AVAILABLE FOR LEASE

FOREST HILL BOULEVARD &
HIGHWAY 441
WELLINGTON, FL 33405

The Square at Lotis Wellington

NICOLE FONTAINE
EXECUTIVE VICE PRESIDENT
+1 561 702 7973
nicole.fontaine@colliers.com

COLLIERS.COM

The Square at Lotis Wellington

60,000 RSF

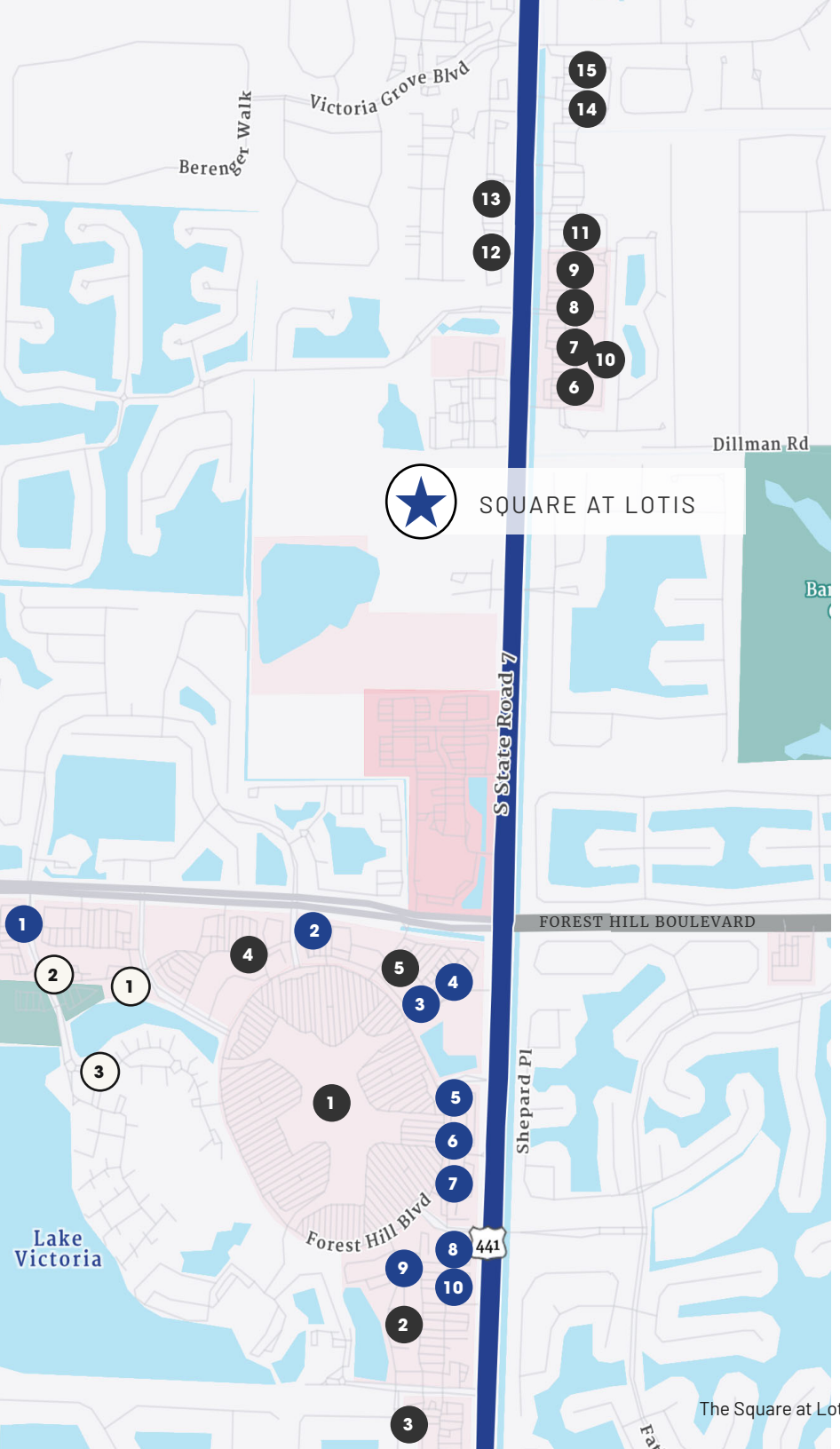
WELLINGTON'S NEWEST LANDMARK: A PREMIER MIXED-USE DESTINATION ON 64 ACRES

A visionary new mixed-use development is coming to Wellington, transforming 64 acres of prime real estate just north of Forest Hill Boulevard along the highly traveled Highway 441. Positioned in the heart of Wellington's most dynamic retail corridor—home to The Mall at Wellington Green—this landmark project will seamlessly blend high-end retail, luxury residences, and premier office space in an unparalleled live-work-play destination.

With direct connectivity to the thriving Wellington Regional Medical Center, a 233-bed facility employing approximately 1,297 medical professionals, this development offers a rare opportunity to be at the center of a bustling, high-income trade area. Whether for upscale shopping, fine dining, state-of-the-art healthcare, or modern living, this premier destination is poised to set a new standard for sophistication and convenience in Wellington.

PROPERTY *FEATURES*

- Phase I, dry retail/restaurant spaces available
- Phase I, three story parking garage with 331 parking spaces and 448 surface spaces.
- Phase II, 3.1 acre parcel with ample parking available fronting Highway 441
- Servicing a trade area 300,000+ people
- Signalized intersection at entrance is approved
- Uses include: restaurant (17,878 SF), inline restaurant/retail (28,405 SF), restaurant (7,200 SF; two 3,600 SF with patios), medical office (40,000 SF), professional office (12,892 SF), and luxury multifamily



The Heart of *Everything*

WELLINGTON'S NEW HUB: A 64-ACRE MIXED-USE DESTINATION DESIGNED TO CONNECT AND INSPIRE

RESTAURANTS

1. Kaluz
2. Olive Garden
3. Talking Tacos
4. Keke's Breakfast Cafe
5. Flanigan's Seafood
6. First Watch
7. Kabucki Sushi
8. Chili's Grill & Bar
9. Toojay's Deli & Bakery
10. Olive U

LODGING

1. Fairfield Inn
2. Hampton Inn
3. Kasa Wellington

RETAIL

1. Mall at Wellington Green
2. Whole Foods
3. Trader Joes
4. Barnes & Noble
5. LA Fitness
6. Best Buy
7. Total Wine & More
8. Petco
9. Old Navy
10. Ulta Beauty
11. Retro Fitness
12. Trek Bikes
13. Rooms To Go
14. Michaels
15. T.J. Maxx

Premier Retail Spaces
Available

Location *Highlights*

APARTMENTS

372 multi-family units. A daycare center for up to 210 children.

TOWNHOMES

100 single family homes and 72 townhomes for sale.

RETAIL + OFFICE

60,000 sq. ft. of combined restaurant, retail, and entertainment space.

MEDICAL OFFICE

60,000 sq. ft. medical office (two 3-story medical office buildings) Professional and general office space.

PARKING GARAGE

Three level parking garage totaling 331 spaces plus 448 surface spaces.

PARK

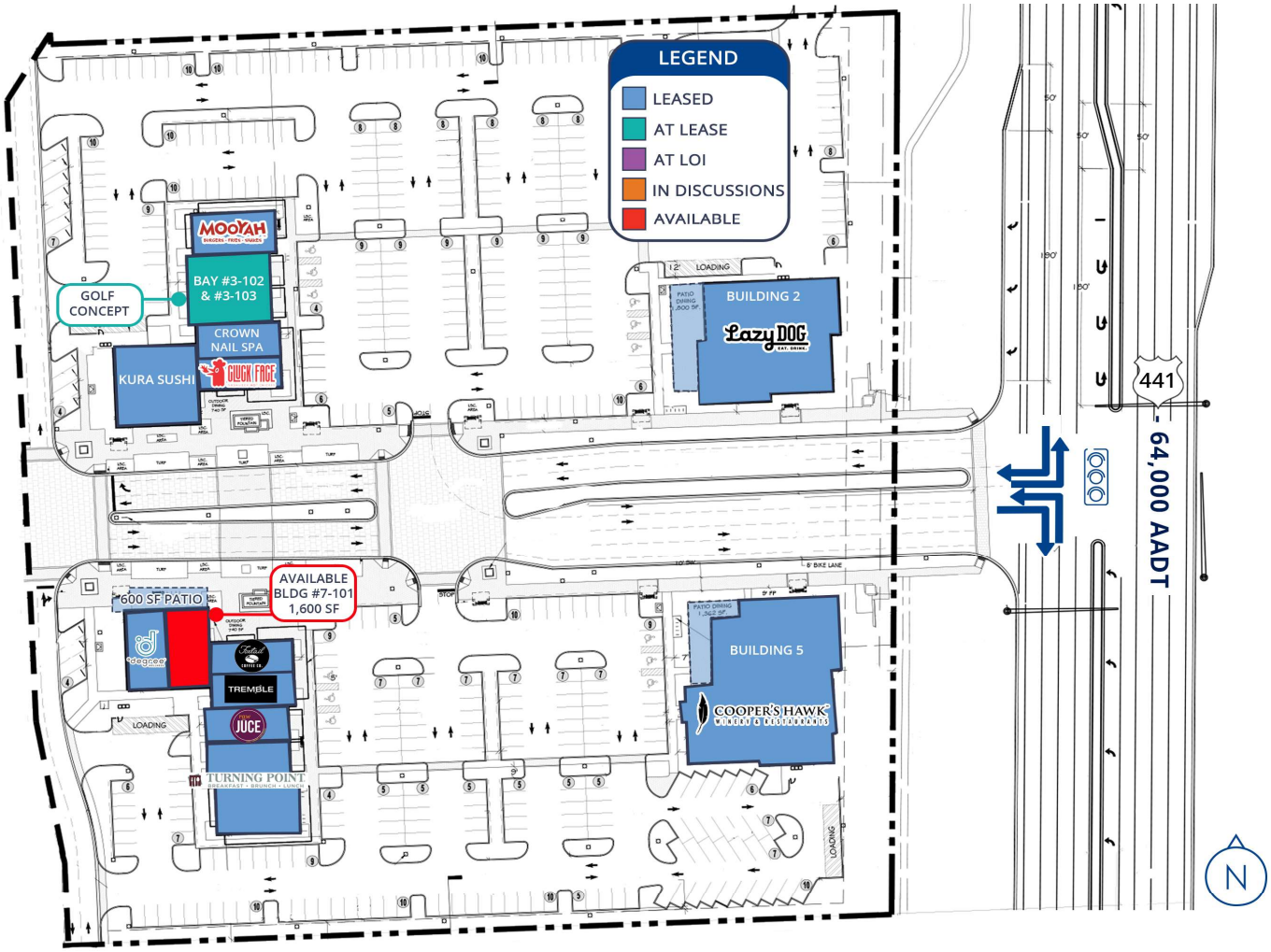
28.4 acres of open green space, including an existing 18-acre lake. Greenway around the lake with a multi-use path, benches and fitness stations, and a dog

Merchandising Plan

PHASE I:

RETAIL AVAILABLE

1,600 SF ENDCAP



Site Plan

SHOPPES AT ISLA VERDE
ULTA
petco
Total Wine & MORE
BEST BUY
OLD NAVY
MEDICAL OFFICES
7,800 sf multi-tenant building
National Restaurant at Lease
PHASE II
PHASE I
THE SQUARE AT LOTIS
COOPER'S HAWK
Lazy DOG
JUICE
MOOYAH
degree
TURNING POINT
TREMBLE
KURA SUSHI
MEDICAL OFFICES
65,500 AADT
MALL AT WELLINGTON GREEN
Dillard's
JCPenney
CITY
macy's
H&M
Ashley
WELLINGTON REGIONAL MEDICAL CENTER
441
FOREST HILL BOULEVARD - 47,500 AADT
POINTE AT WELLINGTON GREEN
COLD STONE
LA FITNESS
Ideal Image
TIPSY
N

NICOLE FONTAINE
+1 561 702 7973
nicole.fontaine@colliers.com

COLLIERS
2385 NW Executive Center Drive
Suite 350
Boca Raton, FL 33431

COLLIERS.COM

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International Florida LLC © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.