

FOR SALE

350 & 352 NORFOLK STREET, AURORA, CO 80011



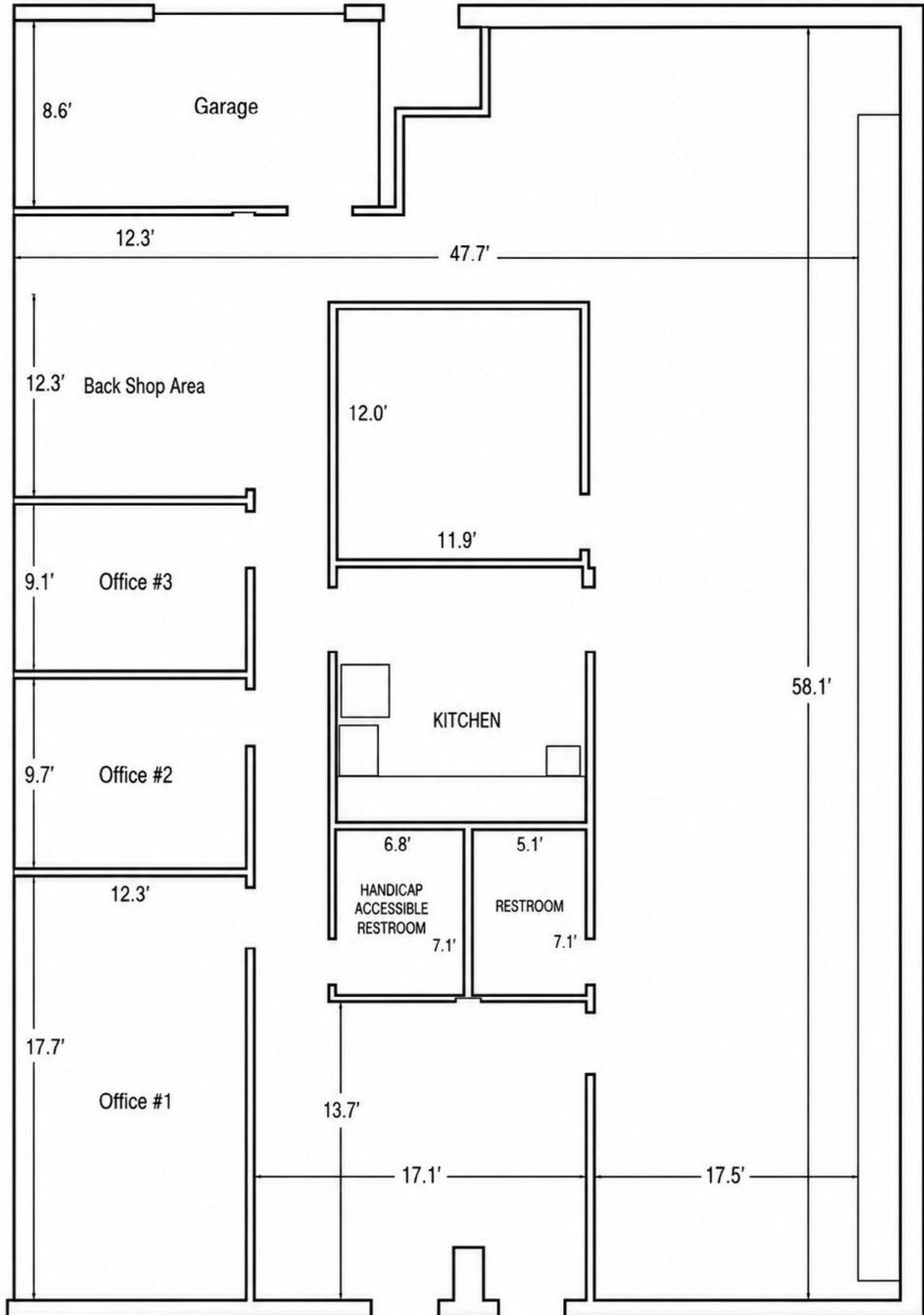
PROPERTY OVERVIEW

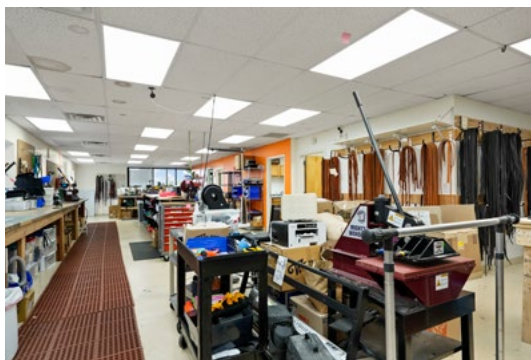
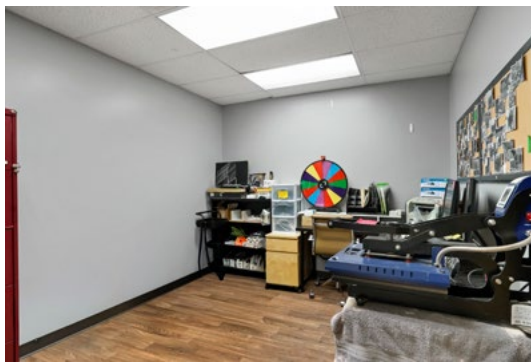
LISTING PRICE:	\$625,000 (\$211 /SF)
BUILDING TYPE:	Flex/ Industrial Condo
BUILDING SIZE:	2,950 SF
YOC:	2001
HOA COST:	\$800 /Month Total
PARKING:	4 Dedicated Off-Street Parking Spaces with 1 Handicap Spot

PROPERTY HIGHLIGHTS

- Recently Renovated with new LVT Flooring and Kitchenette
- HOA Covers Roof, Landscaping and Water
- Easy Accessibility from 6th Avenue and Airport Blvd
- One of the Condos (350 Norfolk) has 3 Phase Power
- Ceiling Height of 11 Feet 7 Inches
- Flexible Zoning allows for a variety of uses including Auto
- One 10 Foot Roll Up Garage Door

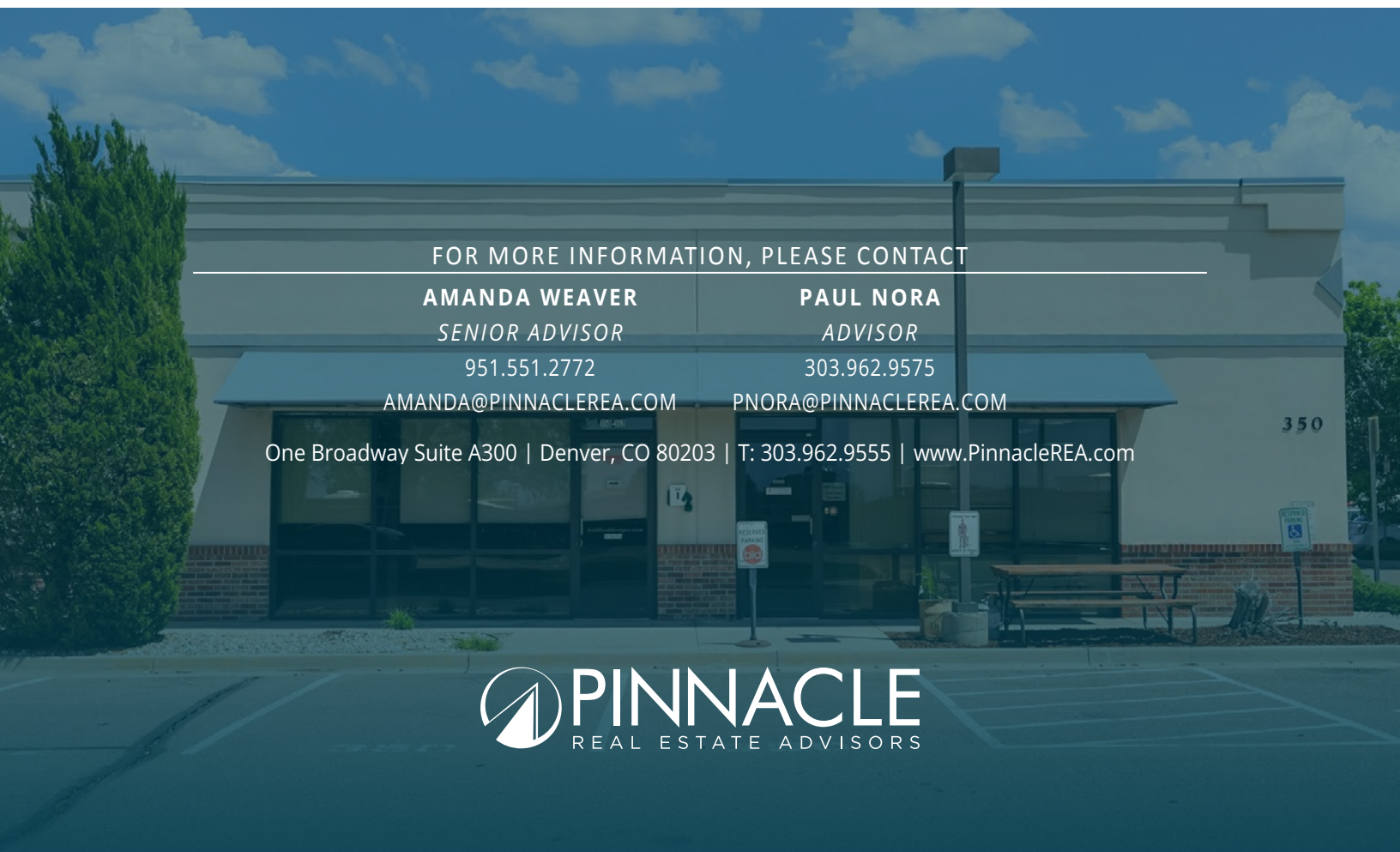
FLOOR PLAN





Fitzsimons Life Science District

The Fitzsimons Life Science District, located in Aurora, is the center of Colorado's bioscience practice and research community and is one of the largest bioscience real estate developments in the country. The 587 acre medical campus includes: University of Colorado Hospital, Children's Hospital and the VA Medical Center.



FOR MORE INFORMATION, PLEASE CONTACT

AMANDA WEAVER

SENIOR ADVISOR

951.551.2772

AMANDA@PINNACLERA.COM

PAUL NORA

ADVISOR

303.962.9575

PNORA@PINNACLERA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com