

8017 1ST ST
UNIT D
WELLINGTON, CO 80549



Unit D
1,040 SF

Lease Rate
\$11.67/SF NNN

NNN Rate
\$6.30/SF
(2025 estimate)

SECOND-FLOOR OFFICE SPACE FOR LEASE IN WELLINGTON

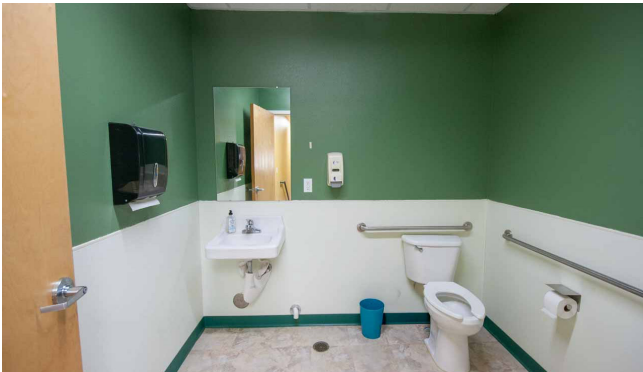
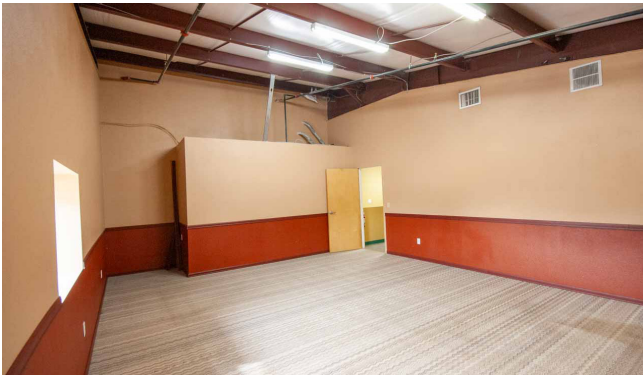
- Unit D is located on the second floor and offers two offices and a private restroom.
- Centrally situated in Wellington with quick access to I-25.
- Located in Wellington Commercial Park: Fitness1, Atomic Cycle Coatings, BSH Insurance, Wrap Lab, and other businesses.
- Surrounded by retail, restaurants, and residential neighborhoods.
- Door, overhang, and/or street signage allowed as a tenant improvement that must be approved by landlord to match.
- Ample parking.



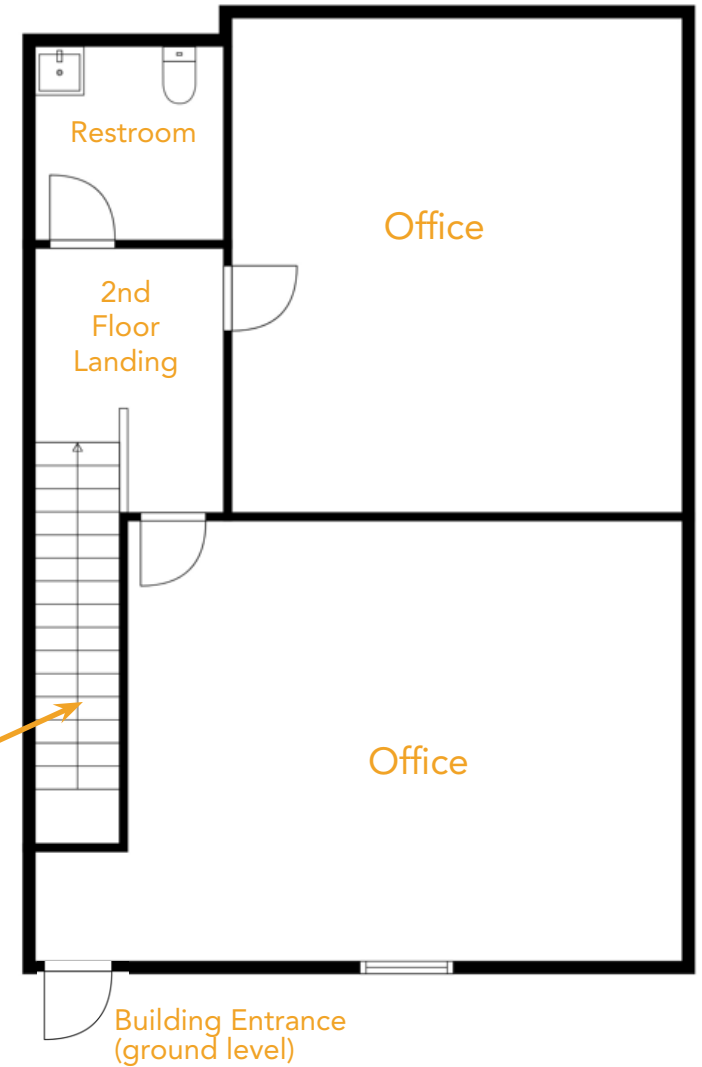


Stairs to 1st Floor Landing and Building Entrance

FLOORPLAN

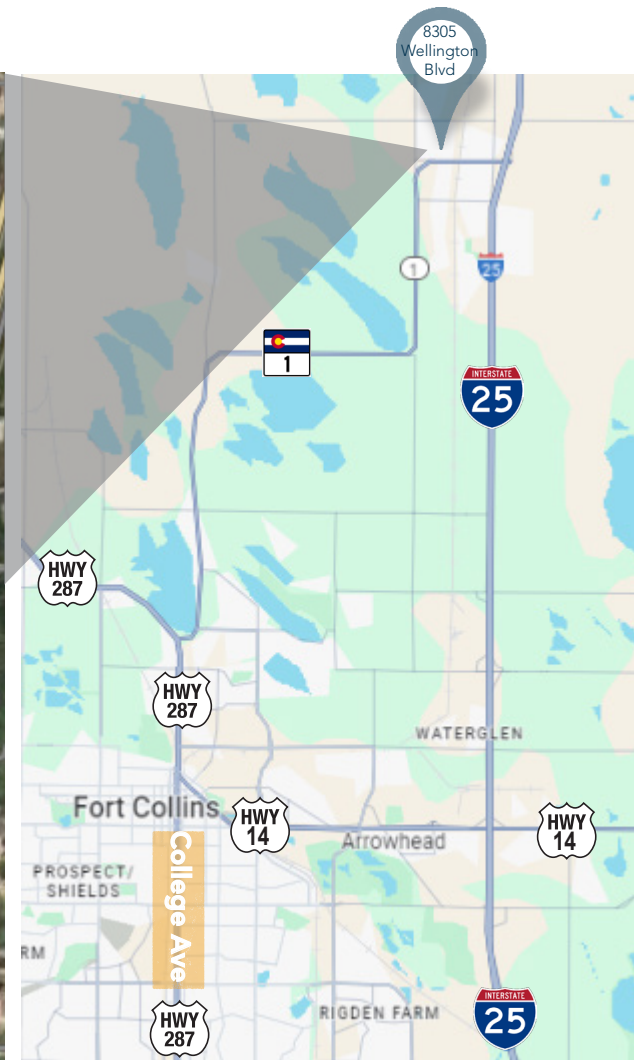
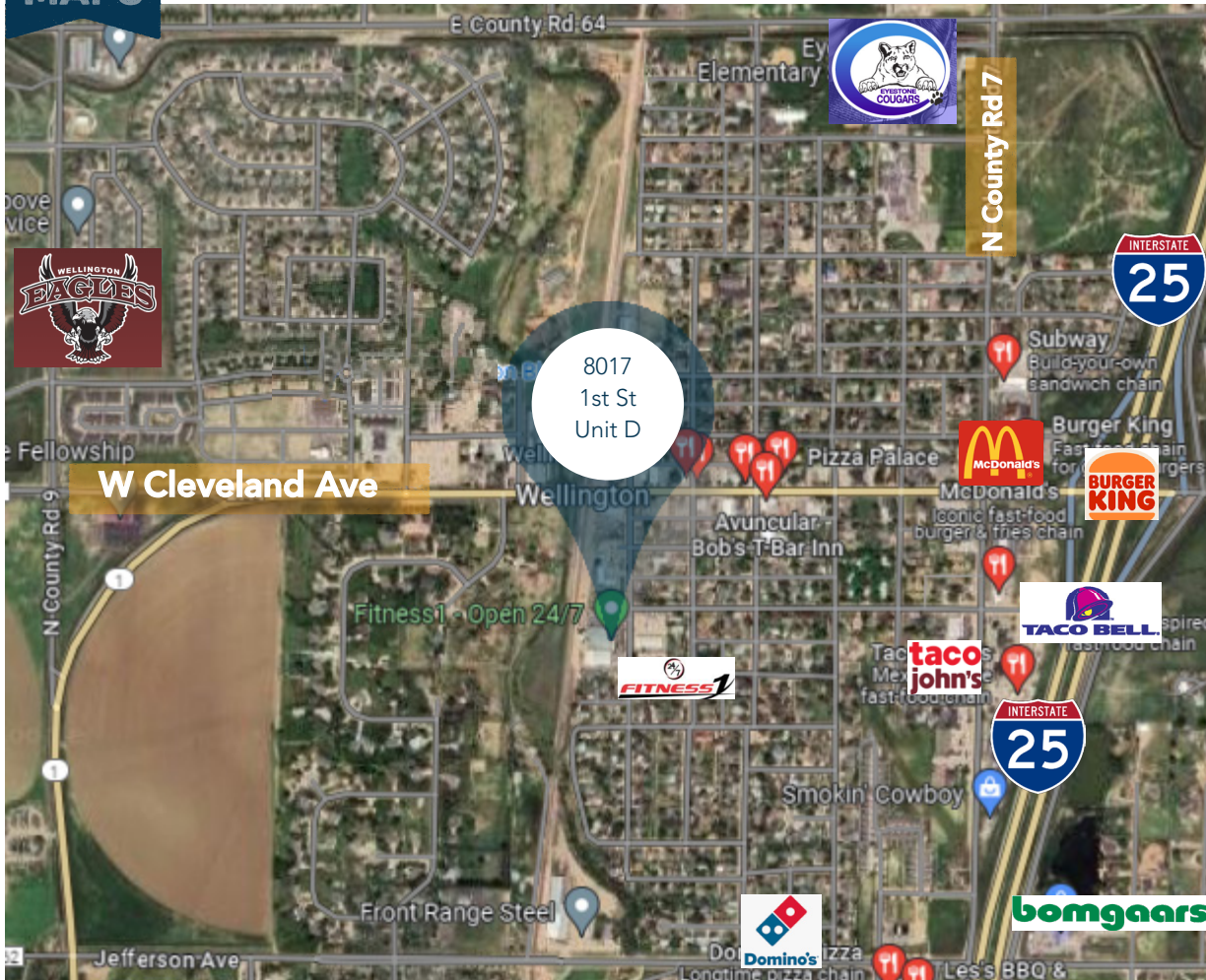


Stairs to
1st Floor Landing and
Building Entrance



8017 1ST STREET

AREA MAPS



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.