

EXCEPTIONAL OPPORTUNITY / WELL BELOW REPLACEMENT COST

# 3000 UNIVERSITY DRIVE AUBURN HILLS



**FOR SALE**

**487,787 SQUARE FOOT  
COMPLEX**

**IN PLACE INCOME /  
DOUBLE DIGIT CAP RATE**

Professionally Marketed By:

**CHRIS SECONTINE**  
(248) 799 3174  
csecontine@signatureassociates.com

**PAUL HOGE**  
(248) 948 0103  
paulhoge@signatureassociates.com

**DAVE MILLER**  
(248) 948 4183  
dmiller@signatureassociates.com



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

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The terms and conditions set forth above apply to this offering memorandum in its entirety.

#### **SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200  
Southfield, Michigan 48076  
(248) 948 9000

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# EXECUTIVE SUMMARY



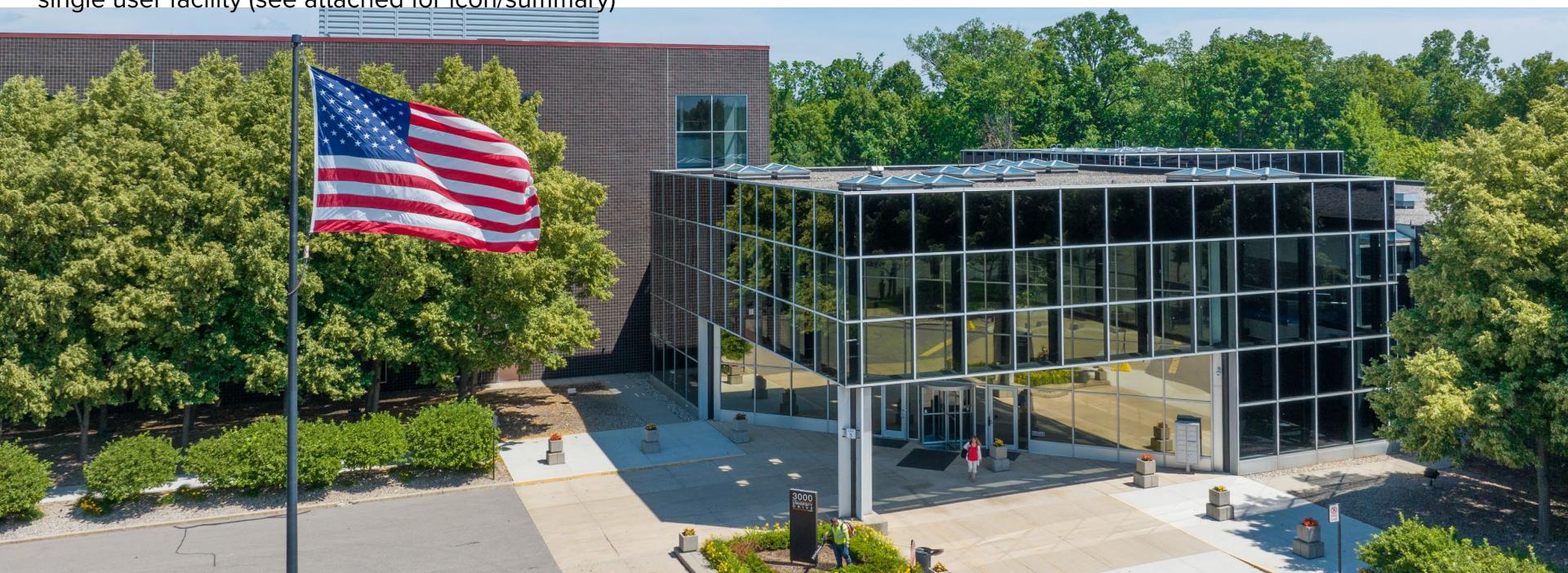
# EXECUTIVE SUMMARY

Signature Associates, on behalf of ownership, is proud to offer the acquisition opportunity of 3000 University Drive, Auburn Hills, Michigan. The Property is a 34.74-acre site containing a 487,787 square foot building.

Prominently located just off I-75 in the tech-laden Auburn Hills, this is a corporate headquarters-level facility. With 361,805 square feet of office on four floors with a stunning common area lobby, café, and conference center, plus an R&D wing of 125,000 square feet, 3000 University represents a strategic opportunity to own this facility amongst numerous national and international corporations.

Auburn Hills enjoys a central location in Oakland County, one of the most affluent in the United States, and boasts a strong employer base with a highly skilled workforce. The Building's key location is close to the 5.3 million square foot North American Headquarters of Stellantis, plus existing and under construction major facilities for General Motors.

This investment provides immediate cash flow while providing the opportunity to control as much as the entire building for a single user facility (see attached for icon/summary)



# EXECUTIVE SUMMARY



## **Value Add Opportunity:**

The Building provides net income immediately and value-add potential. Three (3) tenants occupy the Building, including the R&D wing. The current Net Operating Income (NOI) is \$1,659,900 and professionally managed by Transwestern Real Estate Services. Rental Rates are competitive and below market. This is an extraordinary value-add opportunity.

## **Premier Corporate Community:**

The Building is situated in Oakland County and internationally known Automation Alley. Oakland County's solid employer base includes almost 60% of Fortune 500 companies having at least one location in the County. Over 1,000 foreign firms from 40 countries are represented in Oakland County. Employment opportunities, quality education, and high quality of life, all contribute to Oakland County's desirability and strategic advantages. Prominent corporations located in Auburn Hills alone include Stellantis, General Motors, US Farathane, Volkswagen North America (HQ), Faurecia, Hirotec, Borg Warner, Nexteer, Atlas Copco, Continental, INCOE, Cooper Standard, TI Automotive Systems, Nippon Seiki, and many more.

## **Building Upgrades:**

Institutionally owned by Balfour Capital, nearly \$3.0 million has been invested during their ownership. Parking has been expanded to around 1,500 spaces, plus roofing and mechanical work. The impressive 2-story lobby has been renovated and features a manned security area. Proceeding from the main lobby is a unique auditorium of 106 seats and AV capabilities. There is also a ground floor conference center available in multiple sizes. The Building offers a first-class cafeteria service space and an atrium café area, both of which are unmatched among available properties in the market and have been recently renovated.

## **Ideal Location:**

Moments away from I-75 Freeway, 3000 University is a perfect location for attracting and retaining a high-level workforce with nearby amenities – hotels, high quality housing and other prestigious corporations. Additionally, less than one mile away is the main entrance of Oakland University, an expanding and flourishing institution.

# PROPERTY DETAILS



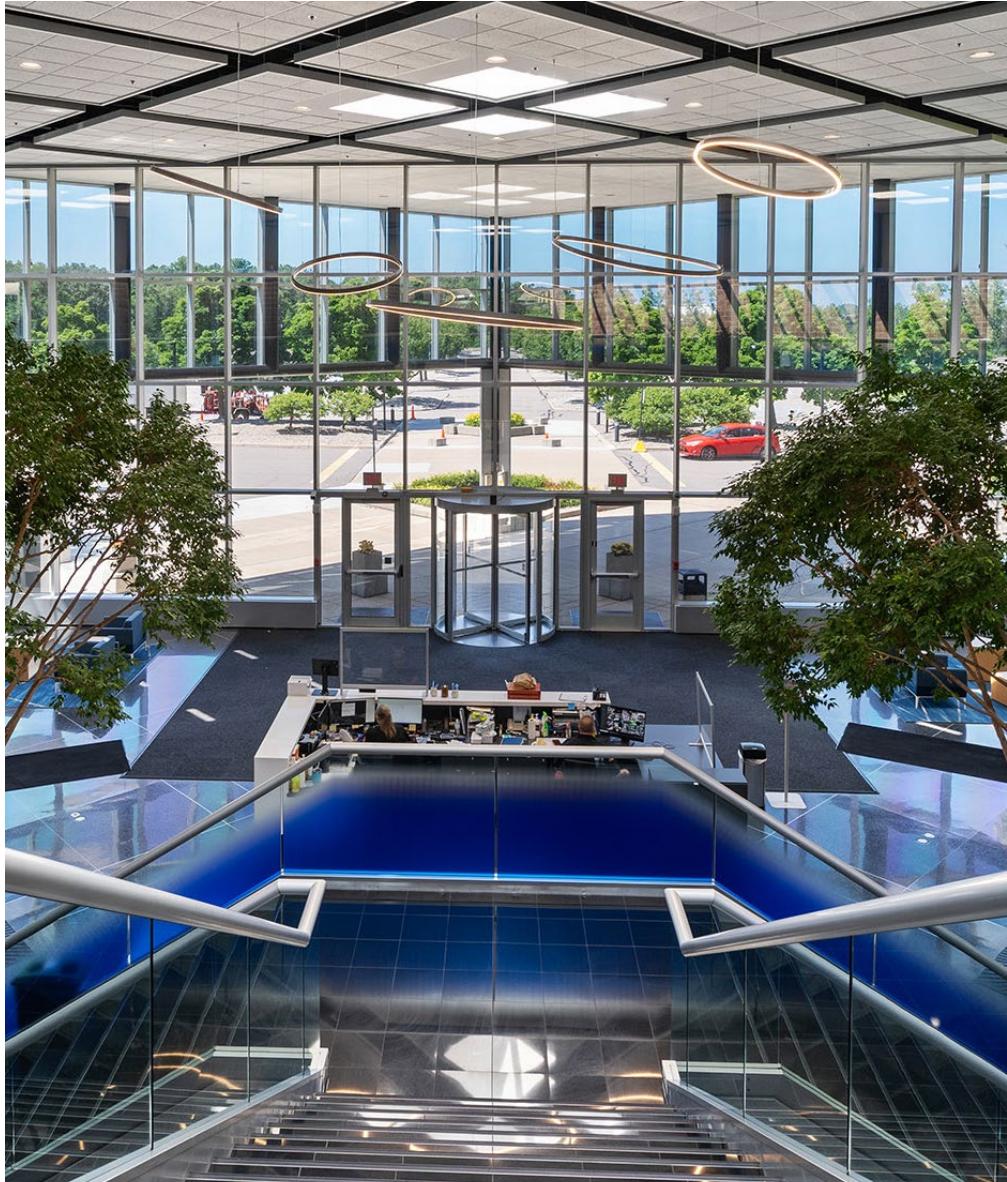
# PROPERTY DETAILS

Rare opportunity to acquire a spectacular office and research facility, ideal for a modern corporate headquarters. This expansive property offers up to 390,000 square feet of highly functional space, including 280,000 square feet of office and 110,000 square feet of R&D lab/shop, with additional space available as needed. The building also provides in-place income, offering immediate value to an investor or owner-user.

Situated on 34.75 acres with room for future expansion, the campus is strategically located in the heart of Auburn Hills, just moments from the newly redesigned I-75 interchanges, providing exceptional regional connectivity. The property features large, efficient floorplates, an impressive atrium-style café, a spacious main lobby, an auditorium, abundant parking, and on-site security. Recently renovated areas and on-site professional management further enhance functionality and convenience.

The existing lab space offers heavy power, A/C, and specialized infrastructure, making it ideal for research and development operations. There is also the capability to add over 100,000 square feet of additional lab or high-bay space, providing exceptional scalability for future growth.

This premier facility combines versatility, infrastructure, and location—making it an unparalleled opportunity in the Metro Detroit market.



# MAIN LOBBY & CAFÉ AREA

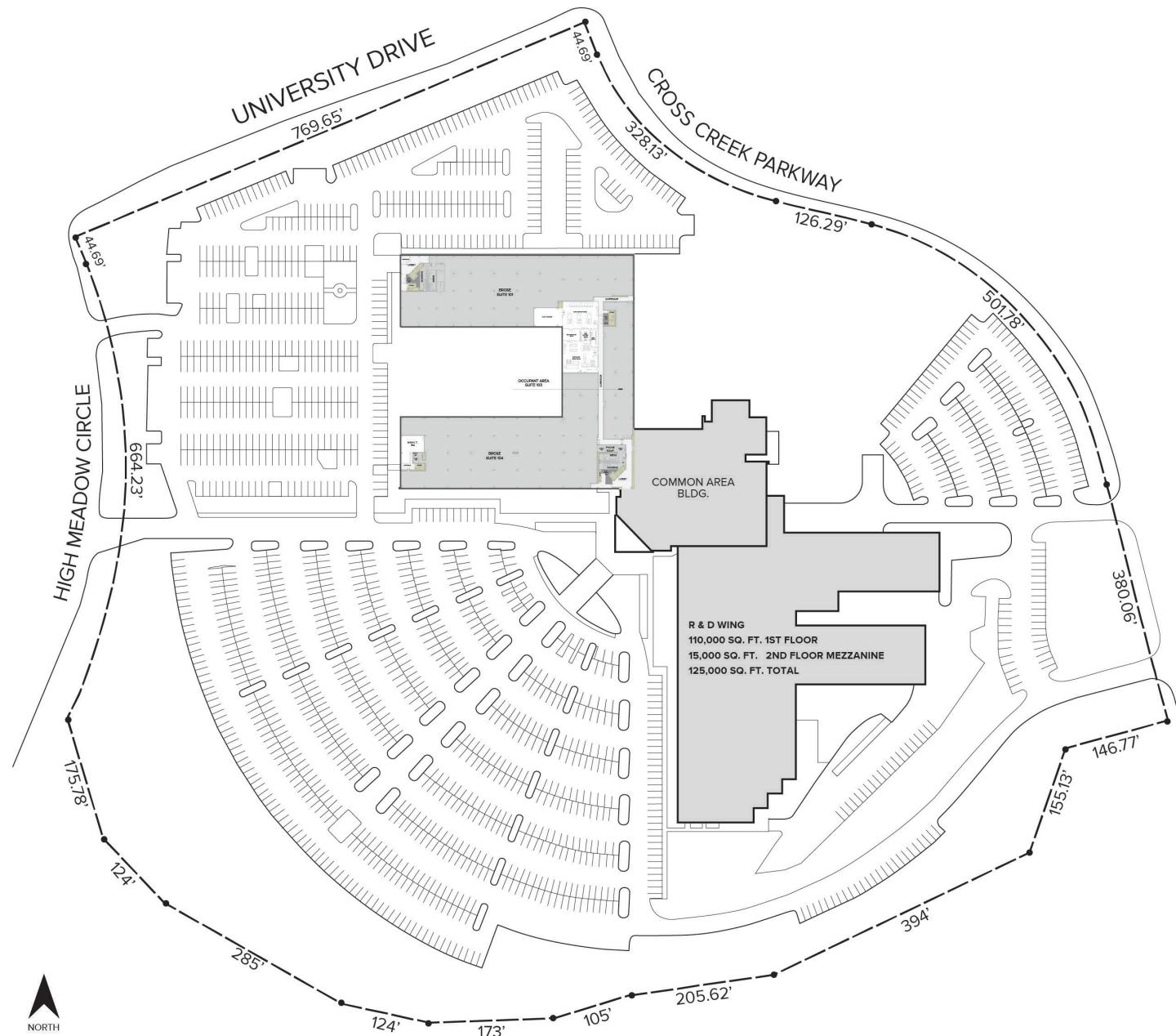


# CONFERENCE & AUDITORIUM ROOMS



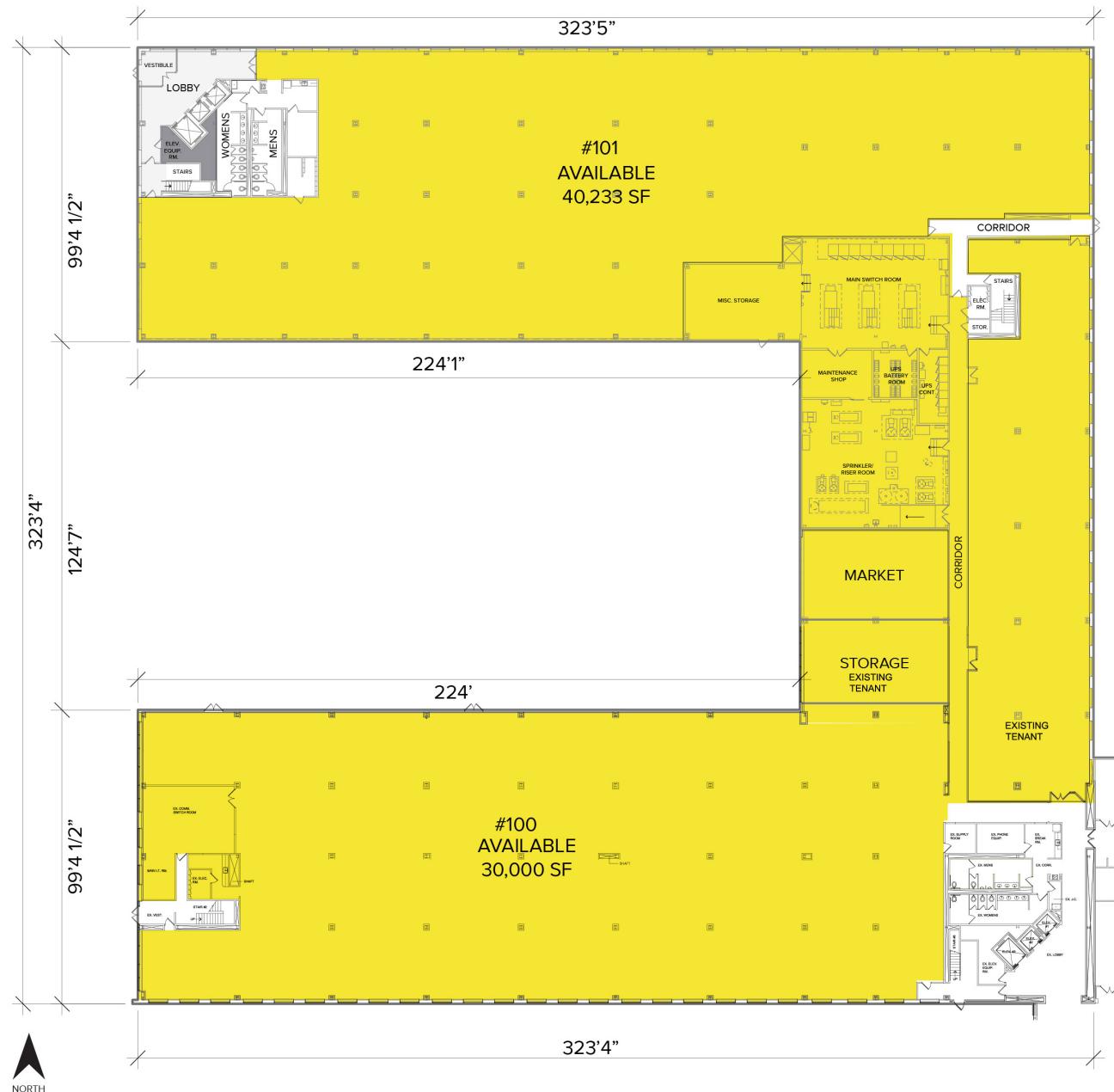
# OPEN SPACE & BREAK ROOM





## FIRST FLOOR

NOTE: 30,000 sq. ft. is divisible and grade level door may be added



## SECOND FLOOR

NOTE: In-place  
workstation furniture  
available for "plug & play"

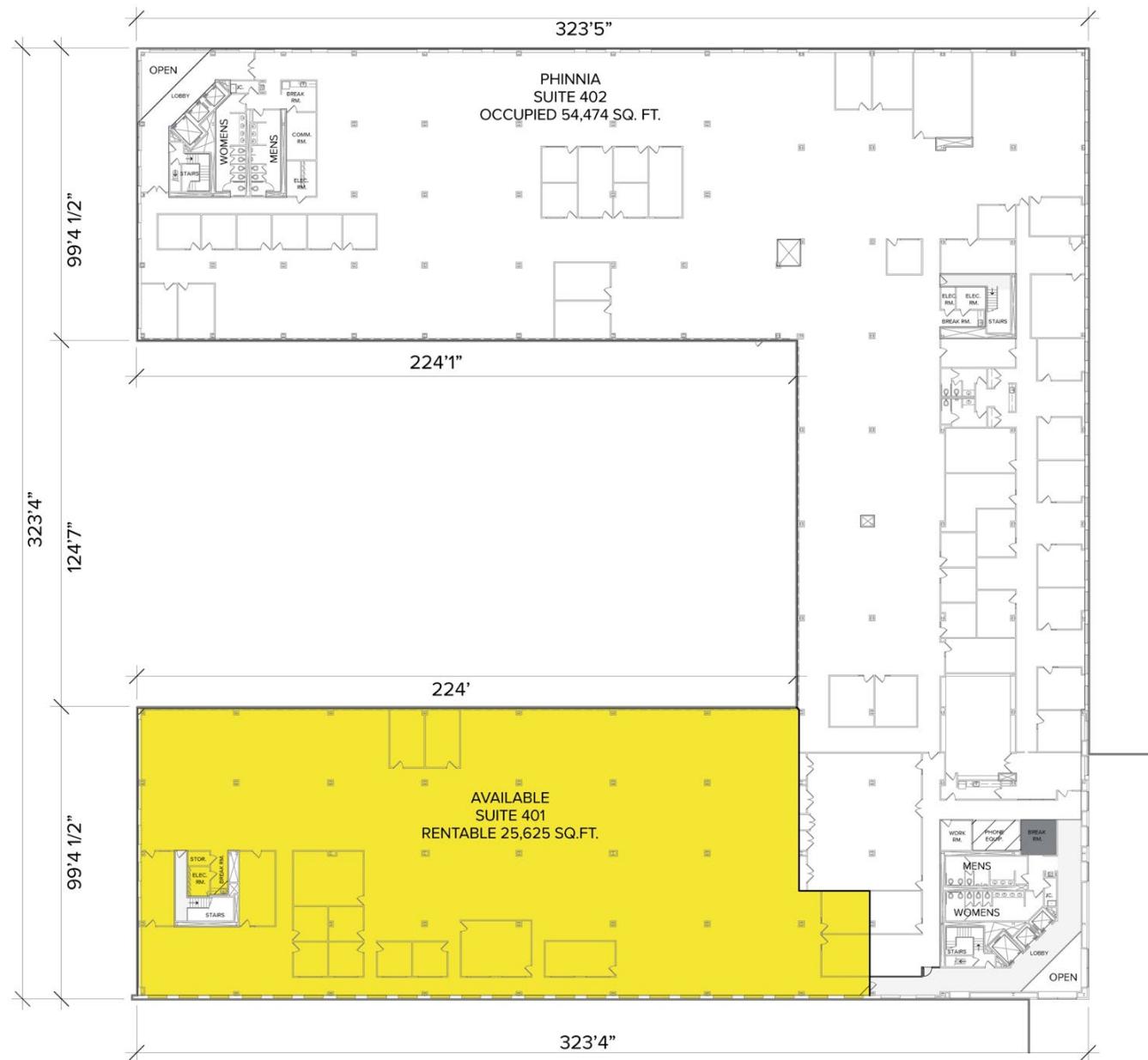


NORTH

## THIRD FLOOR



## FOURTH FLOOR



# FINANCIAL SUMMARY



# FINANCIAL SUMMARY

## RENT ROLL

TENANT	SQUARE FOOTAGE	LEASE TYPE	EXPIRATION	MONTHLY RENT	MONTHLY ADD'L RENT	BASE RENT INCREASES	INCREASE DATE
TRIALON CORP (ELEMENT)	125,982	NNN	4/29/2027	\$142,660.00	\$59,661.00	\$145,285.00	5/1/2026
BROSE NORTH AMERICA	40,235	GROSS	2/28/2027	\$65,382.00		\$67,058.00	2/1/2026
*PHINIA, INC	54,474	NNN	4/29/2027	\$54,474.00	\$25,579.00	\$58,514.16	5/1/2026
*Option to renew – 5 years				<b>\$262,516.00</b>	<b>\$85,240.00</b>		
ANNUAL:				<b>\$3,150,192.00</b>	<b>\$1,022,880.00</b>		

## OPERATING EXPENSES & TAX SUMMARY

OPERATING EXPENSES	2023 FINAL	2023 FINAL PSF	2024 FINAL	2024 FINAL PSF	2025 BUDGET	2025 BUDGET PSF
PERSONNEL	\$185,783	\$0.42	\$199,373	\$0.45	\$203,403	\$0.46
CLEANING	\$138,620	\$0.31	\$145,007	\$0.33	\$128,567	\$0.29
SUPPLIES & R&M	\$291,592	\$0.65	\$223,821	\$0.53	\$317,160	\$0.71
CONTRACT SERVICES	\$317,013	\$0.71	\$326,943	\$0.73	\$333,817	\$0.75
UTILITIES	\$334,193	\$0.75	\$347,691	\$0.78	\$363,635	\$0.82
MANAGEMENT FEES	\$309,554	\$0.70	\$305,414	\$0.69	\$308,917	\$0.69
INSURANCE	\$59,887	\$0.13	\$60,550	\$0.14	\$71,052	\$0.16
GENERAL & ADMINISTRATIVE	\$23,294	\$0.05	\$23,881	\$0.05	\$24,839	\$0.06
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$1,659,936</b>	<b>\$3.73</b>	<b>\$1,642,679</b>	<b>\$3.69</b>	<b>\$1,751,390</b>	<b>\$3.93</b>
<b>REAL ESTATE TAXES:</b>	<b>\$692,680</b>	<b>\$1.56</b>	<b>\$731,212</b>	<b>\$1.64</b>	<b>\$758,892</b>	<b>\$1.70</b>
<b>TOTAL OPEX &amp; TAXES:</b>	<b>\$2,352,616</b>	<b>\$5.28</b>	<b>\$2,373,891</b>	<b>\$5.33</b>	<b>\$2,510,282</b>	<b>\$5.64</b>

# LOCATION SUMMARY



# LOCATION SUMMARY



Second most populated county  
in the state of Michigan  
**1.3 Million Residents**



Employment hub with over  
**658,585 Workers**

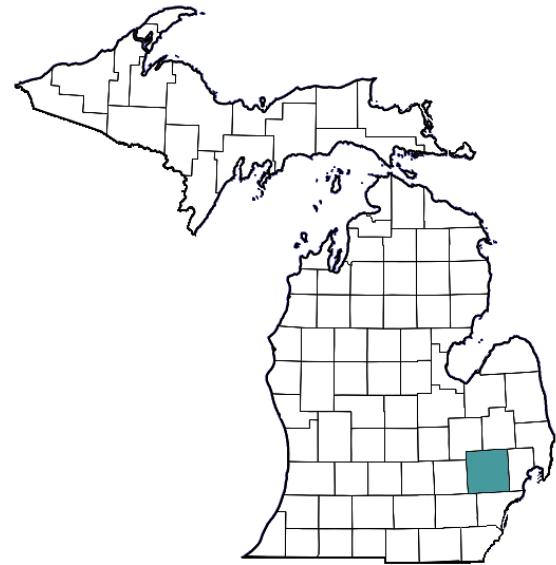


Average household income of  
\$95.3K which is 33.9% higher  
than the whole state of Michigan



Above average educational levels  
and highly skilled workforce

The property is located in Auburn Hills, within Oakland County in southeastern Michigan. Oakland County serves as one of Michigan's primary economic hubs and is home to more than 1.3 million residents, making it the second most populous county in the state. It is also among the wealthiest counties in the nation, boasting an average household income of \$95,300—approximately 34% higher than the Michigan average. The region is characterized by a well-educated population, a highly skilled workforce, and a strong base of white-collar professionals, creating an exceptional environment for business.



# LOCATION SUMMARY

RANKING	EMPLOYER	NUMBER OF EMPLOYEES	INDUSTRY
1	Corewell Health	13,712	Health care
2	Stellantis	10,462	Automobiles
3	General Motors	7,451	Automobiles
4	United Wholesale Mortgage	7,300	Real estate
5	Henry Ford	5,588	Health care
6	Ascension Michigan	5,250	Health care
7	United States Postal Services	4,873	Consumer products and services
8	Amazon	4,310	Tech and telecom
9	Oakland County	3,742	Government
10	Comerica Bank	3,021	Financial services
11	Trinity Health	2,997	Health care
12	Magna	2,616	Automobiles
13	Rochester Community Schools	2,206	Education
14	Continental automotive Systems U.S. Inc.	1,905	Automobiles
15	Walled Lake Consolidated Schools	1,850	Education
16	Lear Corp.	1,773	Public company
17	Oakland University	1,751	Nonprofit
18	Walmart Inc.	1,650	Public company
19	State of Michigan	1,470	Government
20	Denso International America Inc.	1,433	Public company

## Oakland County Highlights

### Innovation & Industry Leadership

- Major hub for mobility, automotive and advanced manufacturing, information technology, and aerospace/defense industries.
- Recognized as one of Michigan's strongest centers for innovation and economic performance.

### Population & Economic Impact

- Home to 13% of Michigan's population.
- 2nd most populous county in the state.
- Generates 20% of Michigan's total GDP.

### Research & Development Excellence

- National leader in automotive and advanced manufacturing R&D.
- 76 of the Top 100 Global OEM parts suppliers operate in the county.
- Hosts global headquarters for Lear Corporation, BorgWarner, Nexteer Automotive, and the Piston Group.

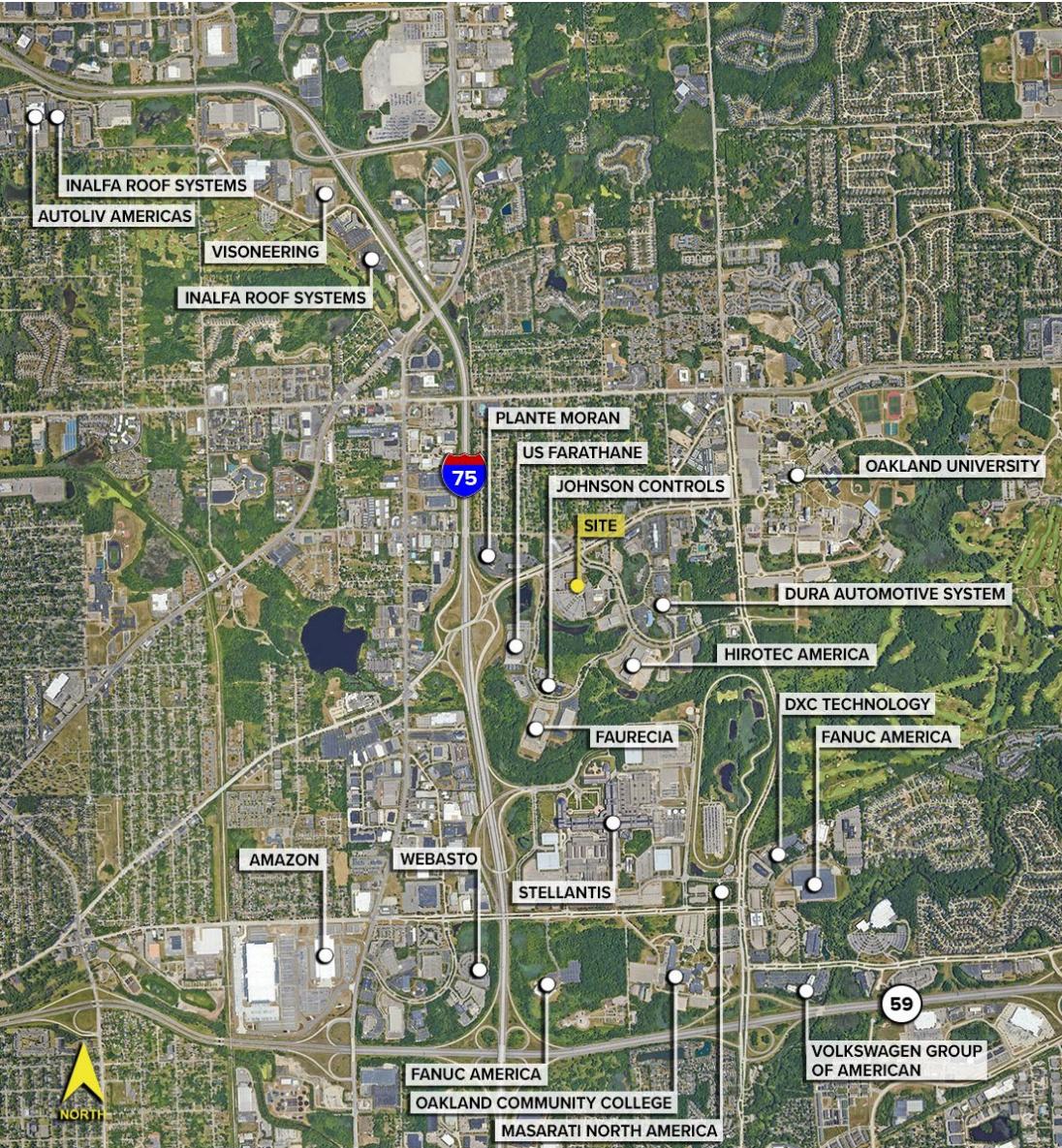
### Global Business Presence

- 800+ foreign-owned companies from 33 countries.
- Highly diverse international business community.
- One of the highest U.S. concentrations of commercial designers and industrial engineers.

### Strategic Location & Workforce Strength

- Centrally positioned in Southeast Michigan with strong regional connectivity.
- Offers extensive business support programs and economic development resources.
- Major employers include Stellantis, General Motors, Magna, and Continental.

# SUBMARKET



## Office Market

Size of market – 2,477,444 SF

Number of assets – 27 buildings

Under construction - 0

Market rent - \$18.64/sq. ft. NNN

## Industrial Market

Size of market – 21,566,484 SF

Number of assets – 332 buildings

Under construction – 878,000 SF

Market rent - \$8.71/sq. ft. NNN

Professionally Marketed By:

**CHRIS SECONTINE**

(248) 799 3174

csecontine@signatureassociates.com

**PAUL HOGE**

(248) 948 0103

paulhoge@signatureassociates.com

**DAVE MILLER**

(248) 948 4183

dmiller@signatureassociates.com

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**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

[www.signatureassociates.com](http://www.signatureassociates.com)