

For Lease  
**±1,127-1,338 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 Lotis 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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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



**For More Information:**

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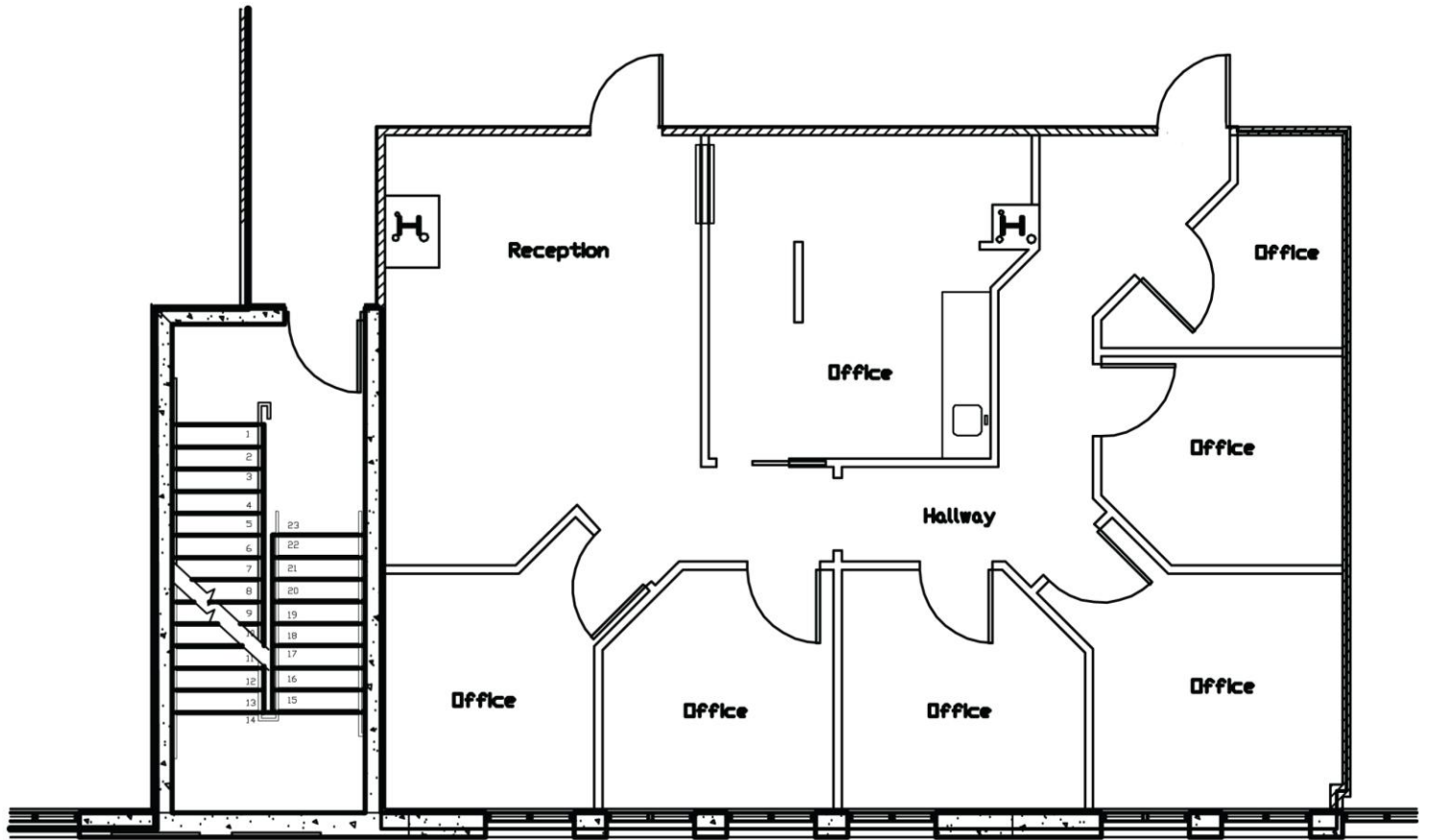
561 471 8000



[www.mhcreal.com](http://www.mhcreal.com)

# Move-In Ready Office/Medical Suite

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

Bldg. 1035

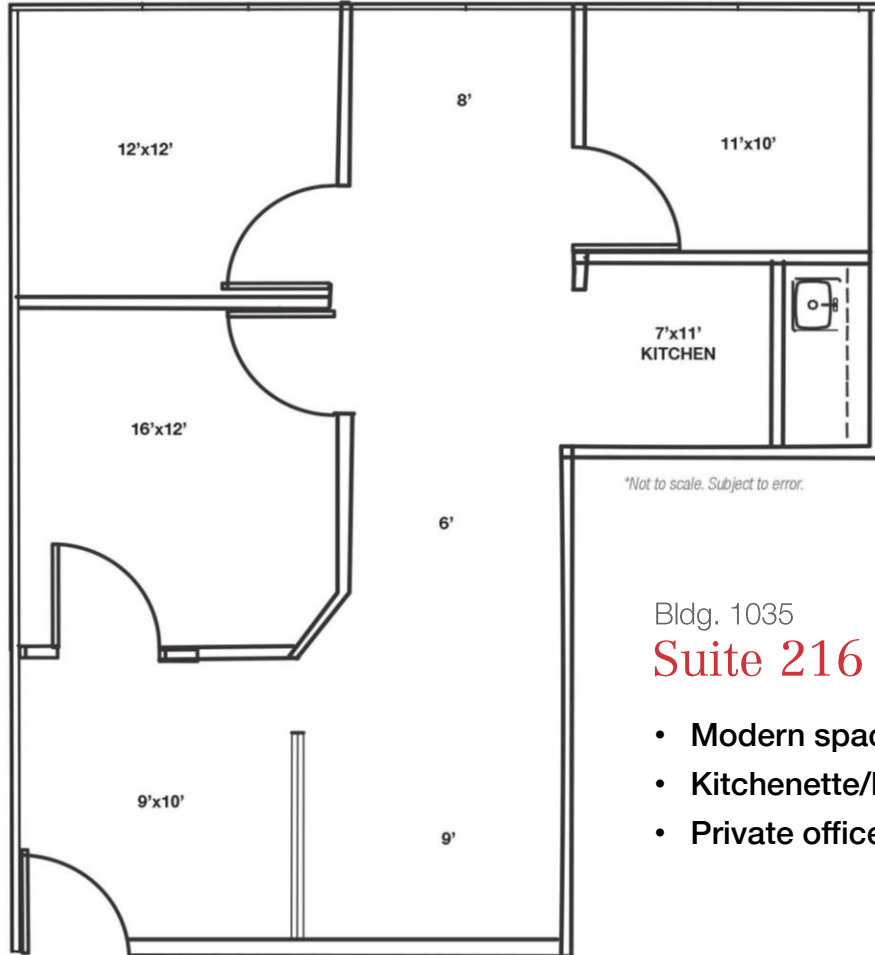
**Suite 214** 1,338 SF

- Move-in ready space
- Private offices
- Reception area
- 2 entrances



# 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



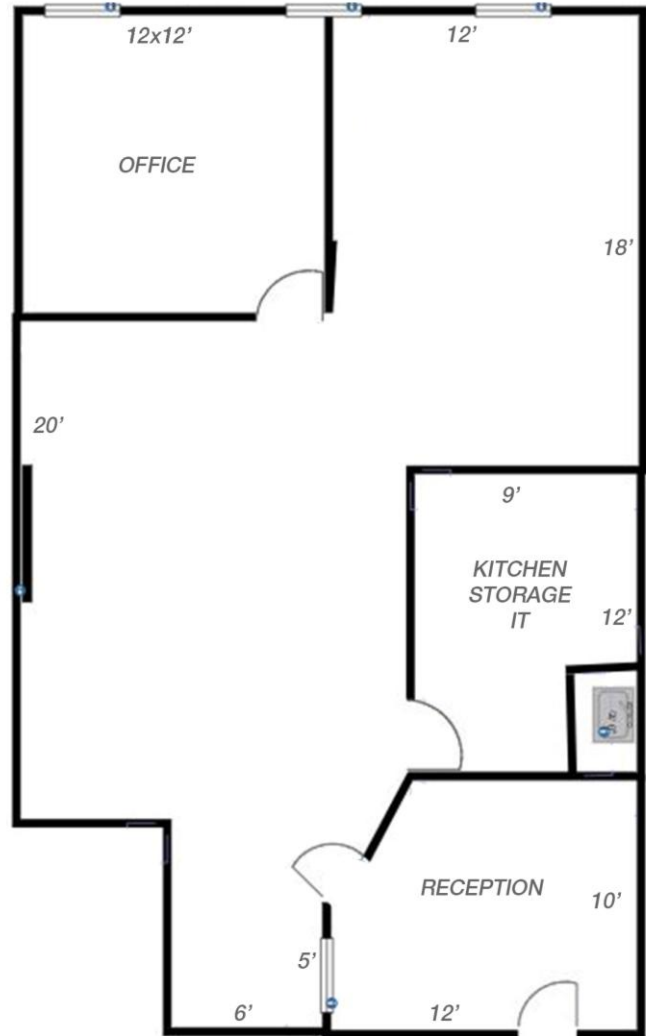
# Flexible Layout. Immediately Available.

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Bldg. 1035

**Suite 311** 1,127 SF

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



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