



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.



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The floor plan shows a central hallway (Hall) measuring 39'10" x 93". To the left of the hall are several rooms: Room 12'9" x 13'7", Room 11'9" x 13'7", Room 11'10" x 13'7", Room 5'5" x 8'7", Room 11'9" x 18'0", Room 12'2" x 11'7", Room 9'10" x 8'8", Room 17'7" x 8'8", and Room 11'8" x 11'8". To the right of the hall are Room 12'4" x 9'7", Room 13'7" x 9'8", Room 20'9" x 29'9", and a foyer measuring 12'9" x 6'7". A bathroom area labeled "Bath" contains two stalls (each 5'0" x 6'6") and a sink (5'0" x 11"). Stairs are located near the top center and bottom center of the plan.

2nd Floor



1st Floor

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.


