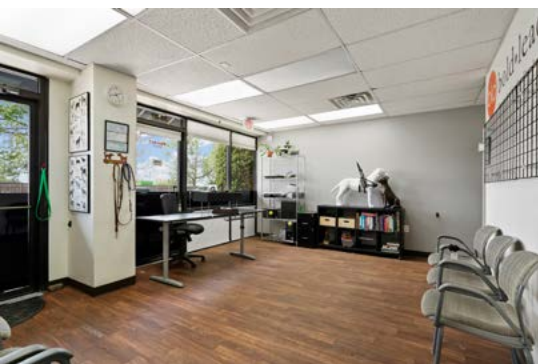


FOR SALE

350 & 352 NORFOLK STREET, AURORA, CO 80011



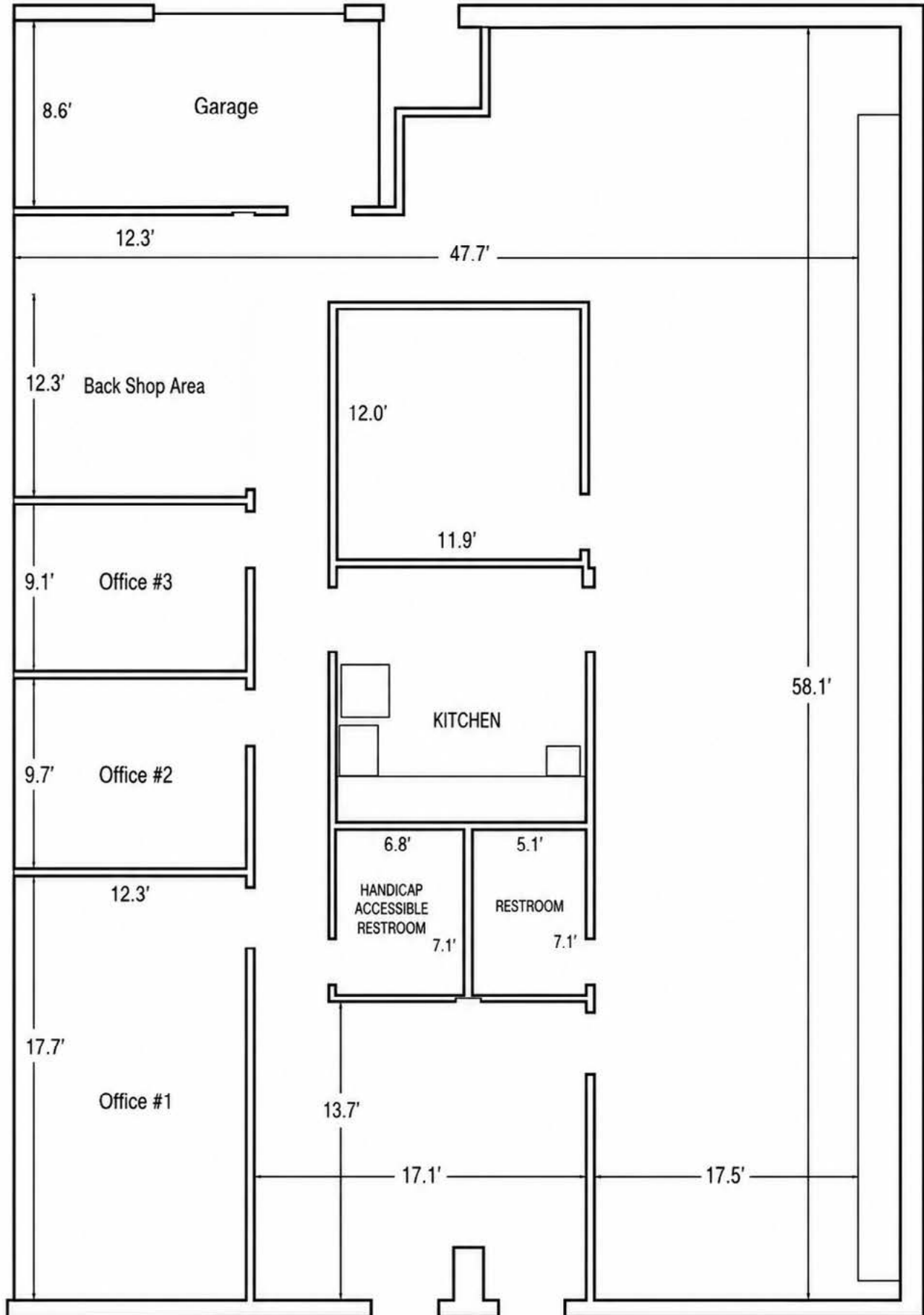
PROPERTY OVERVIEW

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



Andrea Garnett , Senior Loan Officer

Email Address: Andrea.Garnett@gmail.com

Phone Number: (307)899-3332

Loan Type: SBA 7(a)

Owner Occupied Commercial Real Estate Financing

Date: 06/20/26

Property Description: 350 & 352 Norfolk St. Aurora, CO

<u>Project Cost (estimates)</u>	<u>Total</u>	<u>Out of Pocket</u>
Property Costs	\$625,000	\$0
Contingency/Professional Costs	0	0
Non-Property Costs	0	0
SBA Guarantee Fee	15,000	0
3rd Party Costs: appraisal, environmental, title, etc	15,500	0
Total Project Cost	\$655,500	\$0

Out of Pocket Cost as % of Total Project: 0.0%

Loan Details

SBA 7(a) Loan Amount	\$655,500
Loan Rate (quarterly floating rate)	5.75%
Loan Term (in years)	25
Estimated Monthly Payment	\$4,124

The above figures are for discussion purposes only and are subject to change. This is not an offer or commitment to lend.
All credit decisions are subject to credit qualification

SBA 7(a) Loan Specifics:

Finance Up To 100% of Total Project Costs

Long Term/Amortization [25/25]

No Balloon Payment

Limited Prepayment Penalty

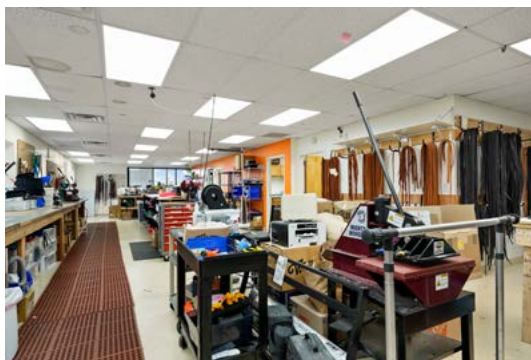
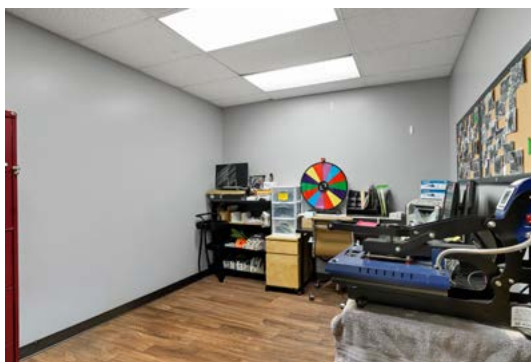
Most Loans Close In 45-60 Days

Working Capital, Equipment and Fees Can Be Financed

One Loan Closing - Much Simpler Process

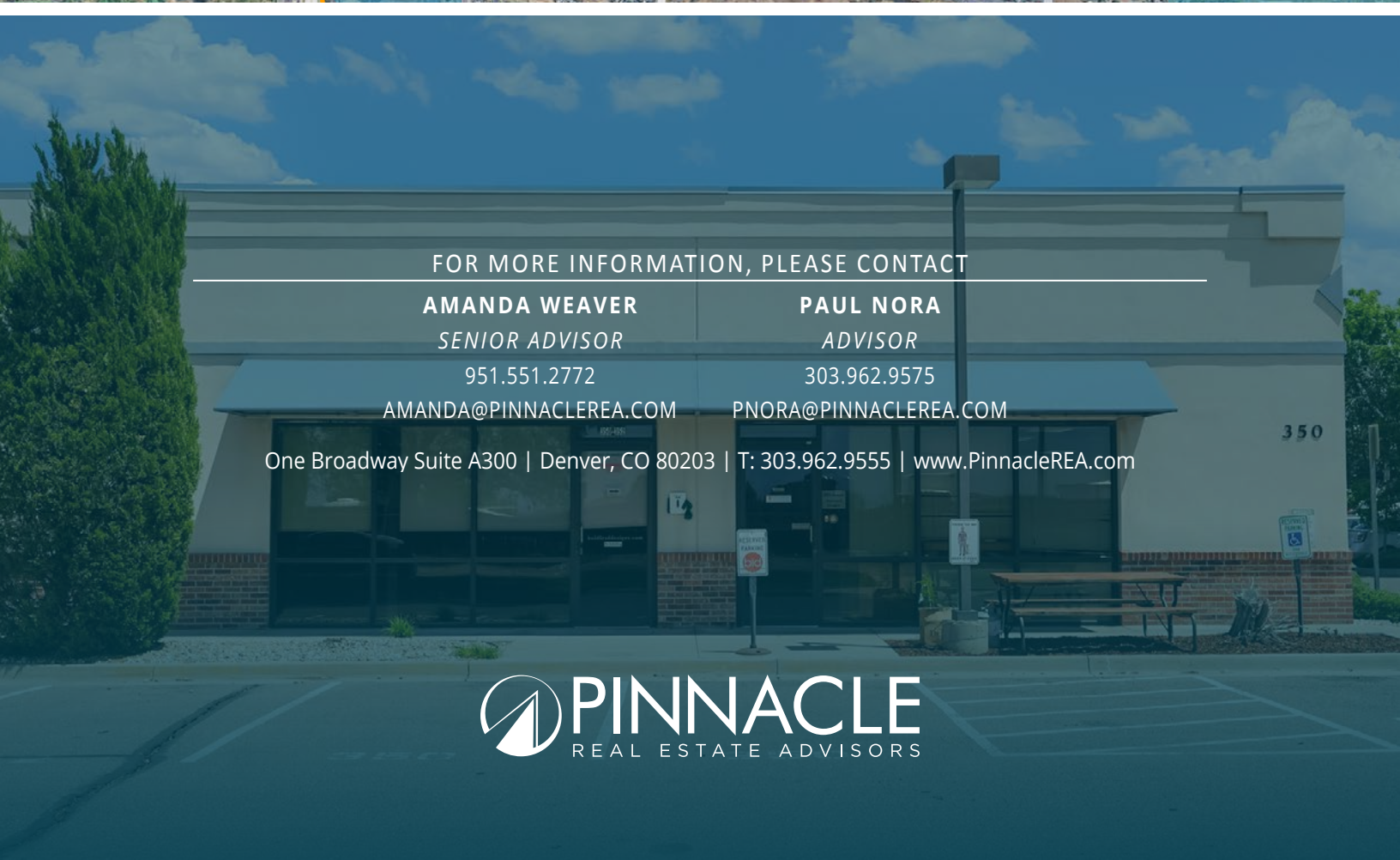
Additional Collateral May be Required

Prepared for: Pinnacle Real Estate Advisors
6/20/2026



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@PINNACLEAREA.COM

PAUL NORA
ADVISOR

303.962.9575

PNORA@PINNACLEAREA.COM

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

