

2601 Cambridge Court

Auburn Hills, MI



- Up to 18,048 SF Available
- Building Signage Offered Along I-75
- Property Under New Ownership & Management
- Prime Location at Foot of I-75 & University Drive
- Micro-Market Food Center
- Conference Center for Tenant Use
- Modern Office Finishes
- Professionally Managed

CLASS "A" OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



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40+ Person Conferencing Center



Fully Stocked Micro-Market



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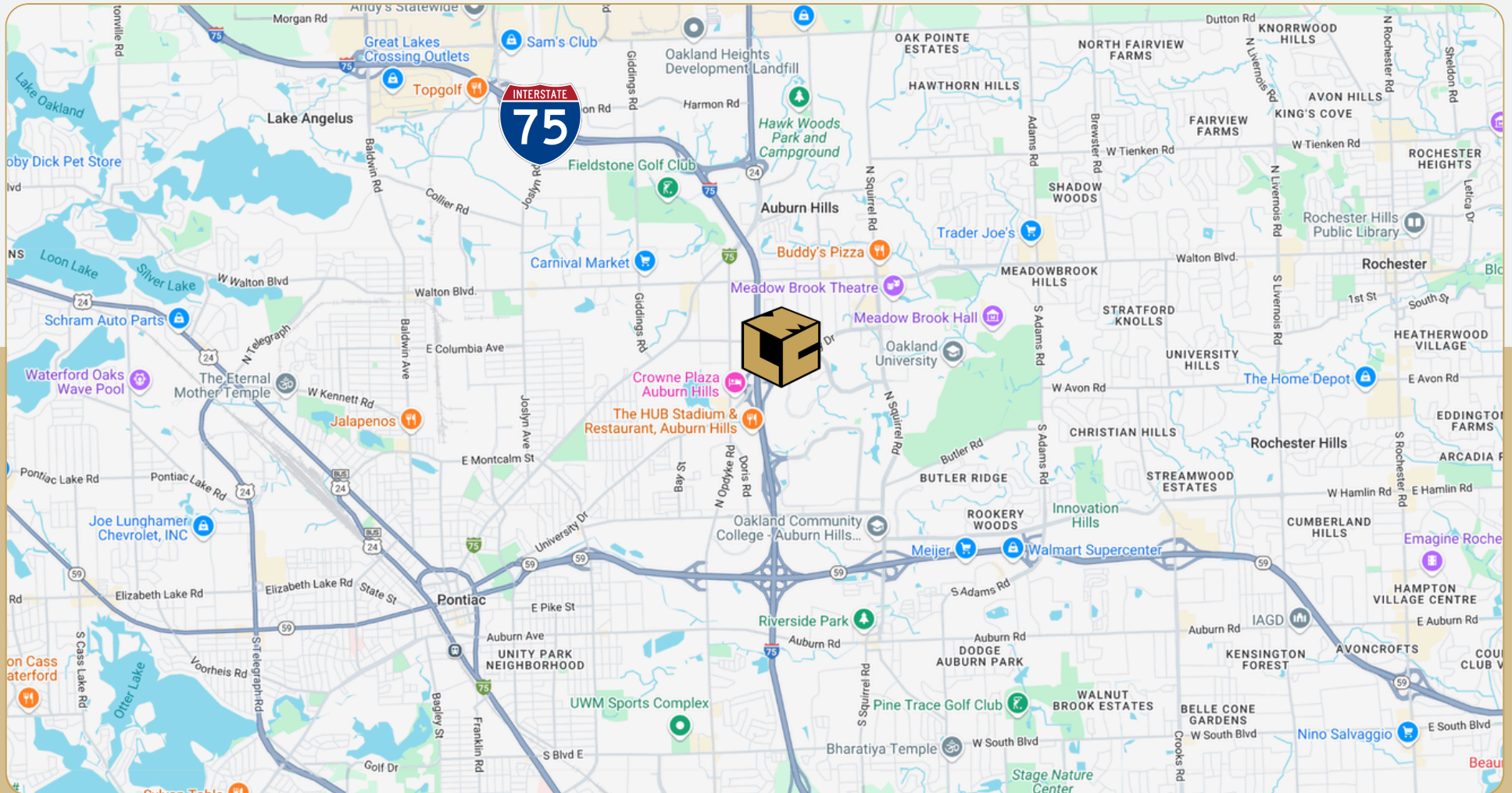
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Office Property Details:

Details:

Location Description:	University Drive/I-75
Building Type:	Office
Class:	A
Zoning:	Office
Floors:	5
Year Built:	2001
Year Renovated:	2021
Gross SF:	170,085 SF
Total Rentable SF:	170,085 SF
Available SF:	47,742 SF
Min/Max SF:	646 SF - 18,048 SF
Acres:	7.4
Multitenant:	Yes
Parcel ID:	14-14-401-002

Property Description: Prime location at the foot of I-75 & University Drive. Property under new management and ownership.

Economic

Min/Max Rental Rate:	\$19.50/SF
Rental Terms:	+ Electric
Annual Escalations:	\$0.50/SF
Load Factor:	12.0%
Occupancy:	Immediate
Parking::	Surface - 4.0/1,000
Partition Allowance:	Negotiable
Signage:	Suite Entry
Status:	Existing

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Available Suites:

Suite 123: 2,259 SF

Suite 150: 2,317 SF

Suite 185: 1,663 SF

Suite 255: 1,954 SF

Suite 410: 7,553 SF

Suite 415: 2,258 SF

Suite 432: 646 SF

Suite 435: 3,685 SF

Suite 437: 1,016 SF

Suite 432/435/437: 5,347 SF

Suite 500: 18,048 SF

Suite 525: 6,343 SF



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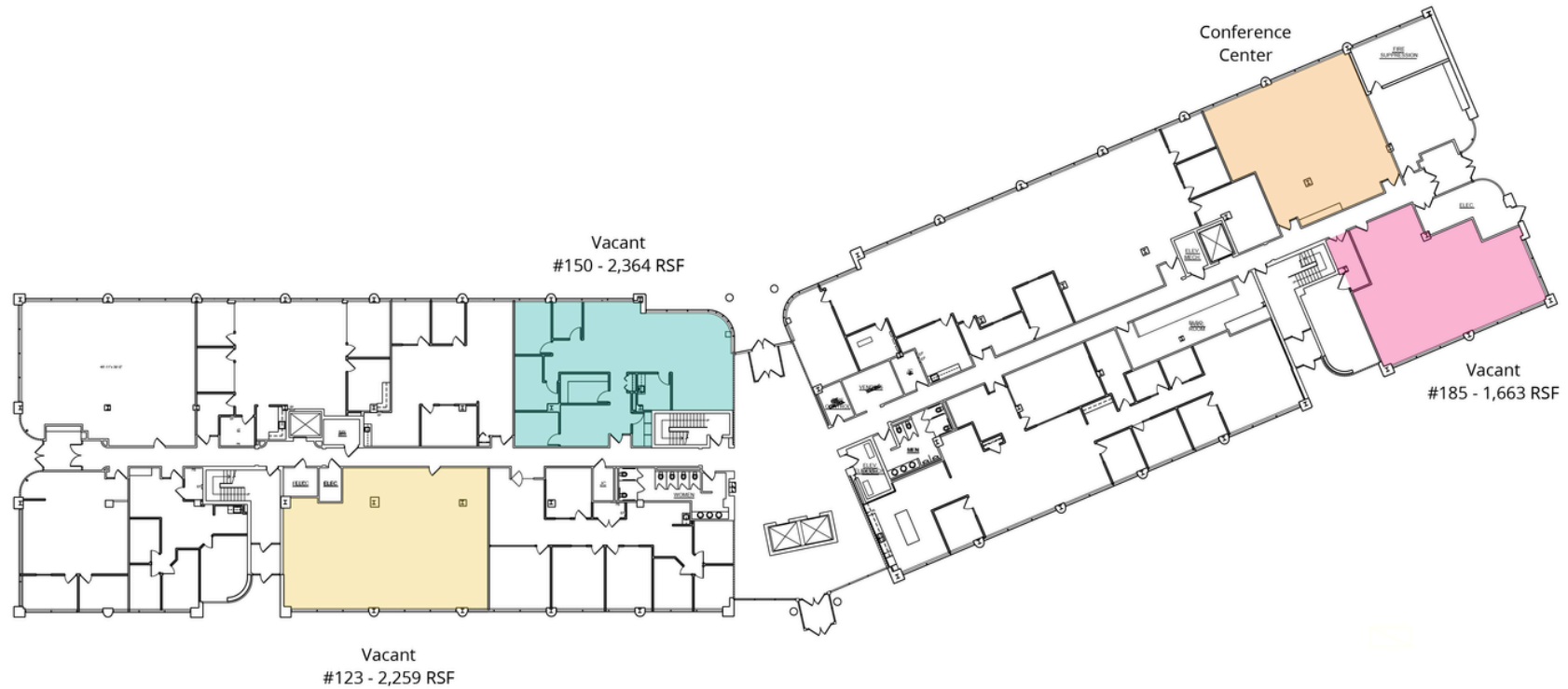
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First Floor Vacancies



Suite Number	Square Footage	Video Tour
123	2,259 SF	View Here
150	2,317 SF	View Here
185	1,663 SF	-

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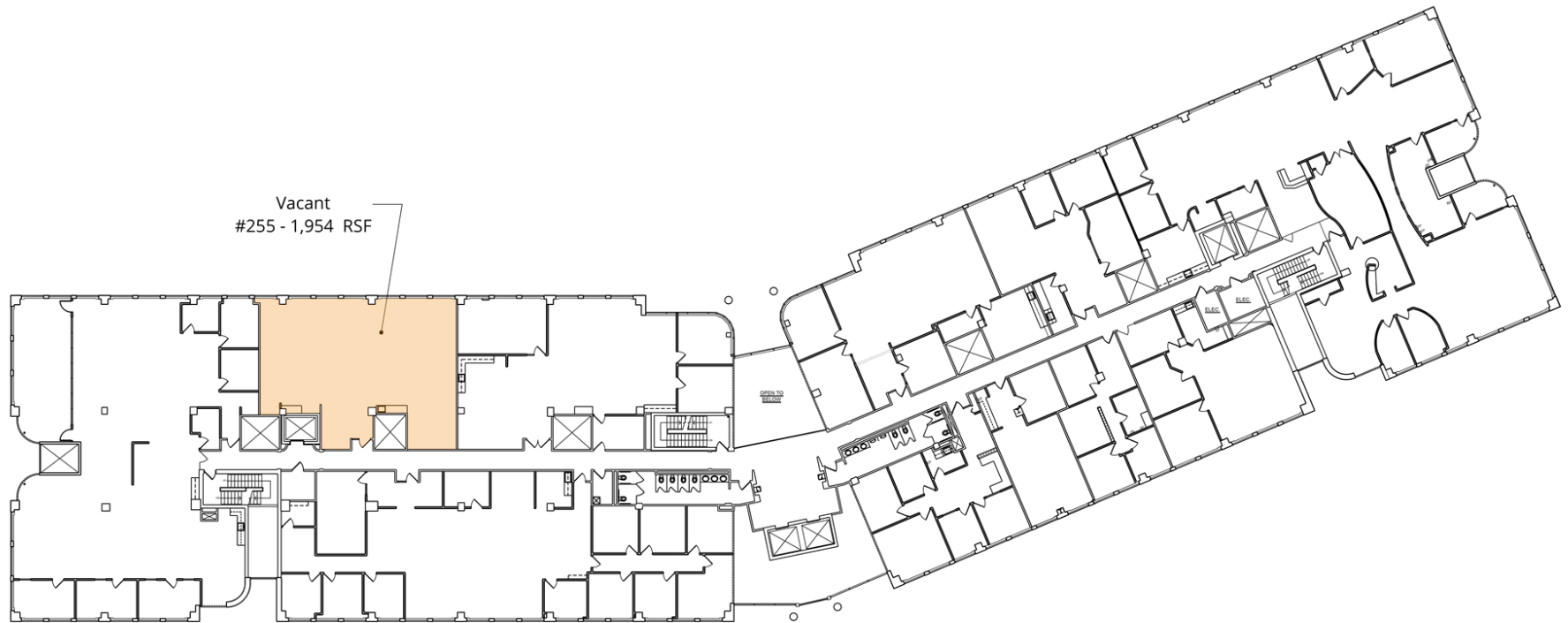
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Second Floor Vacancies



Suite Number	Square Footage	Video Tour
255	1,954 SF	View Here

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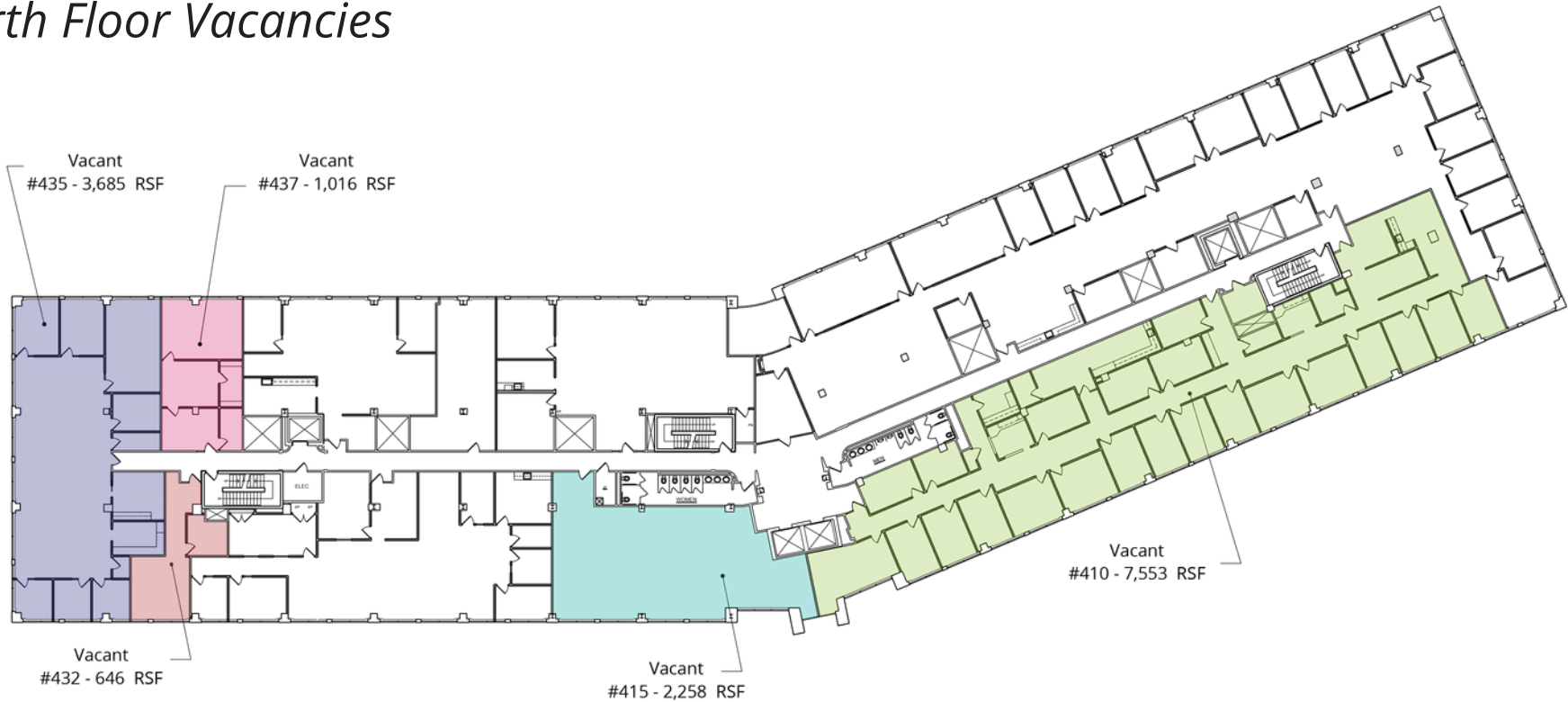
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Fourth Floor Vacancies



Suite Number	Square Footage	Video Tour	Available
410	7,553 SF	View Here	Immediate
415	2,258 SF	View Here	Immediate
432	646 SF	-	Immediate

Suite Number	Square Footage	Video Tour	Available
435	3,685 SF	View Here	Immediate
437	1,016 SF	-	Immediate
432/435/437	5,347 SF	-	Immediate

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Fifth Floor Vacancies



Suite Number	Square Footage	Video Tour
500	18,048 SF	View Here
525	6,343 SF	View Here

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