

For Lease  
**±1,127-2,925 SF**  
Class-A Office/Medical Space



## Wellington Reserve 1035-1049 State Road 7, Wellington, FL 33414

### Property Features:

- Class-A space in a prime location near the Wellington/Royal Palm Beach retail corridor
- Multi-building park with prestigious tenants including Comerica Bank and Premier Family Health & Wellness
- Convenient to the Western communities, major retail and superior medical facilities
- Minutes from the Florida Turnpike
- Traffic Count: Over 51,000 vehicles per day

### Key Highlights:



Variety of layouts to  
suit your needs



On-site café for  
tenants and guests



On-site property  
management



Ample parking

### For more information:

**Jason L. Sundook, SIOR**

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## FOR LEASE: WELLINGTON RESERVE

# Premier Professional Space Near the Best of Wellington



### Lotis Wellington Development

The adjacent, highly anticipated Lotis Wellington mixed-use development will introduce upscale retail, dining, office space, & luxury residences—positioning Wellington Reserve at the center of a vibrant, high-traffic destination. With 372 multifamily units, 72 townhomes, & 100 single-family homes, the project will deliver a built-in customer base & drive consistent traffic to the surrounding area.

Fantastic Location in the Center of Wellington's Retail/Medical Corridor



State Road 7 Frontage



On-site Cafe

### For More Information:

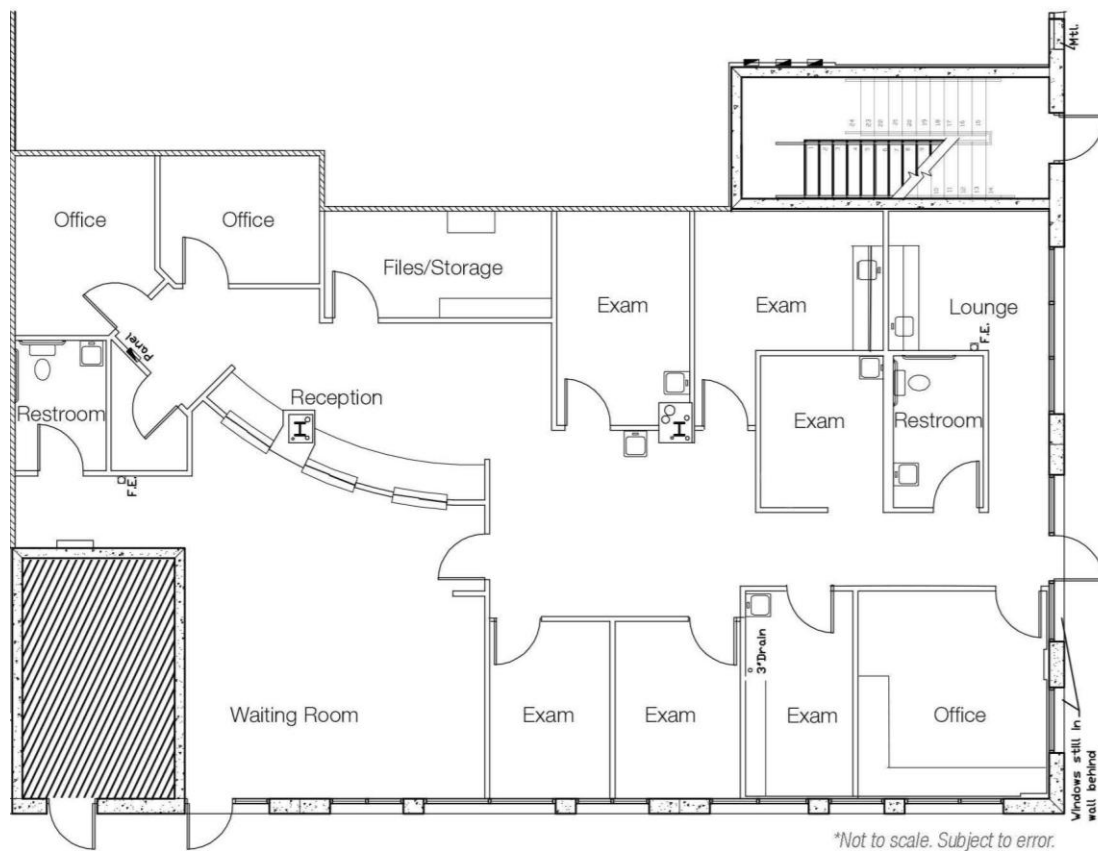
Jason L. Sundook, SIOR | [jsundook@mhcreal.com](mailto:jsundook@mhcreal.com)



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# Fully Improved, Ground-Floor Medical Suite

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Bldg. 1035

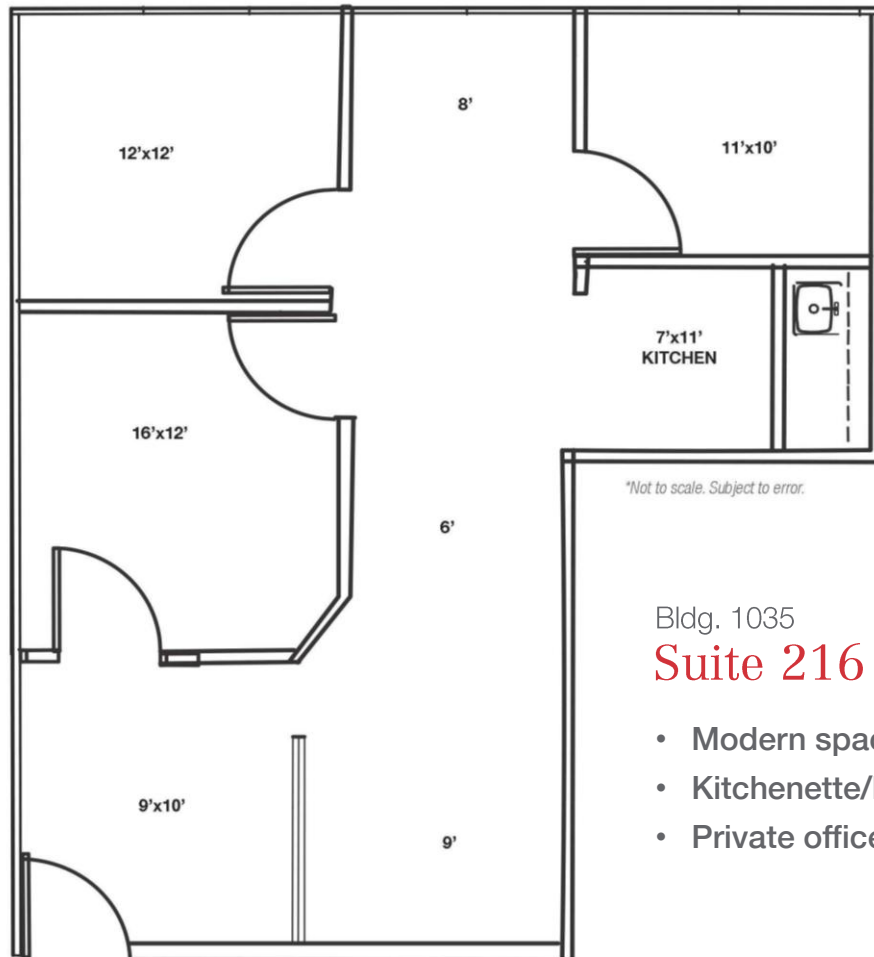
**Suite 119** 2,925 SF

- Direct access from parking lot (plus a separate doctor/staff entrance)
- Building signage available
- Efficient layout
- Improvement allowance available



# Modern Space. Efficient Layout

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Bldg. 1035

**Suite 216** 1,257 SF

- Modern space with glass wall accents
- Kitchenette/break area
- Private offices & open workspace



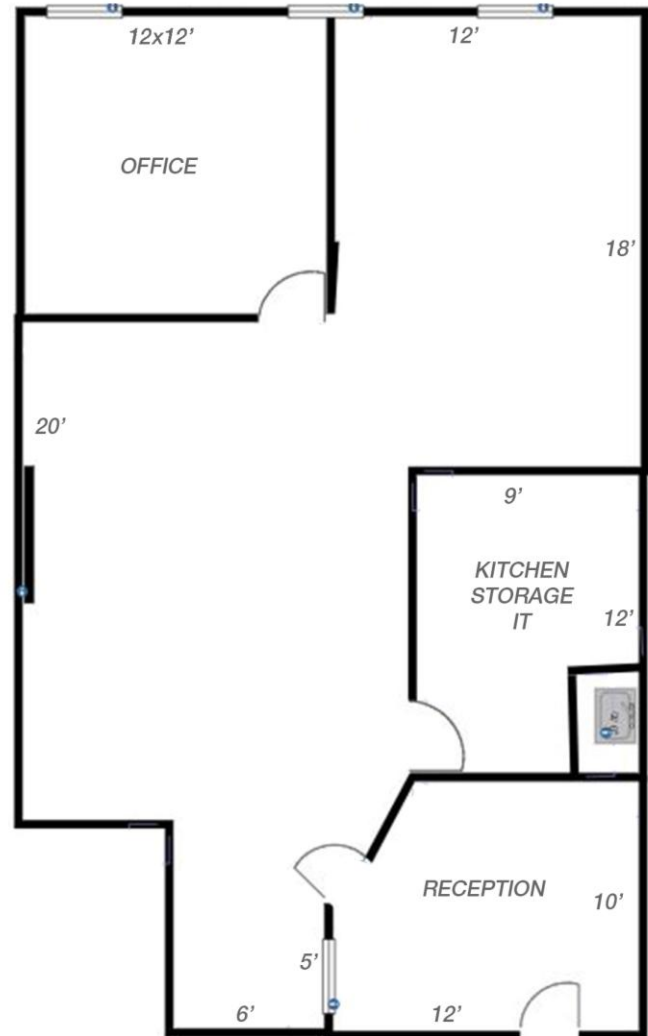
# Small Suite. Big Impact.

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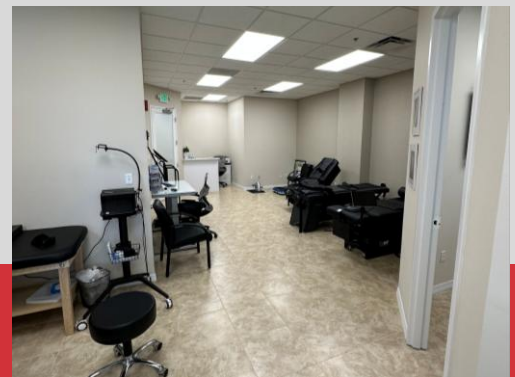
Bldg. 1035

**Suite 311** 1,127 SF

- Move-in ready space
- Reception area
- Private office & open workspace
- Kitchenette/storage area



*\*Not to scale. Subject to error.*



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