

Office For Sale



BlueCoast Commercial, LLC

575 Military Cutoff Rd Ste 100 Wilmington, NC 28405 | 910-427-0000

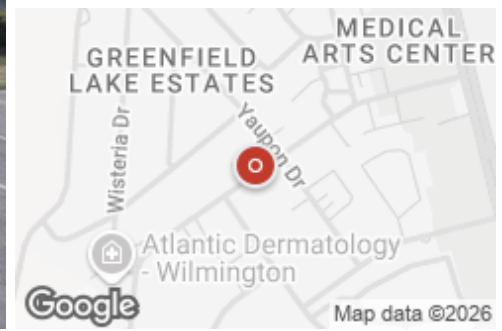
1222 Medical Center Drive

1222 Medical Center Drive, Wilmington, NC, 28401

Office: Medical/Dental For Sale

Prepared on March 27, 2026

1 of 1 Listings



Listing Details | Office For Sale

Secondary Uses	Specialty
Total Available Space	7,445 SF
Asking Price	\$2,680,000
Listing Price Per SF	\$359.97
Cap Rate (Actual)	-
Investment	NNN
Signage	On Building & Free-Standing

Show Instructions	Call broker
Vacant	No
Available Date	Now
Date Listed	3/28/2026
Last Modified	3/27/2026
Listing ID	44600127
Parking Spaces	35

Description

NET LEASE MEDICAL OFFICE INVESTMENT
LUMEXA IMAGING | ABSOLUTE NNN LEASE
1222 Medical Center Drive
Wilmington, North Carolina 28401

Executive Summary:

This Offering Memorandum presents an opportunity to acquire a 100%-leased, single-tenant medical office building in the dominant healthcare corridor of Wilmington.

The Property is leased to Lumexa Imaging Holdings Inc., a scaled national imaging platform, under a long-term triple net (NNN) lease, providing passive, durable cash flow with contractual growth.

Investment Snapshot

Offering Price \$2,680,000

NOI \$167,513

Cap Rate 6.25%

Lease Term 10 Years

Escalations 3% Annually

Building Size 7,445 SF

Land Area 0.92 Acres

Lease Type NNN

Investment Highlights

Institutional-Grade Net Lease Structure

- NNN lease eliminates landlord expense exposure
- Passive ownership profile ideal for 1031 exchange buyers

Durable Healthcare Tenancy

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Property Features

Location Details

Address	1222 Medical Center Drive, Wilmingto...
Zoning	O-I
County	New Hanover

Parcels	3126-36-9478.000
Name	1222 Medical Center Drive
Nearest MSA	Wilmington

Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	7,445 SF
Land Size	0.91 Acres / 39,640 SF
Number of Buildings	1
Number of Floors	1
Year Built	1976
Primary Constr. Type	Masonry
Occupancy Type	Single Tenant

Building Class	B
Parking Spaces	-
Parking Ratio	-
Floor Size	7,445 SF
Rentable Space	7,445 SF
LEED Level	0
Water	Yes
Sanitary Sewer	Yes
Rail Service	No

Owner Contact Information

Legal Owner

Medserv Mgmt Company LLC
1202 Medical Center Dr
WILMINGTON, NC 28401

True Owner

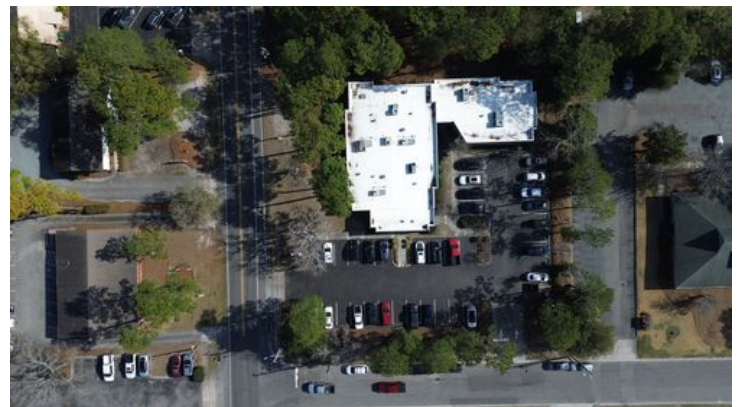
Not Available

Property Listings

2 Listings | 7,445 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Office	-	7,445 SF	\$2,680,000	Now
For Lease	No	Office	-	7,445 SF	\$23.00 Annual/SF NNN	Pending

Additional Photos





Contact



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