

8305 WELLINGTON BLVD  
UNIT #101

WELLINGTON, CO 80549



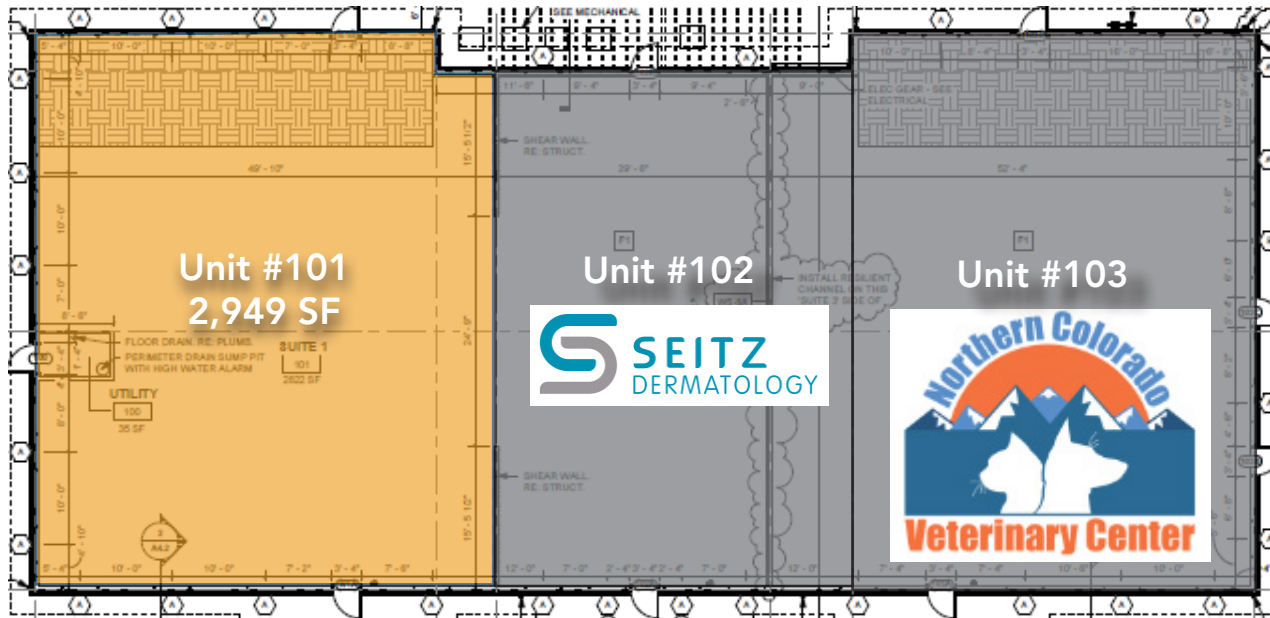
Unit #101	Sale Price	Lease Rate	NNN Rate
2,949 SF	\$1,005,380 (\$341/SF)	\$24.00/SF NNN	\$8.03/SF (2025 estimate)

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

- **Strategic Location:** Centrally located in Wellington with quick access to I-25 (north of Cleveland Ave, and east of County Rd 9)
- **High Visibility:** Excellent exposure, convenient parking with building signage available
- **End-Cap Advantage:** Mountain views and abundant natural light
- **Prime Surroundings:** Across Meridian Trust FCU, near Wellington Middle-High School and surrounded by neighborhoods
- **Versatility:** Ideal for medical, dental, other professional offices
- **Core and Shell:** A flexible foundation ready to be customized for your business needs.

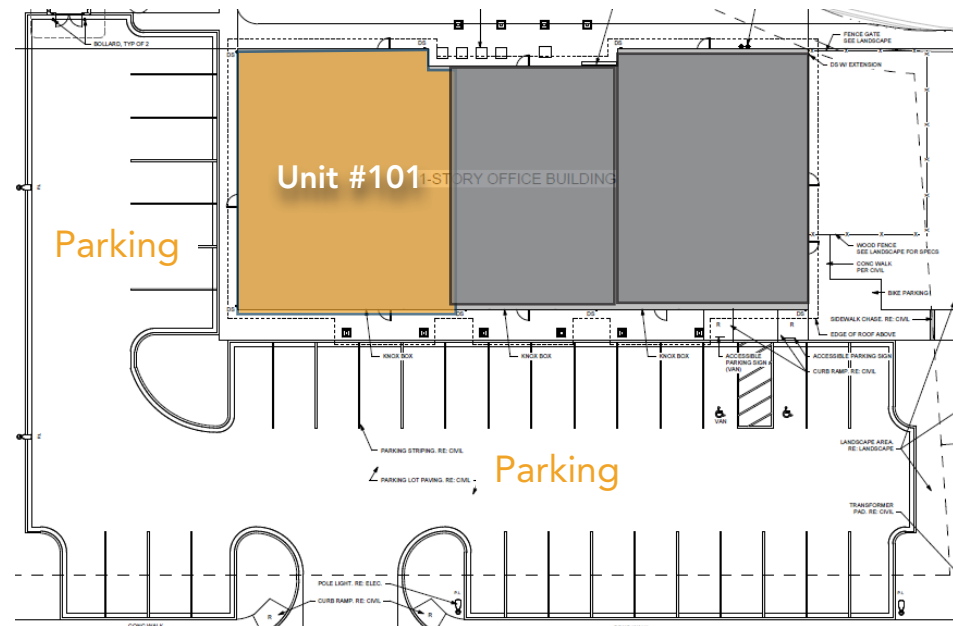


## FLOORPLAN



WELLINGTON BLVD

## SITE PLAN



WELLINGTON BLVD



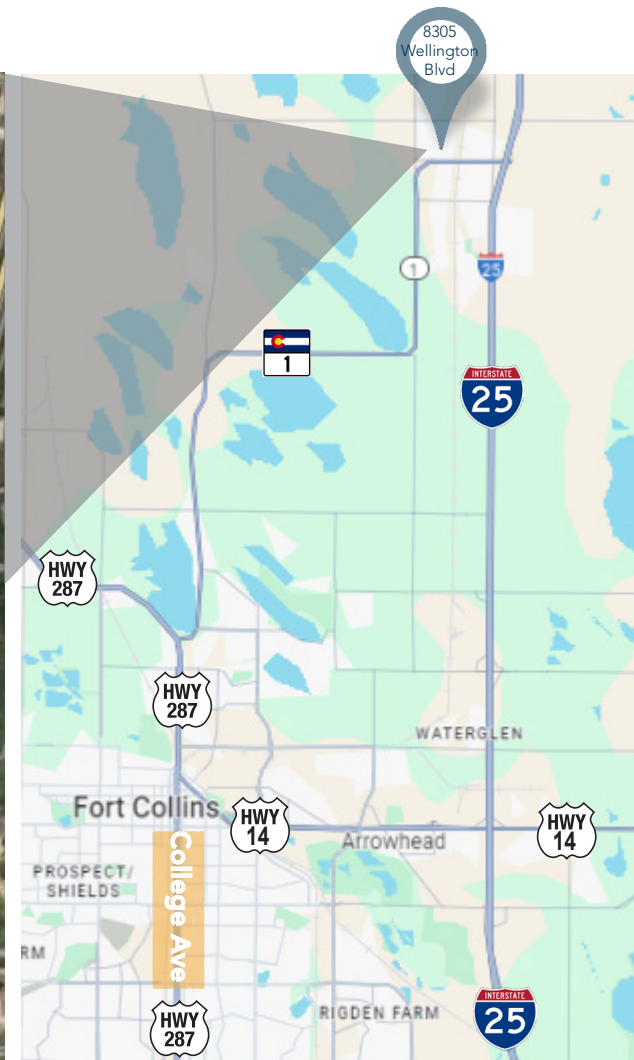
# PROPERTY PHOTOS





# 8305 WELLINGTON BLVD

## AREA MAPS



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