

**WELLINGTON BUSINESS CENTER**

6556 BUTTERCUP DRIVE | BUILDING 2 | UNIT 6

WELLINGTON, COLORADO 80549

**2,000 SF RETAIL/FLEX SPACE FOR LEASE**

Lease Rate: \$15.00/SF NNN | NNN Expenses: \$5.50/SF

**PROPERTY FEATURES**

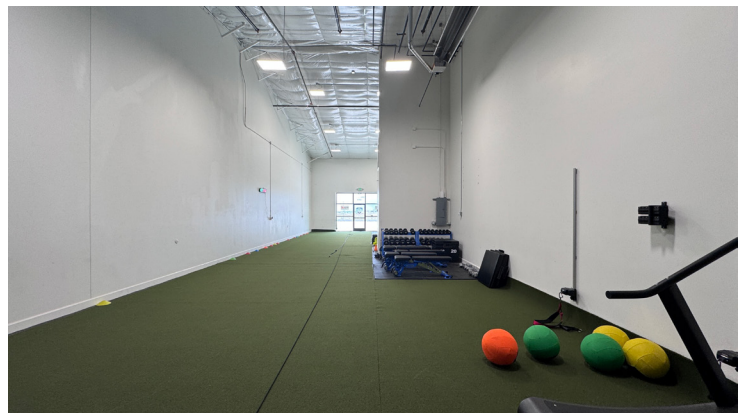
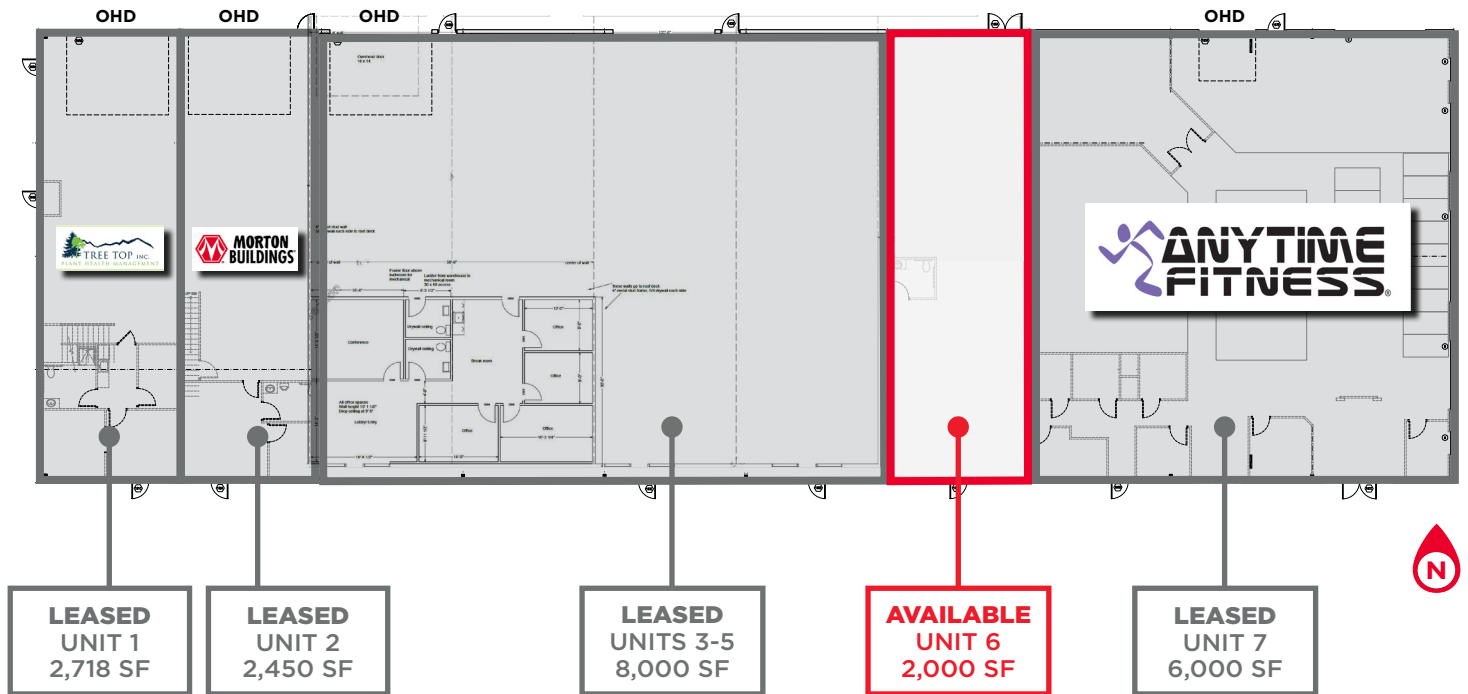
<b>Available</b>	August, 2025
<b>Building Size</b>	20,000 SF
<b>Available Size</b>	Unit 6: 2,000 SF
<b>YOC</b>	2018
<b>Parking</b>	78 Spaces (entire building)
<b>Power</b>	200 Amp 3-Phase
<b>Clear Height</b>	19'
<b>Zoning</b>	C-3 Commercial

Unit 6 offers 2,000 square feet of high-visibility retail/flex space in a well-trafficked business center just off I-25. With excellent exposure, ample parking, and strong neighboring tenants like Anytime Fitness and Lil Monsters Playground, this unit is ideal for a wide range of businesses. The space features a double-door entry at the rear for convenient loading and unloading. Available for lease starting August 1. Please contact the listing brokers for more information.

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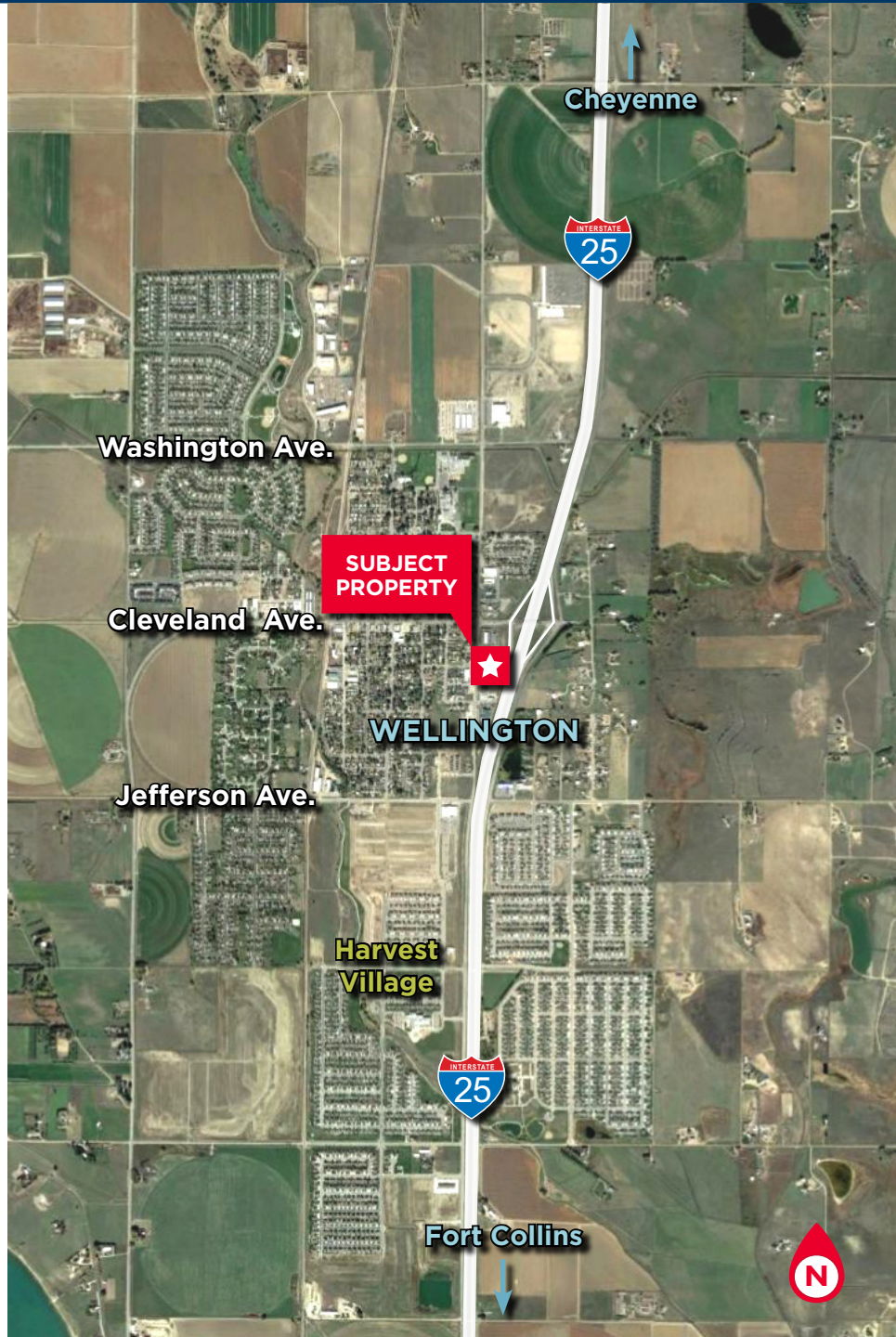


AVAILABLE FOR LEASE

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For more information, please contact:

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