



MEDICAL OFFICE AVAILABLE FOR SUBLEASE

6557 BUTTERCUP DRIVE, UNIT 1
WELLINGTON, CO 80549

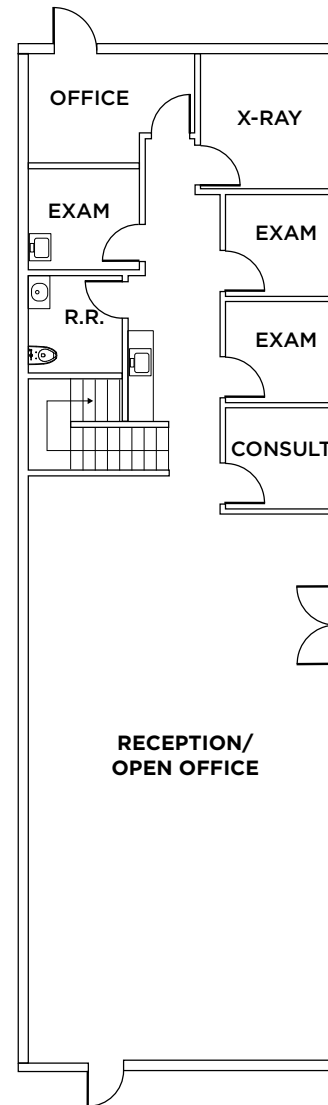


PROPERTY HIGHLIGHTS

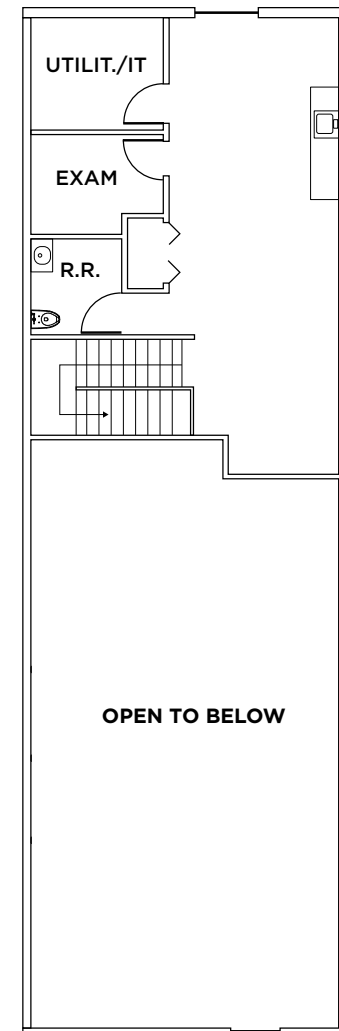
This Wellington, Colorado flex unit is available for sublease and offers a clean, efficient layout well-suited for medical or clinical office use. The space includes 2,000 SF on the main level, plus an additional 800 SF second floor space that can accommodate administrative offices, records storage, or support functions. With a balanced mix of private rooms and open areas, the space can be efficiently configured for exam rooms, provider offices, treatment areas, and patient support spaces, making it an ideal solution for a medical or healthcare user.

Lease Rate:	\$16.50/SF NNN
NNN Est. Expenses:	\$5.50/SF
Unit Size:	2,800 SF
Sublease Expiration:	August 1, 2028
Availability:	Available with 90 day notice
Parking:	78 Spaces
YOC:	2021
Exam Rooms:	7
Private Restrooms:	2
Zoning:	C-3 (Commercial) - Town of Wellington CLICK HERE





MAIN LEVEL



UPPER LEVEL



FLOOR PLAN

2,800 TOTAL SF



CONTACT
INFORMATION

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DEMOGRAPHICS COSTAR, 2025

	5 Miles	10 Miles
2024 Population (Pop.)	18,031	128,097
2029 Pop. Projection	18,871	135,513
Median Age	37.1	31.7
2024 Households (HH)	6,442	50,597
2029 HH Projection	6,761	53,774