



# HAMPDEN BUSINESS CENTER



## HAMPDEN FRONTAGE

**3545 S. PLATTE RIVER DRIVE UNIT M**  
Sheridan, CO 80110



Abundant  
restaurants and  
shopping nearby



Excellent access  
via Hampden and  
Santa Fe



Retail visibility with  
flex function



Large Patio and  
Bar Infrastructure  
with Floor Drains



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:	7,170 SF
Loading:	One (1) Drive-In (10' x 12')
Clear Height:	14' - 16'
City/County:	Sheridan/Arapahoe
Base Rent:	\$16.00/SF NNN
2025 CAM:	\$5.96/SF
Zoning:	Industrial (Sheridan)

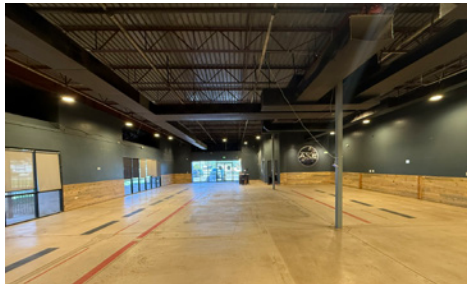
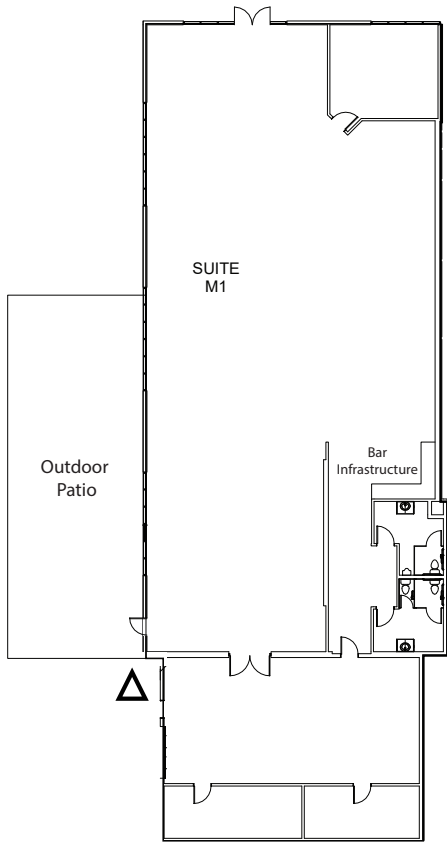
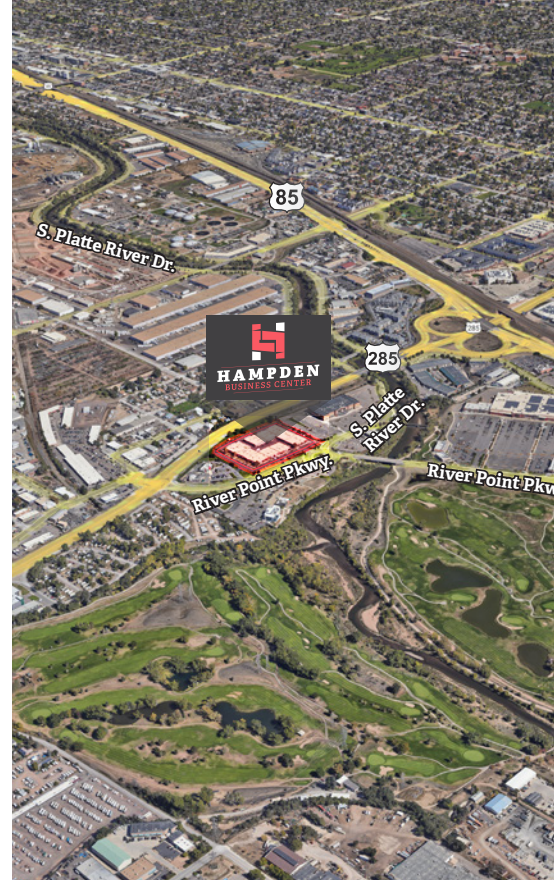
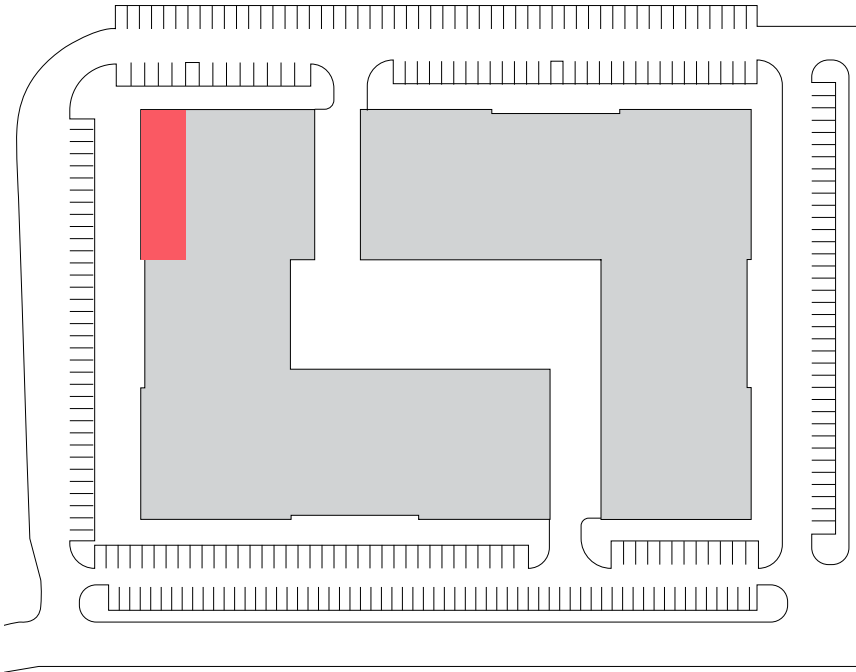
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**FOR LEASE | UNIT M**  
7,170 SF



**△ = Drive In**

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**Brokerage Disclosure**



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