

# COUSINS BUILDING - LOWER LEVEL OFFICE/RETAIL

610 26th Street, Denver, CO 80205



**11,205 SF OFFICE/RETAIL  
BUILDING FOR LEASE  
(UP TO 2,550 SF AVAIL.  
CAN BE DEMISED 750SF  
& 1,800SF)**

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

## SUITE DESCRIPTION

Lower Level Space in the Iconic Cousins Building on Welton with fronting 26th Street. Ideal for a small church, community service organization, or other philanthropic-style business. The space may be demised and there is a small serving area with a large sink, refrigerator, and walk-in cooler.

SUITE	LEASE RATE	SUITE SIZE	PER MO (INC NNN)
610 26th Street: Lower Level	\$8.00 SF/yr	2250 SF	\$3,081.25
		750 SF	\$906.25
		1800 SF	\$2175.00

## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (\$6.50 NNN)
Available SF:	2,550 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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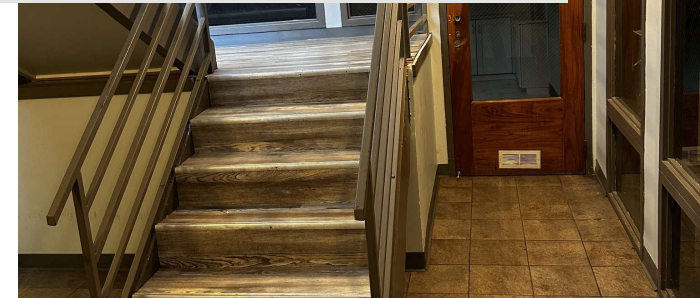




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OFFICE SPACE FOR LEASE



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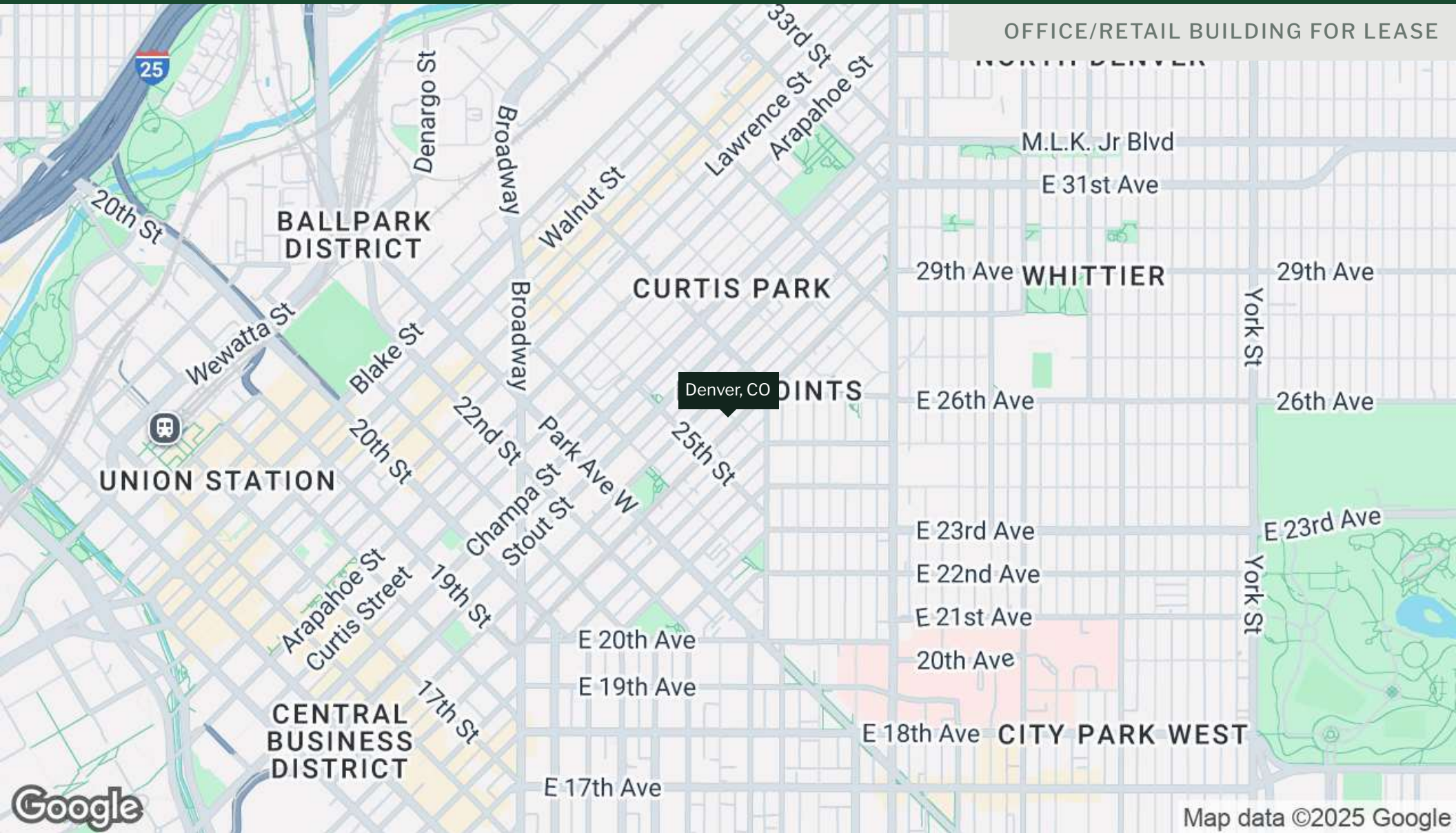
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### PROFESSIONAL BACKGROUND

Mark Pyms 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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