

# Hampden Business Center

3535 S. PLATTE RIVER DRIVE UNIT G2, SHERIDAN, CO 80110

W. Hampden Ave. | 76,000 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: 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)



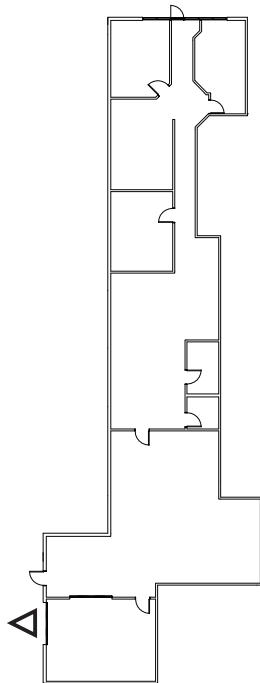
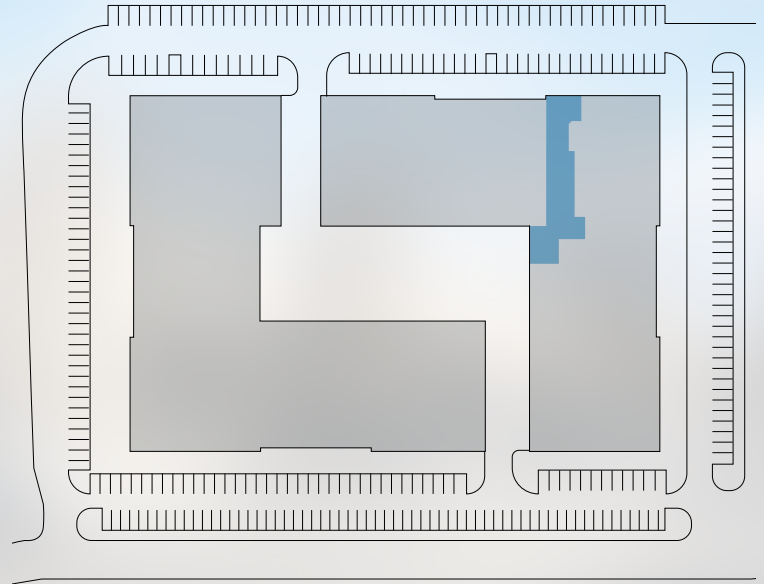
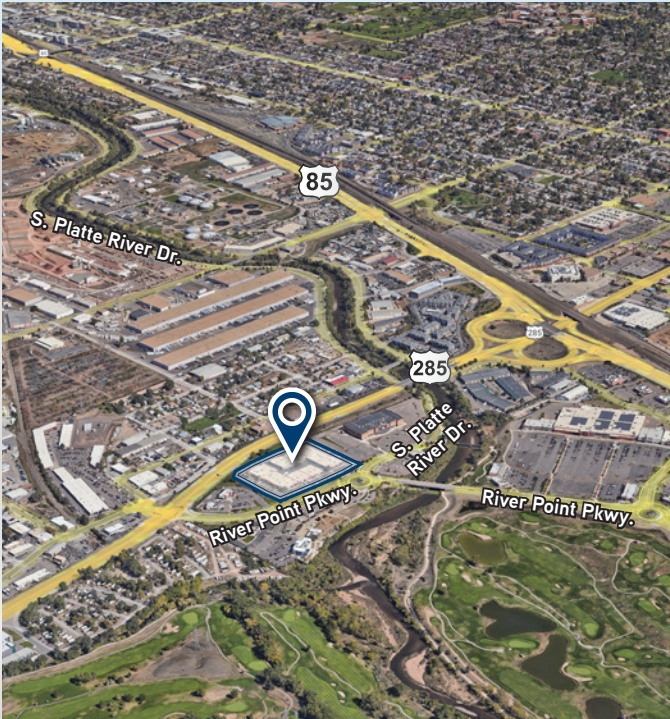
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3535 UNIT G2 | 3,686 SF



△ = Drive In

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