

# 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:

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**3250-3256 University Drive**

*Auburn Hills, MI*



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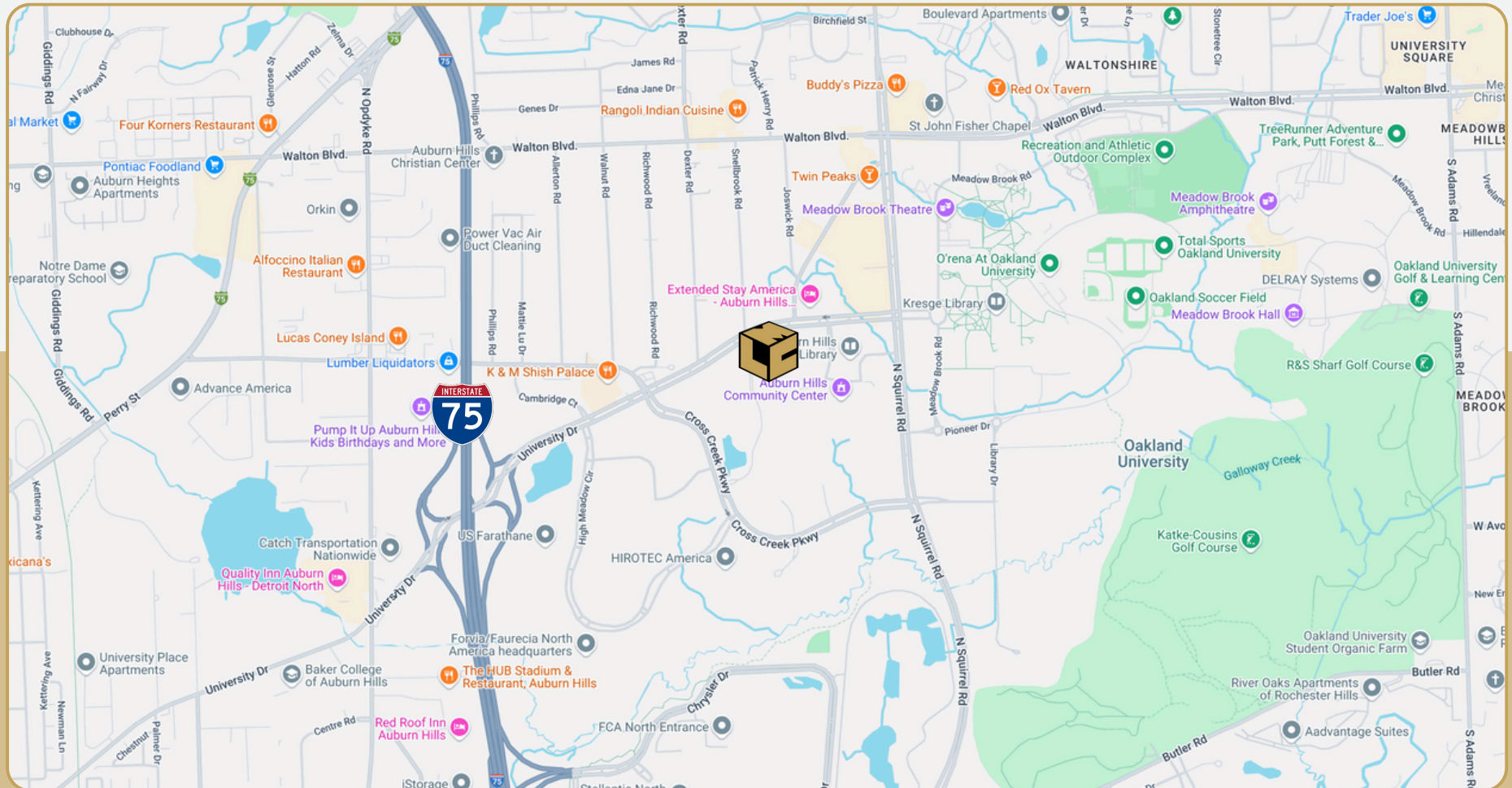
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## Office Property Details:

### 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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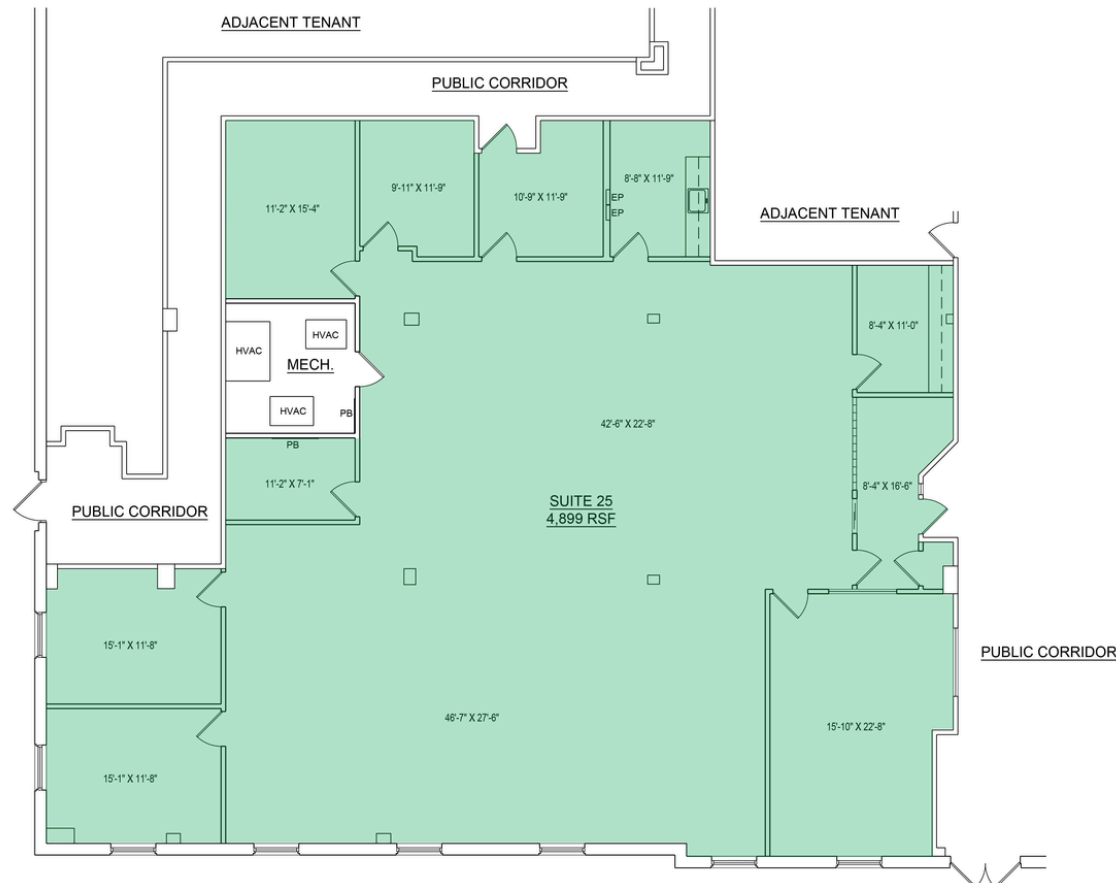
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## 3256 University Drive - Suite 25



Suite Number	Square Footage
25 - Terrace	4,899 SF

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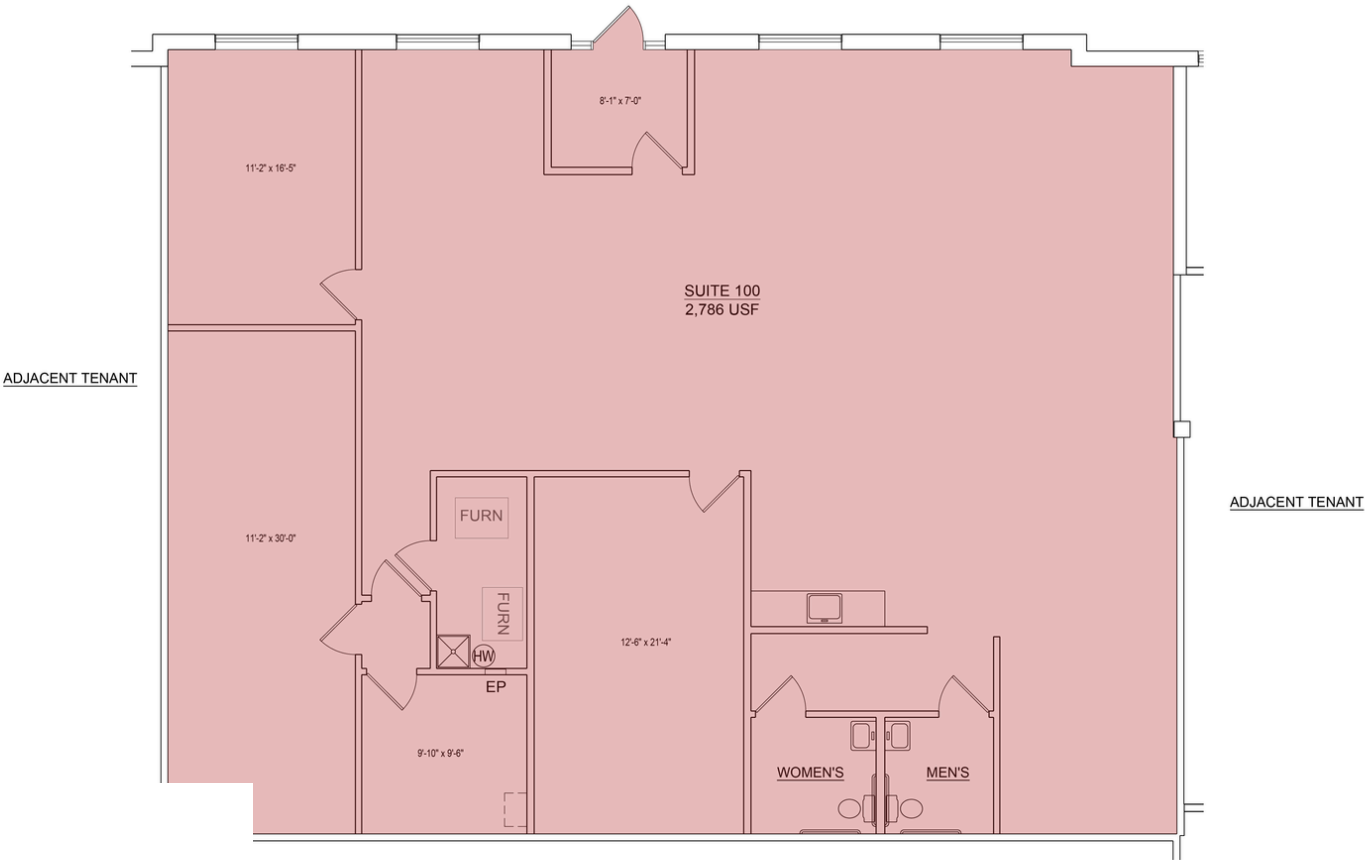
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## 3250 University Drive - Suite 100



Suite Number	Square Footage
100	2,786 SF

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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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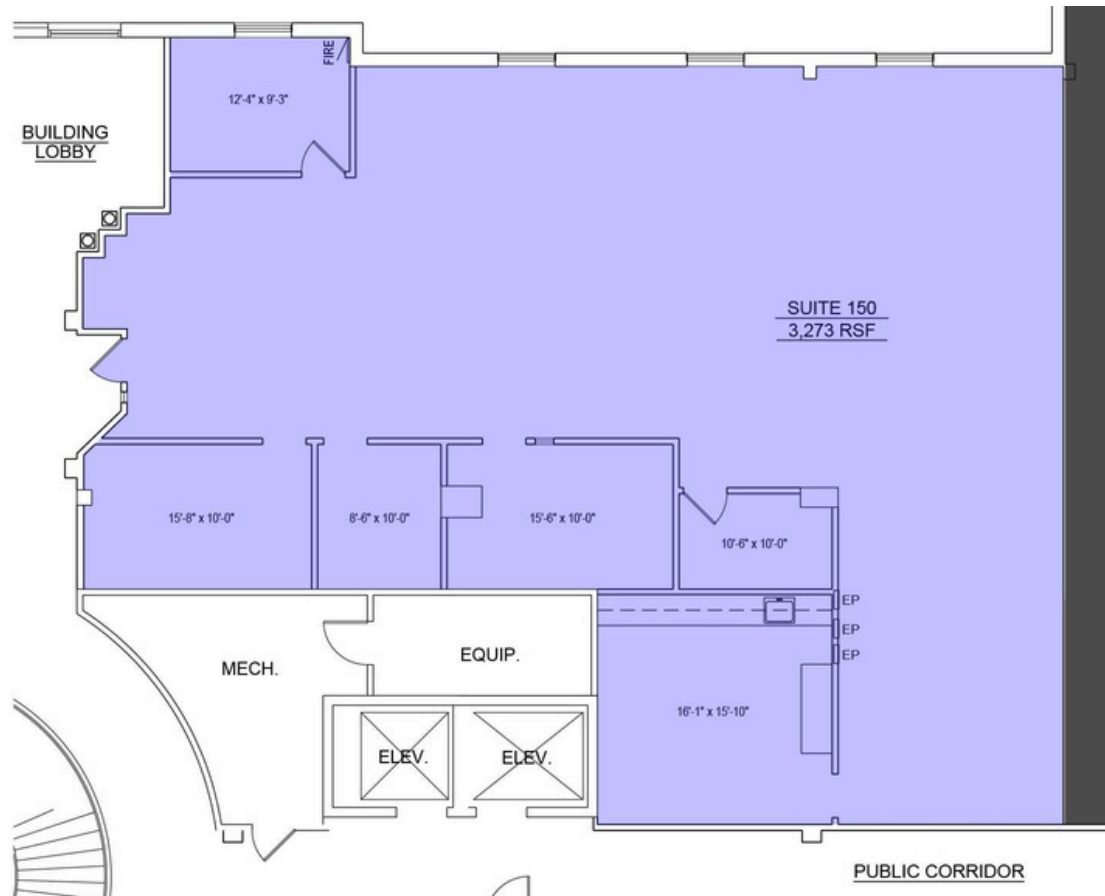
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## 3252 University Drive - Suite 150



Suite Number	Square Footage
150	3,273 SF

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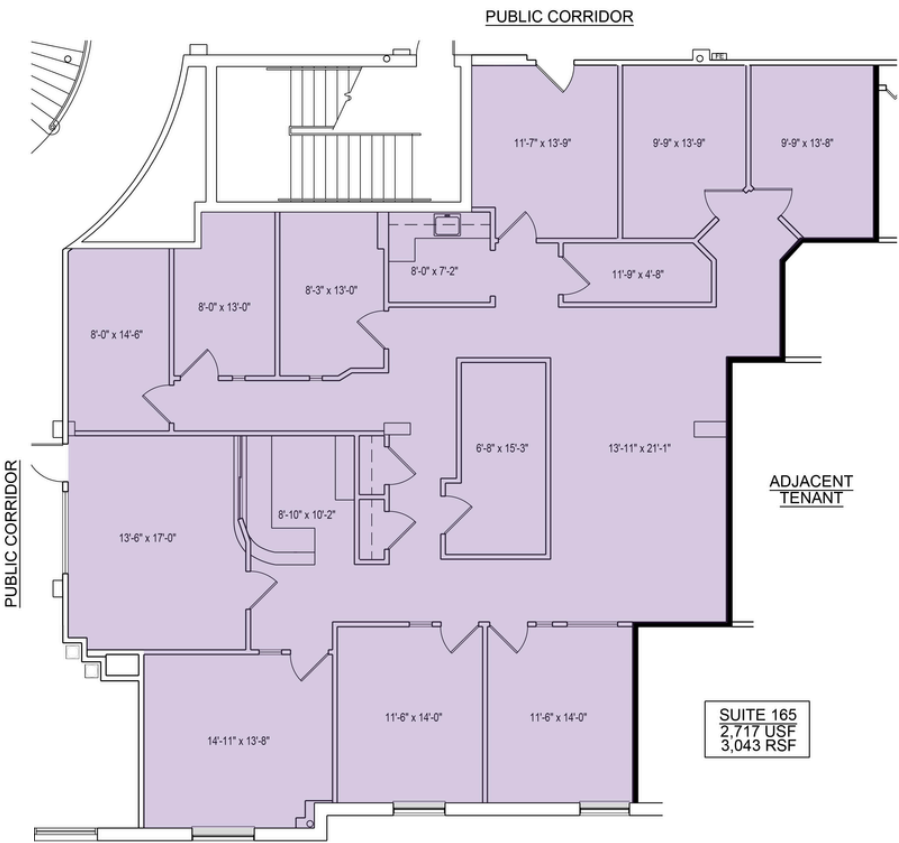
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## 3250 University Drive - Suite 165



Suite Number	Square Footage
165	3,043 SF

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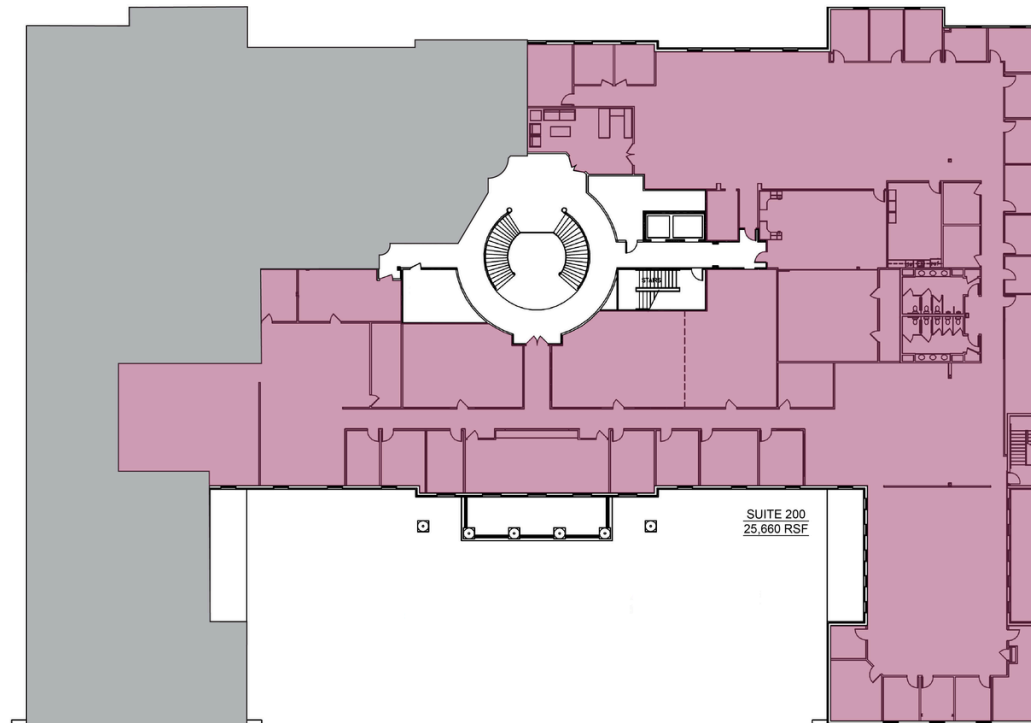
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## *3252 University Drive - Suite 200*



Suite Number	Square Footage
200	25,600

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