

Hampden Business Center

3535-3545 S. PLATTE RIVER DRIVE, 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
- > Space Available: 3,440 - 8,524 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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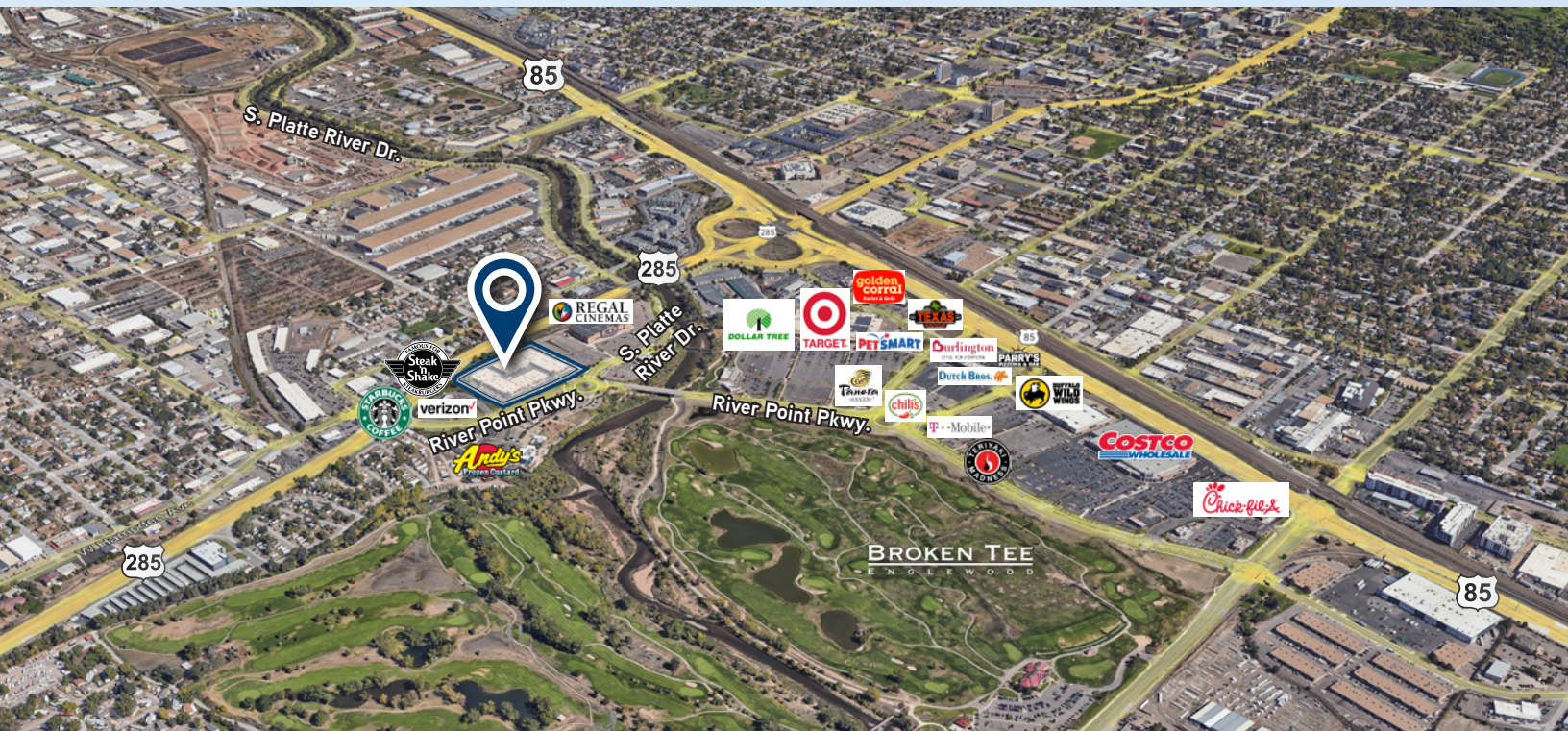
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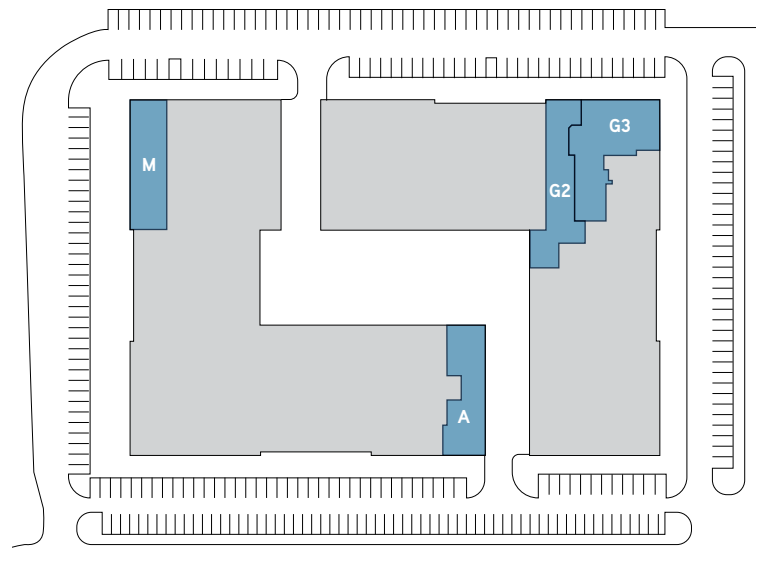
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CURRENT AVAILABILITY

BLDG.	SUITE	SIZE	LOADING	AVAILABLE
3535	G2	3,686 SF	1 Drive-In	Immediately
3535	G3	4,838 SF	N/A	Immediately
3535	G2-G3	8,524 SF	1 Drive-In	Immediately
3545	A	3,440 SF	1 Drive-In	Immediately
3545	M	7,170 SF	1 Drive-In	Immediately



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