



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 6<sup>th</sup> Ave**  
Brighton, CO 80601



**GALA REALTY GROUP**



# 40 S 6<sup>th</sup> Ave

Brighton, CO 80601

## Details-LEASE Unit 1

- ✓ **Total space available** 5,716 Sq ft (Main floor, basement)
- ✓ **Property type** Commercial office
- ✓ **Property subtype** Storefront
- ✓ **Signage** Signage available
- ✓ **Total land area** 9,844 SF lot
- ✓ **Year built** 1973
- ✓ **Parking ratio** 12 parking spaces

## Details-RATE

\$17/SQ FT + \$5 NNN

## Location Map

