

## Brighton Business Center – Where Visibility Meets Opportunity



Commercial



4570 SQFT



2 Baths



0.54 Acre

## PROPERTY DETAILS

Brighton Business Center – Prime Commercial Space for Lease  $\pm$ 4,570 sq. ft. single-story building (buyer to verify) with excellent street frontage at the gateway to Brighton. High-traffic visibility near Highway 85 & Bromley, surrounded by local businesses, restaurants, and hotels.

### Property Highlights:

24-hour access with individually controlled HVAC

25 dedicated parking spaces plus additional rear parking

Three storefront entrances and private back entrances

Flexible layout with potential for up to three separate units under one lease

Currently operating as a gym/fitness center



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Ideal for owner-occupants or investors seeking income potential



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# 991 Platte River Boulevard, Brighton, CO 80601 — floorplan\_single\_0



**TOTAL: 4299 sq. ft**  
1st floor: 4299 sq. ft  
EXCLUDED AREAS: STORAGE: 55 sq. ft, WALLS: 137 sq. ft

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



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



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