

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

Available August, 2025
Building Size 20,000 SF

Available Size Unit 6: 2,000 SF

YOC 2018

Parking 78 Spaces (entire building)

Power 200 Amp 3-Phase

Clear Height 19'

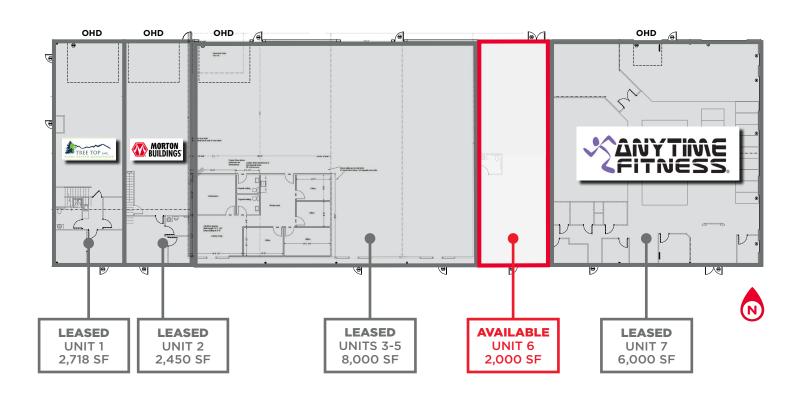
Zoning C-3 Commercial

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.

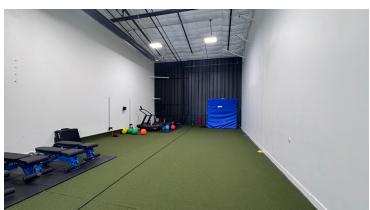


WELLINGTON BUSINESS CENTER

6556 BUTTERCUP DRIVE | BUILDING 2 | UNIT 6 WELLINGTON, COLORADO 80549













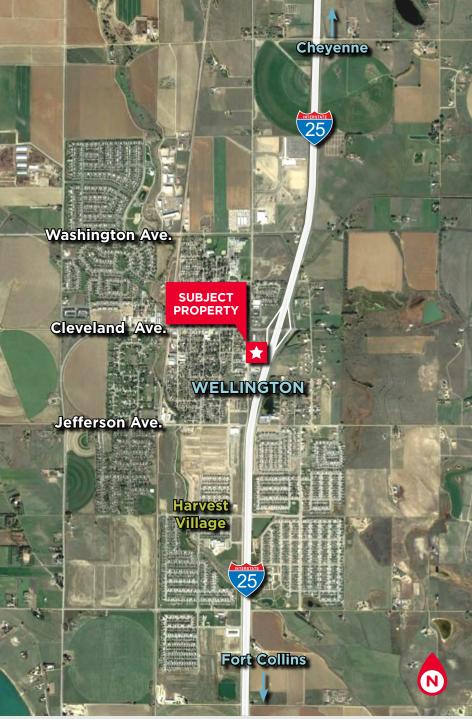
WELLINGTON BUSINESS CENTER

6556 BUTTERCUP DRIVE | BUILDING 2 | UNIT 6
WELLINGTON, COLORADO 80549









For more information, please contact:

TYLER MURRAY Senior Director

+1 970 267 7404 tyler.murray@cushwake.com

TY MASHEK Senior Associate

+1 303 525 3125 ty.mashek@cushwake.com

TRAVIS ACKERMAN Executive Managing Director

+1 970 267 7720 travis.ackerman@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTEE) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.