

8305 WELLINGTON BLVD,
UNIT #101
WELLINGTON, CO 80549



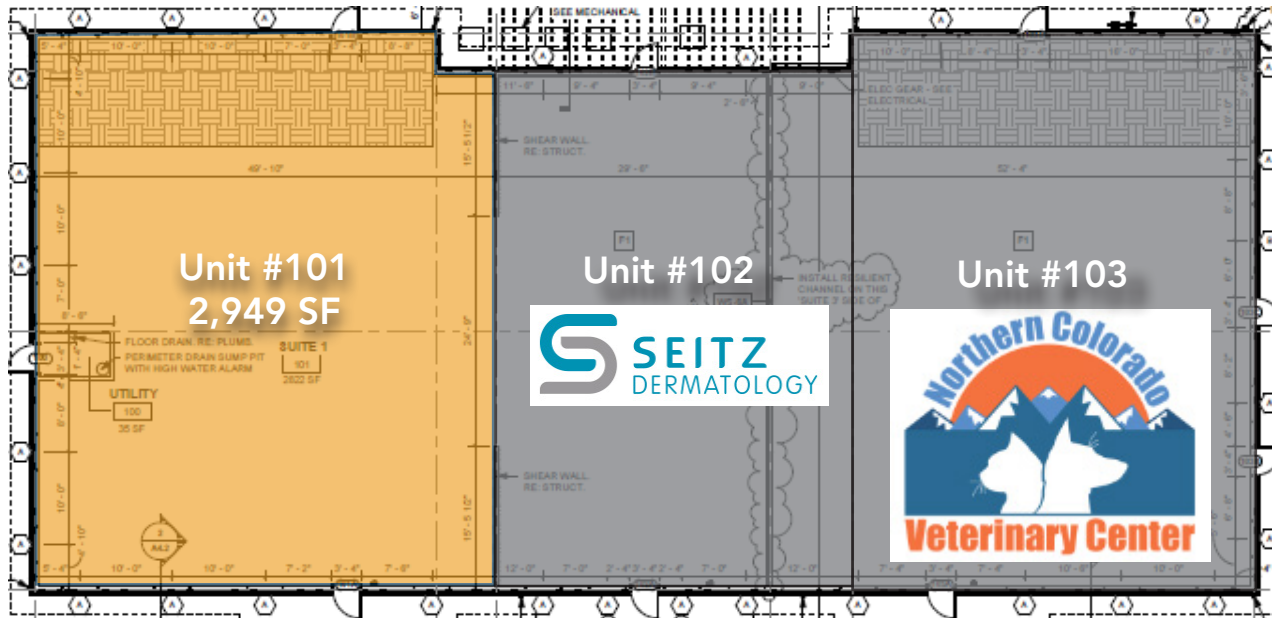
Unit #101	Sale Price	Lease Rate	NNN Rate
2,949 SF	\$1,005,380 (\$341/SF)	\$24.00/SF NNN	\$8.03/SF (2024 estimate)

NEWLY BUILT OFFICE/MEDICAL OFFICE FOR SALE OR LEASE IN WELLINGTON

- Centrally located in Wellington with quick access to I-25
- Multi-unit building includes a dermatology user and a veterinary user
- Core/shell delivery
- Building signage available
- End cap unit with stunning mountain views

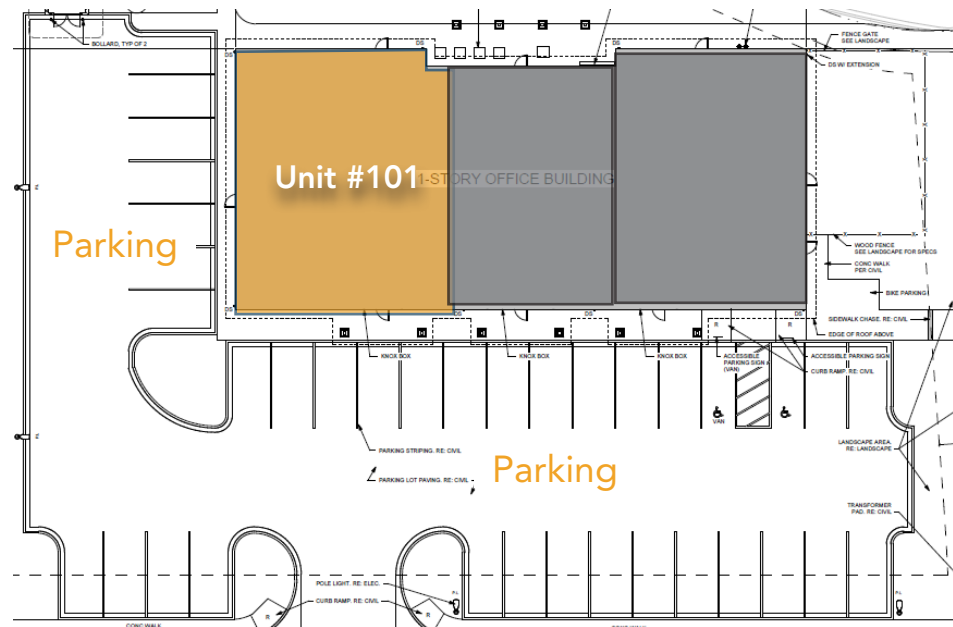


FLOORPLAN



WELLINGTON BLVD

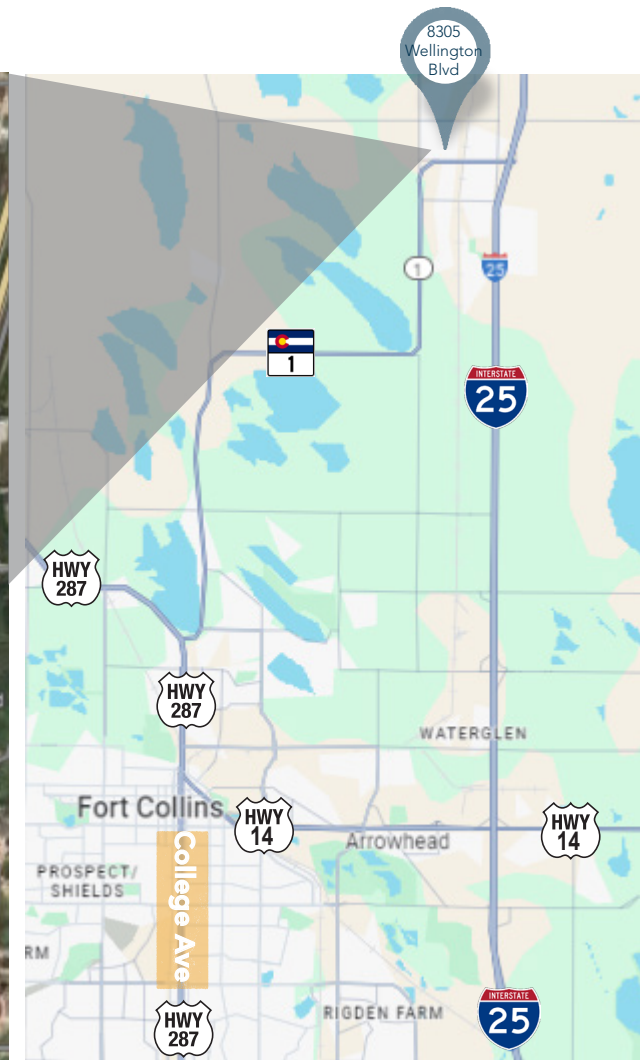
SITE PLAN





8305 WELLINGTON BLVD

AREA MAPS



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