

# NORFOLK TECH CENTER

## BUILDING 4

16404-16494 E. 2ND AVENUE, AURORA, CO



**HARD TO FIND SMALL OFFICE / WAREHOUSE UNIT FOR LEASE**

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

**DRIVE-IN LOADING  
AMPLE PARKING**

**2,500 SF UNIT  
AVAILABLE NOW!**

Leasing by:

**MICHAEL WAFER, JR.**  
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**NEWMARK**

**Gruber**  
Commercial Real Estate Services

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TOTAL AVAILABLE SPACE: 2,500 SF

UNIT #: 16434

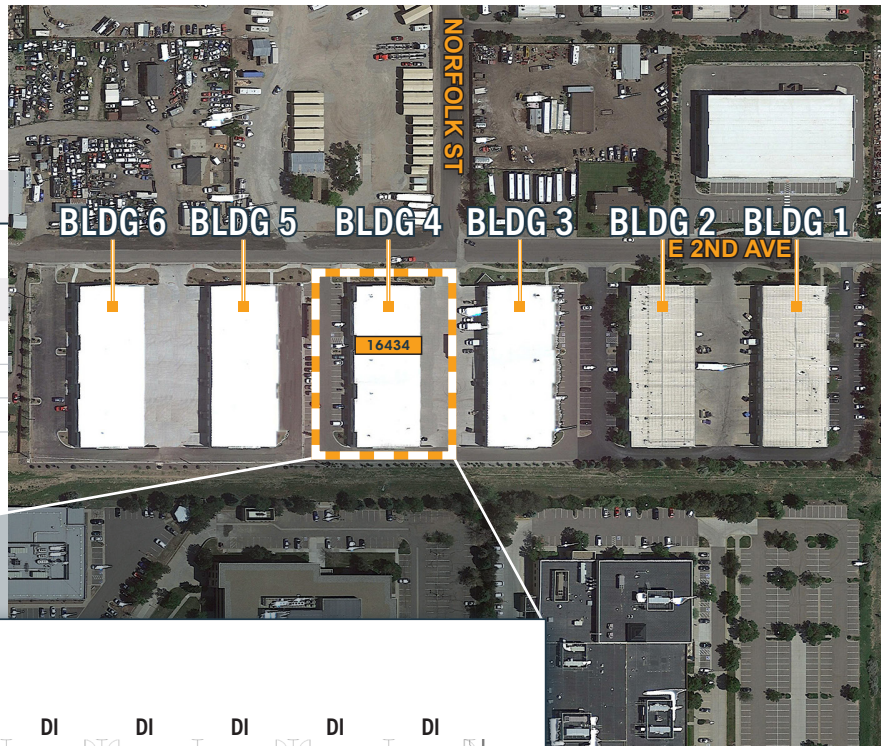
Available Size: 2,500 SF

Office Size: 900± SF

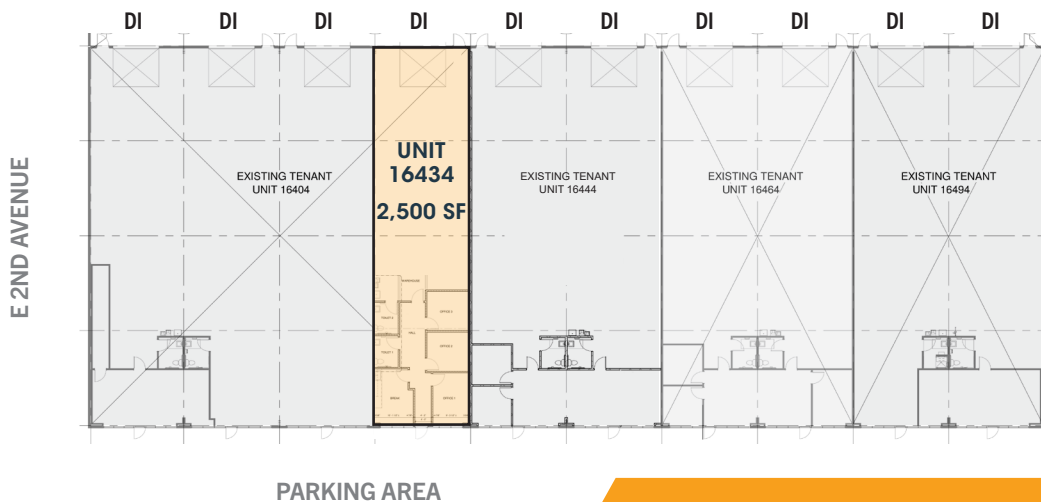
3 Offices, Break Room &  
2 Restrooms

Loading: 1 Drive-In Door

Rate: \$11.50/SF NNN



### FLOORPLAN



AVAILABLE NOW!

### DETAILS

**Total Space Available:** 2,500 SF

**Building Size:** 25,000 SF

**Lease Rate:** \$11.50/SF NNN

**Est. Expenses:** \$5.00/SF

**Loading:** 1 drive-in door

**Clear Height:** 17' minimum clear span

**Power:** 120/208V, 3-phase, 2,000 amps total  
(200 – 400 amps per unit)

**Heat/Air:** Radiant heat/air-condition offices

**Zoning:** M-1

**County:** Arapahoe

**Sprinklered:** Yes



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16404-16494 E. 2ND AVENUE

UNIT 16434 - OFFICE PLAN

