

FOR SALE OR LEASE

RETAIL/FLEX SPACE



\$200/SF for First Three Pre-Construction Units Sold!

WELLINGTON BUSINESS CENTER
3997 WATER LILY DRIVE
WELLINGTON, CO 80549

These versatile, newly constructed suites are perfect for retail or business needs in the booming Wellington area, known for its vibrant community and growing retail opportunities. Neighboring four completed buildings with long-term tenants driving significant traffic, this prime location offers units ranging from 2,250 to 2,700 SF, with options to combine for up to 15,300 SF of contiguous space. Surrounded by thriving businesses like Deppen Brewing and Anytime Fitness, this is an ideal opportunity to establish or expand your retail presence in a high-traffic, fast-growing area.

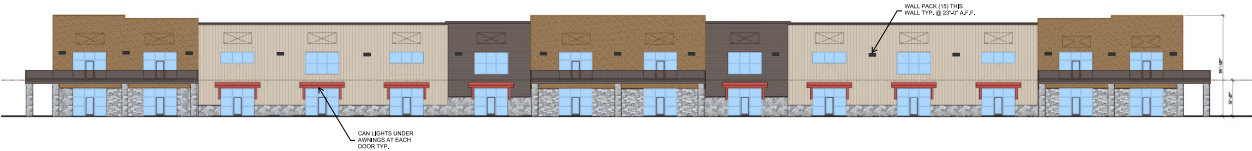
AMENITIES MAP

[View Link](#)



PROPERTY FEATURES

EAST ELEVATION



WEST ELEVATION



- Building signage available
- Surface parking included
- Located on I-25 for easy Front Range access and visibility to over 34,000 VPD

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population	8,940	18,611	130,893
2029 Population Projection	9,434	19,475	138,454
2024 HH	3,107	6,672	51,764
Avg HH Income	\$103,908	\$115,150	\$93,870

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SALE PRICE

\$250/SF-\$300/SF
*Landlord/Seller Delivery Negotiable,
Turn-Key Options Available.

LEASE RATE

1st floor \$18/SF - \$20/SF
2nd floor \$16/SF - \$18/SF
NNNs: \$4.50/SF (Est.)

BUILDING SIZE

36,000 SF 1st floor
14,750 SF 2nd floor

14 total Units:

Units: 1, 2 - 2,250 SF main-floor and 2,250 SF
second floor. 4,500 SF total each unit.

UNIT SIZES

Units: 3, 7 - 2,700 SF main-floor and 2,700 SF
second floor. 5,400 SF total each unit.

Units: 4, 5, 6, 9, 10, 11, 12 - 2,700 SF single
story units.

Unit: 13 and 14- 2,250 SF main floor with 750 SF
finished mez for a total of 3,000 SF finished.

CLEAR HEIGHT

22' - 32'

POWER

2,800 Amps, 3-Phase, 208/240 Volt

LOADING

Drive-in and dock high doors available

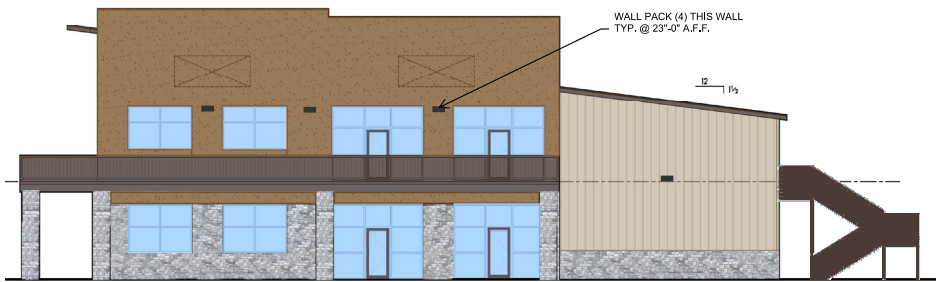
ZONING

C-3 (Commercial)

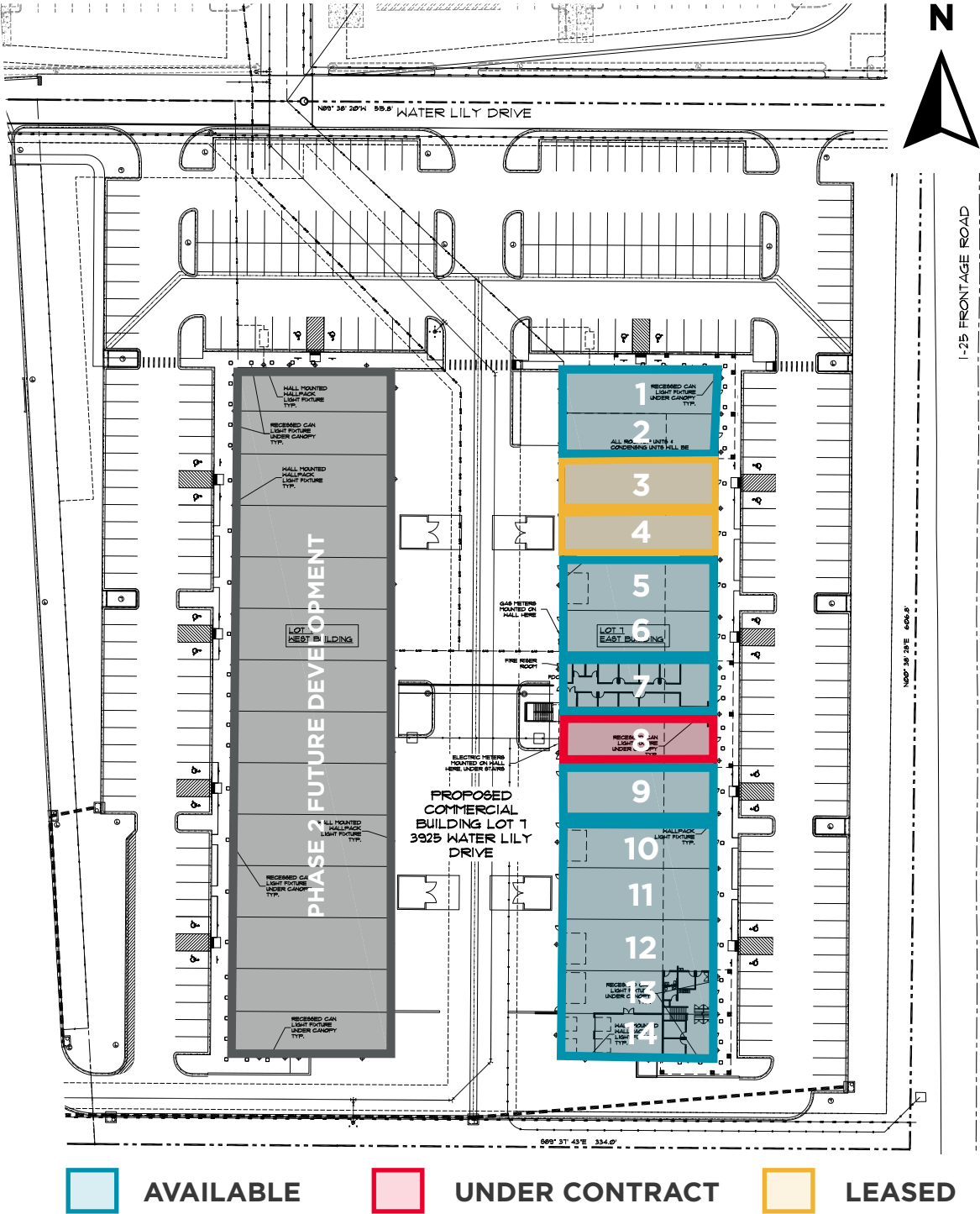
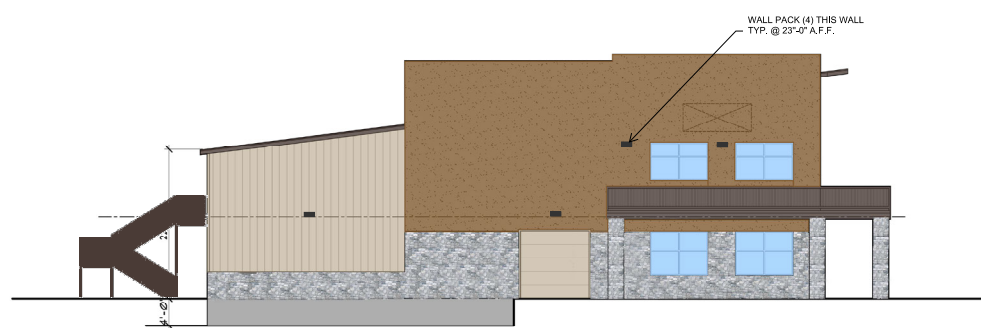
SITE PLAN

36,000 Total SF

NORTH ELEVATION



SOUTH ELEVATION





LOT 7

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