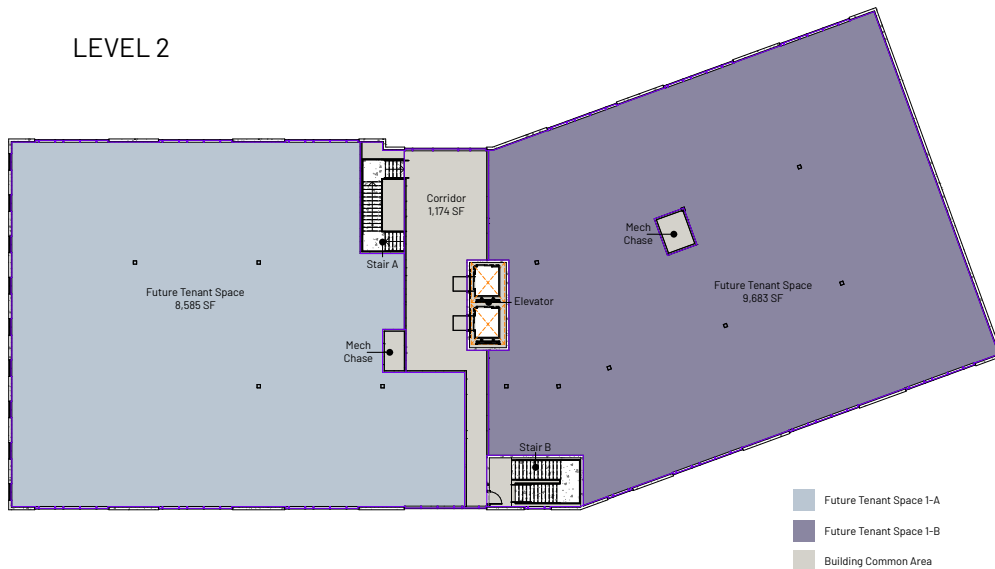
## MULTI-TENANT OPTION: LEVEL 1



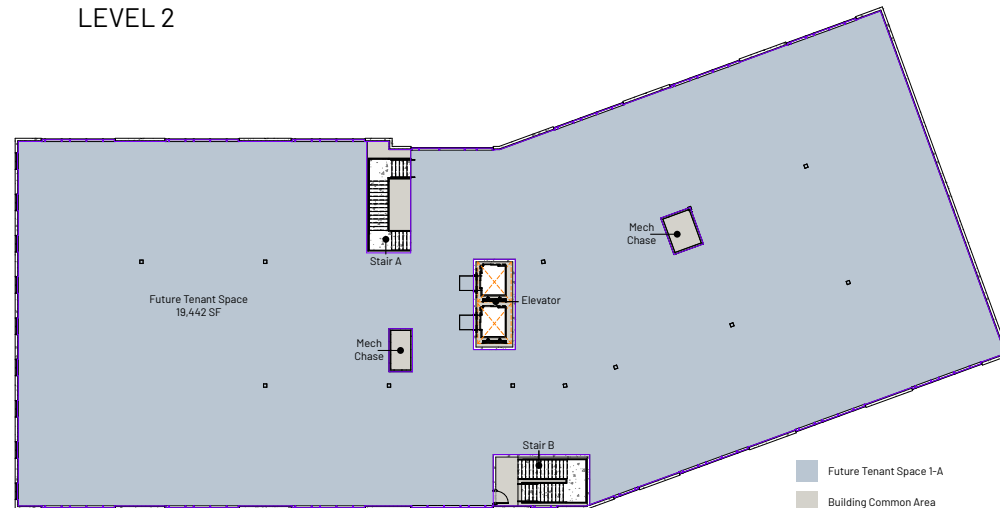
## SINGLE-TENANT OPTION: LEVEL 1



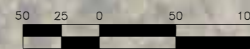
## LEVEL 2



## LEVEL 2



This aerial map illustrates the proposed location of Midtown Medical Building II, highlighted in red, and its proximity to the existing Novant Health Midtown Medical Plaza, highlighted in purple. The map shows the building's orientation relative to surrounding streets: CONVERSE to the west, DILIGENCE to the south, and PICKARD to the east. A dashed line with arrows indicates a path or connection between the two buildings. The map also shows various parking lots and surrounding greenery.



BAR SCALE 1"=50'

# 1<sup>ST</sup> FLOOR LOBBY RENDERING



LS3P





# MIDTOWN MEDICAL BUILDING II

## CONTACT

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