Hampden Business Center

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



INDUSTRIAL/FLEX SPACE › FOR LEASE

- New office planned
- 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
Available:	Immediately
Unit Size:	3,630 SF
Loading:	One (1) Half Dock
Clear Height:	14' - 16'
City/County:	Sheridan/Arapahoe
Base Rent:	$14.50/SF NNN
2026 CAM:	$6.41/SF
Zoning:	Industrial (Sheridan)

DePaul Real Estate Advisors

Colliers

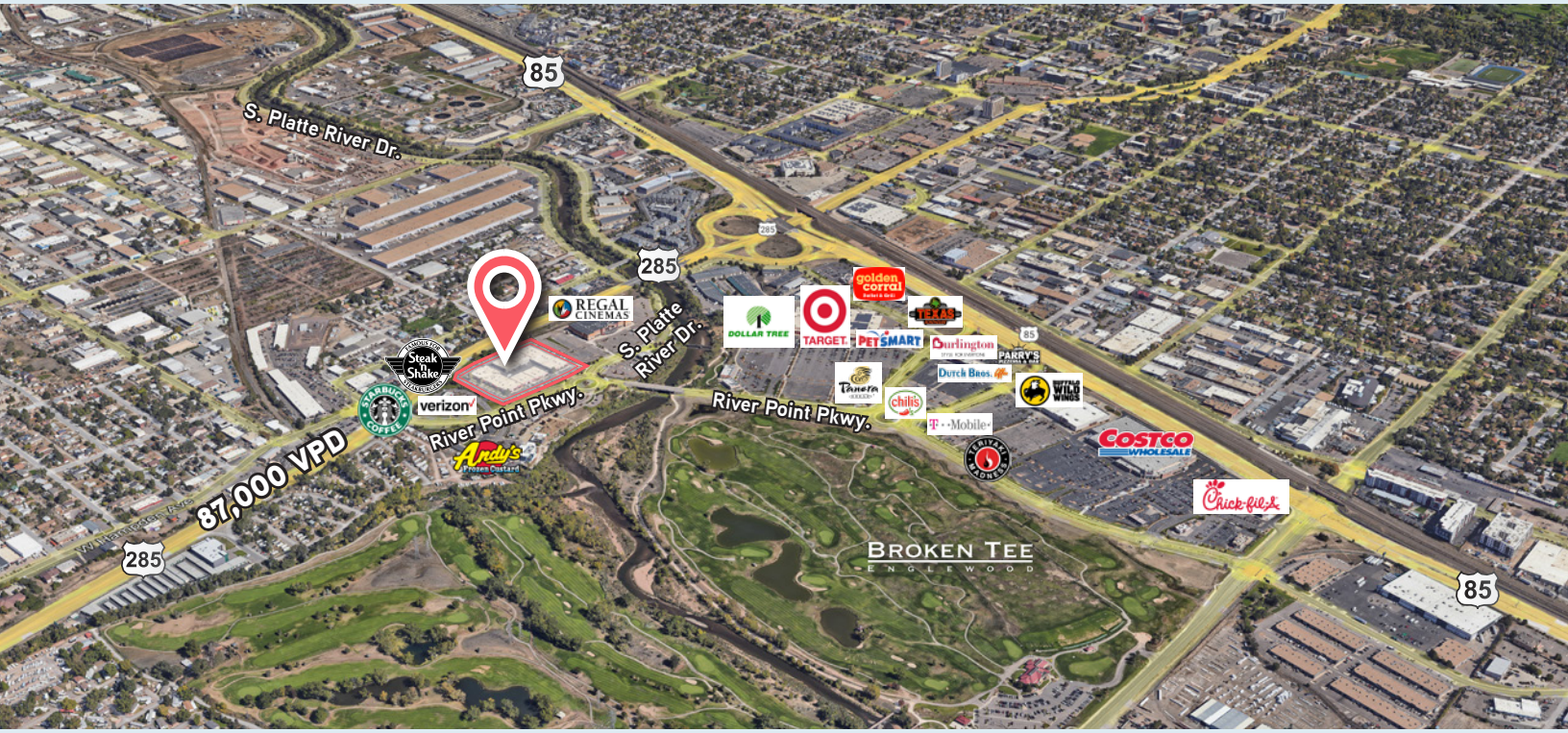
NICHOLAS NASHARR
303 283 4563
nicholas.nasharr@colliers.com

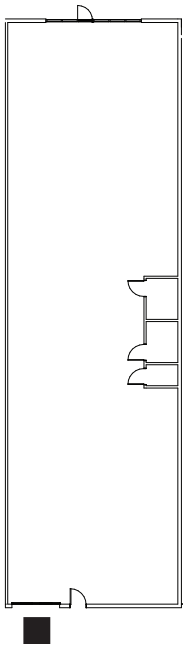
NICK RICE
720 833 4620
nick.rice@colliers.com

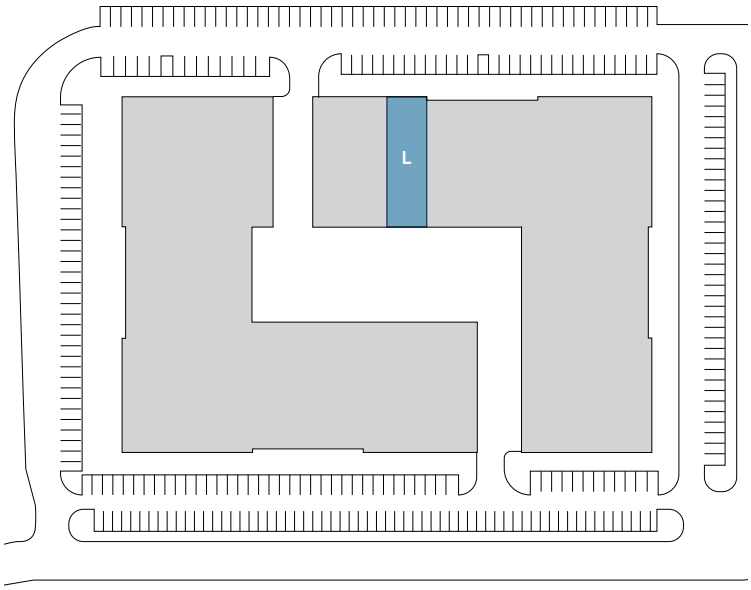
T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

Hampden Business Center

3535 UNIT L | 3,630 SF







■ = Half Dock

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Colliers

4643 South Ulster Street | Suite 1000 | Denver, CO 80237
MAIN +1 303 745 5800 FAX +1 303 745 5888
colliers.com/denver

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