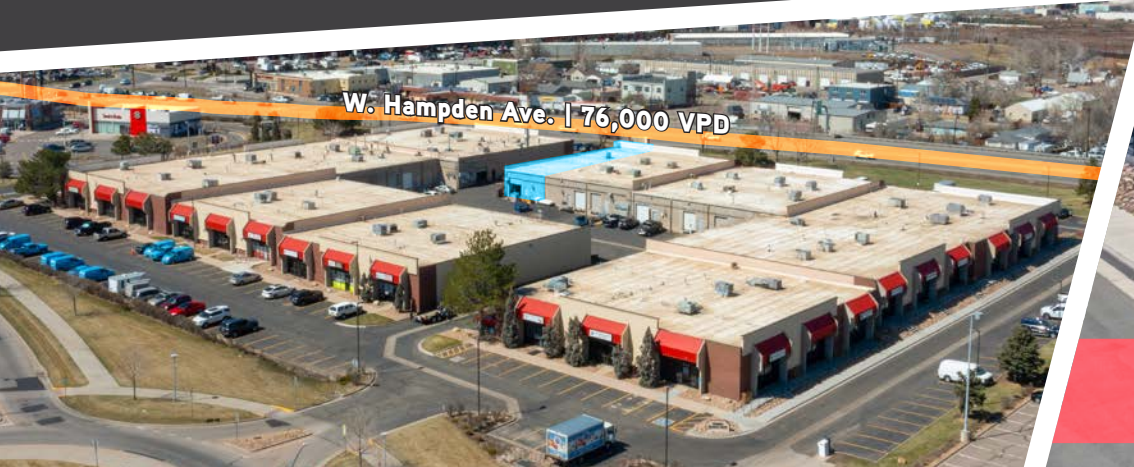




# HAMPDEN BUSINESS CENTER



## HAMPDEN FRONTAGE

## 3535 S. PLATTE RIVER DRIVE UNIT N

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:          | 3,552 SF                     |
| Office:             | 2,010 SF                     |
| Condition:          | Recently white boxed         |
| Loading:            | One (1) 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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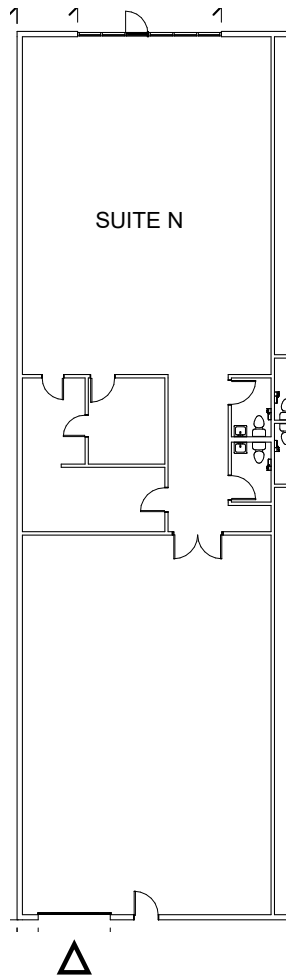
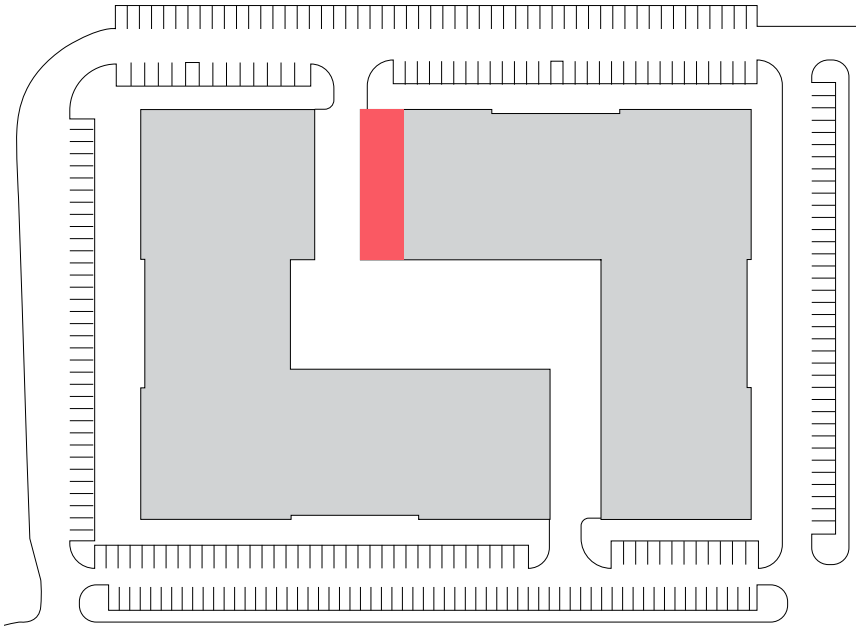
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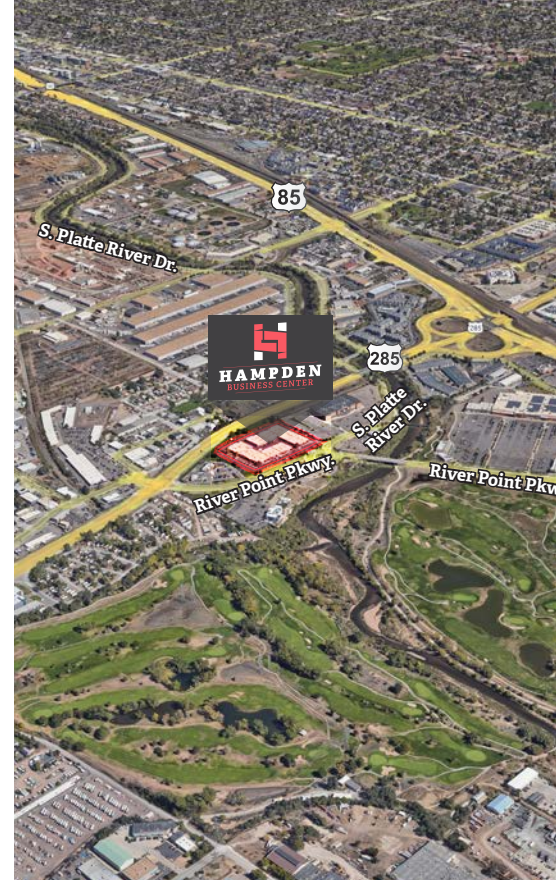
DOUBLEBAY  
PARTNERS LLC

**FOR LEASE | UNIT N**  
3,552 SF



- = Dock
- △ = Drive In

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**Brokerage Disclosure**



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