

EL JEBEL

3443 South Galena Street, Denver, CO 80231



34,423 SF OFFICE
BUILDING FOR
LEASE

MARK PYMS

Broker/Owner

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

Mark@pcgcre.com

EL JEBEL | 3443 SOUTH GALENA STREET, DENVER, CO 80231



PROPERTY DESCRIPTION

The Offices at El Jebel is located in a great location with close proximity to I-25 and I-225. Many nearby amenities surrounding the property include Starbucks, Walmart, Whole Foods, and Kennedy Golf Course, as well as many other local dining options. Tenants have access to two common conference rooms, a large ballroom area, and ample parking.

Suite 120 is available for lease in the building. Currently, the only vacancy!

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Full Service)
Available SF:	1,338 SF
Building Size:	34,423 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	431	1,702	6,890
Total Population	1,181	4,248	15,443
Average HH Income	\$59,591	\$61,063	\$68,627

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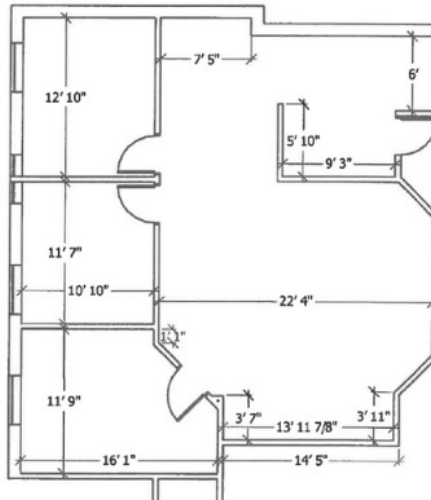
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Suite 120 - 1,338 SF

OFFICE BUILDING FOR LEASE



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,338	Lease Rate:	\$17/SF/YR

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 370	1,604 SF	Full Service	\$15.00 SF/yr

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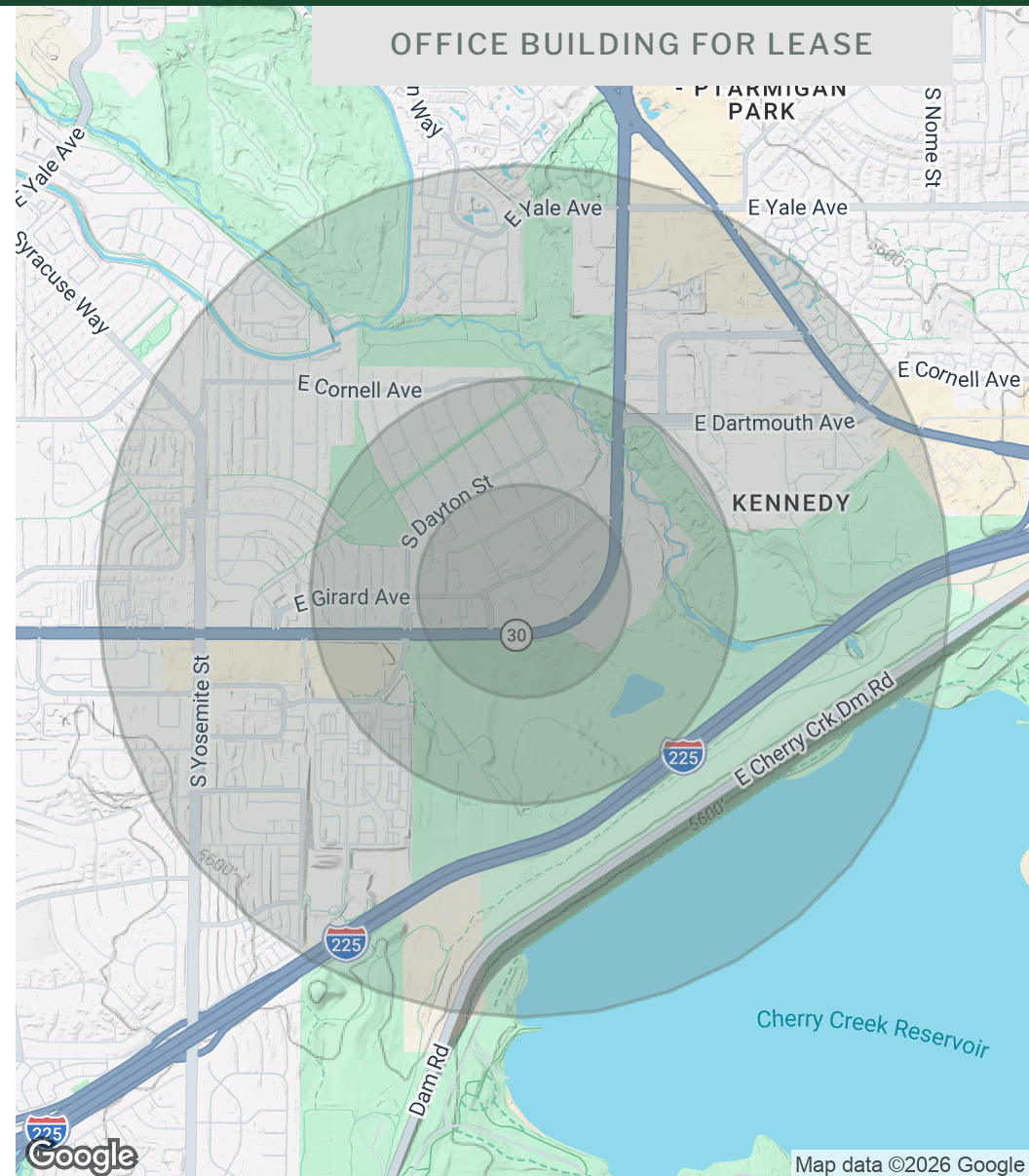


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,181	4,248	15,443
Average Age	27.7	31.4	35.0
Average Age (Male)	28.4	32.5	34.9
Average Age (Female)	25.1	26.6	33.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	431	1,702	6,890
# of Persons per HH	2.7	2.5	2.2
Average HH Income	\$59,591	\$61,063	\$68,627
Average House Value	\$302,231	\$243,085	\$220,845

2020 American Community Survey (ACS)



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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.

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