

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 mixed-use, multi-building park with prestigious & well-known tenant roster
- Adjacent to the new Lotus development, near Wellington Regional and major retailers
- Ample surface parking & signage opportunities
- Minutes from the Florida Turnpike
- Fantastic location fronting SR-7/US-441, with over 56,000 passing cars per day

Key Highlights:



Prime location in Wellington's most active corridor



On-site property management



Near popular dining, shopping & services



Ample parking

For more information:

Jason L. Sundook, SIOR

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561 471 8000



1601 Forum Place, Suite 700
West Palm Beach, FL 33401



www.mhcreal.com

FOR LEASE: WELLINGTON RESERVE

Premier Professional Space Near the Best of Wellington



Directly Adjacent to the new Lotis Wellington Development

Lotis Wellington is a brand-new development bringing upscale retail, dining, office space, and luxury residences, placing Wellington Reserve at the heart of a high-traffic destination.

The project includes 372 multifamily units, 72 townhomes, and 100 single-family homes, creating a built-in customer base and steady daily traffic.

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



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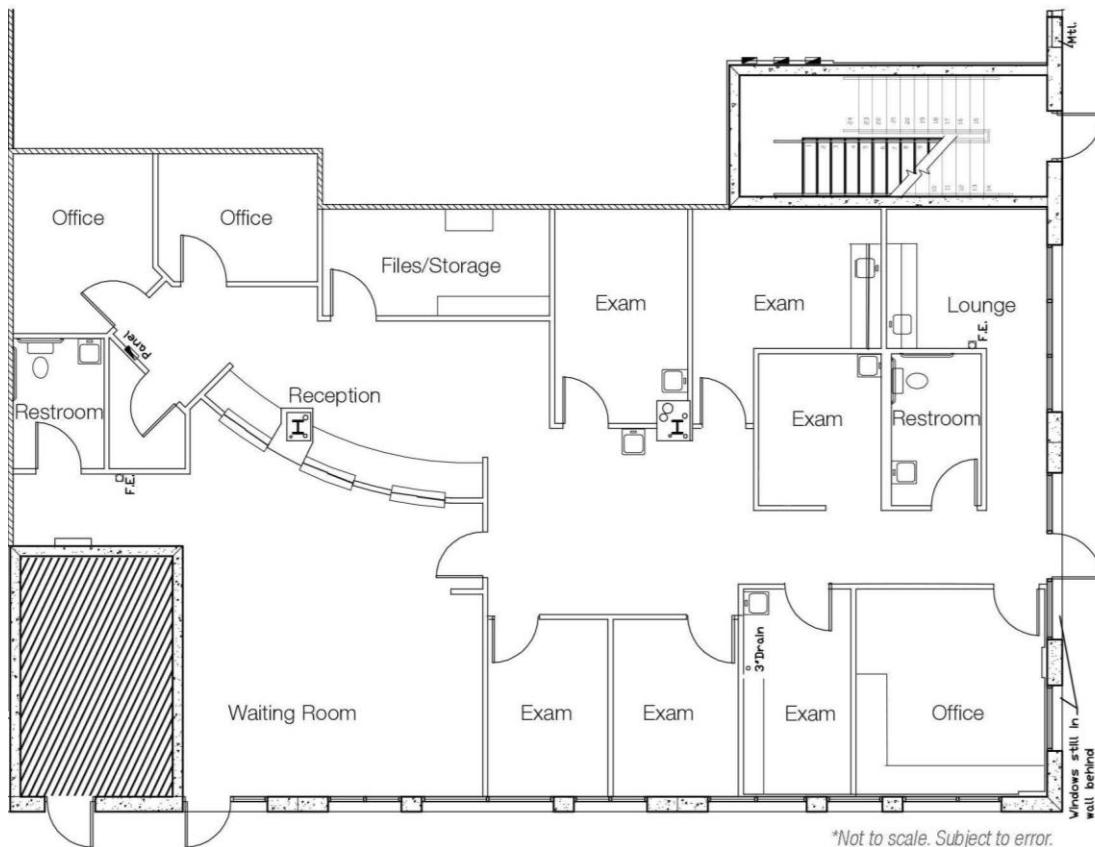
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Fully Improved, Ground-Floor Medical Suite

FOR LEASE: WELLINGTON RESERVE



Bldg. 1035

Suite 119 2,925 SF

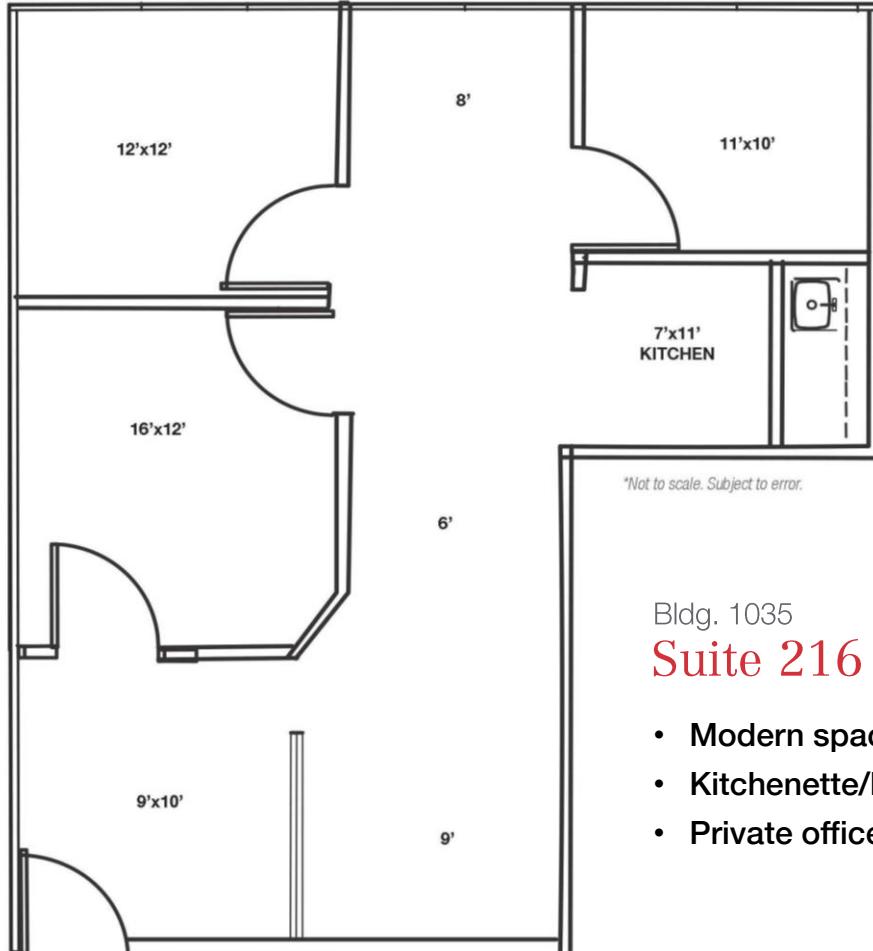
- Direct access from parking lot (plus a separate doctor/staff entrance)

- 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

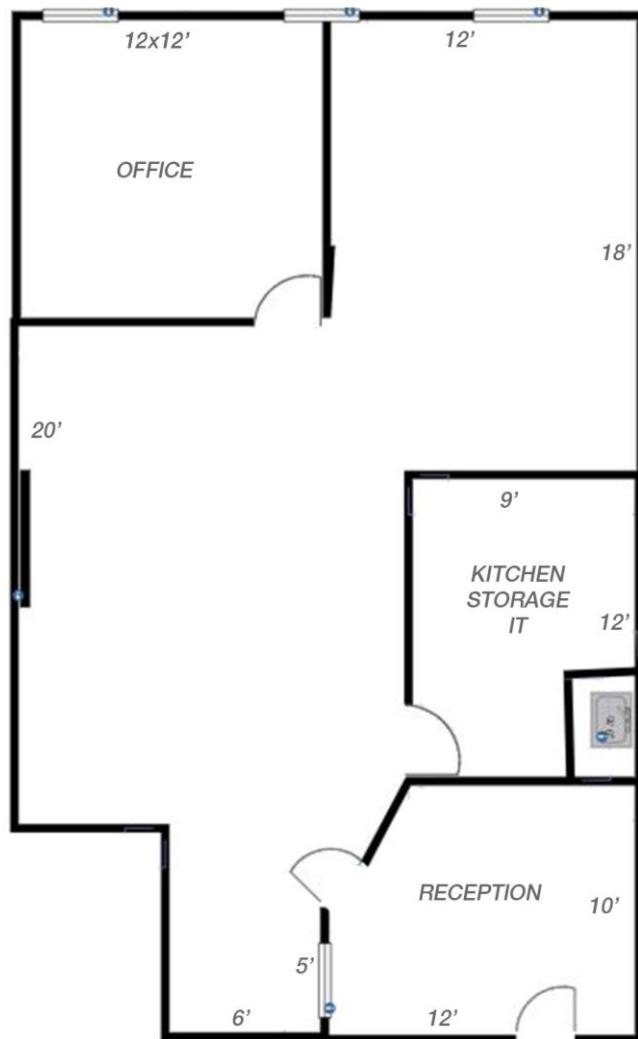


Flexible Layout. Immediately Available.

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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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