

NORFOLK TECH CENTER

BUILDING 2

16608-16698 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNITS FOR LEASE

**HIGH IMAGE CONSTRUCTION
FRONT PARK / REAR LOAD DESIGN**

**DRIVE-IN LOADING
AMPLE PARKING**

**UNIT 16688: 2,500 SF
UNIT 16698: 2,500 SF
CONTIGUOUS: 5,000 SF**

Leasing by:

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NEWMARK

Gruber
COMMERCIAL REAL ESTATE

NORFOLK TECH CENTER

BUILDING 2

16608-16698 E. 2ND AVENUE

AVAILABLE SPACE:

Unit 16688: 2,500 SF

FEATURES:

- Approx. ±600 SF of Offices and Reception Area
- 1 Drive-In Door

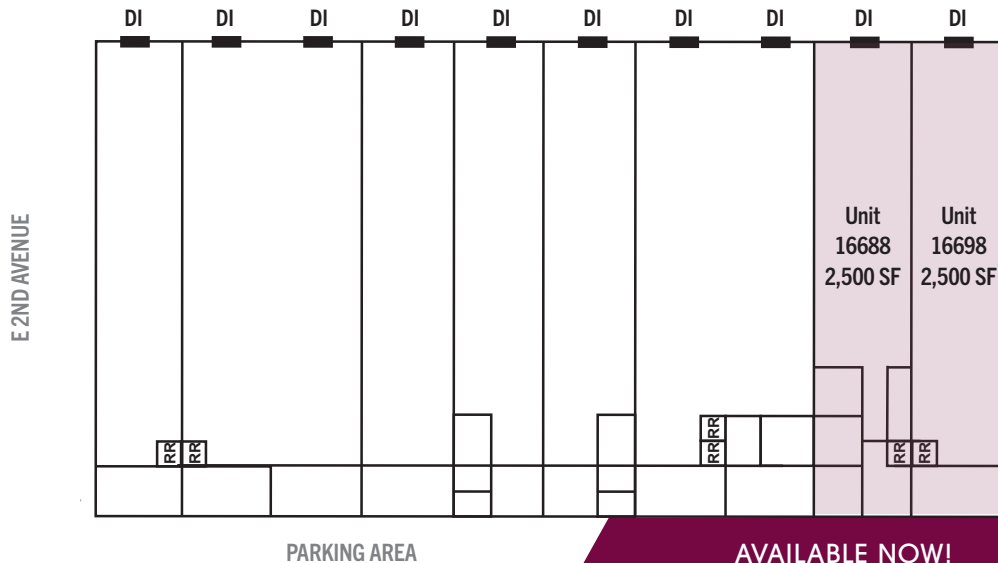
Unit 16698: 2,500 SF

FEATURES:

- Approx. 250 SF of Open Reception Area
- 1 Drive-In Door



EXISTING FLOORPLAN



DETAILS

Total Space Available: 5,000 SF

Building Size: 25,000 SF

Lease Rate: \$11.50/SF NNN

Est. Expenses: \$5.00/SF

Loading: 1 drive-in door per 2,500 SF

Clear Height: 17' minimum clear span

Power: 120/208V, 3-phase, 2,000 amps total
(200 per 2,500 SF)

Heat/Air: Radiant heat/air-condition offices

Zoning: M-1

County: Arapahoe

Sprinklered: Yes

