

# COUSINS BUILDING

608 26th Street 2nd Fl., Denver, CO 80205



**FOR LEASE  
THE COUSINS BUILDING  
4,307 SF OFFICE SPACE  
AVAILABLE  
ABOVE WELLS FARGO**

## MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com

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OFFICE/RETAIL BUILDING FOR LEASE



## PROPERTY DESCRIPTION

One of Denver's oldest and most diverse neighborhoods, the historic Five Points is a fascinating mix of old and new. The Cousins Building is surrounded by the Welton St. Light Rail station, coffee houses, craft breweries, museums, live music and so much more.

## PROPERTY HIGHLIGHTS

- 1 LARGE CONFERENCE ROOM
- 9 INDIVIDUAL OFFICES
- 2 BREAKOUT/FILE ROOMS
- 1 BREAKROOM W/ SINK
- 2 BATHROOMS
- EXCESSIVE AMOUNT OF NATURAL LIGHT

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	4,307 SF
Building Size:	11,205 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,638	6,126	23,376
Total Population	3,121	11,504	40,702
Average HH Income	\$108,881	\$115,171	\$122,551

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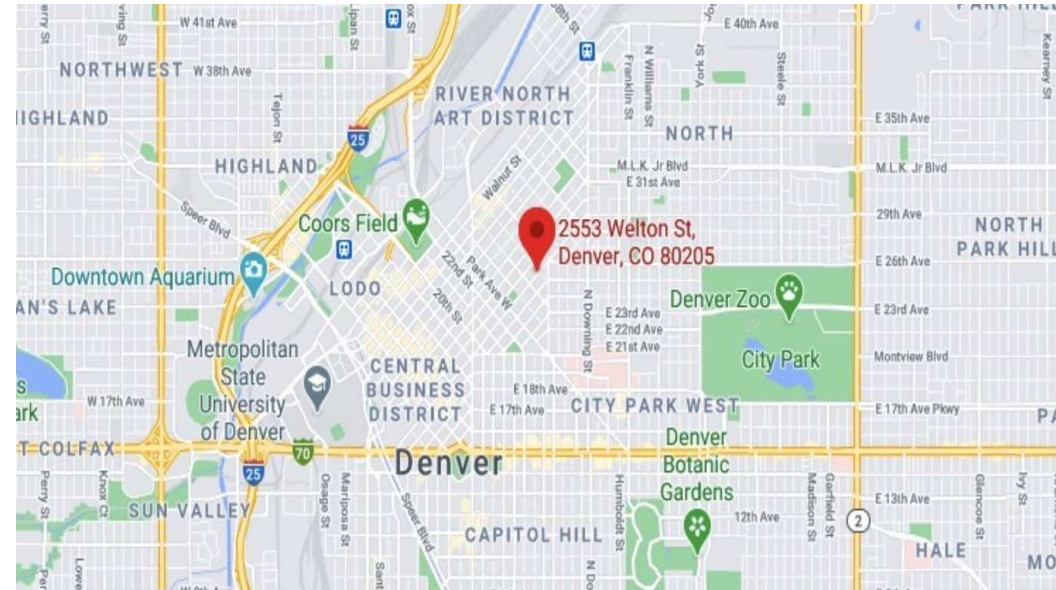
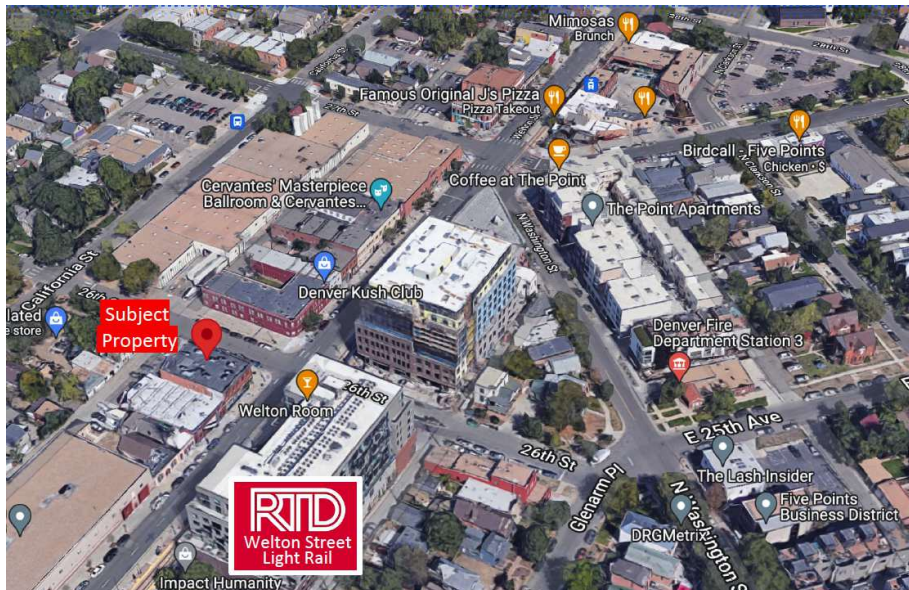
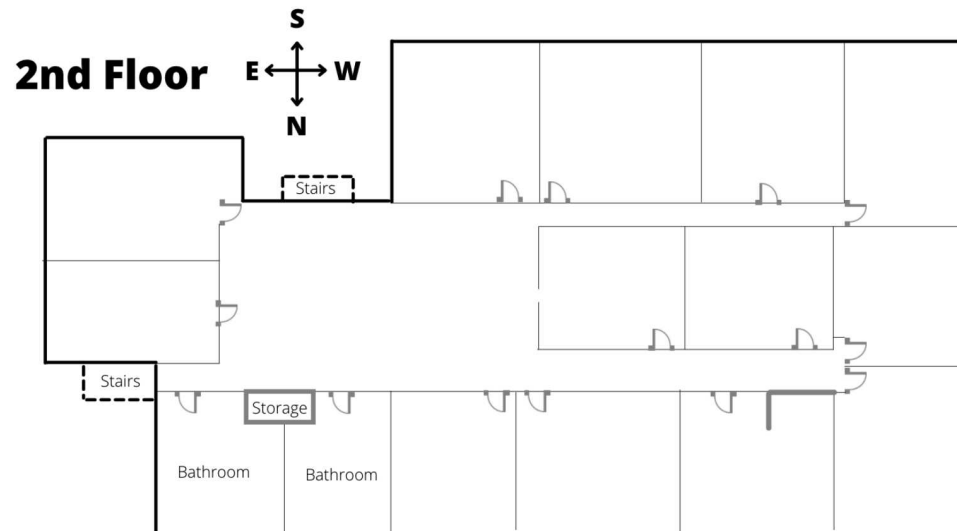
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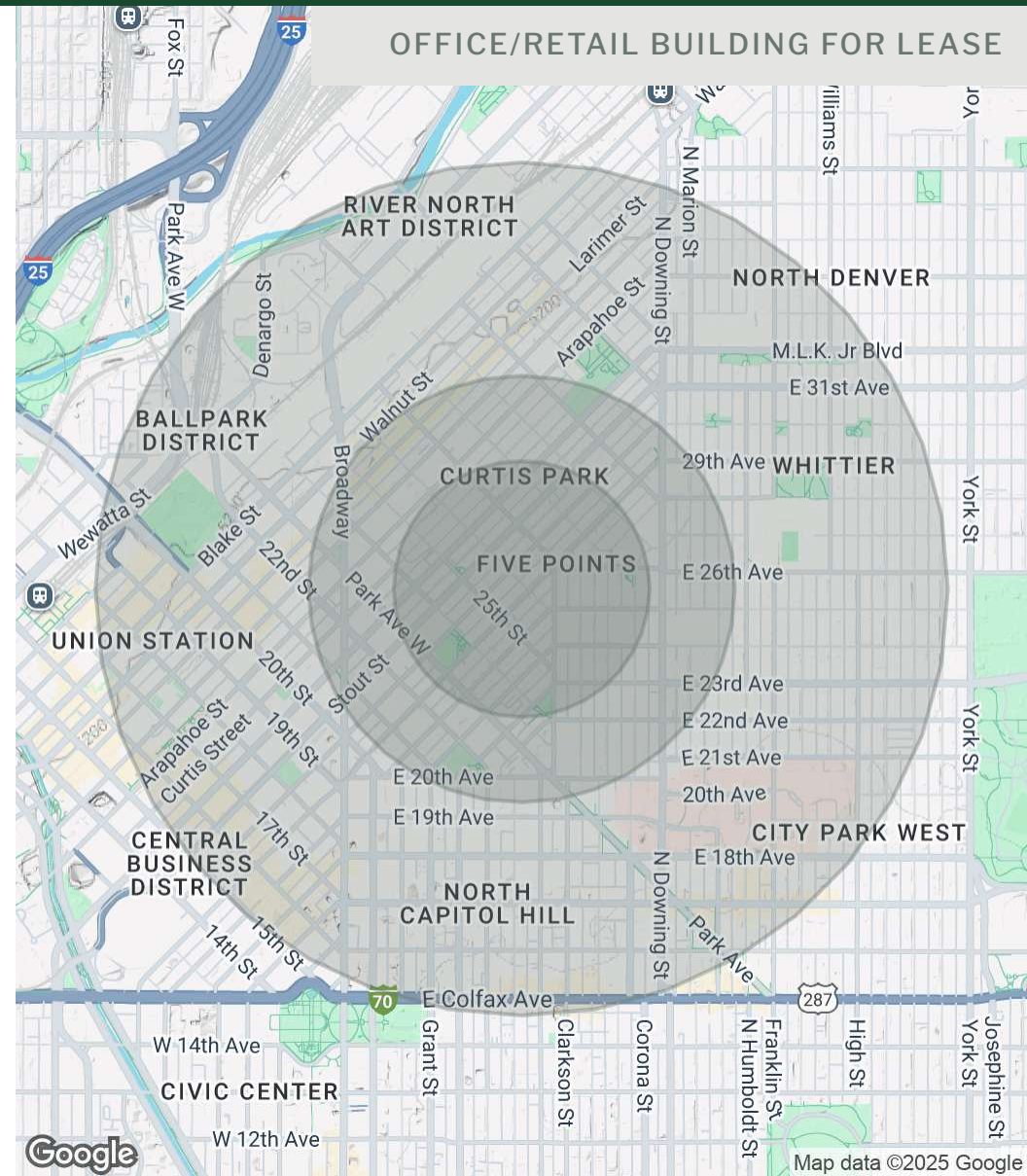


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,121	11,504	40,702
Average Age	37	38	37
Average Age (Male)	37	38	38
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,638	6,126	23,376
# of Persons per HH	1.9	1.9	1.7
Average HH Income	\$108,881	\$115,171	\$122,551
Average House Value	\$846,696	\$783,914	\$734,682

Demographics data derived from AlphaMap



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### PROFESSIONAL BACKGROUND

Mark Pym embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

**Panorama Commercial Group**  
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