

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
- 2,755 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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Auburn Hills, MI



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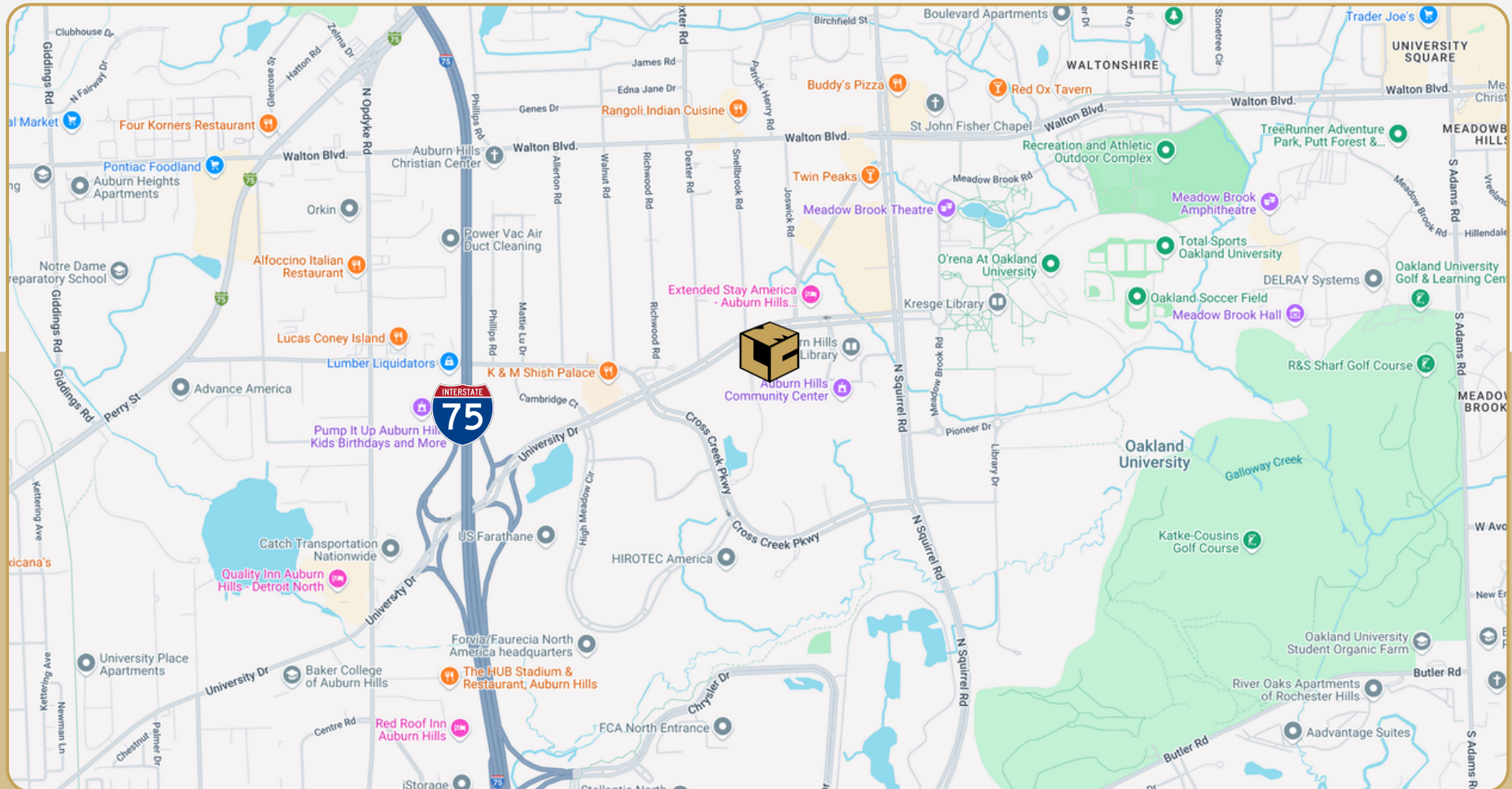
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Office Property Details:

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:	42,380 SF
Min/Max SF:	2,755 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 150: 3,273 SF

Suite 165: 3,043 SF

Suite 200: 25,660 SF



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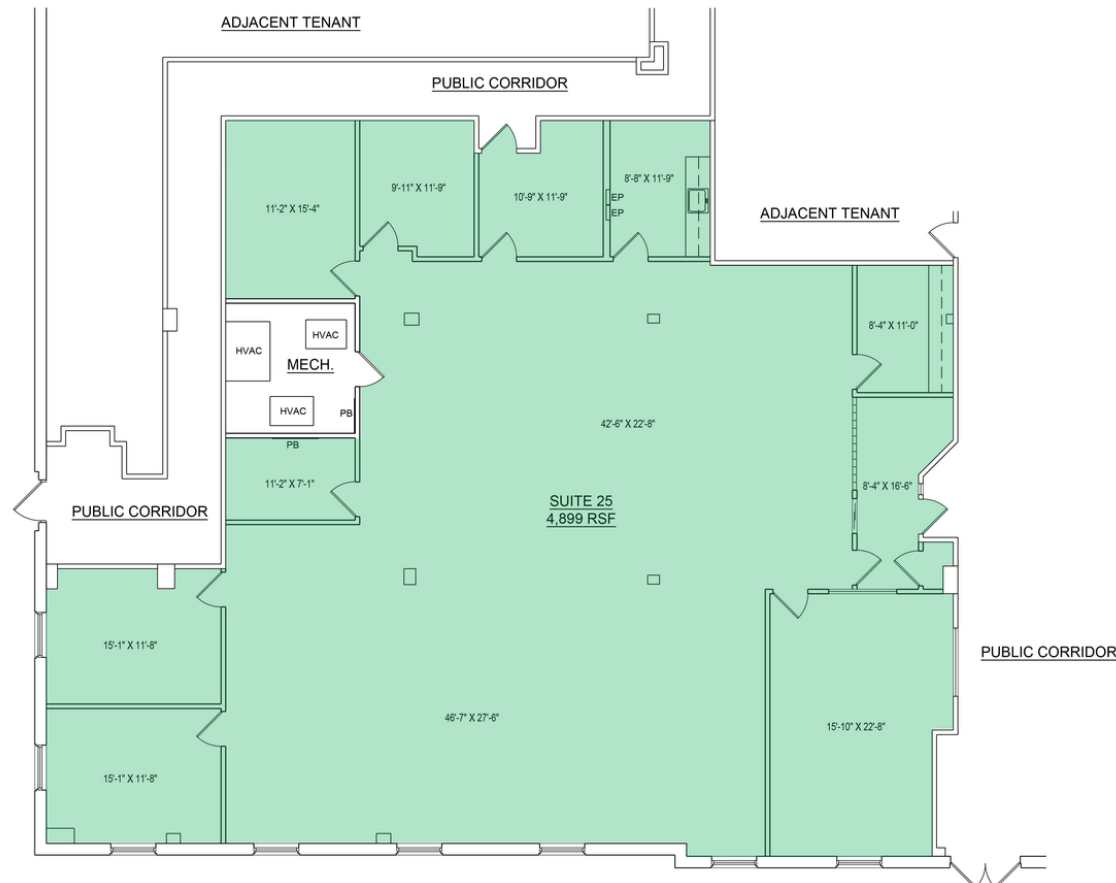
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3256 University Drive - Suite 25



Suite Number	Square Footage
25 - Terrace	4,899 SF

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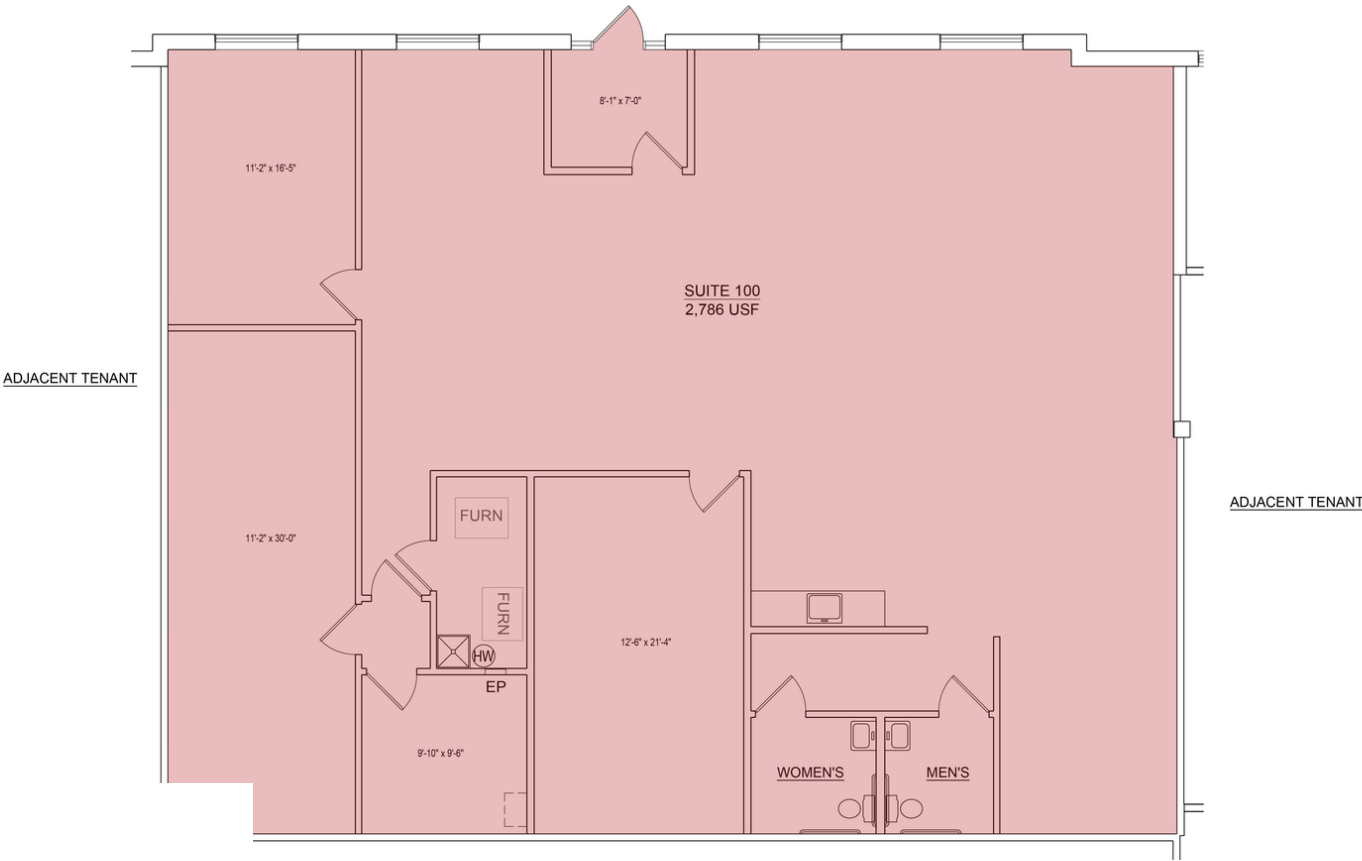
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3250 University Drive - Suite 100



Suite Number	Square Footage
100	2,786 SF

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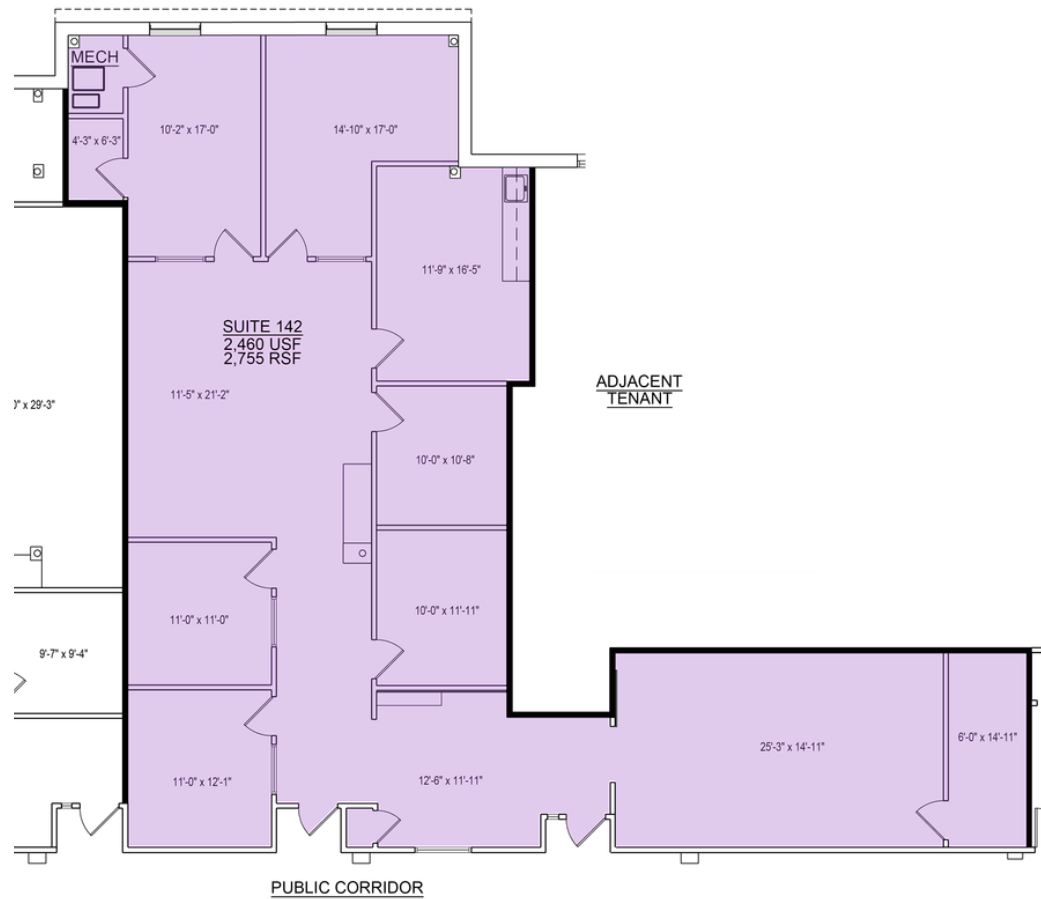
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3252 University Drive - Suite 142



Suite Number	Square Footage
142	2,755 SF

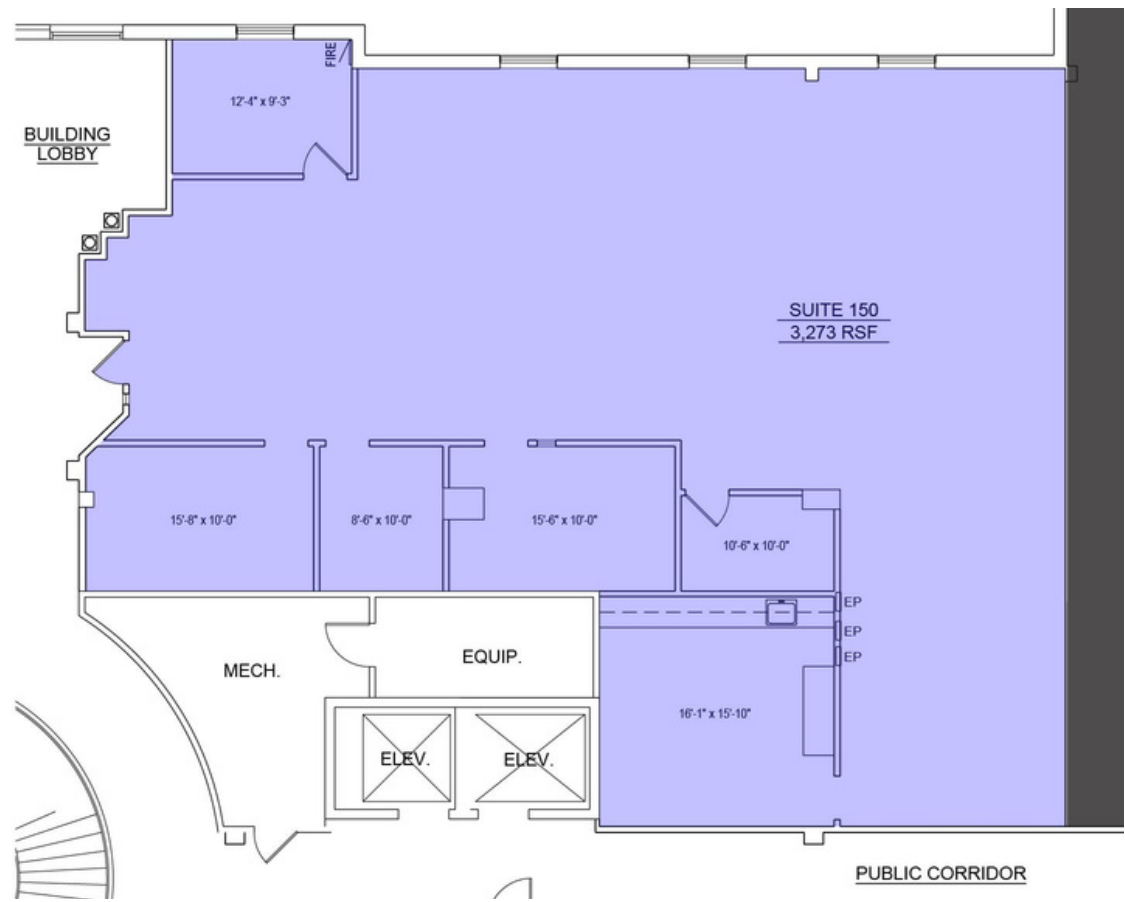
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3252 University Drive - Suite 150



Suite Number	Square Footage
150	3,273 SF

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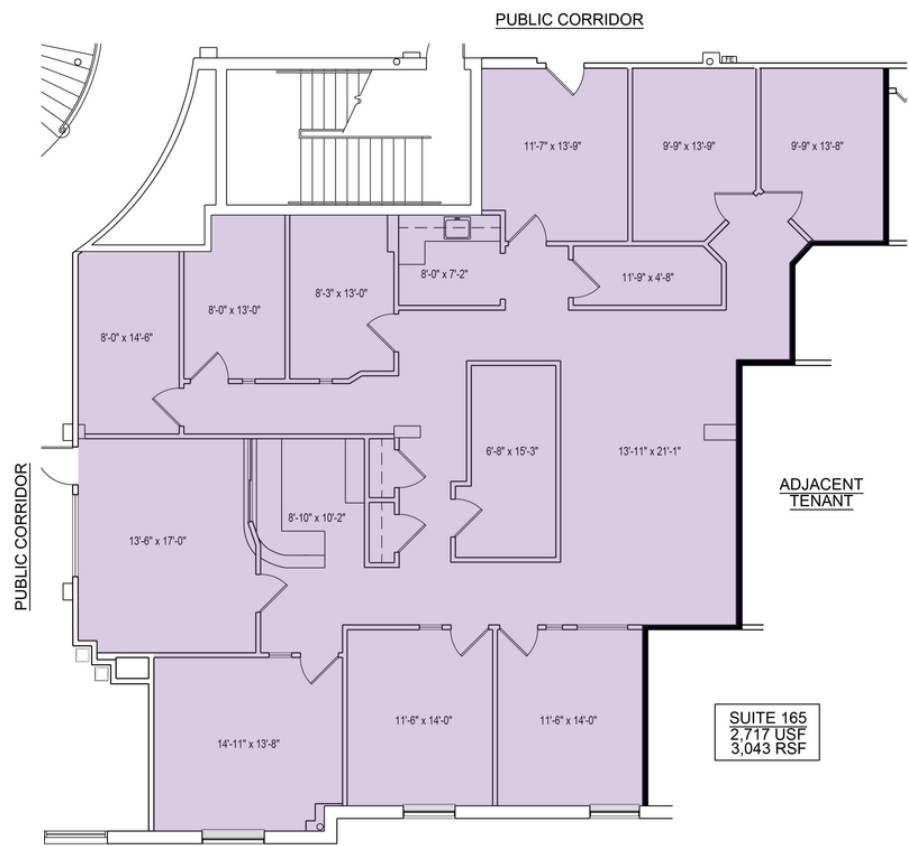
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3252 University Drive - Suite 165



Suite Number	Square Footage
165	3,043 SF

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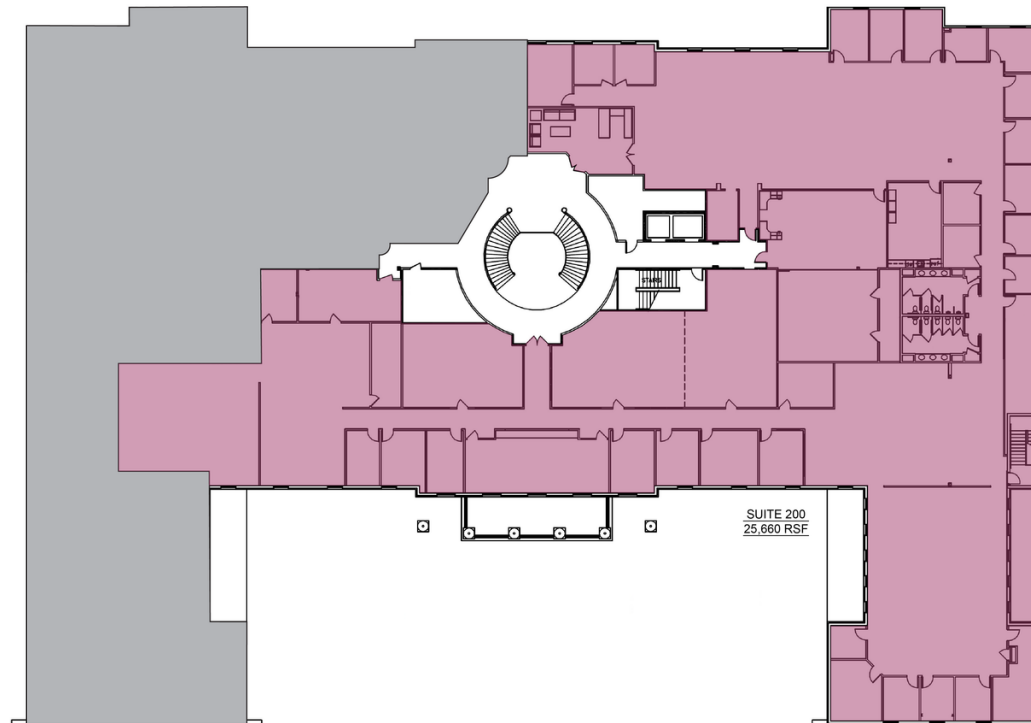
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3252 University Drive - Suite 200



Suite Number	Square Footage
200	25,600

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