

3250-3256 University Drive

Auburn Hills, MI

The Auburn

Property Video



- Building Under New Ownership & Management
- Multi-Million Dollar Renovations Complete!
- Prime University Drive Location
- Adjacent to Oakland Technology Park
- 2,068 to 25,660 SF Available
- Direct Entry Suites Offered
- Impressive Main Building Lobby
- Best Office Value in Auburn Hills

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Mason L. Capitani, SIOR
Managing Partner
248.637.7795
MLcapitani@LMCap.com

Aaron Smith
Vice President
248.637.3515
asmith@LMCap.com

248.637.9700 | LMCap.com

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3250-3256 University Drive

Auburn Hills, MI



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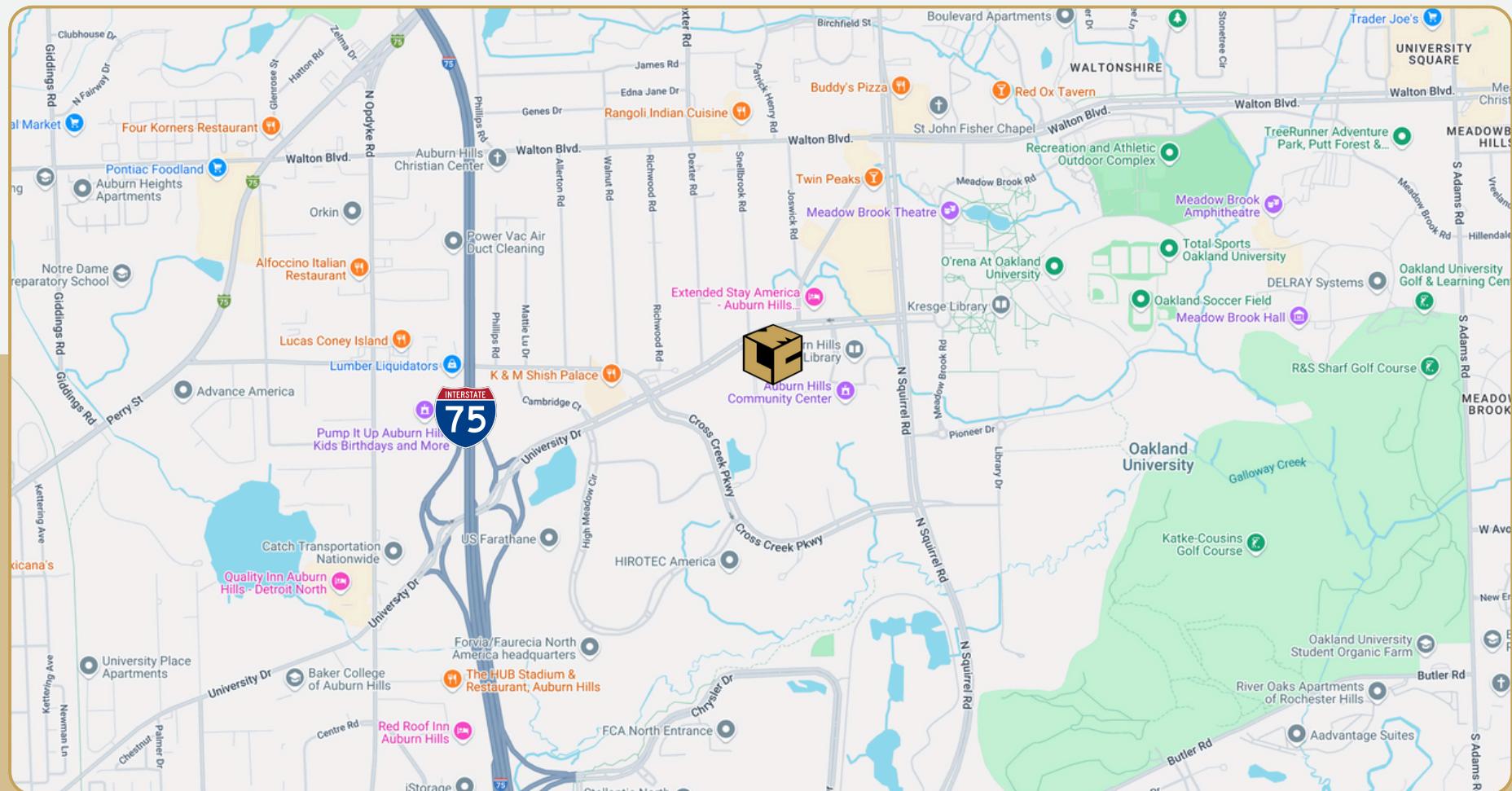
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Office Property Details:

Details:

Location Description: University Dr & I-75

Building Type: Office

Class: A

Zoning: Office

Floors: 2

Year Built: 2000

Year Renovated: 2024

Gross SF: 131,636 SF

Total Rentable SF: 131,636 SF

Available SF: 44,484 SF

Min/Max SF: 2,068 SF - 25,660 SF

Acres: 9.45

Multitenant: Yes

Parcel ID: 14-13-301-007

Property Description: High visibility office building under new ownership and management. Full building renovations are complete!

Economic:

Min/Max Rental Rate: \$17.50/SF

Rental Terms: + Electric

Annual Escalations: \$0.50/SF

Load Factor: 12.0%

Occupancy: Immediate

Parking: 4.12/1,000 Spaces

Partition Allowance: Negotiable

Status: Existing

Operating Expenses: Base Year

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Available Suites:

Suite 25 - Terrace: 4,899 SF

Suite 100: 2,786 SF

Suite 142: 2,755 SF

Suite 142/145: 4,823 SF

Suite 145: 2,068 SF

Suite 150: 3,273 SF

Suite 165: 3,043 SF

Suite 200: 25,660 SF



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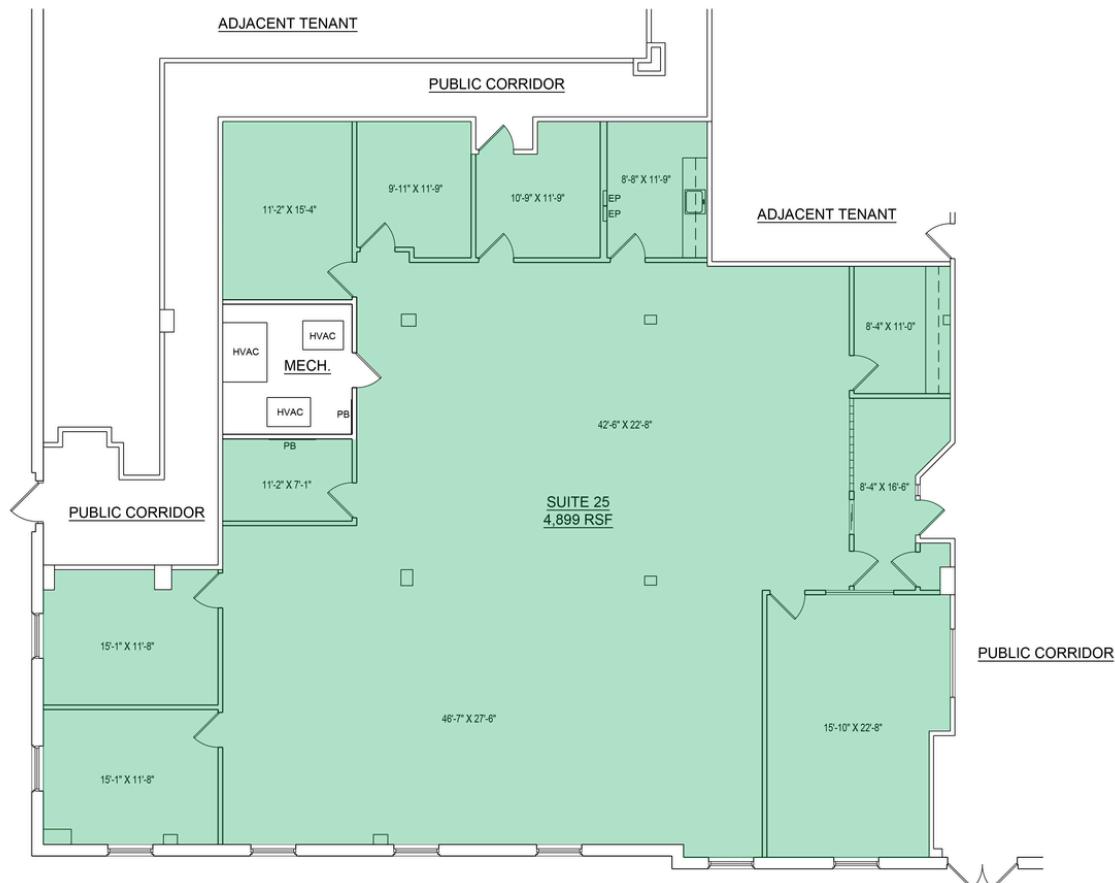
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3256 University Drive - Suite 25



Suite Number	Square Footage
25 - Terrace	4,899 SF

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3250 University Drive - Suite 100



Suite Number	Square Footage
100	2,786 SF

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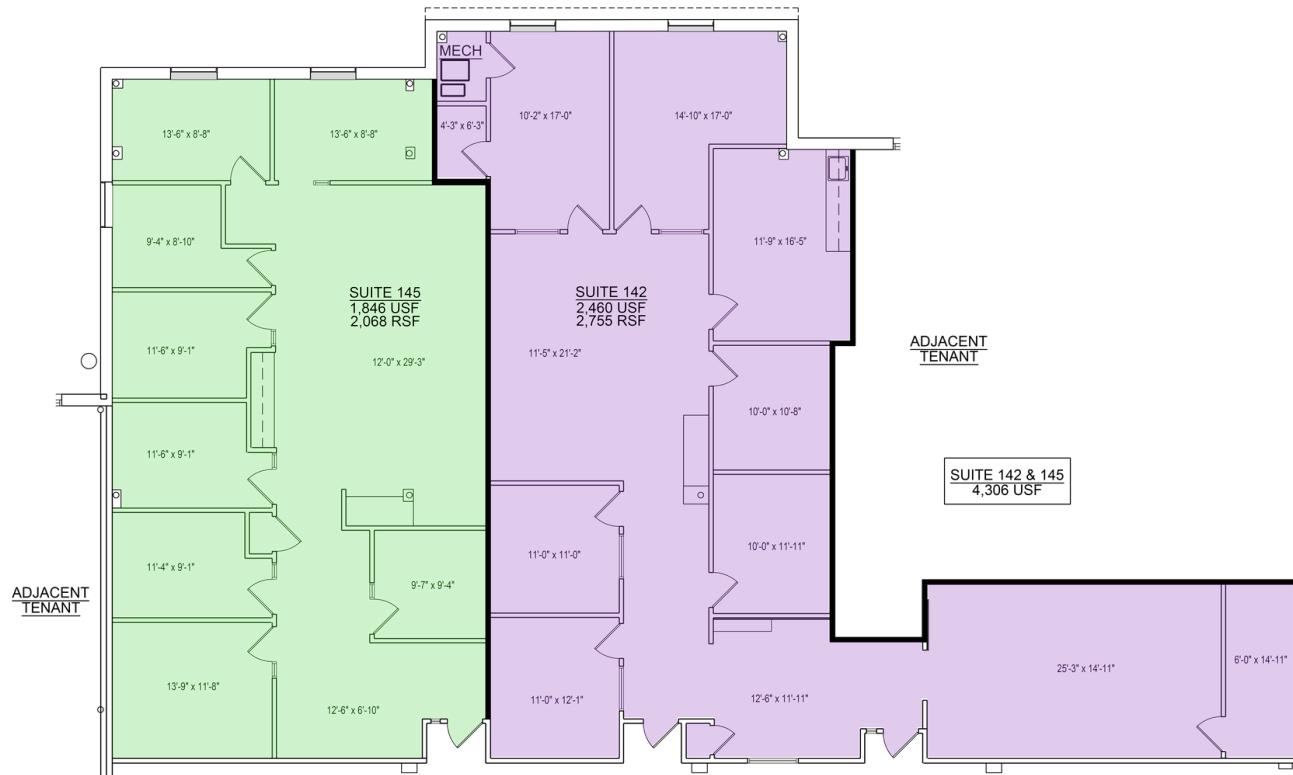
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3252 University Drive - Suite 142, 145, 142/145



Suite Number	Square Footage
142	2,755 SF
145	2,405 SF
142/145	4,823 SF

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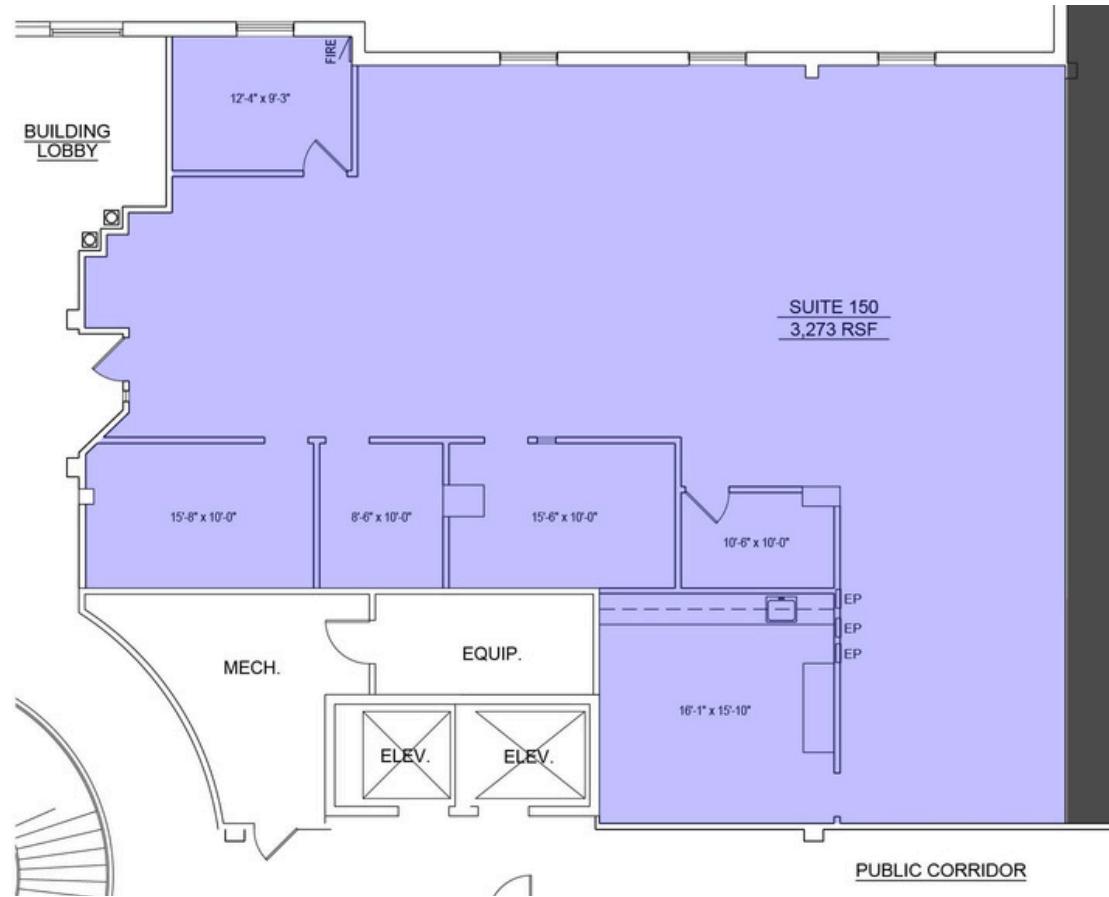
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3252 University Drive - Suite 150



Suite Number	Square Footage
150	3,273 SF

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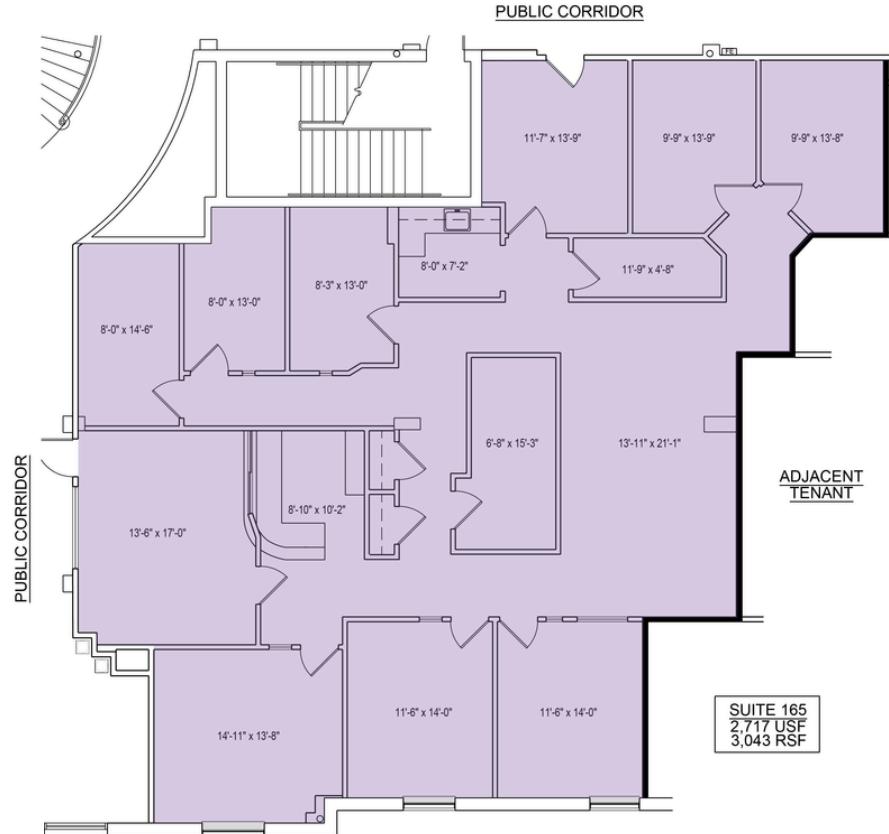
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3250 University Drive - Suite 165



Suite Number	Square Footage
165	3,043 SF

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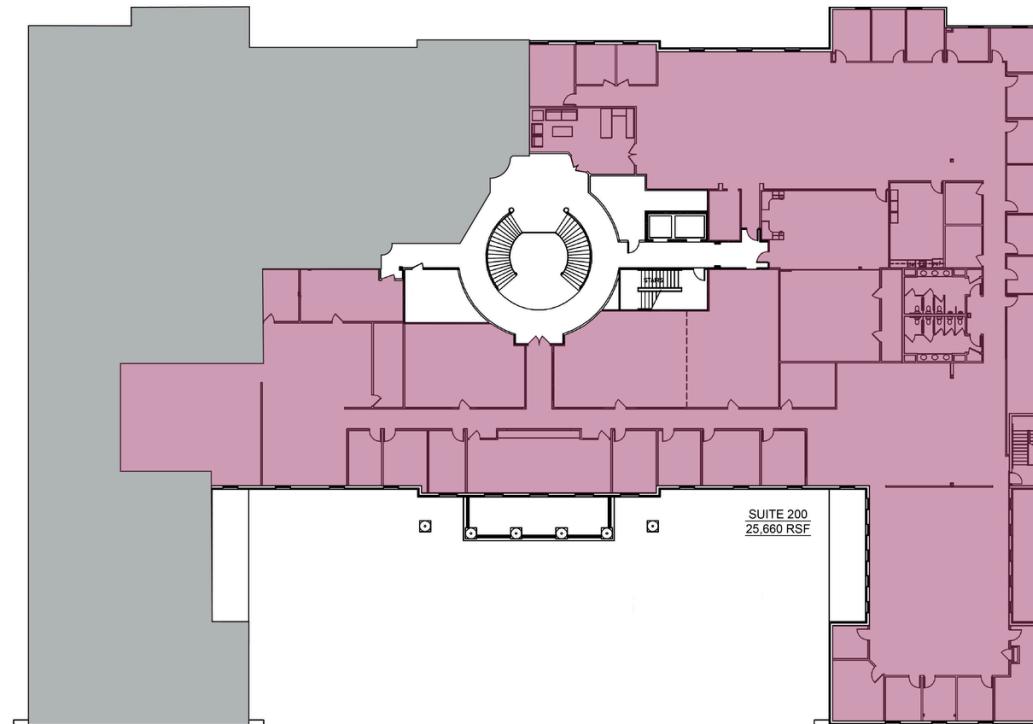
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3252 University Drive - Suite 200



Suite Number	Square Footage
200	25,600

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