

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

The information contained in this offering memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of the 3000 University Drive (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Signature Associates. The material is based in part upon information supplied by the Owner and in part upon information obtained by Signature Associates from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Signature Associates, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be implied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including the financials, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This offering memorandum was prepared by Signature Associates and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. Any financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this offering memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This offering memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Signature Associates or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Signature Associates expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this offering memorandum or making any offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Signature Associates is not authorized to make any representations or agreements on behalf of the Owner.

This offering memorandum is the Property of Signature Associates and may be used only by parties approved by Signature Associates and Owner. The Property is privately offered and, by accepting delivery of this offering memorandum, the party in possession hereof agrees (i) to return it to Signature Associates immediately upon request of Signature Associates or Owner and (ii) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Signature Associates and Owner.

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



TABLE OF CONTENTS

EXECUTIVE SUMMARY

PROPERTY DETAILS

FINANCIAL SUMMARY

MARKET OVERVIEW

LOCATION SUMMARY



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 boats 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 Sekei, 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

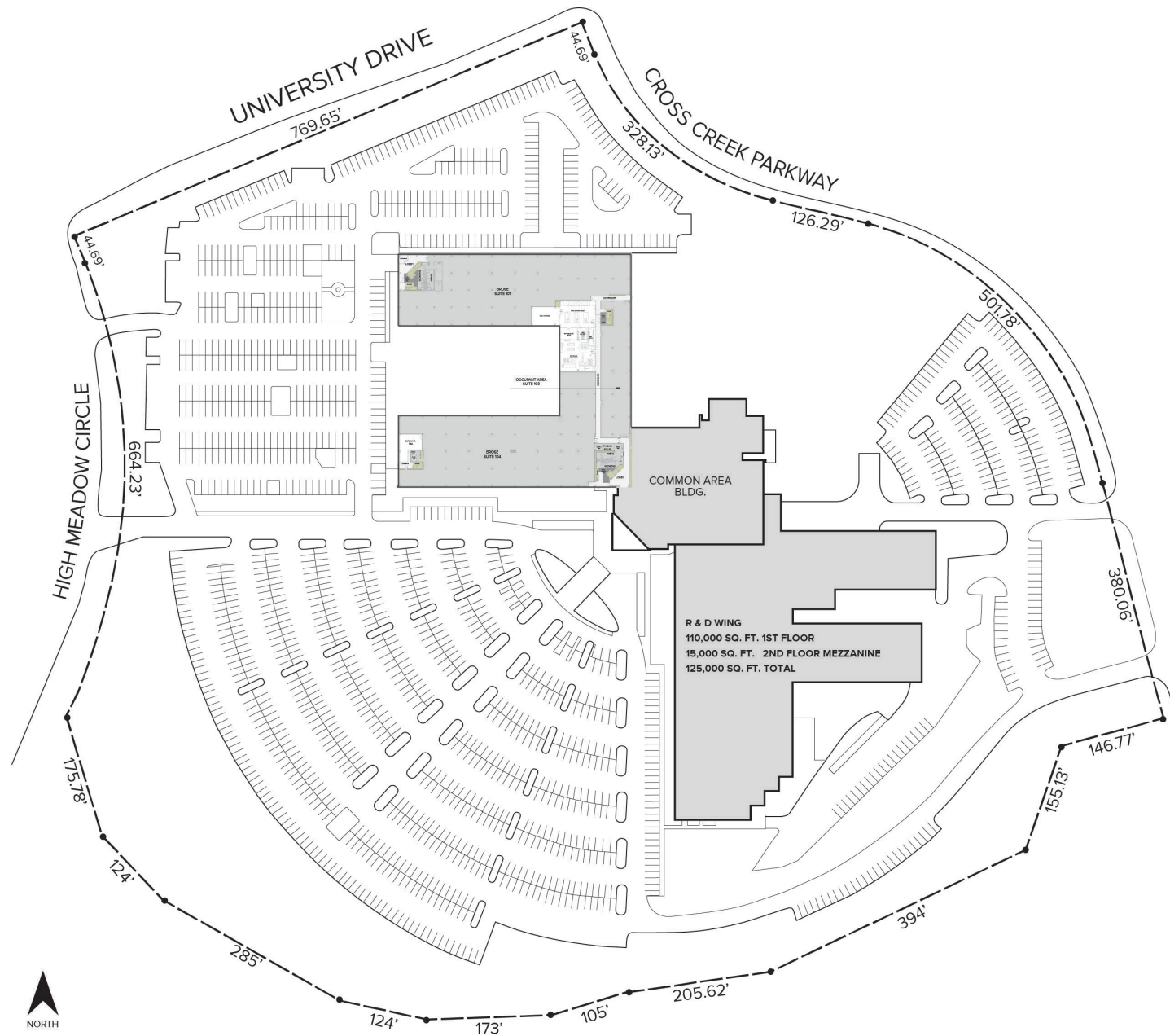


CONFERENCE & AUDITORIUM ROOMS



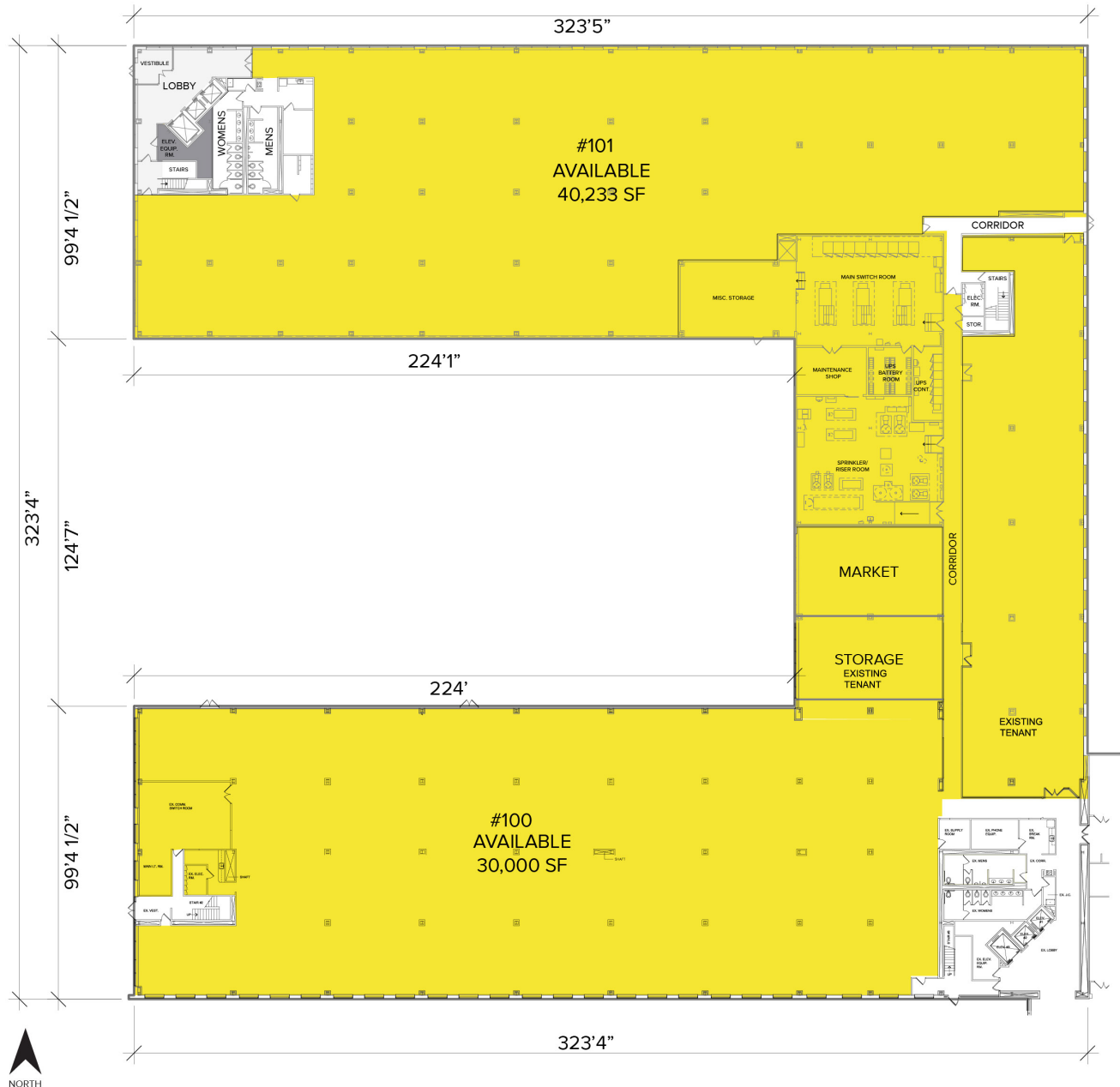
OPEN SPACE & BREAK ROOM





FIRST FLOOR

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

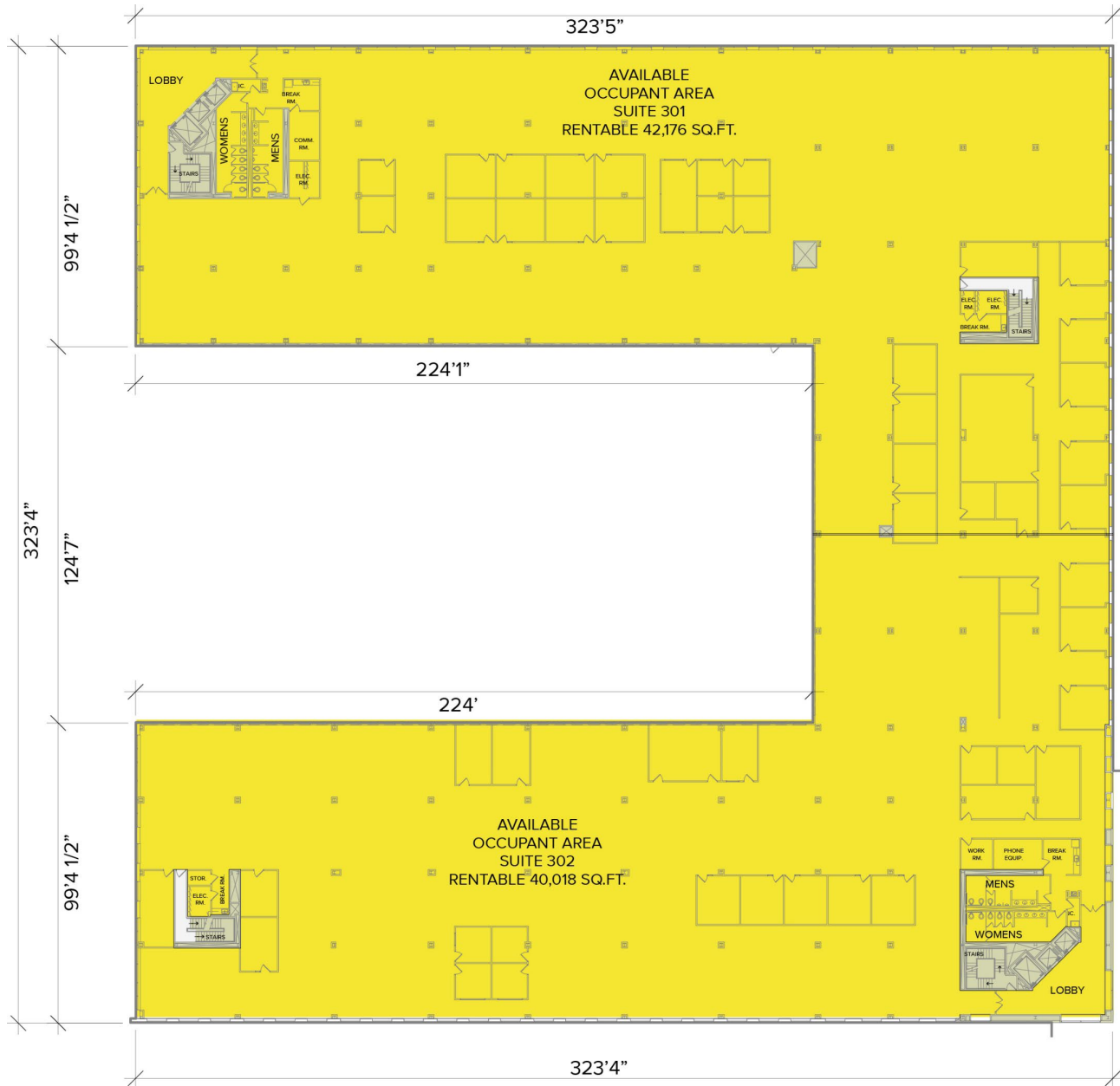


SECOND FLOOR

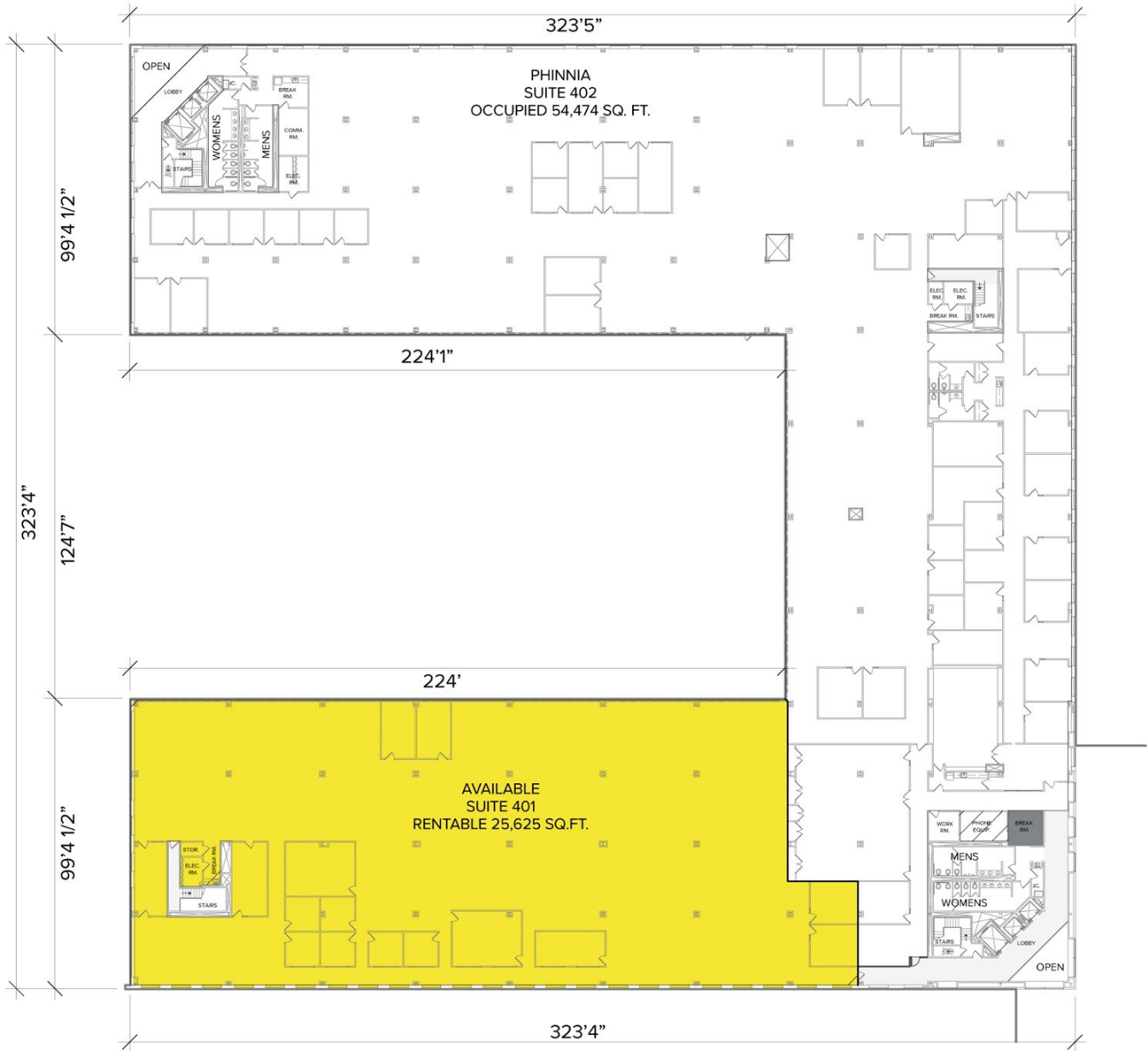
NOTE: In-place
workstation furniture
available for “plug & play”



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
<i>TRIALON CORP (ELEMENT)</i>	125,982	NNN	4/29/2027	\$142,660.00	\$59,661.00	\$145,285.00	5/1/2026
<i>BROSE NORTH AMERICA</i>	40,235	GROSS	2/28/2027	\$65,382.00		\$67,058.00	2/1/2026
<i>*PHINIA, INC</i>	54,474	NNN	4/29/2027	\$54,474.00	\$25,579.00	\$58,514.16	5/1/2026
*Option to renew – 5 years				\$262,516.00	\$85,240.00		
ANNUAL:				\$3,150,192.00	\$1,022,880.00		

OPERATING EXPENSES & TAX SUMMARY

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



LOCATION SUMMARY

LOCATION SUMMARY



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



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

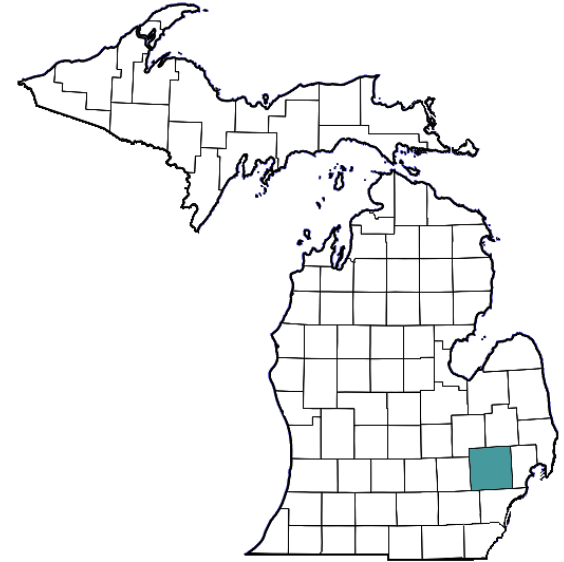


Employment hub with over
658,585 Workers



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.



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

3000 UNIVERSITY DRIVE AUBURN HILLS

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.

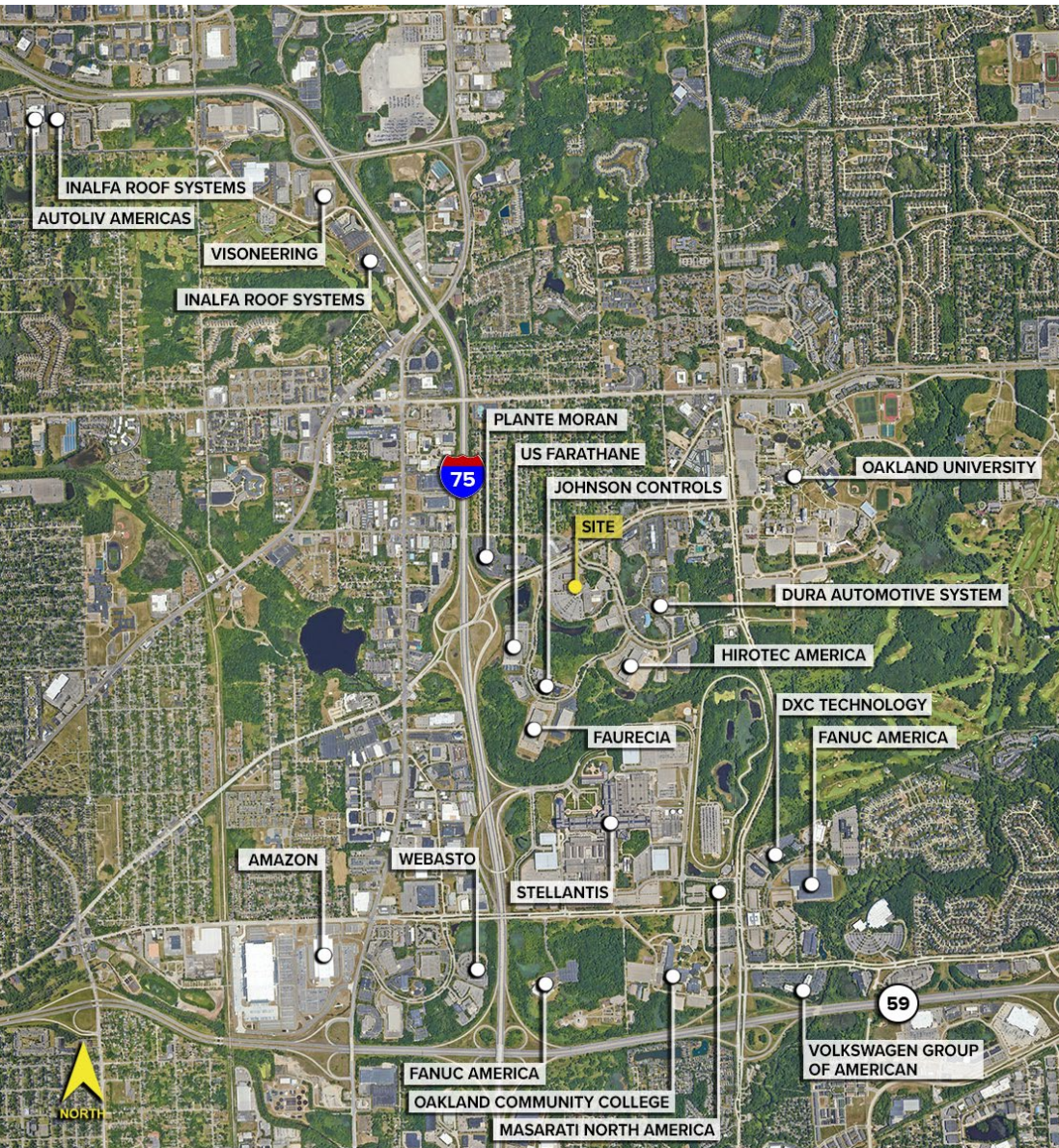
Global Business Presence

- 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

BROKERAGE SERVICES

TENANT REPRESENTATION

INVESTMENT SALES

BUSINESS SALES

VALUATION

ADVISORY SERVICES

PROPERTY/ASSET MANAGEMENT

CONSULTING

MARKET RESEARCH

MARKETING

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

www.signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS