

Space Available:

4,538 SF

Sublease Rate:

\$16.00/SF NNN

NNN Rate:

\$3.95/SF

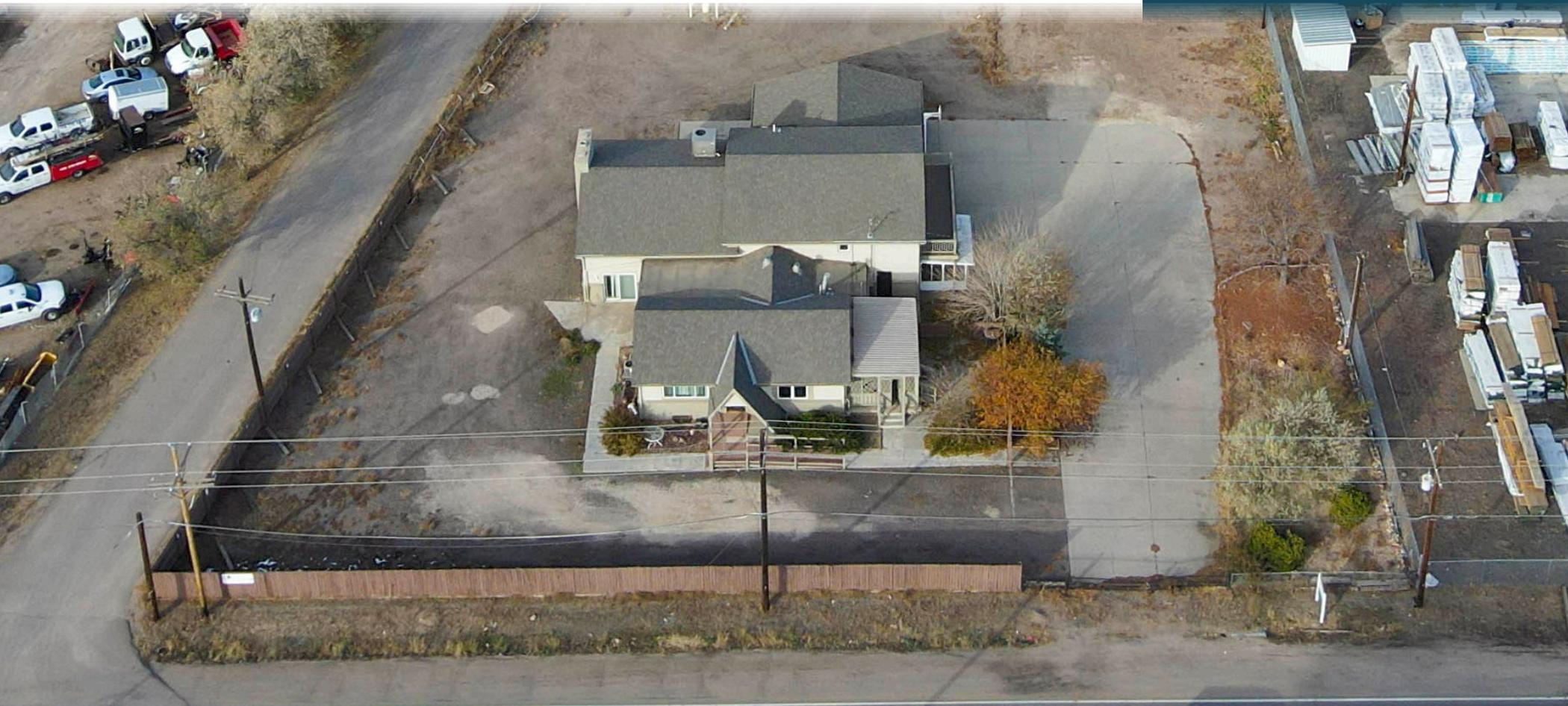
\*2025 estimate

12565 CR 2  
BRIGHTON, CO 80603

UNINCORPORATED WELD COUNTY

*SPACIOUS OFFICE BUILDING FOR SUBLEASE WITH 13+ PRIVATE OFFICES IN BRIGHTON*

- Excellent frontage on County Road 2 and East 168th Avenue with easy access to Highway 85.
- 13+ offices, conference room, full kitchen, private restrooms, and multiple storage points.



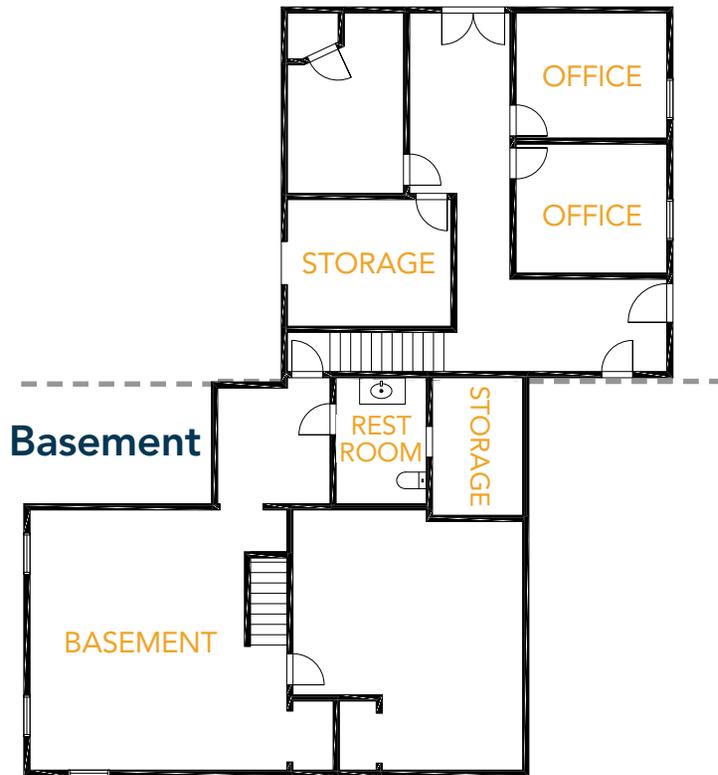
# PROPERTY PHOTOS



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## Main Level



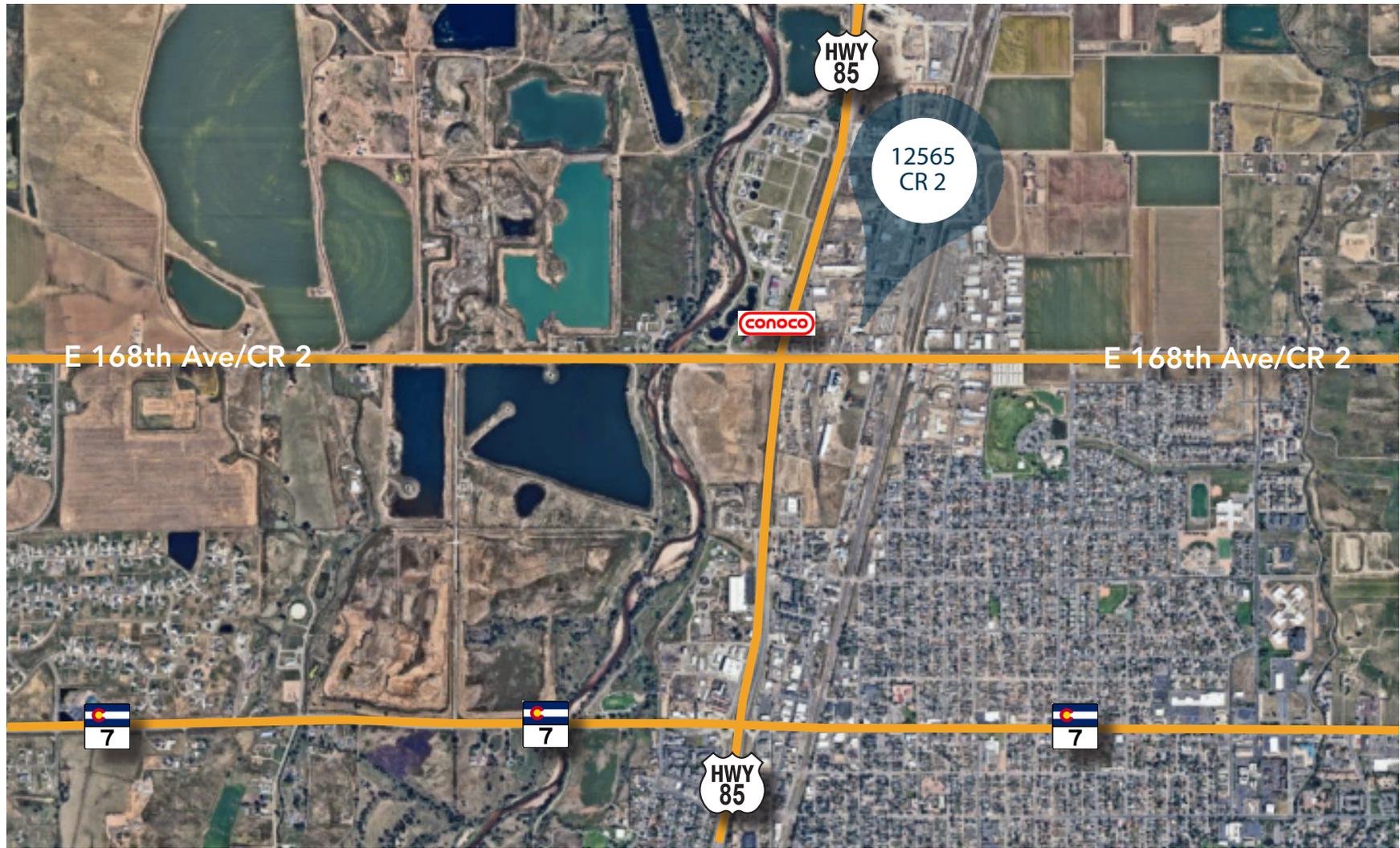
## Main Level



## Second Level



# AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.