

# Hampden Business Center

3535 S. PLATTE RIVER DRIVE UNIT G2-G3, SHERIDAN, CO 80110



W. Hampden Ave. | 87,000 VPD

River Point Pkwy.  
11,000 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: Immediately
- > Unit Size: 6,145 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)



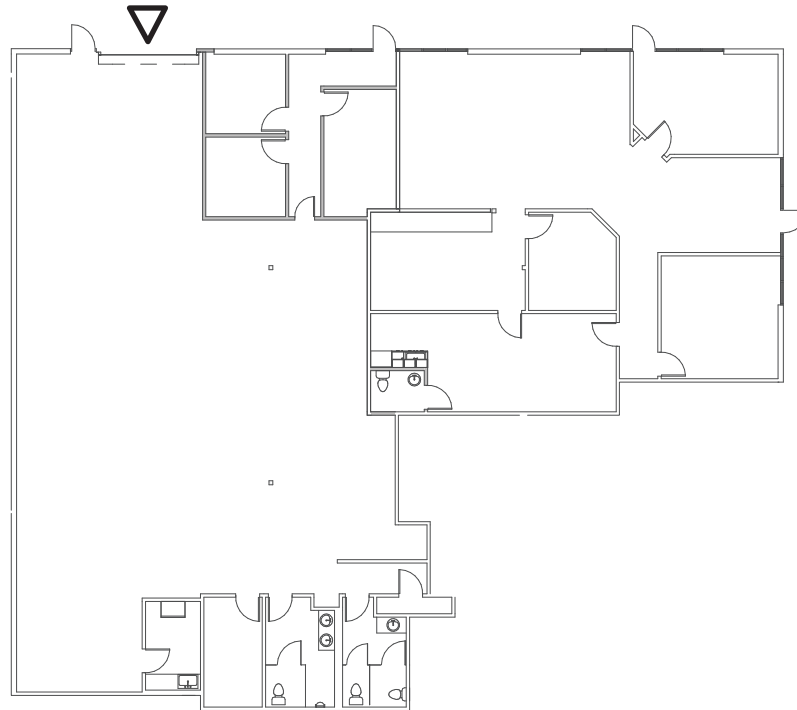
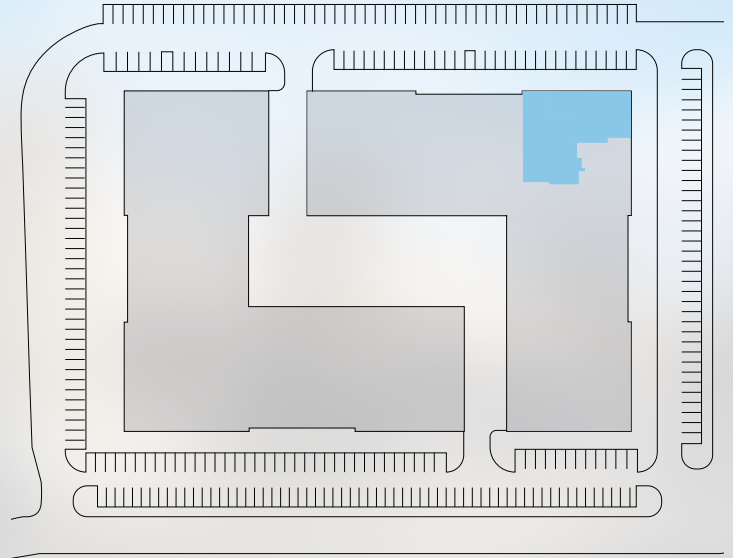
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# Hampden Business Center

3535 UNIT G2-G3 | 6,145 SF



△ Drive in

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