

AVAILABLE FOR LEASE

Colliers

FOREST HILL BOULEVARD &
HIGHWAY 441
WELLINGTON, FL 33405

The Square at Lotis Wellington

NICOLE FONTAINE
EXECUTIVE VICE PRESIDENT
+1 561 702 7973
nicole.fontaine@colliers.com

COLLIERS.COM





The Square at Lotis Wellington

60,000 RSF

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WELLINGTON'S NEWEST LANDMARK: A PREMIER MIXED-USE DESTINATION ON 64 ACRES

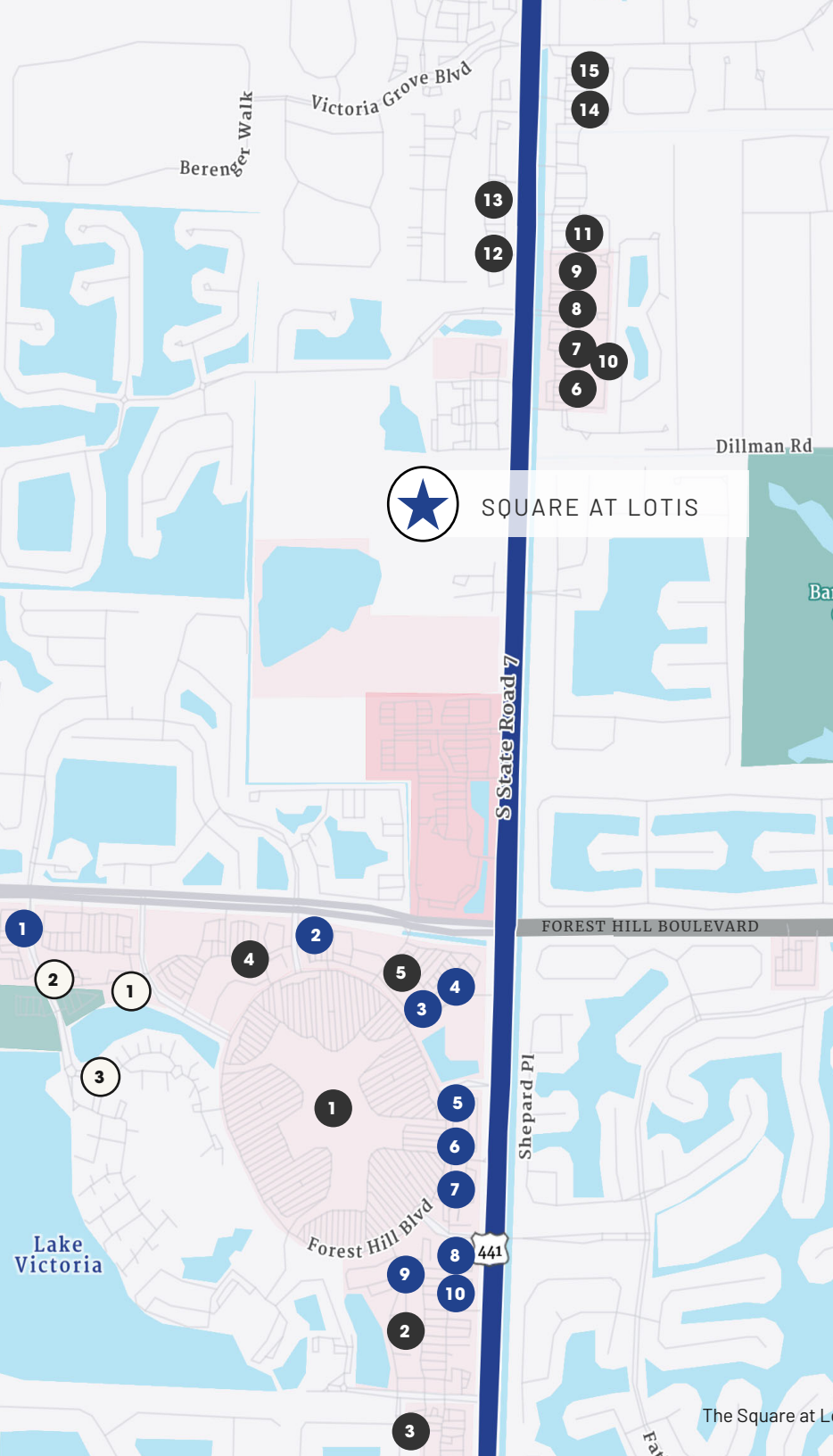
A visionary new mixed-use development is coming to Wellington, transforming 64 acres of prime real estate just north of Forest Hill Boulevard along the highly traveled Highway 441. Positioned in the heart of Wellington's most dynamic retail corridor—home to The Mall at Wellington Green—this landmark project will seamlessly blend high-end retail, luxury residences, and premier office space in an unparalleled live-work-play destination.

With direct connectivity to the thriving Wellington Regional Medical Center, a 233-bed facility employing approximately 1,297 medical professionals, this development offers a rare opportunity to be at the center of a bustling, high-income trade area. Whether for upscale shopping, fine dining, state-of-the-art healthcare, or modern living, this premier destination is poised to set a new standard for sophistication and convenience in Wellington.

PROPERTY *FEATURES*

- Phase I, dry retail/restaurant spaces available
- Phase I, three story parking garage with 331 parking spaces and 448 surface spaces.
- Phase II, 3.1 acre parcel with ample parking available fronting Highway 441
- Servicing a trade area 300,000+ people
- Signalized intersection at entrance is approved
- Uses include: restaurant (17,878 SF), inline restaurant/retail (28,405 SF), restaurant (7,200 SF; two 3,600 SF with patios), medical office (40,000 SF), professional office (12,892 SF), and luxury multifamily





The Heart of *Everything*

WELLINGTON'S NEW HUB: A 64-ACRE MIXED-USE DESTINATION DESIGNED TO CONNECT AND INSPIRE

RESTAURANTS

- 1 Kaluz
- 2 Olive Garden
- 3 Talking Tacos
- 4 Keke's Breakfast Cafe
- 5 Flanigan's Seafood
- 6 First Watch
- 7 Kabucki Sushi
- 8 Chili's Grill & Bar
- 9 Toojay's Deli & Bakery
- 10 Olive U

LODGING

- 1 Fairfield Inn
- 2 Hampton Inn
- 3 Kasa Wellington

RETAIL

- 1 Mall at Wellington Green
- 2 Whole Foods
- 3 Trader Joes
- 4 Barnes & Noble
- 5 LA Fitness
- 6 Best Buy
- 7 Total Wine & More
- 8 Petco
- 9 Old Navy
- 10 Ulta Beauty
- 11 Retro Fitness
- 12 Trek Bikes
- 13 Rooms To Go
- 14 Michaels
- 15 T.J. Maxx



Premier Retail Spaces Available

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Location *Highlights*

APARTMENTS

372 multi-family units. A daycare center for up to 210 children.



TOWNHOMES

100 single family homes and 72 townhomes for sale.

RETAIL + OFFICE

60,000 sq. ft. of combined restaurant, retail, and entertainment space.



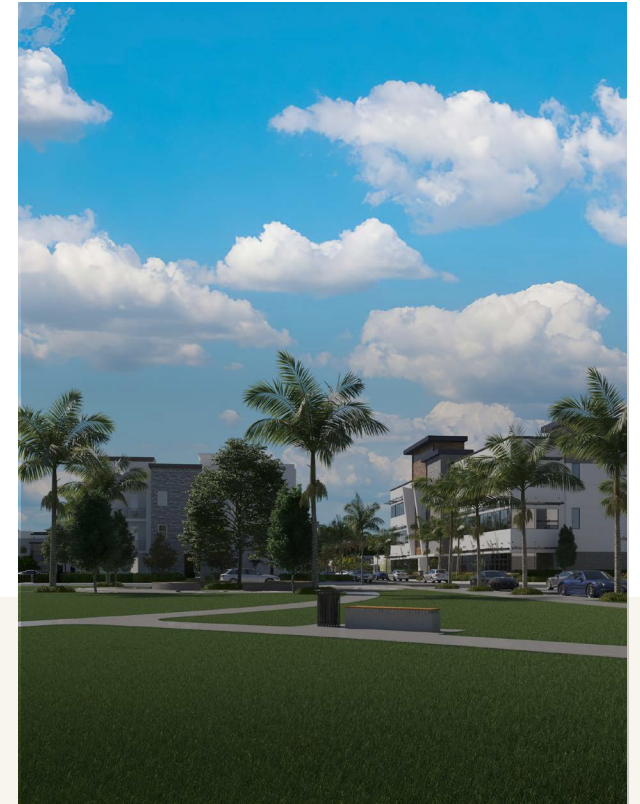


MEDICAL OFFICE

60,000 sq. ft. medical office (two 3-story medical office buildings) Professional and general office space.

PARKING GARAGE

Three level parking garage totaling 331 spaces plus 448 surface spaces.



PARK

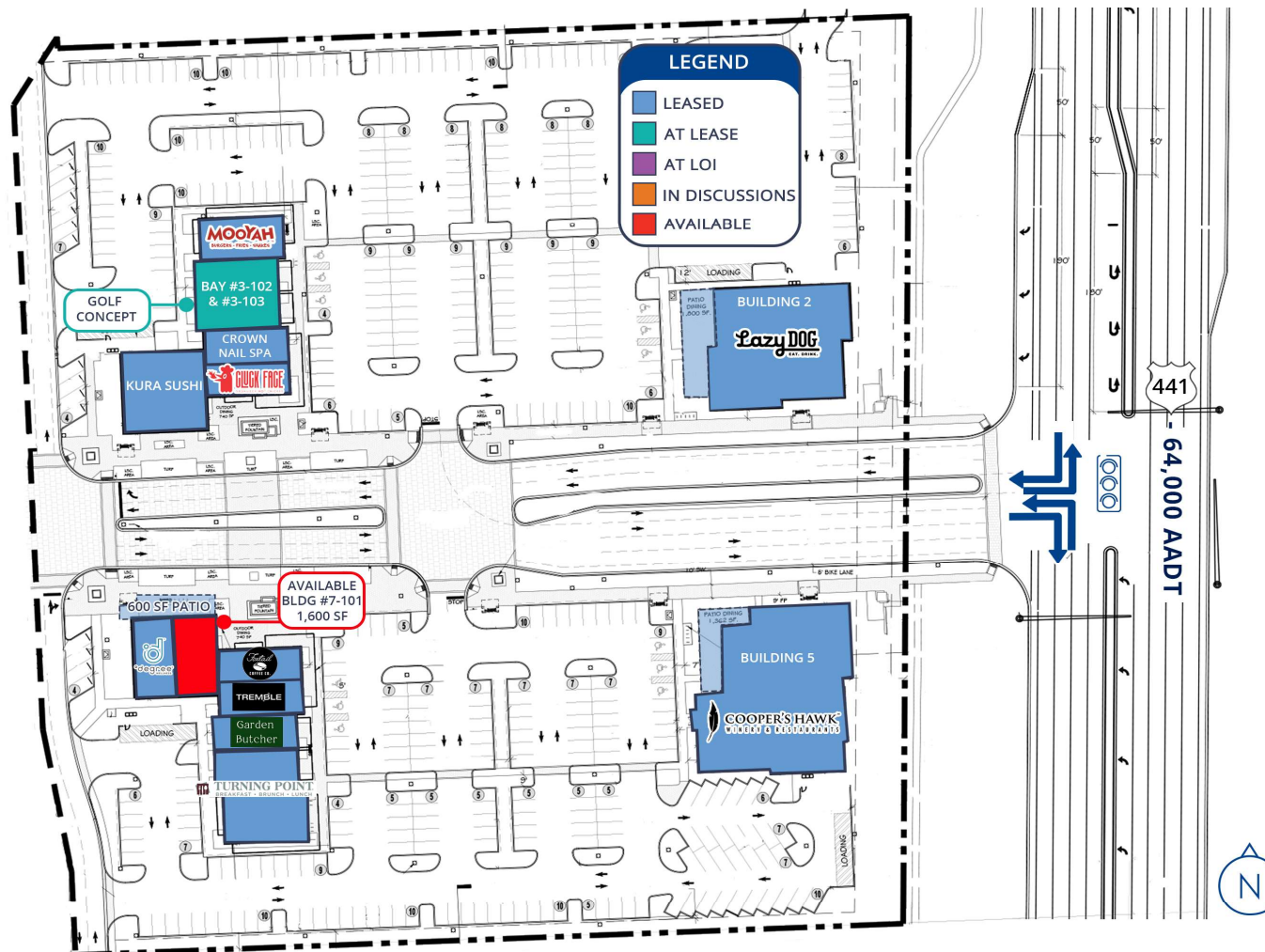
28.4 acres of open green space, including an existing 18-acre lake. Greenway around the lake with a multi-use path, benches and fitness stations, and a dog

Merchandising Plan

PHASE I:

RETAIL AVAILABLE

1,600 SF ENDCAP



Site Plan





NICOLE FONTAINE

+1 561 702 7973

nicole.fontaine@colliers.com

COLLIERS

2385 NW Executive Center Drive

Suite 350

Boca Raton, FL 33431

[COLLIERS.COM](https://www.colliers.com)

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