

FOR LEASE

1300 AND 1500 CORPORATE CENTER WAY

1300 AND 1500 CORPORATE CENTER WAY, WELLINGTON, FL 33414



LOCATION DESCRIPTION

Two Class A office buildings conveniently located in the heart of Wellington. The buildings are in close proximity to numerous parks and schools in the area, in addition to two featured shopping centers along Wellington Trace.

PROPERTY HIGHLIGHTS

- Centrally located with close proximity to US 441, Florida's Turnpike, Forest Hill Boulevard, Southern Boulevard and more.
- Recently updated professional office spaces available.
- Covered parking area available.
- Each of the buildings feature beautiful common areas with public shared restrooms on the first and second floors.
- There is 24/7 access to the entrance doors and individual

OFFERING SUMMARY

Lease Rate: \$23.00 SF/yr (NNN)

Building Size: 18,400 SF

SPACES	LEASE RATE	SPACE SIZE
1500-1	\$23.00 SF/yr	2,935 SF
1300-1	\$23.00 SF/yr	8,491 SF

BRYAN COHEN

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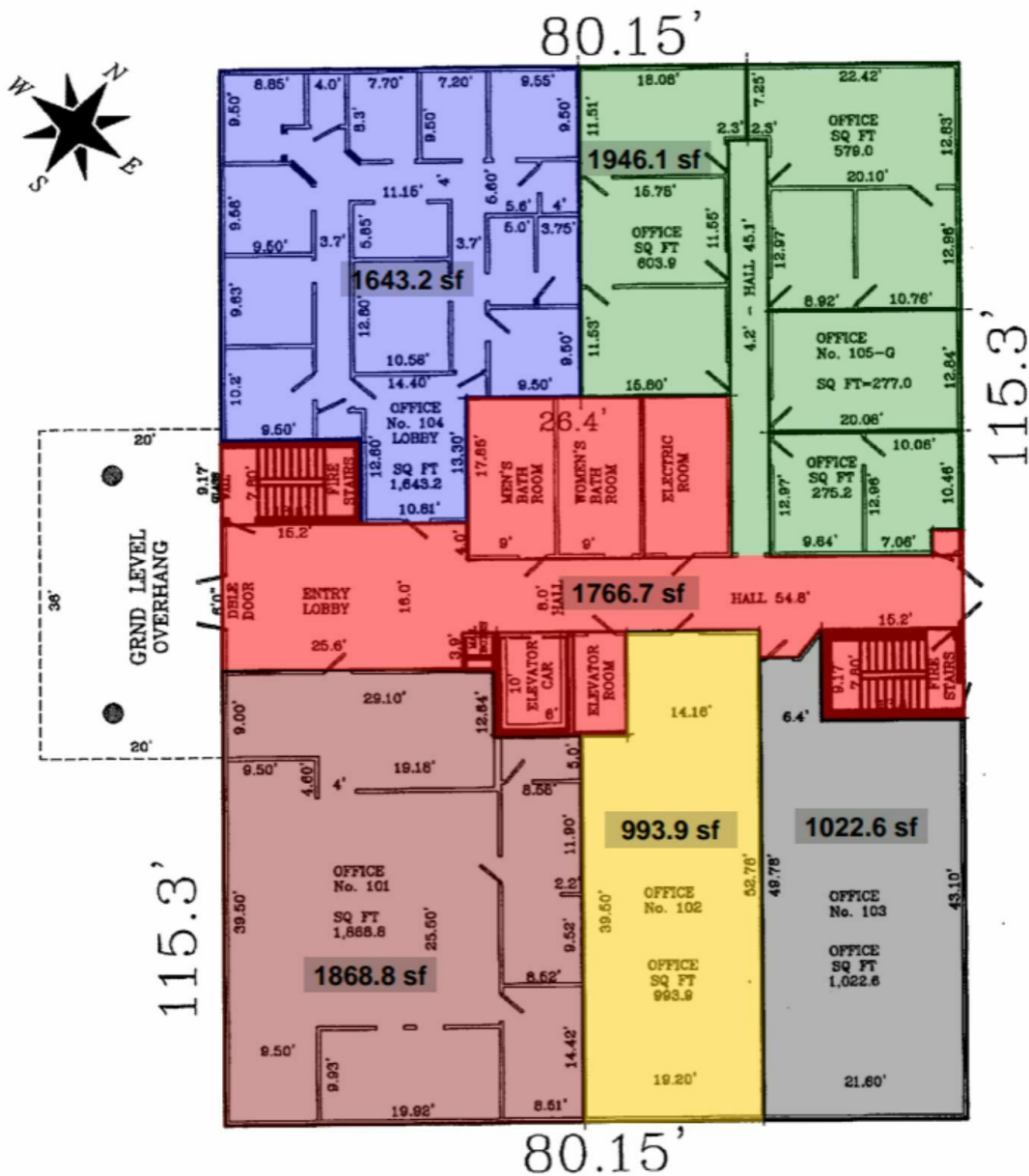


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1300 - FLOOR 1



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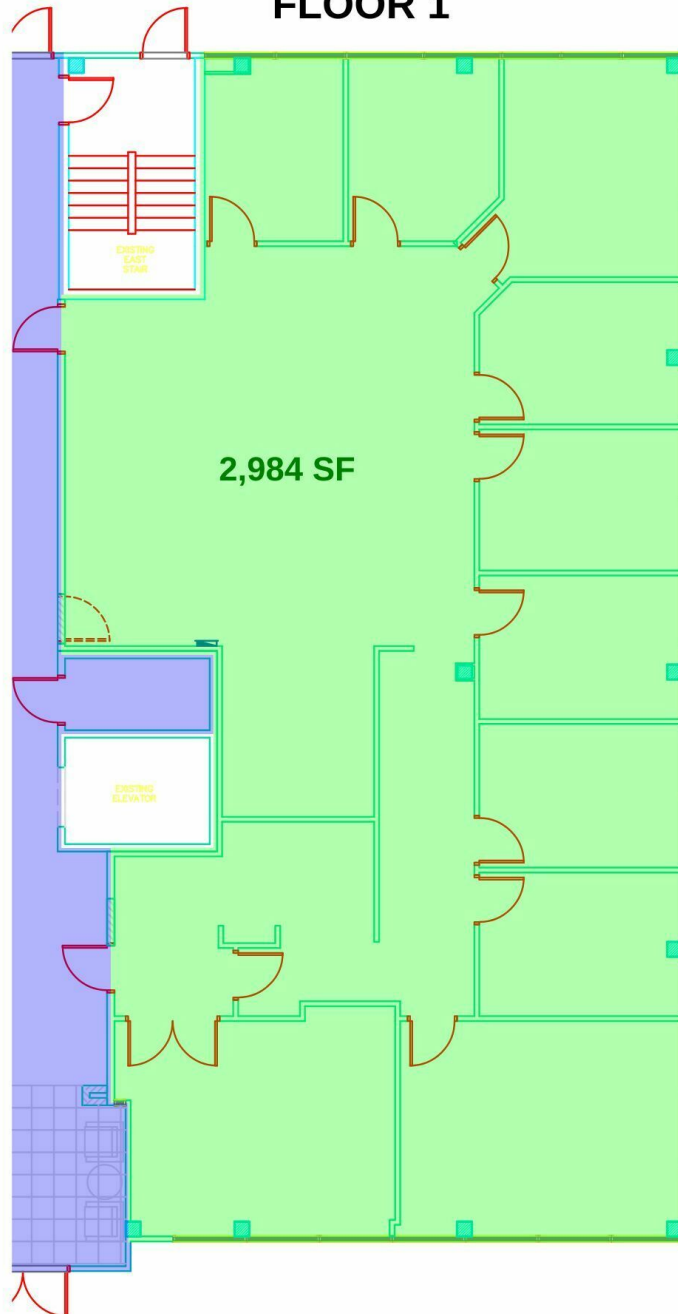


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1500 - PORTION OF FLOOR 1



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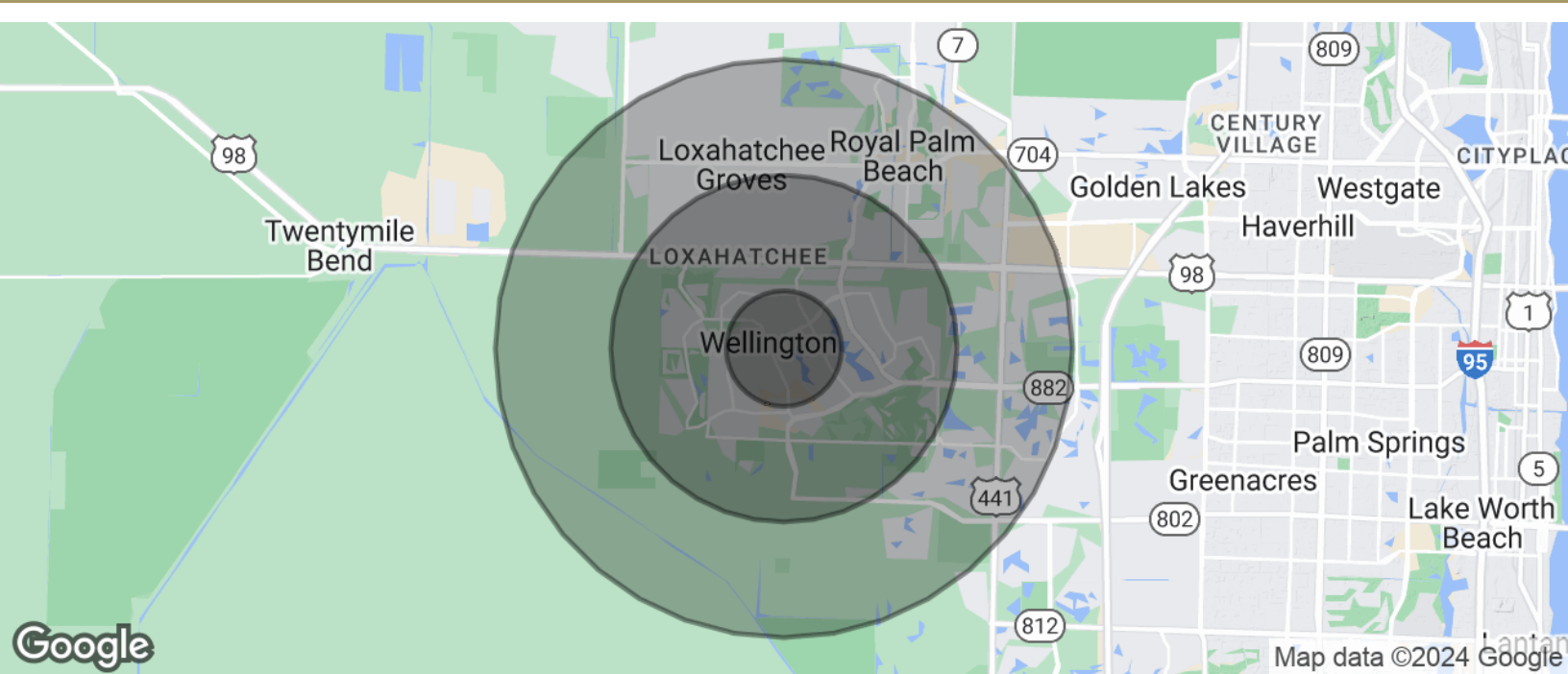
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,542	48,125	101,051
Average Age	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,269	17,104	35,266
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$142,230	\$137,447	\$144,771
Average House Value	\$614,170	\$614,803	\$585,246

Demographics data derived from AlphaMap

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