



# HAMPDEN BUSINESS CENTER



## HAMPDEN FRONTAGE

**3535 S. PLATTE RIVER DRIVE UNIT A/C/D**  
Sheridan, CO 80110



Abundant  
restaurants and  
shopping nearby



Excellent access  
via Hampden and  
Santa Fe



Retail visibility with  
flex function



220 amp 3 phase  
power



Ready to move in  
vacancies

## HIGHLIGHTS

- **Industrial/Retail/  
Office Uses  
Permitted**
- **Dock High and Drive  
In Loading Available**
- **Identifiable  
Monument Signage**

## BUILDING INFORMATION

Total Project Size:	108,406 SF
Available:	12,762 SF
Unit A:	5,834 SF
Unit C:	3,472 SF
Unit D:	3,456 SF
Office:	1,515 - 7,921 (Can Be Reduced)
Loading:	Three (3) Drive-In (10' x 12')
Clear Height:	14' - 16'
City/County:	Sheridan/Arapahoe
Base Rent:	\$14.00/SF NNN
2023 CAM:	\$5.51/SF
Zoning:	Industrial (Sheridan)

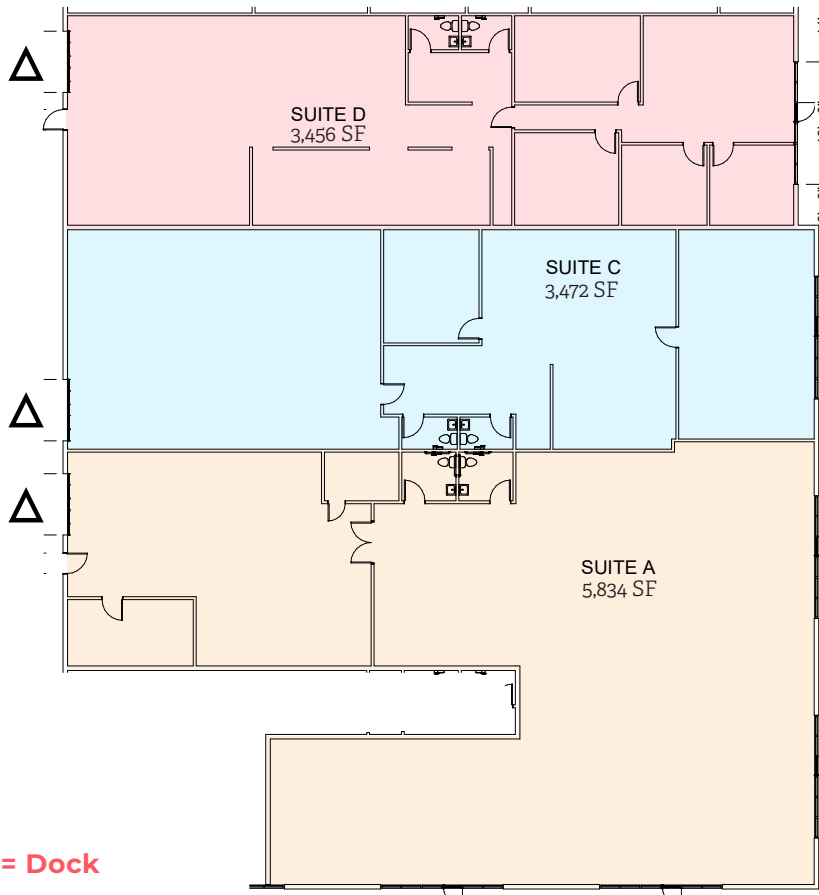
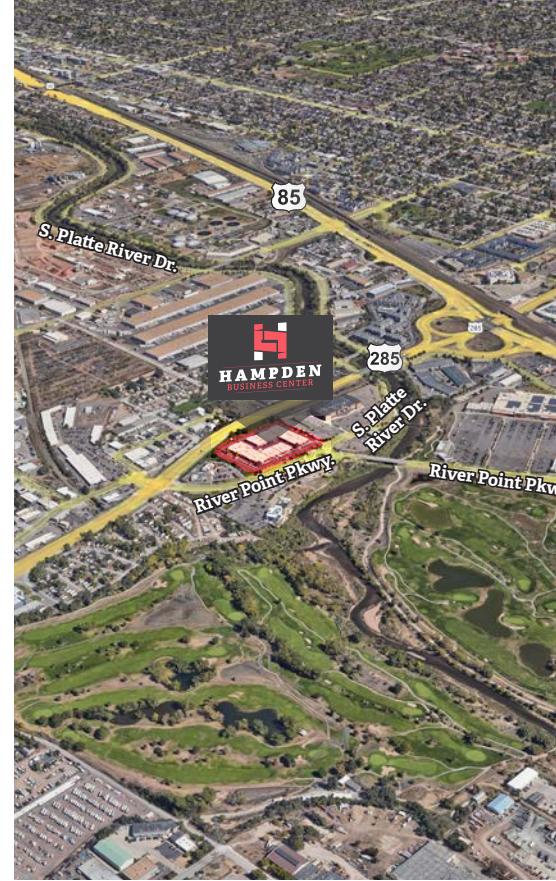
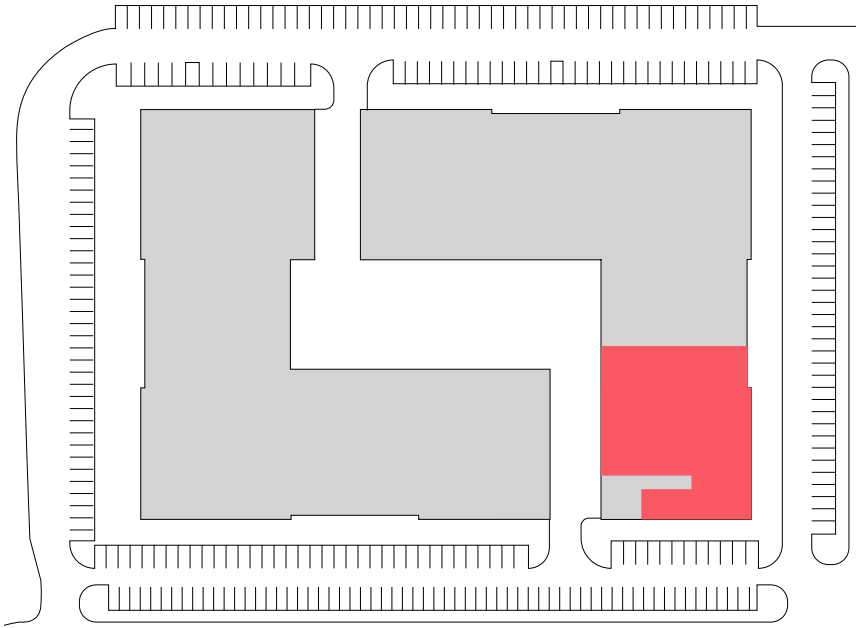
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**FOR LEASE | UNIT A/C/D**  
**12,762 SF**



-  = Dock
-  = Drive In

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**Brokerage Disclosure**



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