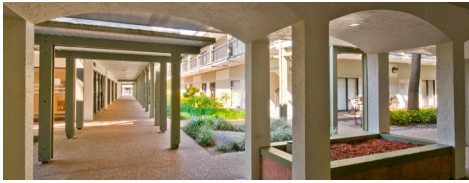


# Wellington Plaza



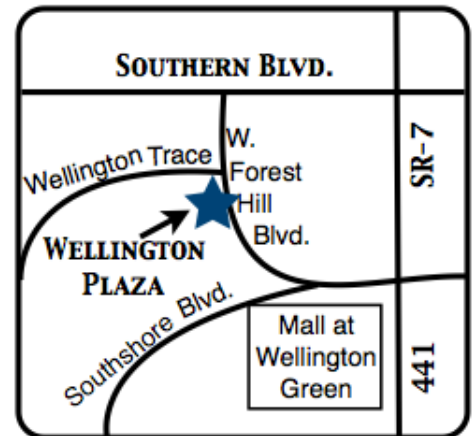
# Wellington Plaza



## PROPERTY HIGHLIGHTS

- ✕ Space Available from 1,200 to 5,675 SF
- ✕ Ideal for Office, Retail and Restaurant Use
- ✕ Central Palm Beach County Location
- ✕ Excellent Visibility & Accessibility
- ✕ Ample Free Onsite Parking
- ✕ Minutes from U.S. 441, Southern Blvd. & Florida's Turnpike
- ✕ Located on Palm Tran Bus Route
- ✕ Onsite Management
- ✕ Recent Building Improvements Include: New Signage and Building Directories, Landscaping, Roofs on Select Buildings, Exterior Paint, 2021 Milled and Paved Parking Lot, Remodel of building 12773 Interior Common Area

Wellington Plaza consists of one-story and two-story office/retail buildings totaling approximately 155,000 square feet, located on 17 acres at the corner of Forest Hill Boulevard and Wellington Trace in the award-winning Village of Wellington.



## PROPERTY DETAILS

<b>Property Name:</b>	Wellington Plaza
<b>Exterior:</b>	Wood & Concrete Stucco
<b>Utilities:</b>	Public Water & Sewer Included; Electricity Billed by FPL
<b>HVAC:</b>	Electric
<b>Parking:</b>	Abundant free onsite parking in common with other tenants
<b>In-Line Tenants:</b>	Starbucks, BurgerFi, PNC Bank, Crunch Fitness, Schaefer Drugs and many others
<b>Signage:</b>	Building façade and all entrance doors
<b>Elevator:</b>	Two-story building, controlled access

## LEASE DETAILS

<b>Lease Rate:</b>	21.00- \$53.00/s.f.
<b>CAM Rate:</b>	\$8.30 s.f. Adjusted Annually
<b>Lease Term:</b>	Negotiable
<b>Tenant Improvements:</b>	To be determined based on lease structure
<b>Occupancy:</b>	Immediate
<b>Security Deposit:</b>	Equal to one or two month's rent based on credit

In order to sign a lease, Bainbridge requires a completed lease application, credit background check, personal guaranty, proof of insurance, and a check for the first month's rent and a security deposit.

## COMMUNITY

The Village is an affluent community with an estimated population of nearly 63,942 people. The Village of Wellington offers tremendous diversity from apartments to estate homes. The Village of Wellington includes some of the world's premier equestrian facilities, horse farms, agriculture and nurseries. The primary sources of employment within the Village are construction, agriculture and retail sales. The community is mainly composed of golfing and equestrian areas with an upscale shopping mall and many small specialty boutiques and restaurants.

**For Leasing Information, Please Contact Mary O'Neill**  
**Phone 561-333-3669**  
**Email [moneill@bainbridgere.com](mailto:moneill@bainbridgere.com)**

**BAINBRIDGE**

THE BAINBRIDGE COMPANIES LLC

Bainbridge Group, Inc. • Licensed Real Estate Broker  
12765 W. Forest Hill Boulevard, Wellington, FL 33414

# Wellington Plaza



Starbucks

BurgerFi

PNC Bank

Crunch Fitness

Casa Tequila

Seacoast Bank

Schaefer Drugs

Cats Gymnastics

Visions Hair Studio

Agliolio Fresh Pasta  
& Wine Bar

European Day Spa

Horizon Pool & Patio

KickBack Tavern

Gabriel's Café

Dominos

Family Orthodontics

Benjamin Moore Paint

Wellington Chiropractic  
Center

*...and more*

