

FOR LEASE



Prime 5,716 SF commercial office building for lease in the heart of Brighton, offering flexible options for medical, dental, chiropractic, retail, or restaurant use. The property features a main level with two units plus a large basement with a separate unit, or the entire building may be leased together. Highly visible and centrally located, this property is ideal for professionals seeking a strong presence in Brighton's growing market.

40 S 6th Ave
Brighton, CO 80601



GALA REALTY GROUP

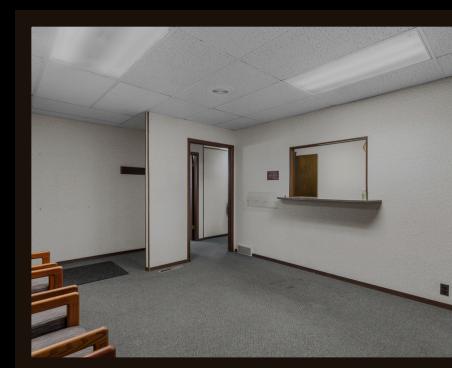


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Details-LEASE Unit 1

<input checked="" type="checkbox"/> Total space available	5,716 Sq ft (Main floor, basement)
<input checked="" type="checkbox"/> Property type	Commercial office
<input checked="" type="checkbox"/> Property subtype	Storefront
<input checked="" type="checkbox"/> Signage	Signage available
<input checked="" type="checkbox"/> Total land area	9,844 SF lot
<input checked="" type="checkbox"/> Year built	1973
<input checked="" type="checkbox"/> Parking ratio	12 parking spaces



Details-RATE

\$17/SQ FT + \$5 NNN

Location Map

