

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

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



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

3250-3256 University Drive

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

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

3250-3256 University Drive

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

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

3250-3256 University Drive

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

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

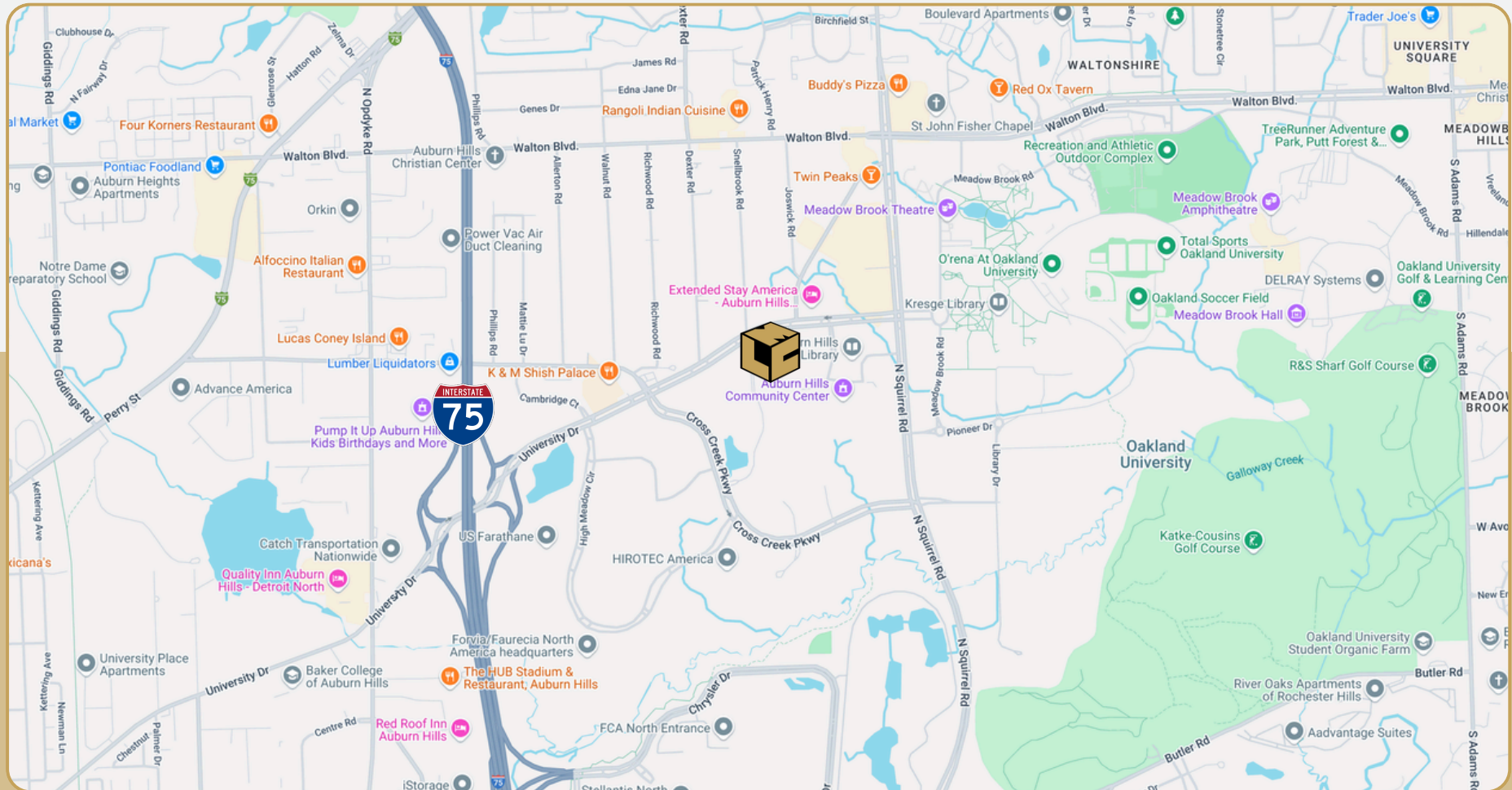
3250-3256 University Drive

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

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

3250-3256 University Drive

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

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

3250-3256 University Drive

Auburn Hills, MI



LIBERTY
PROPERTY & ASSET MANAGEMENT

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



248.637.9700 | LMCap.com

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

3250-3256 University Drive

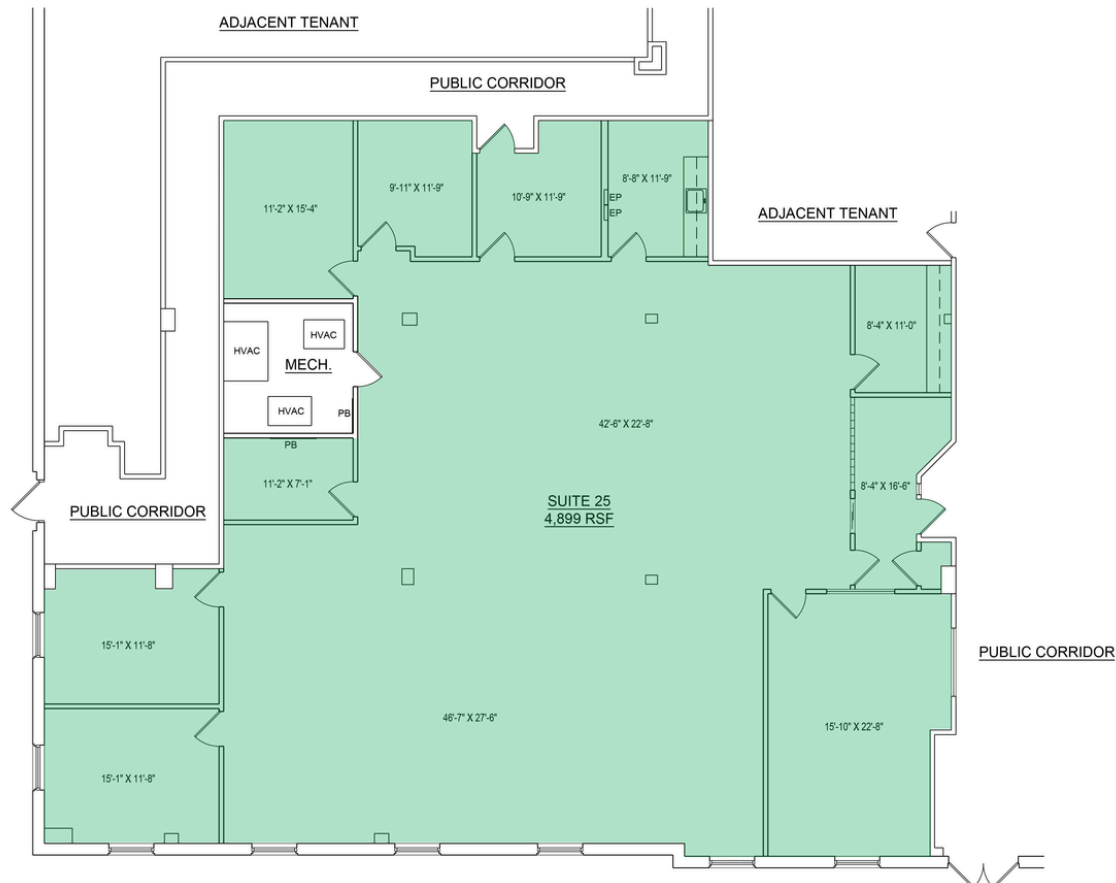
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

3256 University Drive - Suite 25



Suite Number	Square Footage
25 - Terrace	4,899 SF

248.637.9700 | LMCap.com

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

3250-3256 University Drive

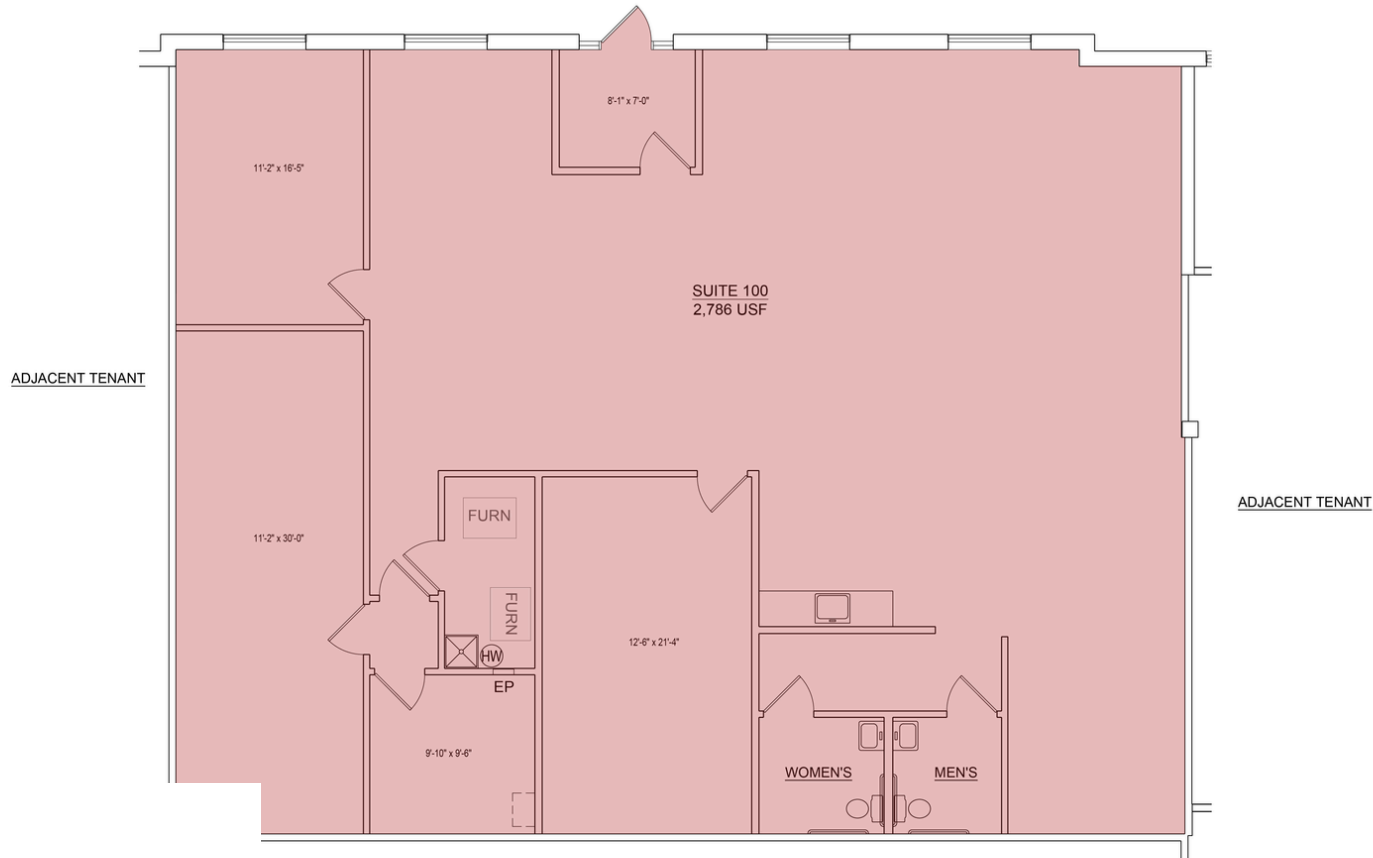
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

3250 University Drive - Suite 100



Suite Number	Square Footage
100	2,786 SF

248.637.9700 | LMCap.com

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

3250-3256 University Drive

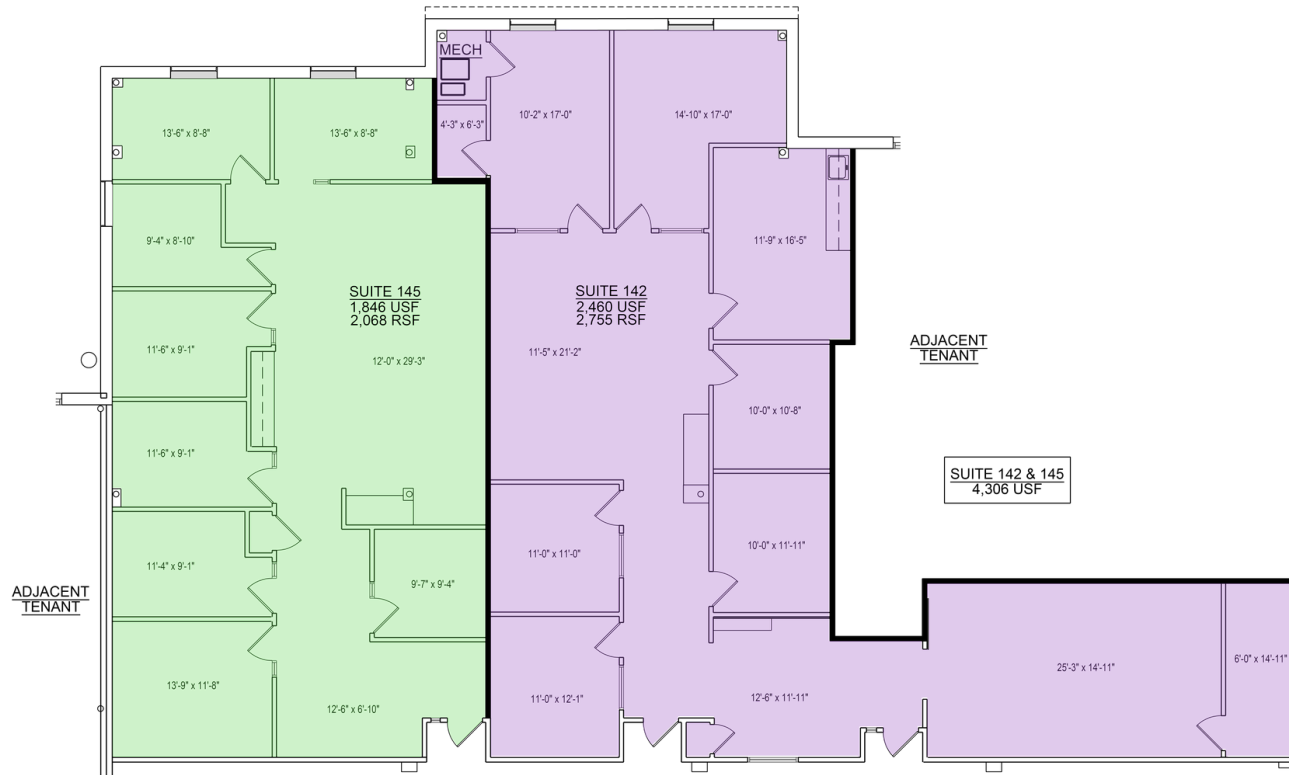
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

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

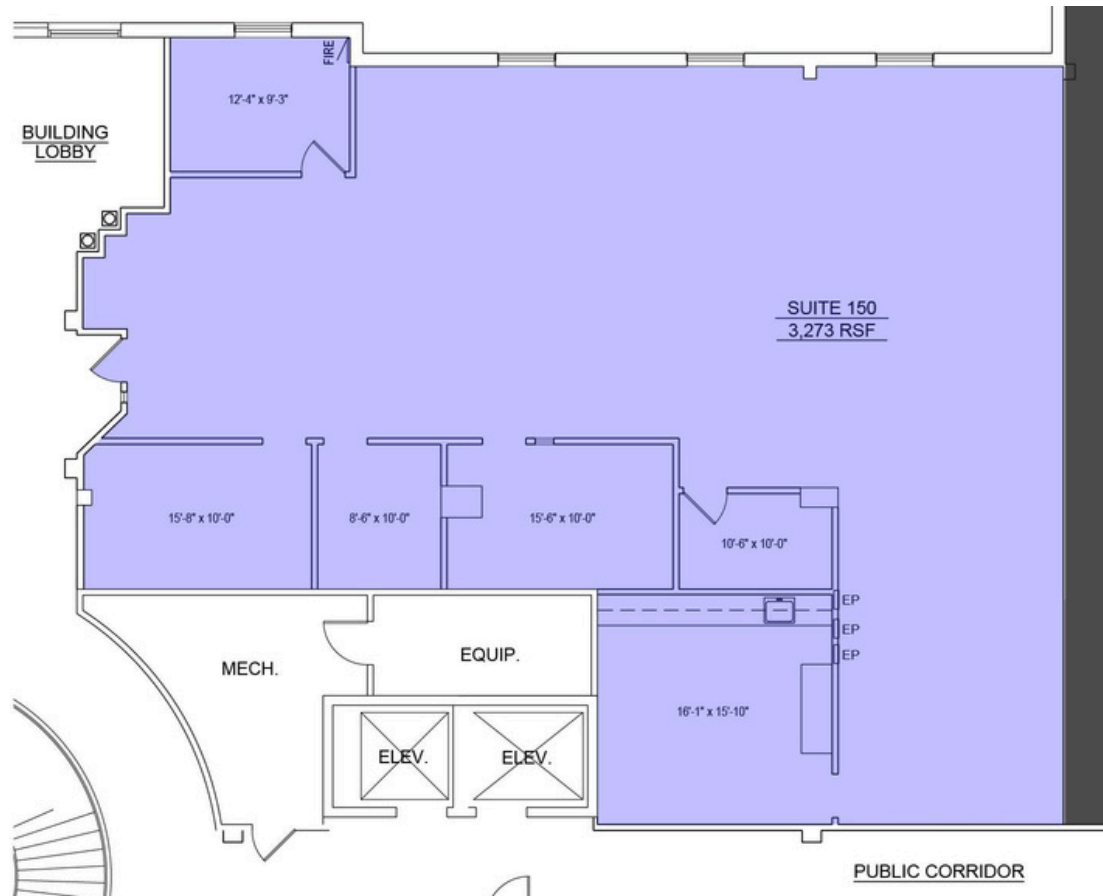
248.637.9700 | LMCap.com

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

3250-3256 University Drive

Auburn Hills, MI

3252 University Drive - Suite 150



Suite Number	Square Footage
150	3,273 SF

248.637.9700 | LMCap.com

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

3250-3256 University Drive

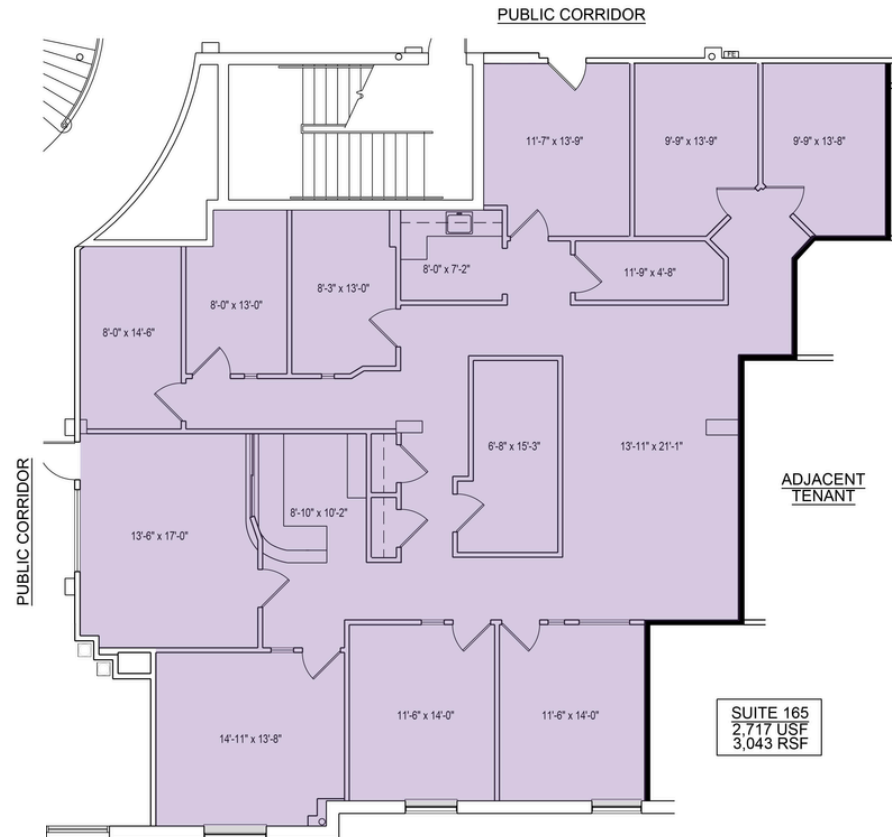
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

3252 University Drive - Suite 165



Suite Number	Square Footage
165	3,043 SF

248.637.9700 | LMCap.com

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

3250-3256 University Drive

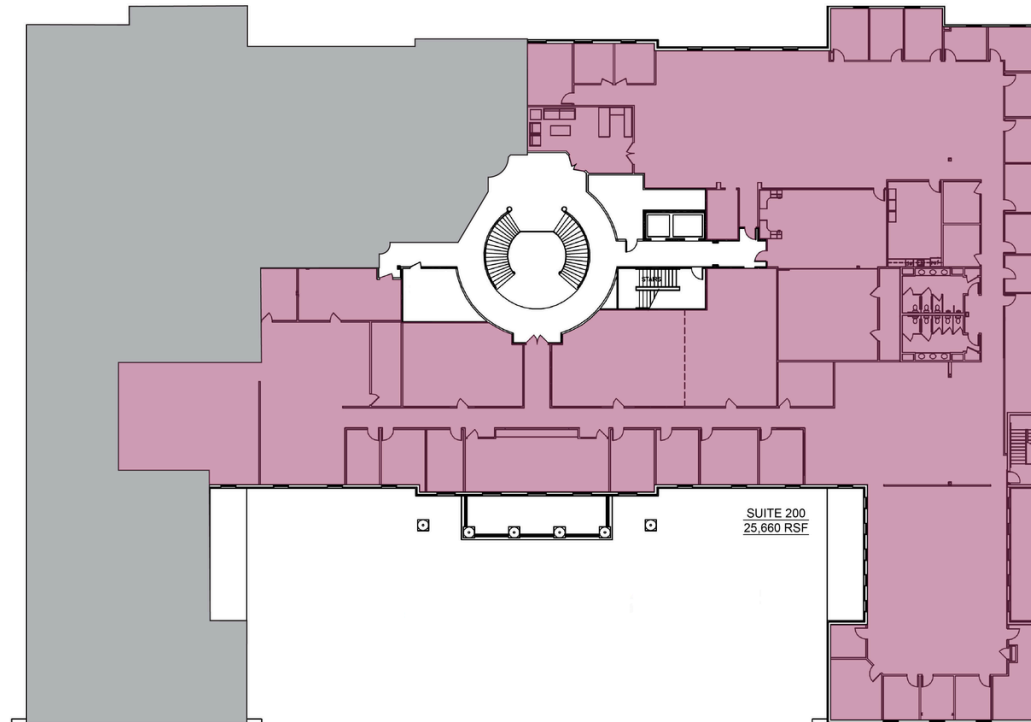
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

3252 University Drive - Suite 200



Suite Number	Square Footage
200	25,600

248.637.9700 | LMCap.com

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