

HISTORIC WELLINGTON HOTEL OFFICE/RETAIL FOR LEASE

Built in 1901, the historic Wellington Hotel has a proud & colorful pioneer past that can still be seen today in this charming and updated building. Featuring modern conveniences and comforts, such as air conditioning and abundant parking. With new energy, a rapidly growing population, and exciting plans for a revitalized downtown, now is the time to locate your business in Downtown Wellington. Great central location as well as easy access to I-25. 3 Second floor suites available. Suite D is 150 SF at \$500.00/month. Suite A is 137 SF at \$500.00/month. Suite Z is 117 SF at \$450.00/month. Suites A + Z can combine for a total of 254 SF at \$900.00/month. Zoned Downtown Commercial which allows for a variety of uses.

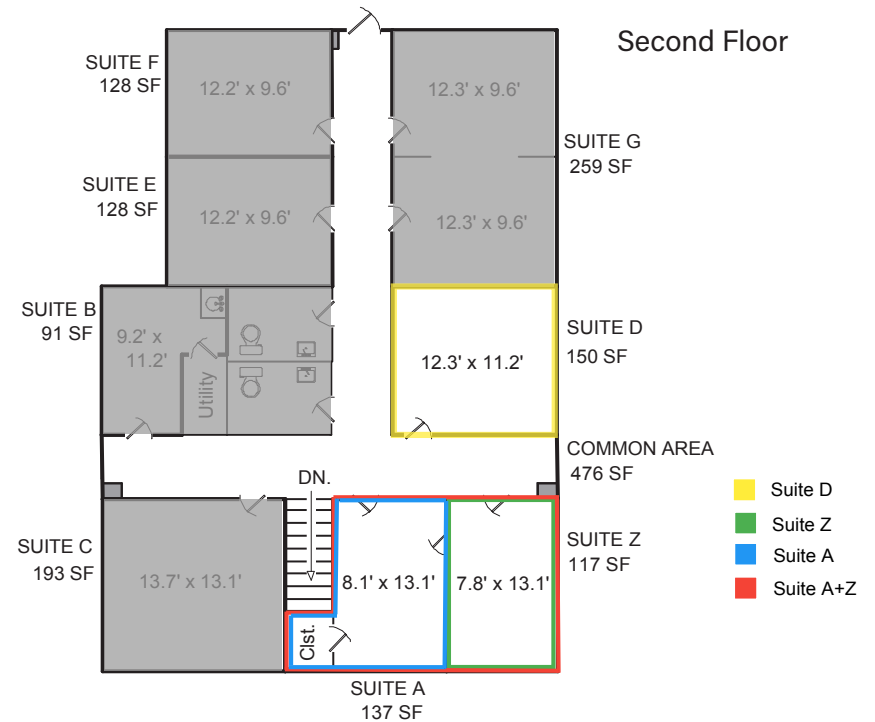
*Modified Gross Lease includes basic internet, trash removal, landscape maintenance, exterior maintenance, snow removal, taxes, and property insurance. Utilities included.





LEASE OVERVIEW

Suite D:	\$500.00/Month, 150 SF
Suite A:	\$500.00/Month, 137 SF
Suite Z:	\$450.00/Month, 117 SF
Suites A+Z:	Can Combine \$900.00/Month, 254 SF
Lease Term:	1-3 Years
Market:	Northern Colorado
Sub Market:	Wellington



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