

Hampden Business Center

3535 S. PLATTE RIVER DRIVE UNIT G3, 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



220 amp 3 phase
power



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
- > Available: 3/1/2026
- > Unit Size: 4,838 SF
- > 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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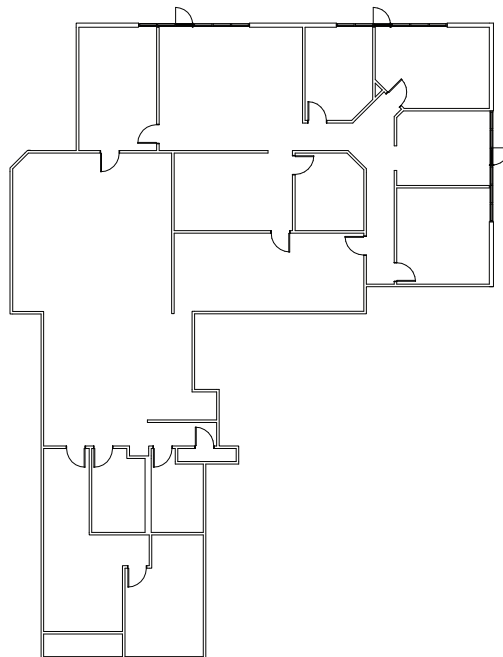
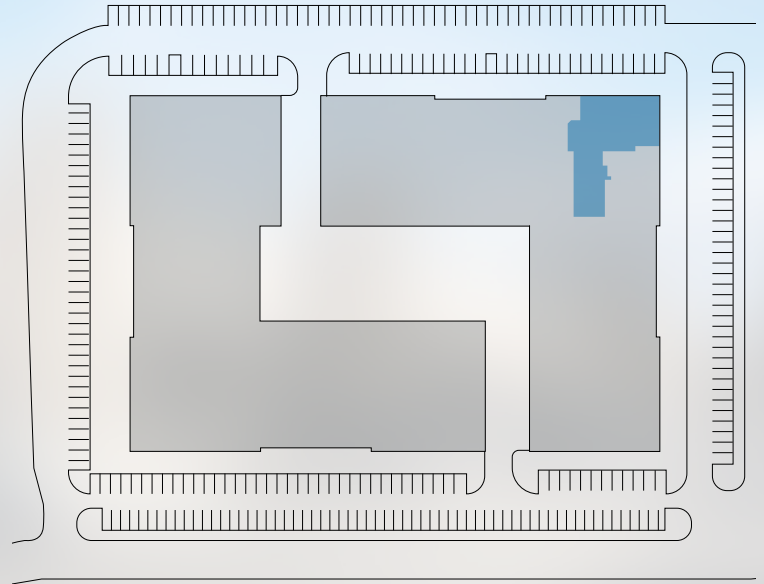
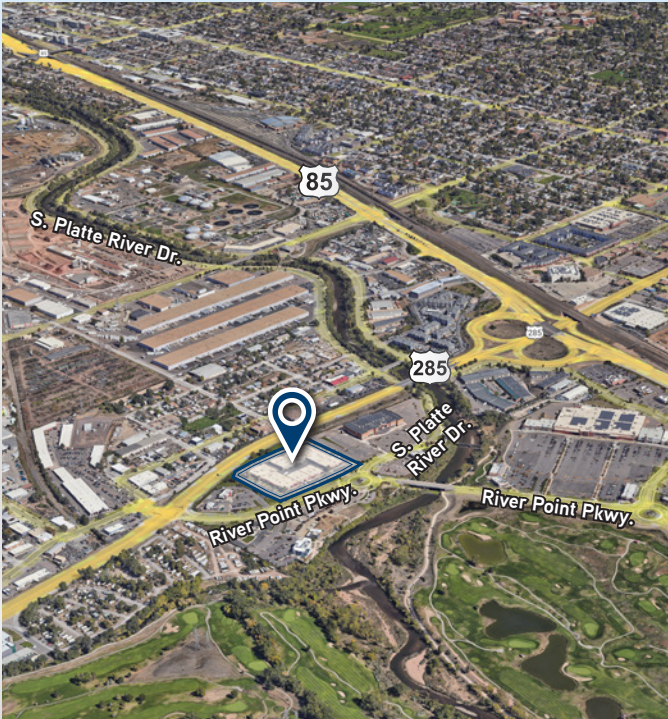
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3535 UNIT G3 | 4,838 SF



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