

Hampden Business Center

3535-3545 S. PLATTE RIVER DRIVE, SHERIDAN, CO 80110



INDUSTRIAL/FLEX SPACE > FOR LEASE



Full HVAC throughout



Excellent frontage/
access via Hampden
and Santa Fe



Retail visibility with
flex function
(±87,000 VPD)



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: 2,182 - 8,130 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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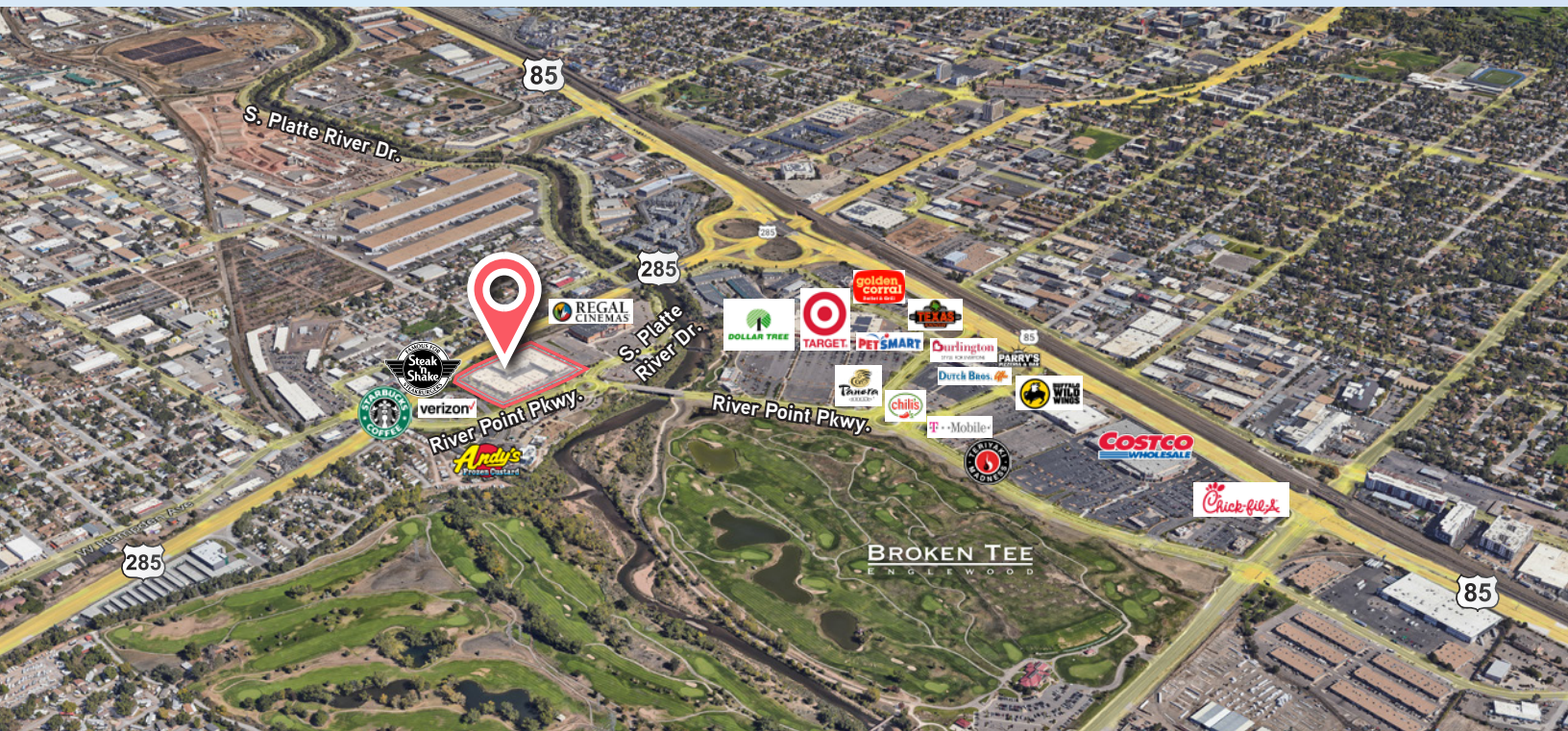
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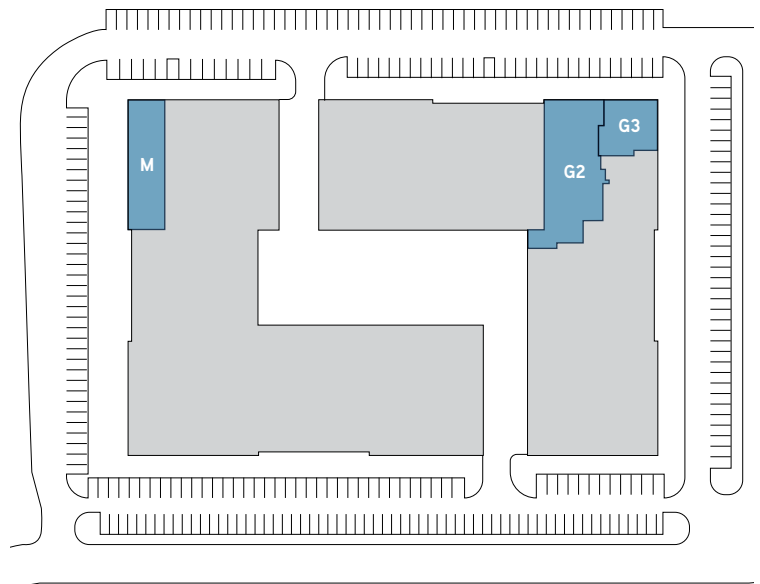
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CURRENT AVAILABILITY

BLDG.	SUITE	SIZE	LOADING	AVAILABLE
3535	G2	5,948 SF	2 Drive-Ins	Immediately
3535	G3	2,182 SF	N/A	Immediately
3535	G2-G3	8,130 SF	2 Drive-Ins	Immediately
3545	M	7,170 SF	1 Drive-In	Immediately



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