



**FOR SALE**

# Medical Office Development Site

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## 1381 S State Road 7 Wellington, FL

### 60,000 SF of Medical Office

The Colliers South Florida Investment Services Team is pleased to offer for Sale the Lotis Wellington Medical Office Development Site. The 3.53-acre site is approved for medical office development within the newly planned 115-acre Lotis Wellington Master Development located at 1381 S State Road 7 in Wellington, FL. The site is approved for two 3-story medical office buildings totaling 60,000 square feet.

Strategically positioned on a fully signalized intersection with prominent signage and visibility from South State Road 7, just north of Forest Hill Boulevard, the Wellington Regional Hospital and The Mall at Wellington Green. With easy access on a major north-south arterial road and minutes to Florida's Turnpike, the property is proximate to a concentration of retail, restaurants, entertainment and additional amenities.

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# Lotis Project Overview

Lotis, a 115-acre mixed-use project on the west side of State Road 7 and located just north of Wellington Regional Medical Center is currently under construction. The Lotis project will be broken into pods that will be completed in three phases. The first phase includes the pods closest to State Road 7, which contain the retail and restaurant uses.

A north-south connection will be built between Lotis and Wellington Regional's northern edge. The single and multi-family homes and retail amenities, including a day care facility, will be appealing to Wellington Regional Hospital employees.

## Lotis Master Planned Development

- Strategically positioned at fully signalized intersection on State Road 7
- 60,000 sq. ft. of combined restaurant, retail, and entertainment space
- 60,000 sq. ft. medical office (two 3-story medical office buildings)
- 16,700 sq. ft. of professional and general office space
- 372 multi-family units / 172 fee simple units
- A day care center for up to 210 children
- Three level parking garage totaling 331 spaces plus 448 surface spaces
- 28.4 acres of open space, including an existing 18-acre lake
- Greenway around the lake with a multi-use path, benches and fitness stations
- Dog park

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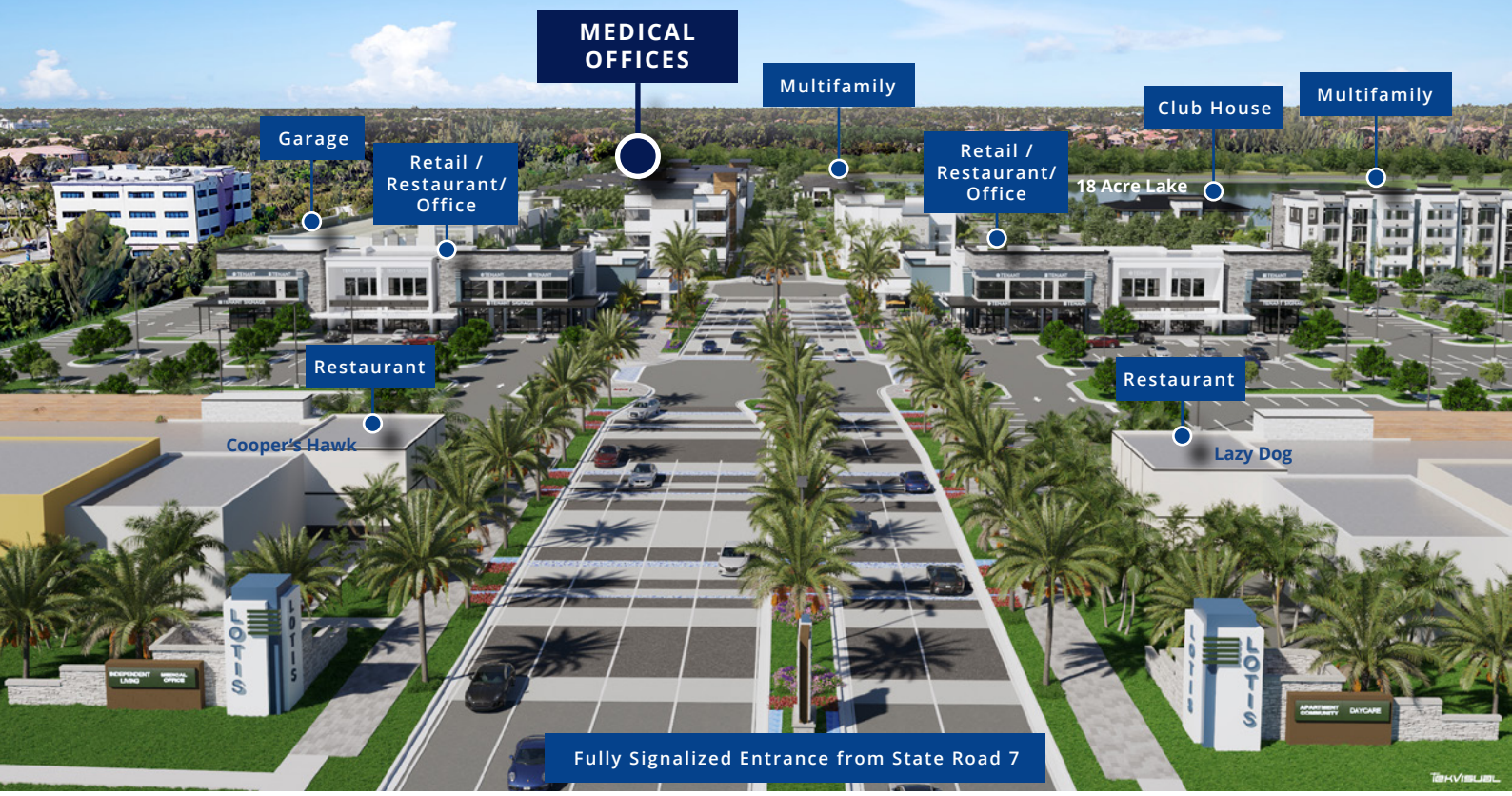
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# Property Information

<b>Project Name</b>	Lotis Wellington
<b>Address</b>	1381 S State Road 7, Wellington, FL
<b>Property Type</b>	Land
<b>Entire Project Area</b>	115 acres (Lotis Master Planned Development)
<b>Site Area</b>	±3.53 AC (153,767 SF) within 115-acre Lotis Wellington Development
<b>Approved SF</b>	60,000 square feet (two 3-story medical office buildings)
<b>Site Parking</b>	280 Total Spaces (4.7:1,000 SF); 91 Surface Spaces, 189 Dedicated Garage Spaces
<b>Zoning</b>	Commercial

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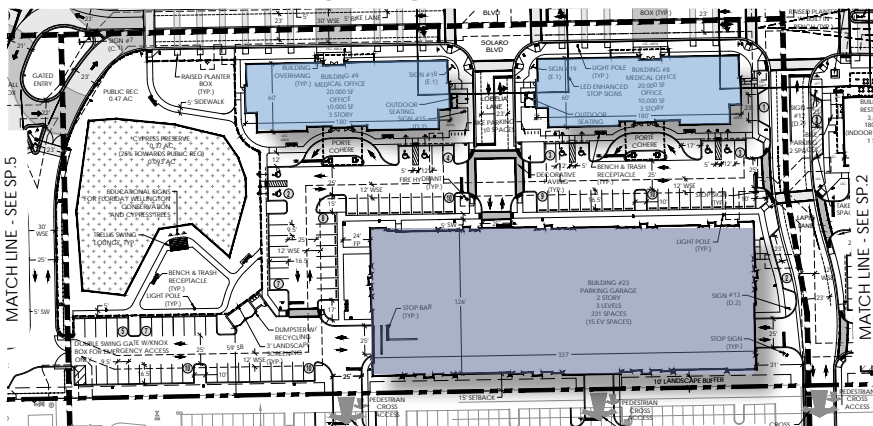
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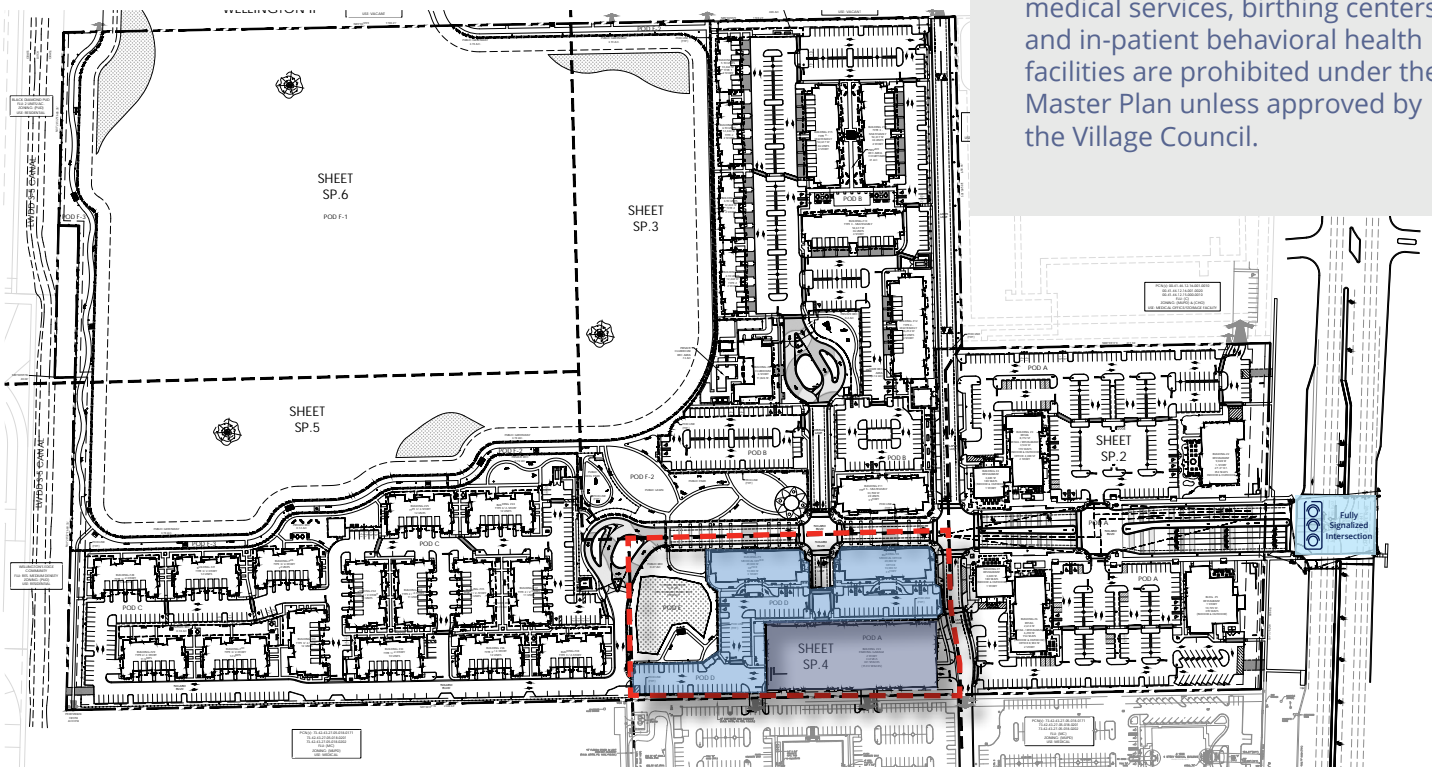
### Elevation Rendering



### Medical Office and Parking Garage Plan



### Master Site Plan Location



### Wellington's Multiple Use Planned Development (MUPD)

The Property is located in Wellington's Multiple Use Planned Development (MUPD) zoning district and governed by the Lotis Wellington 1 Master Plan. The MUPD is established to promote the design of mixed-use developments of land that includes a mix of residential, commercial, and office land uses and to provide for the efficient use of land by the integration of multiple uses within a single development. The Property is site plan approved for 60,000 square feet of medical office under the Master Plan. However, emergency medical services, birthing centers, and in-patient behavioral health facilities are prohibited under the Master Plan unless approved by the Village Council.



# Lotis Project Site Plan



Black Diamond Wellington

OLD HAMMOCK WAY

100 Fee Simple Homes

PHASE II

Wellington Reserve Office, Medical, Retail Park

Black Diamond Wellington

PopStroke

72 Fee Simple Townhomes

Day Care

191 Multifamily Units

Gastro Health Wellington

Fresenius Kidney Care Wellington West

SmartShop Self Storage

PHASE I

Clubhouse

MOB SITE

Retail + Office

Lazy Dog

STATE ROAD 7

Fully Signalized Intersection

Wellington's Edge

173 Multifamily Units

PARKING GARAGE

Cooper's Hawk

Wellington Regional Hospital Campus



# Location Overview

The Lotis Wellington Medical Office Development Site is strategically positioned on a fully signalized intersection with prominent signage and visibility from South State Road 7, just north of Forest Hill Boulevard, the Wellington Regional Hospital and The Mall at Wellington Green. With easy access on a major north-south arterial road and minutes to Florida's Turnpike, the property is proximate to a concentration of retail, restaurants, entertainment and additional amenities. The Site is assigned 280 total parking spaces with a ratio of 4.7 per 1,000 square feet.

Although Wellington is not a village under any standard definition of the term village in the US, it is referred to officially as the "Village of Wellington". The Village of Wellington is located in the West Palm Beach submarket in central Palm Beach County. The Village of Wellington lies within the Miami Metropolitan Statistical Area (MSA), approximately 66 miles from Miami. As of 2019, the city had a population of 65,398 according to U.S. Census Bureau estimates, making it the most populous village in the state and the fifth largest municipality in Palm Beach County by population. The Village of Wellington was named one of Money Magazine's "Top 100" Best Places to Live in both 2019 and 2010. Each year Wellington hosts several high-goal polo tournaments including the USPA Piaget Gold Cup and the Nespresso U.S. Polo Open at the Palm Beach International Polo Club.

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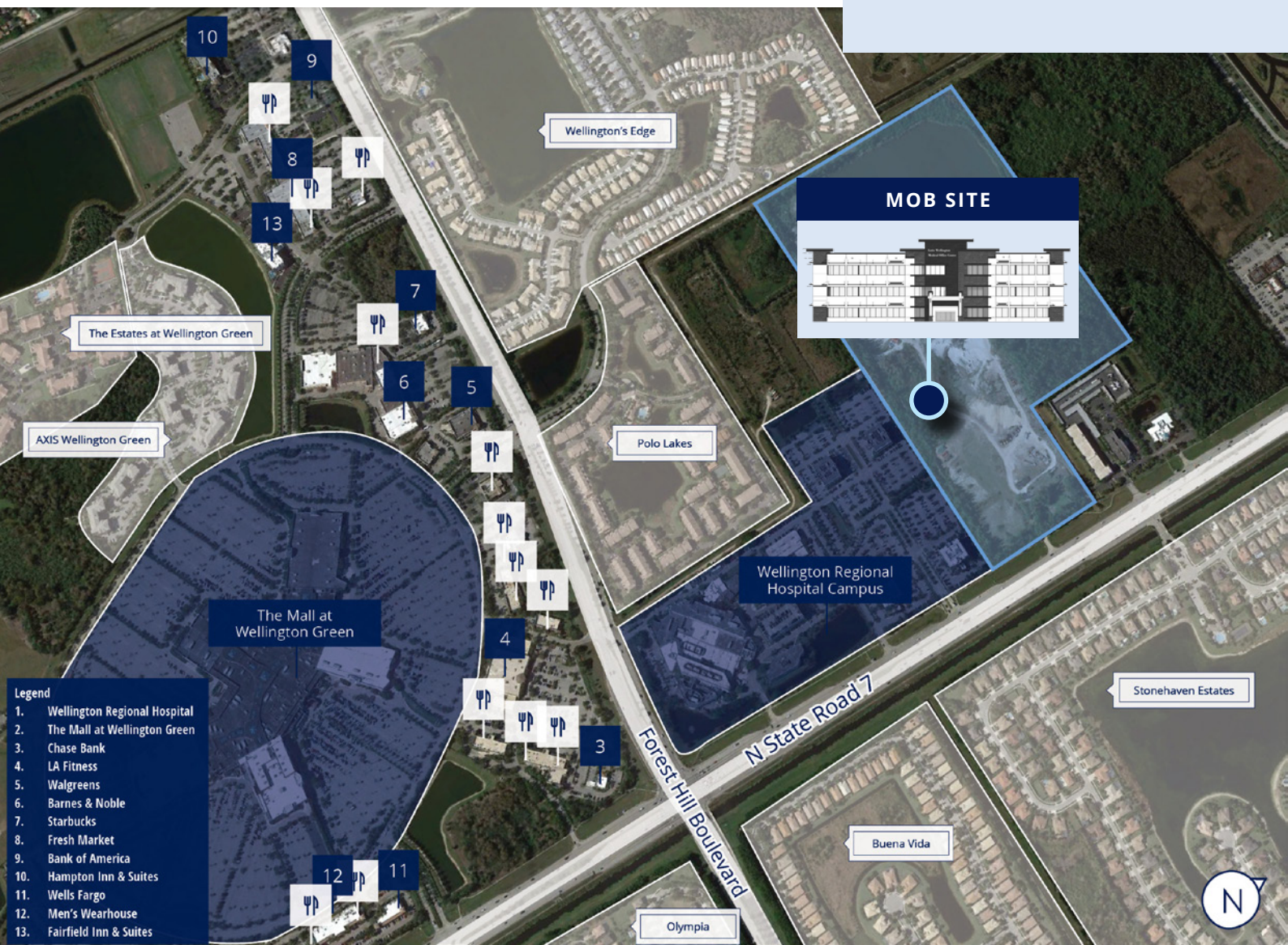
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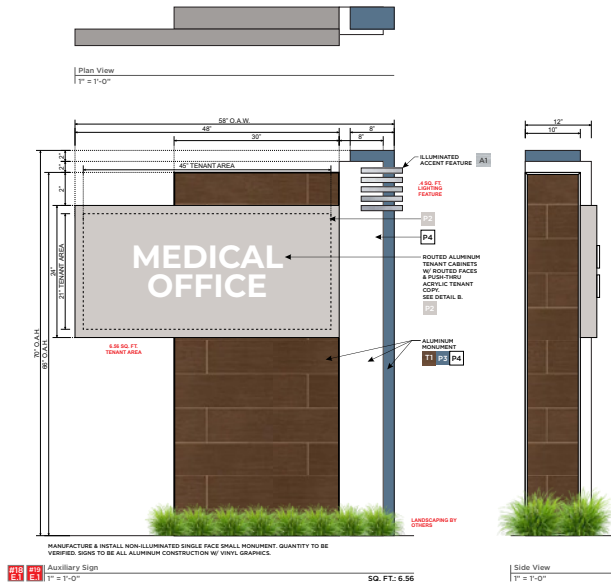
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# Signage Opportunities

Prominent road signage is located throughout Lotis Wellington. Monument signage has been planned for the Lotis Wellington Medical Office Development Site along State Road 7. Building Signage is also available with visibility from State Road 7.



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