

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:

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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:

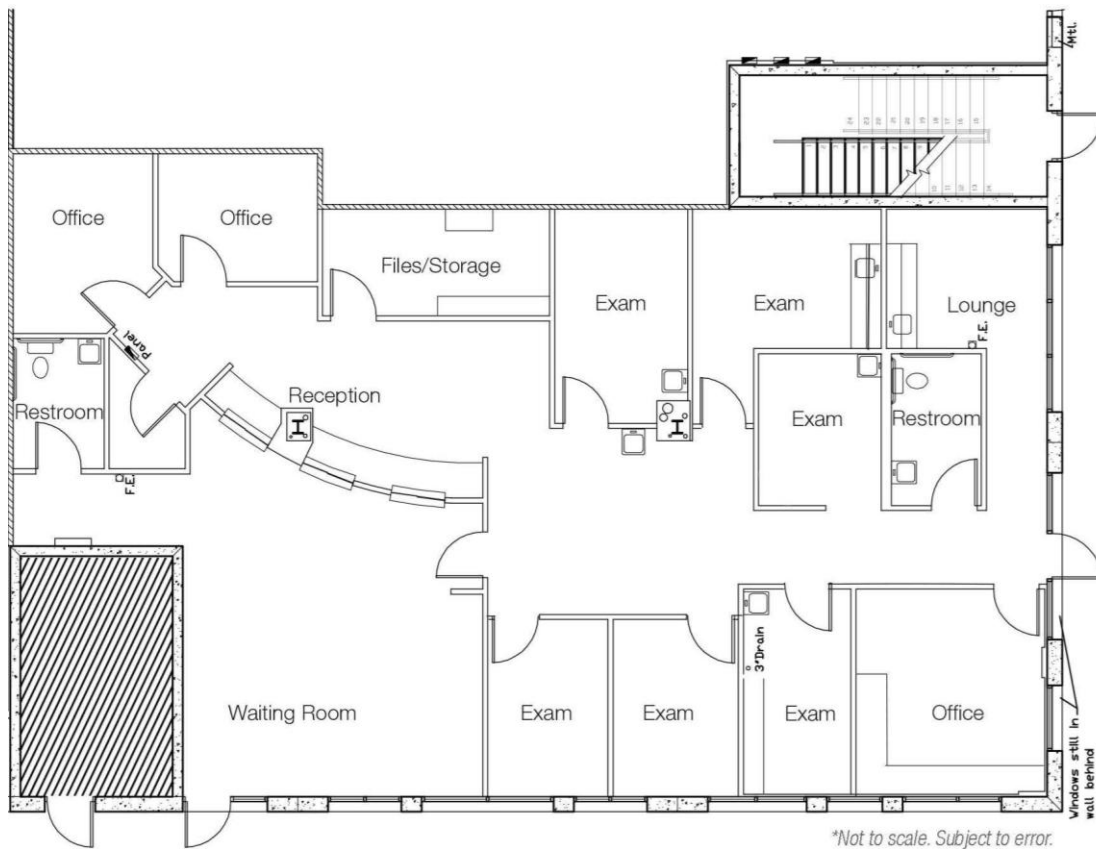
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Fully Improved, Ground-Floor Medical Suite

FOR LEASE: WELLINGTON RESERVE



Bldg. 1035

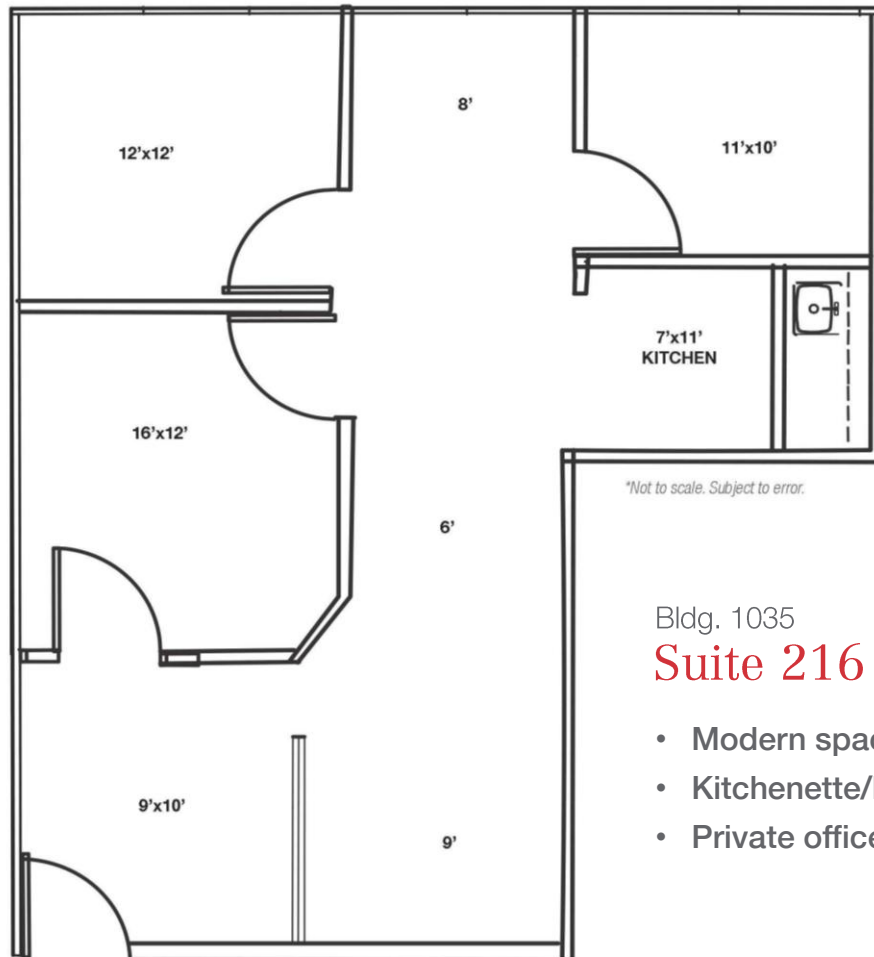
Suite 119 2,925 SF

- 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



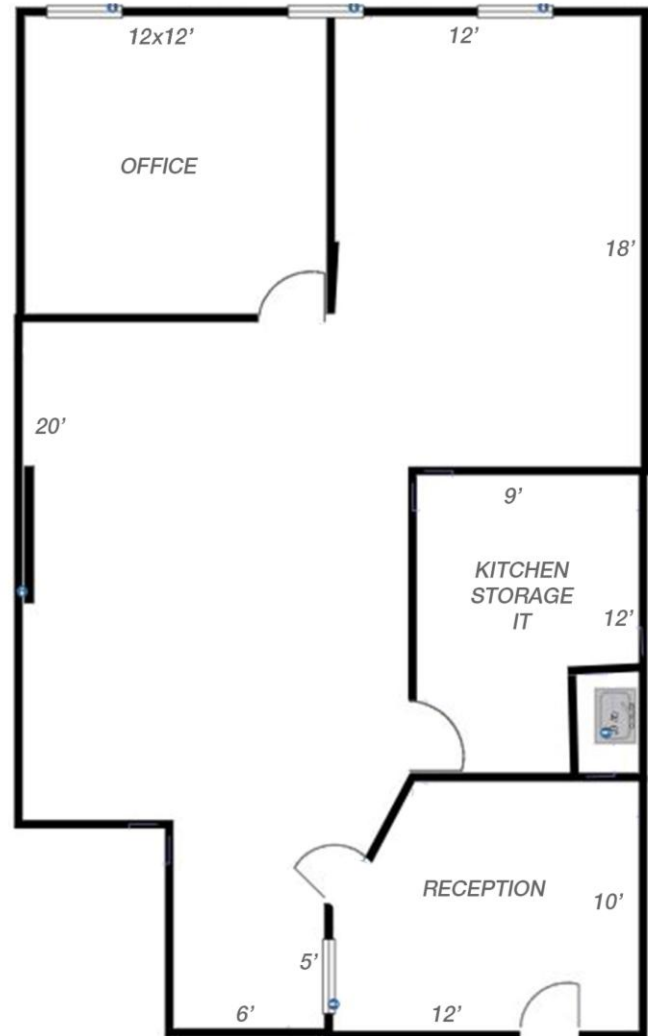
Small Suite. Big Impact.

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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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