



F O R L E A S E

COUSINS BUILDING

608 & 610
26TH STREET
DENVER, CO

2 AVAILABLE
SPACES



ABOUT THE PROPERTY

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 three exciting lease opportunities available for your business to put its stamp on history.



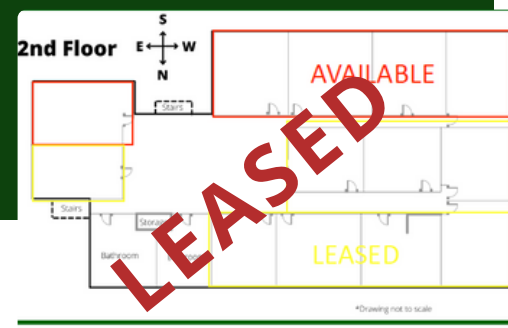
608 26TH STREET

Lower Level Flex Space
3,735 SF
\$8.00 PSF NNN



610 26TH STREET

Street Facing Retail Space
600 SF
\$30 PSF / \$27 NNN
Monthly Gross \$2,850



608 26TH STREET 2ND FL.

Shared Office Space
2,154 SF
\$15/Full-Service Base
Rate: \$2,692.50

MARK PYMS

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Panorama Commercial Group

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FOR LEASE

**608 & 610
26TH STREET
DENVER, CO**



RETAIL SPACE 610 26TH ST.

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.

FLEX SPACE- 608 26TH ST. LOWER LEVEL



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. Priced at only \$8.00 psf nnn, this space should go quickly.



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