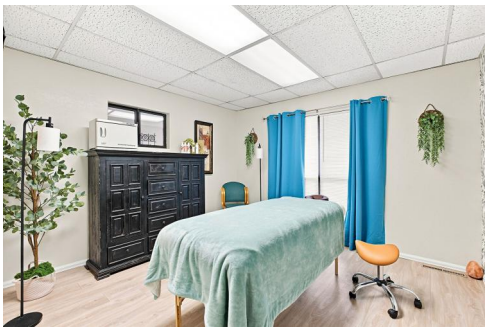
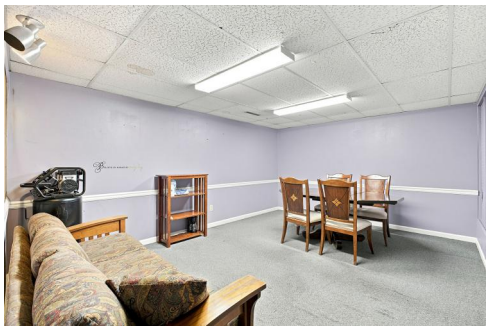
40 South 6th Avenue
Brighton, CO 80601





Commercial | 5716 SQFT | 0/3 Baths | 0.23 Acre

PROPERTY DETAILS

Commercial Build-to-Suit Lease Opportunity | 40 S. 6th Avenue, Brighton, CO

Bring your vision to life with this 5,716 sq. ft. build-to-suit leasing opportunity in Brighton. This highly visible property allows businesses to customize their space while benefiting from convenient access to major roadways.

The existing structure is ideal for professional offices, medical, retail, or educational facilities. Its adaptable layout accommodates a single occupant or up to three separate tenants, featuring multiple offices, open work areas, and a full basement for storage.

Located in a thriving business corridor near residential neighborhoods, this property offers excellent visibility and accessibility. Now leasing for qualified tenants, this opportunity allows you to create a space tailored specifically for your business. Contact the listing broker today for more information.



Kristen Miller
303-503-9823
kristen@aperfectlocationrealty.com
http://www.aperfectlocationrealty.com/

Scan code for more property details

40 South 6th Avenue, Brighton, CO 80601 — All levels



TOTAL: 4853 sq. ft
1st floor: 2043 sq. ft, 2nd floor: 2810 sq. ft
EXCLUDED AREAS: UTILITY: 318 sq. ft, ROOM: 375 sq. ft, UNDEFINED: 18 sq. ft,
BAY WINDOW: 11 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.

N

Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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