

# COUSINS BUILDING - STREET LEVEL RETAIL

608 26th Street, Denver, CO 80205



1-3 YEAR TERM AVAILABLE 600SF  
NOW \$17 NNN (ALSO AVAILABLE  
LOWER LEVEL OFFICE RETAIL - 250-  
2550 SF CAN BE DEMISED)

## MARK PYMS

Broker/Owner

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

Mark@pcgcre.com



# COUSINS BUILDING | 610 26TH STREET, DENVER, CO 80205

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. This approximately 11,205-square-foot building has two exciting lease opportunities available for your business to put its stamp on history.

## SUITE DESCRIPTION

This retail space includes a back office, an open showroom, and a shared restroom. NNN Includes prorated property tax, insurance, water, trash, utilities, sewer, and backflow testing.

SUITE	LEASE RATE	SUITE SIZE
610 26th Street: 1st Floor Retail	\$17/yr	600 SF

## OFFERING SUMMARY

Lease Rate:	\$17 SF/yr NNN
Available SF:	600 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

## MARK PYMS

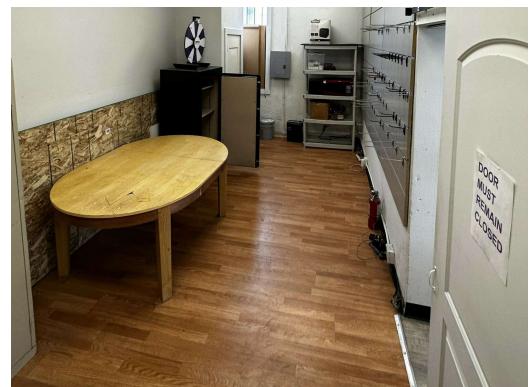
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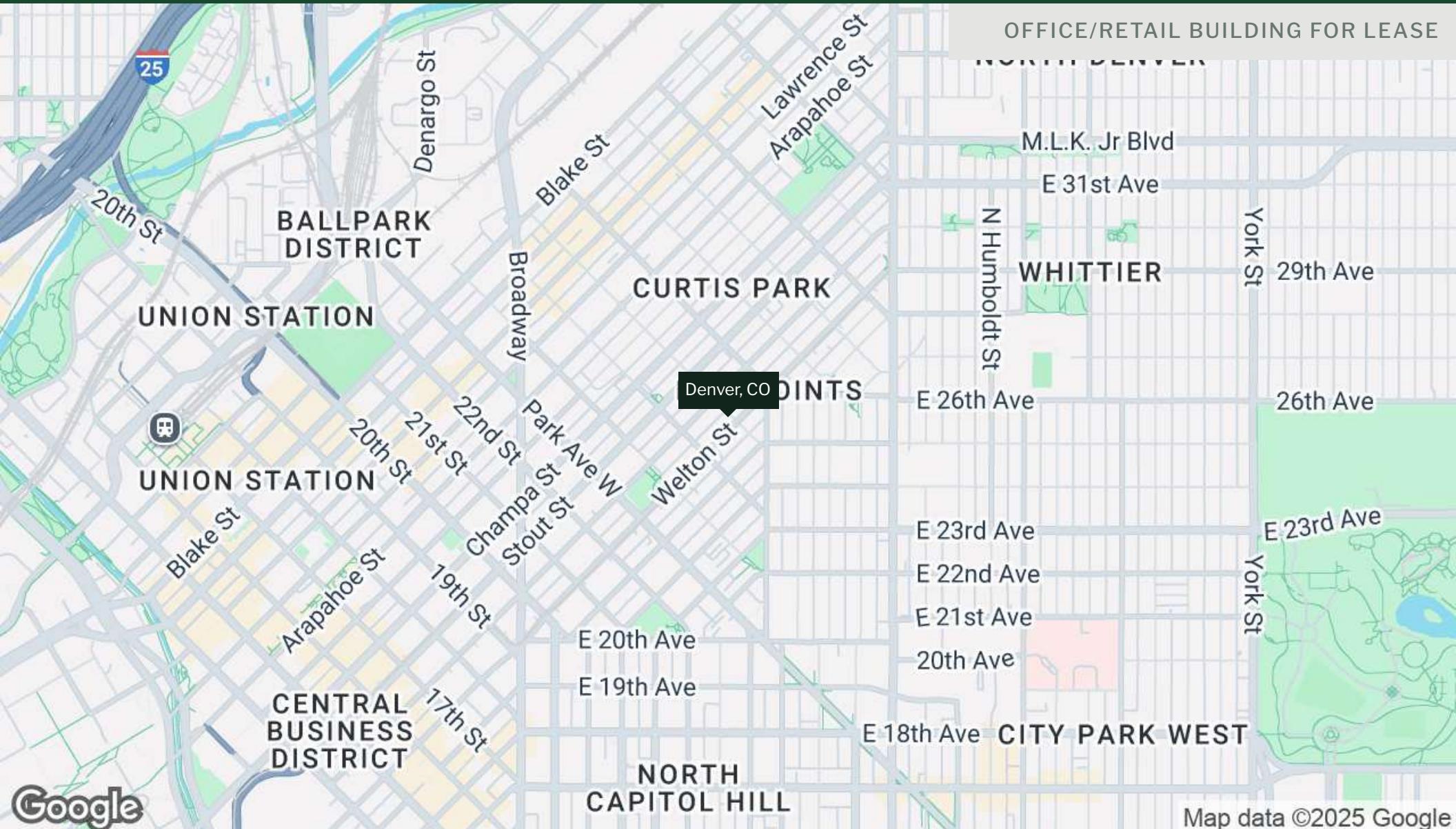
RETAIL SPACE FOR LEASE



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