

Hampden Business Center

3535 S. PLATTE RIVER DRIVE UNIT G2, 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
87,000 vehicles
per day



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: 3,686 SF
- > Loading: One (1) Drive-In
- > Clear Height: 14' - 16'
- > City/County: Sheridan/Arapahoe
- > Base Rent: \$14.50/SF NNN
- > 2026 CAM: \$6.41/SF
- > Zoning: Industrial (Sheridan)

DEPAUL
Real Estate Advisors



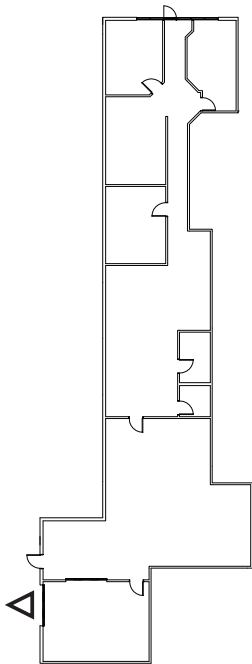
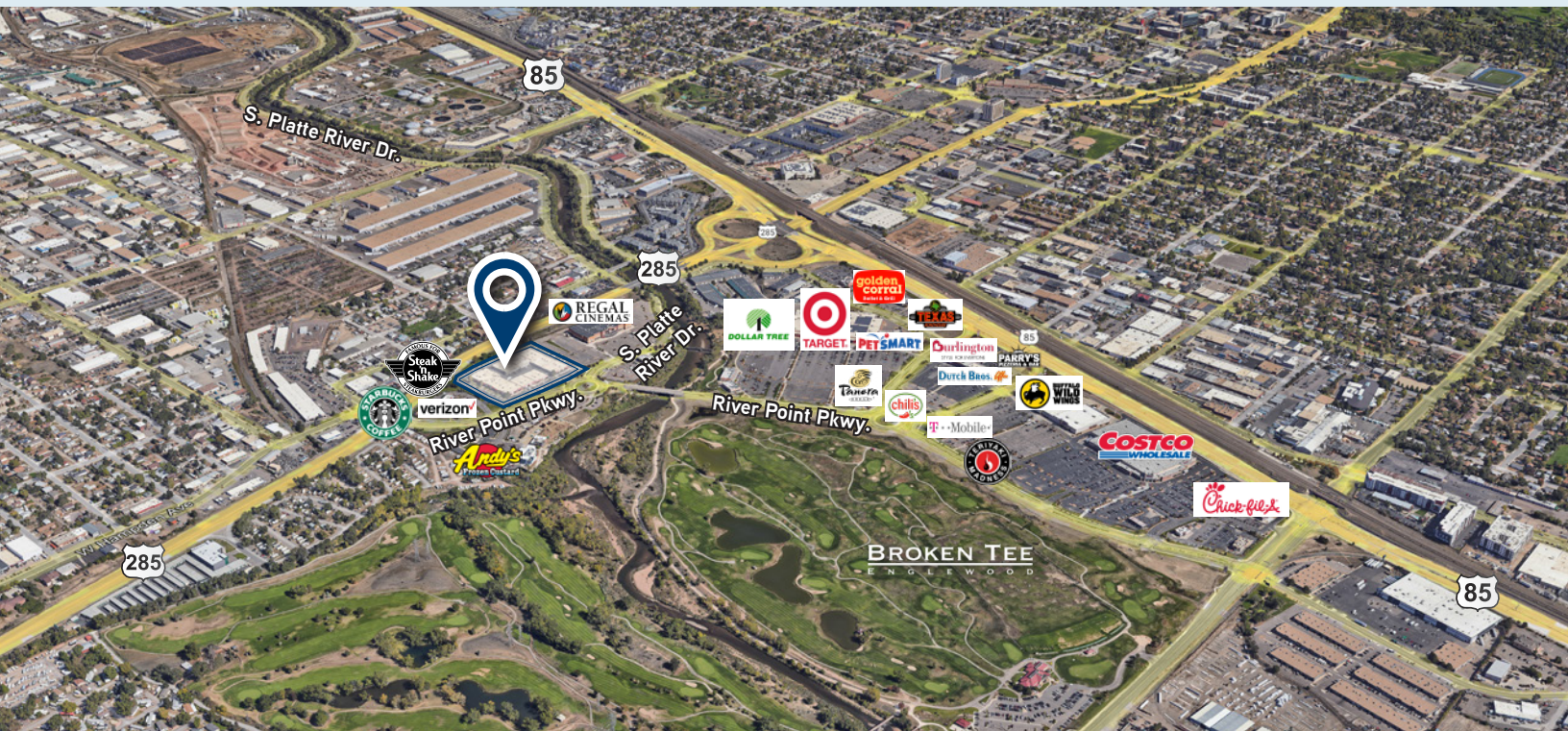
NICHOLAS NASHARR
303 283 4563
nicholas.nasharr@colliers.com

NICK RICE
720 833 4620
nick.rice@colliers.com

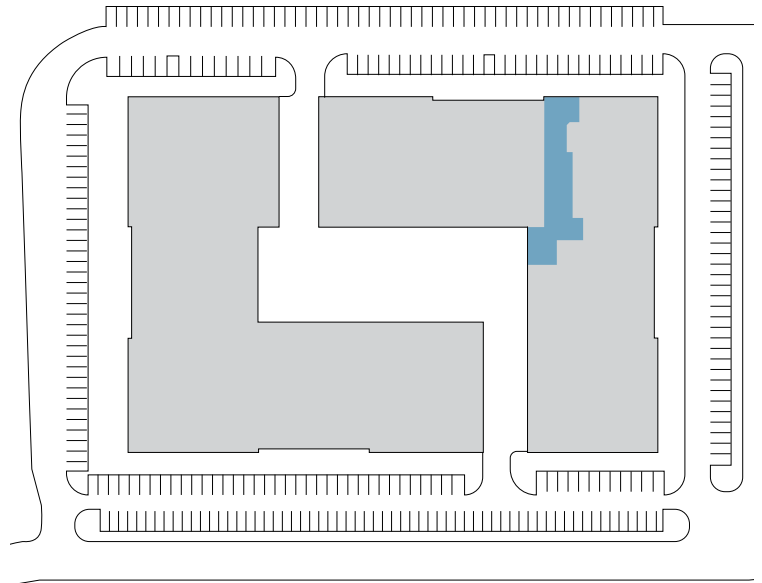
T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

Hampden Business Center

3535 UNIT G2 | 3,686 SF



△ = Drive In



DEPAUL
Real Estate Advisors



4643 South Ulster Street | Suite 1000 | Denver, CO 80237
MAIN +1 303 745 5800 FAX +1 303 745 5888
colliers.com/denver