



3535 & 3545 SOUTH PLATTE RIVER DRIVE | SHERIDAN, CO 80110

109,146

6.45

91.7%

19

Well-established location with phenomenal

demographics and access to the entire metro.

Strong income stream with the ability to push value as

spaces roll.

Versatile project is the gem of the submarket and outstanding compared to its competitive set.



Located amongst the tightest submarkets in Denver, with strong rate growth and little risk of either changing for the foreseeable future.

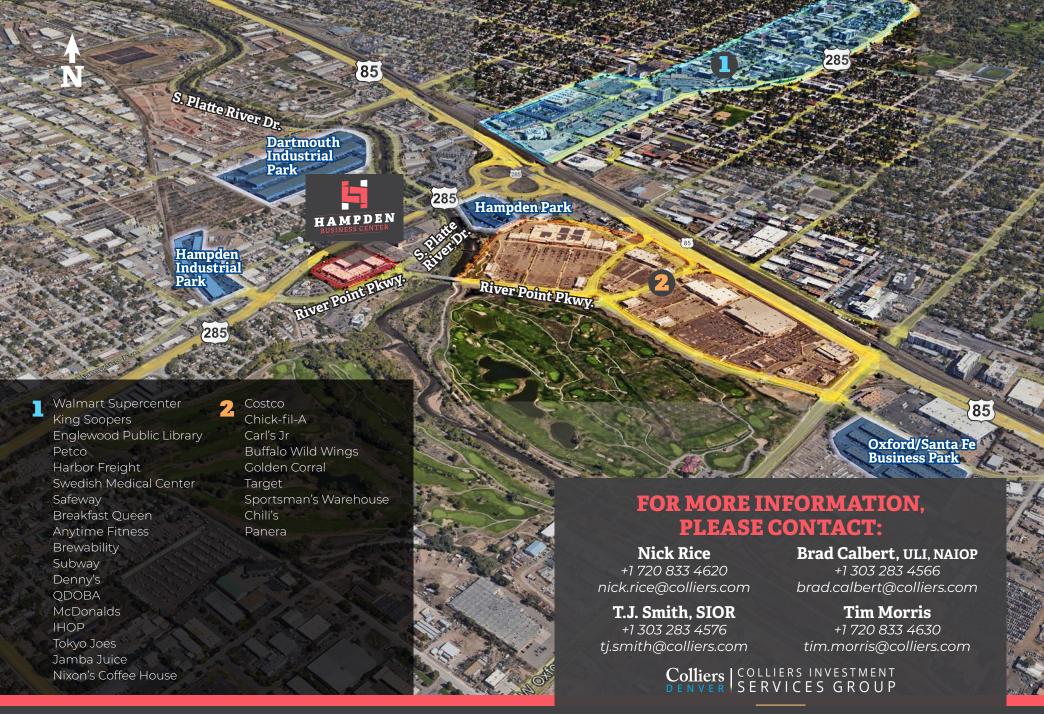
Hampden Business Center represents the rare opportunity to acquire two high-quality flex industrial buildings in Denver's South Central/Southwest Submarket area. The project enjoys frontage on Hampden Avenue (Hwy 285) and its 76,000 average vehicles per day, as well as immediate access to South Santa Fe Drive (Hwy 85). The area is defined by strong housing density and an amenity-rich location, as well as being the center of the bullseye for Denver's three tightest

vacancy submarkets. The subject is the most attractive flex product in the area, with the highest parking ratio, best access, and strongest frontage compared to its competitive set. The property is comprised of a diversified rent roll with staggered expirations, and market rents 25% below market for the eight spaces expiring before the end of 2026.

With 2.45 years of WALT at the project, investors are able to achieve stable cash flow while pushing value via mark-tomarket play as spaces roll. The subject property is perfectly catered to primary submarket demand, offering smaller suite sizes with the flexibility to accommodate flex, industrial, and even retail uses. Since the beginning of 2020, 97.6% (365 of

374) of the flex leases signed between the Southwest and South Central submarkets have been for 15,000 SF or less.





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4643 S. Ulster St. | Ste. 1000 Denver, Colorado 80237 colliers.com/denver | +1 303 745 5800