Hampden Business Center

3545 S. PLATTE RIVER DRIVE UNIT M, SHERIDAN, CO 80110



- Full HVAC throughout
- Excellent frontage/ access via Hampden and Santa Fe
- Retail visibility with flex function (±87,000 VPD)
- Secured outdoor area
- Fully Sprinklered

Industrial/Retail/Office Uses Permitted

Dock High and Drive In Loading Available

Identifiable **Monument Signage**

Total Project Size:	108,406 SF
Unit Size:	7,170 SF
Loading:	One (1) Drive-in (8'x10')
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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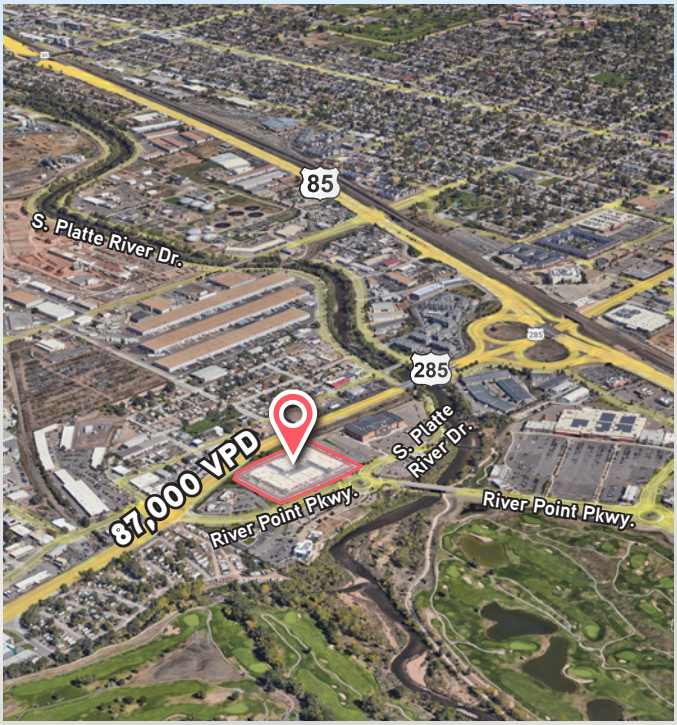
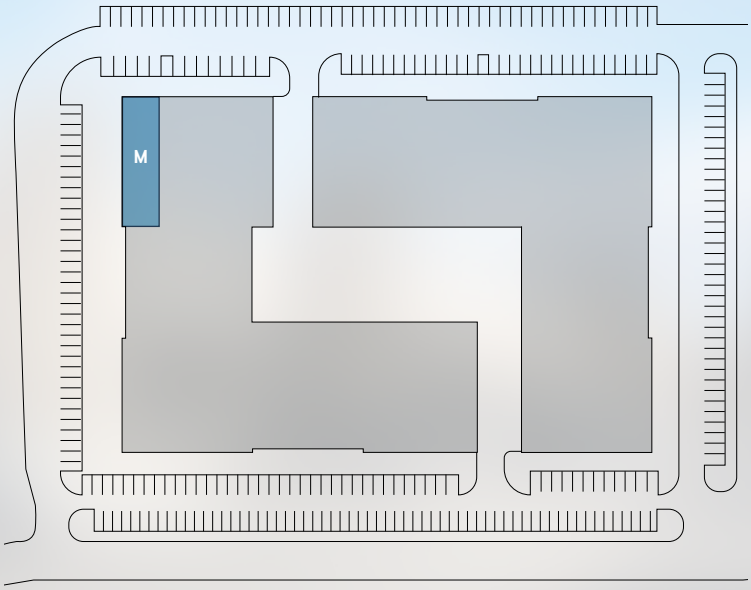
Hampden Business Center

3545 UNIT M | 7,170 SF

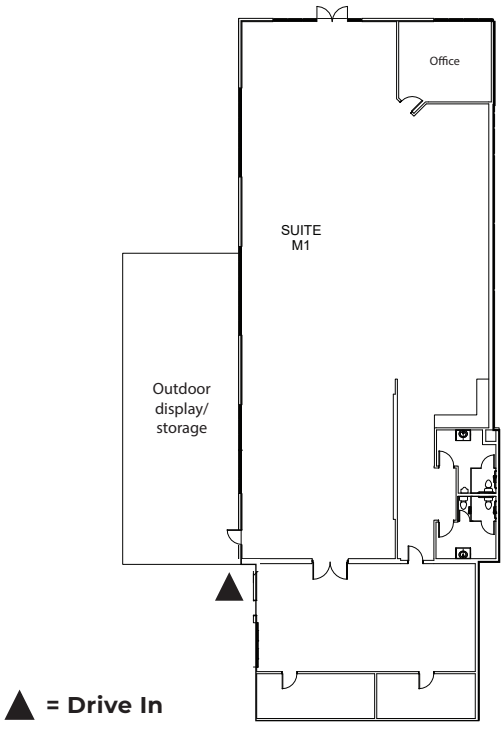












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