

2601 Cambridge Court

Auburn Hills, MI



CAMBRIDGE COURT

- 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:

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.



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40+ Person Conferencing Center



Fully Stocked Micro-Market



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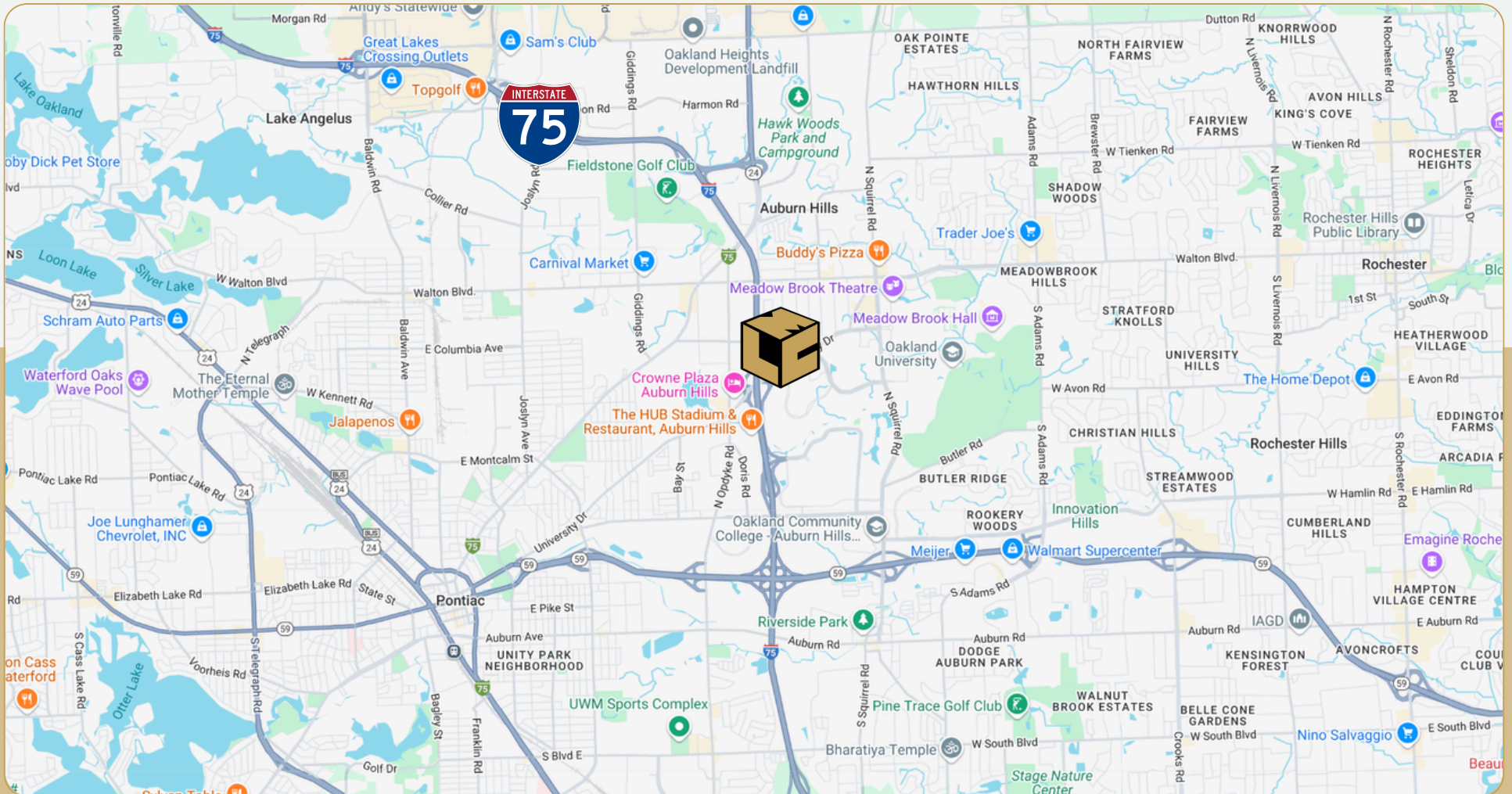
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Office Property Details:

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:	50,646 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 150: 2,317 SF

Suite 185: 1,663 SF

Suite 195: 4,213 SF

Suite 215: 1,596 SF

Suite 255: 1,954 SF

Suite 410: 7,553 SF

Suite 415: 2,258 SF

Suite 435: 3,685 SF

Suite 437: 1,016 SF

Suite 435/437: 4,701 SF

Suite 500: 18,048 SF

Suite 525: 6,343 SF



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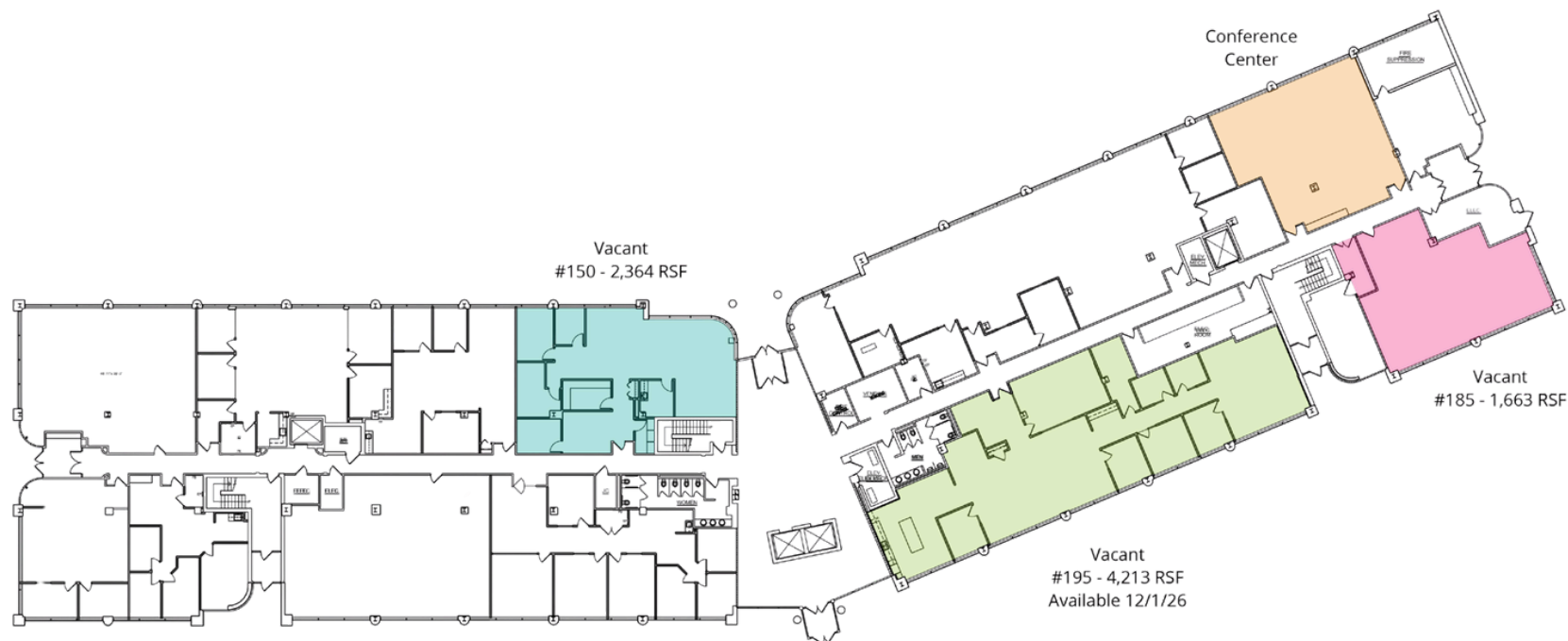
Auburn Hills, MI



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First Floor Vacancies



Suite Number	Square Footage	Video Tour	Available
150	2,317 SF	View Here	Immediate
185	1,663 SF	View Here	Immediate
195	4,213 SF	-	12/1/26

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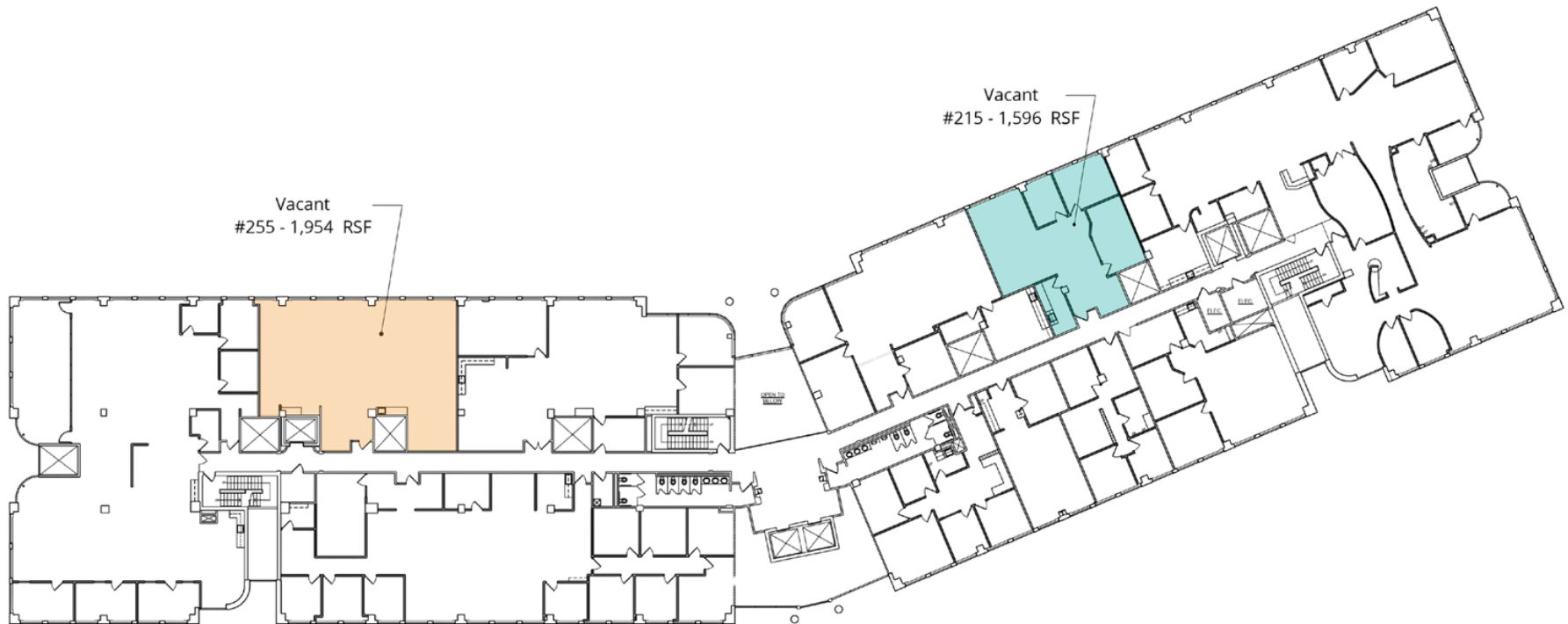
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Second Floor Vacancies



Suite Number	Square Footage	Video Tour
215	1,596 SF	-
255	1,954 SF	View Here

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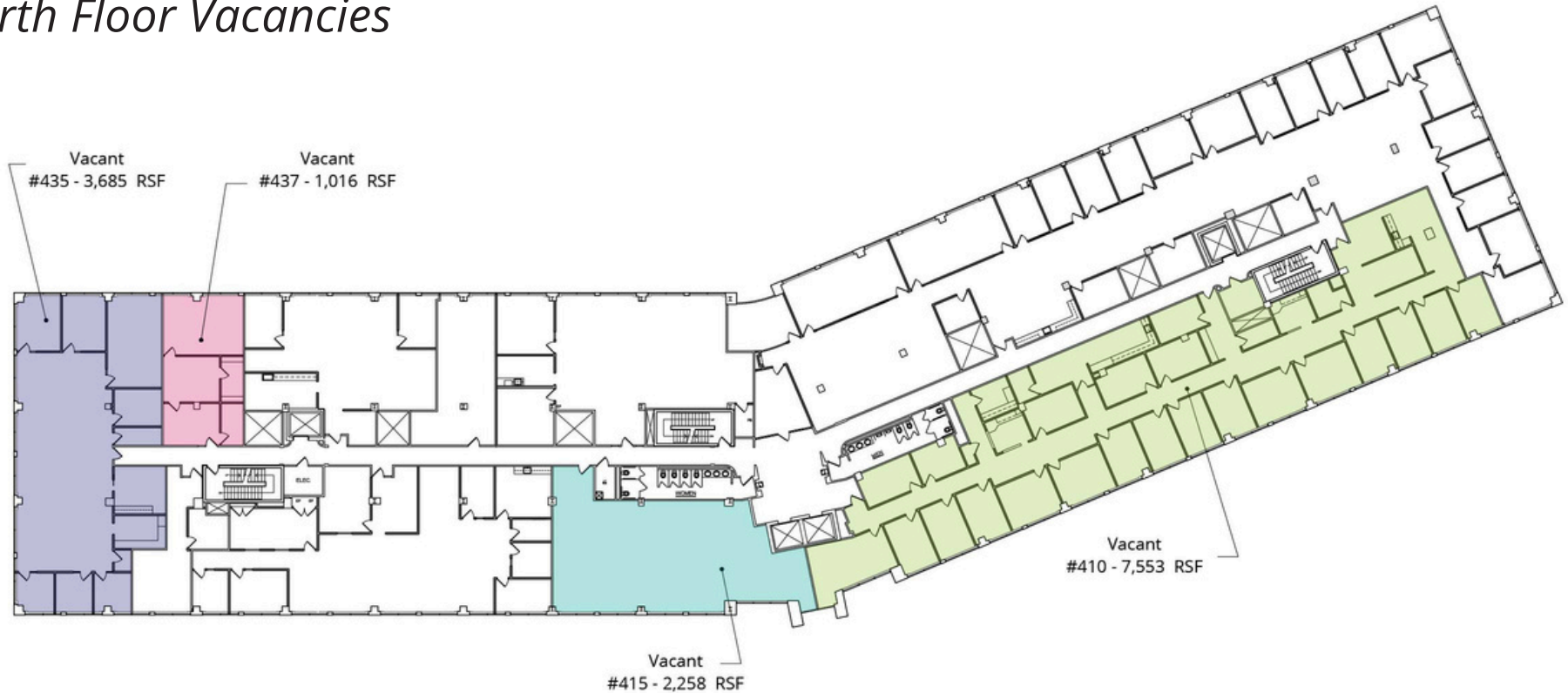
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Fourth Floor Vacancies



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

Suite Number	Square Footage	Video Tour	Available
435	3,685 SF	View Here	Immediate
437	1,016 SF	-	Immediate
435/437	4,701 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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