

# Hampden Business Center

3545 S. PLATTE RIVER DRIVE UNIT M, SHERIDAN, CO 80110

W. Hampden Ave. | 87,000 VPD

River Point Pkwy.  
11,000 VPD

INDUSTRIAL/FLEX SPACE > FOR LEASE



Abundant restaurants  
and shopping nearby



Excellent frontage/  
access via Hampden  
and Santa Fe



Retail visibility with  
flex function



Large Patio and  
Bar Infrastructure  
with Floor Drains



Ready to move in  
vacancies

## Industrial/Retail/Office

Uses Permitted

## Dock High and Drive In

Loading Available

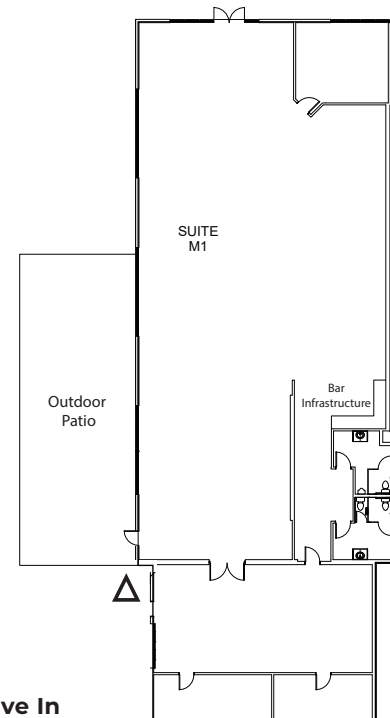
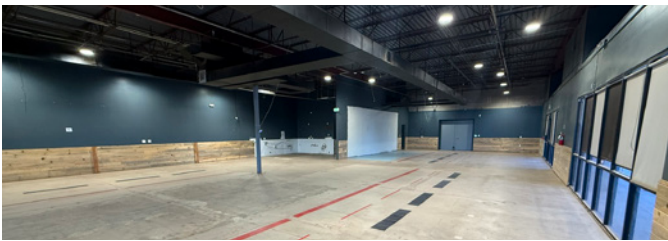
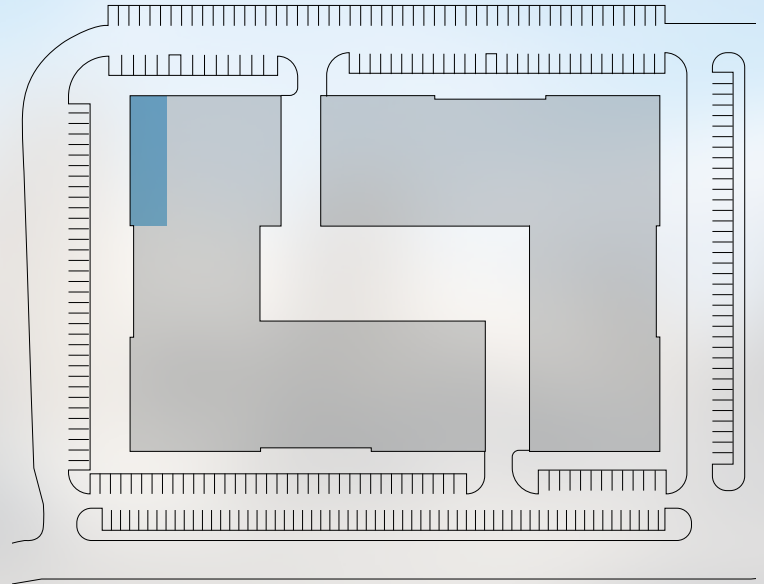
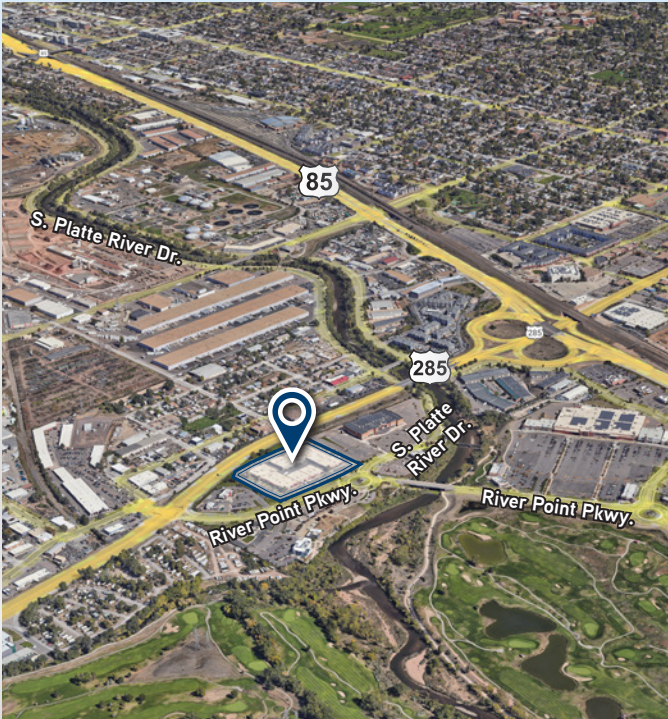
Identifiable

Monument Signage

- > Total Project Size: 108,406 SF
- > Unit Size: 7,170 SF
- > Loading: One (1) Drive-in (10'x12')
- > Clear Height: 14' - 16'
- > City/County: Sheridan/Arapahoe
- > Base Rent: \$14.50/SF NNN
- > 2026 CAM: \$6.41/SF
- > Zoning: Industrial (Sheridan)

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3545 UNIT M | 7,170 SF



△ = Drive In

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