

EXCEPTIONAL OPPORTUNITY / BELOW REPLACEMENT COST

# 3000 UNIVERSITY DRIVE AUBURN HILLS



## FOR SALE

**487,787 SQUARE FOOT  
COMPLEX**

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

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**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

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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.

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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**

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(248) 948 9000



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# PROPERTY DETAILS

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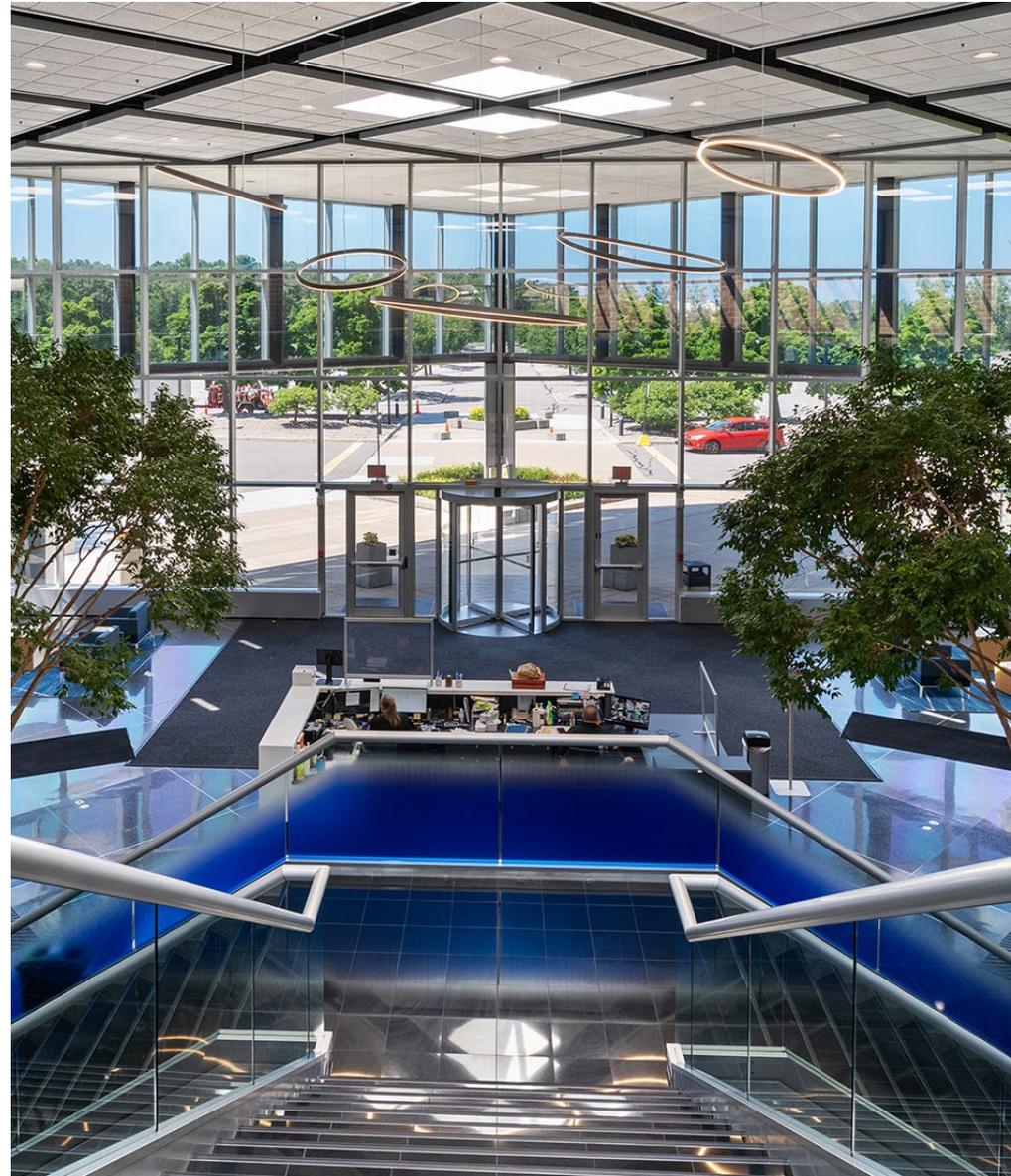
Signature Associates, on behalf of ownership, is proud to offer the opportunity to acquire 3000 University Drive, Auburn Hills, Michigan.

Constructed in 1988, the Property consists of two interconnected buildings: a four-story, 362,787 rentable-square-foot office building and a two-story, 125,000 rentable-square-foot lab and research wing, and a common area with stunning atrium, lobby, café, conference center, and auditorium. Totaling 487,787 gross square feet, the wings are linked by a two-story atrium that serves as a striking main entrance with manned security desk. This main lobby welcomes employees and guests, providing direct access to the elevator core, cafeteria, auditorium, meeting areas, and secured entry to the lab/research spaces.

Situated on 34.75 acres, the property has two electrical feeds servicing the property and distribution totaling 10,600 amps. Zoned Technology & Research, the property can accommodate more traditional office users as well as new ventures focused on innovation and future focused industries.

Beyond the existing infrastructure, there is also the capacity 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.



# PROPERTY HIGHLIGHTS



<b>Building Size</b>	Office: 362,787 RSF Lab / Research: 125,000 RSF 487,787 gross SF	<b>Power (DTE Energy)</b>	Two service feeds: 7000 KVA & 3000 KVA; separate substations Five 2,000 amp transformers; one 600 amp transformer;
<b>Year Built</b>	1988	<b>Teleco</b>	Comcast (Fiber and Coax); Verizon (Fiber); 123.Net (Fiber)
<b>Parcel ID</b>	14-14-476-003	<b>Water/Sewer</b>	One Main; City of Auburn Hills
<b>Zoning</b>	T&R: Technology & Research Development	<b>Parking</b>	1,550 spaces, expandable
<b>Site Size</b>	34.74 acres		

# KEY DETAILS



## Value Add Opportunity:

The Building provides immediate net income with value-add potential. Three tenants occupy the Building, including the R&D wing. The current Net Operating Income is \$1,659,900. Rental Rates are competitive and below market.



## Building Amenities:

The property features a ground floor conference center with multiple size offerings, a first-class cafeteria service space and an atrium café area as well as an auditorium, with full AV capabilities, seating 126.



## Premier Corporate Community:

Located in Oakland County, the local economy stands out due to its diversified nature with automotive, technology and innovation, tech, and professional service firms.



## Ideal Location:

Moments away from I-75 Freeway, a major regional thoroughfare easily accessible by all major expressways. This is an ideal location for attracting and retaining a high-level workforce with nearby amenities – high quality housing hotels and other amenities.



# SITE PLAN



The property is located on University Drive which can be accessed directly via Interstate 75's University Drive Exit 79. I-75 is a major north-south artery critical to regional connectivity, offering key access to Oakland County cities as well as connecting to Detroit and Northern Michigan.

The extensive Oakland Corridor Project, which completed in 2025, brought significant safety upgrades, allowing for better transit throughout the region.

If exiting I-75 heading North, the property can be accessed immediately from High Meadow Circle or from all other directions via Cross Creek Parkway.





# 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

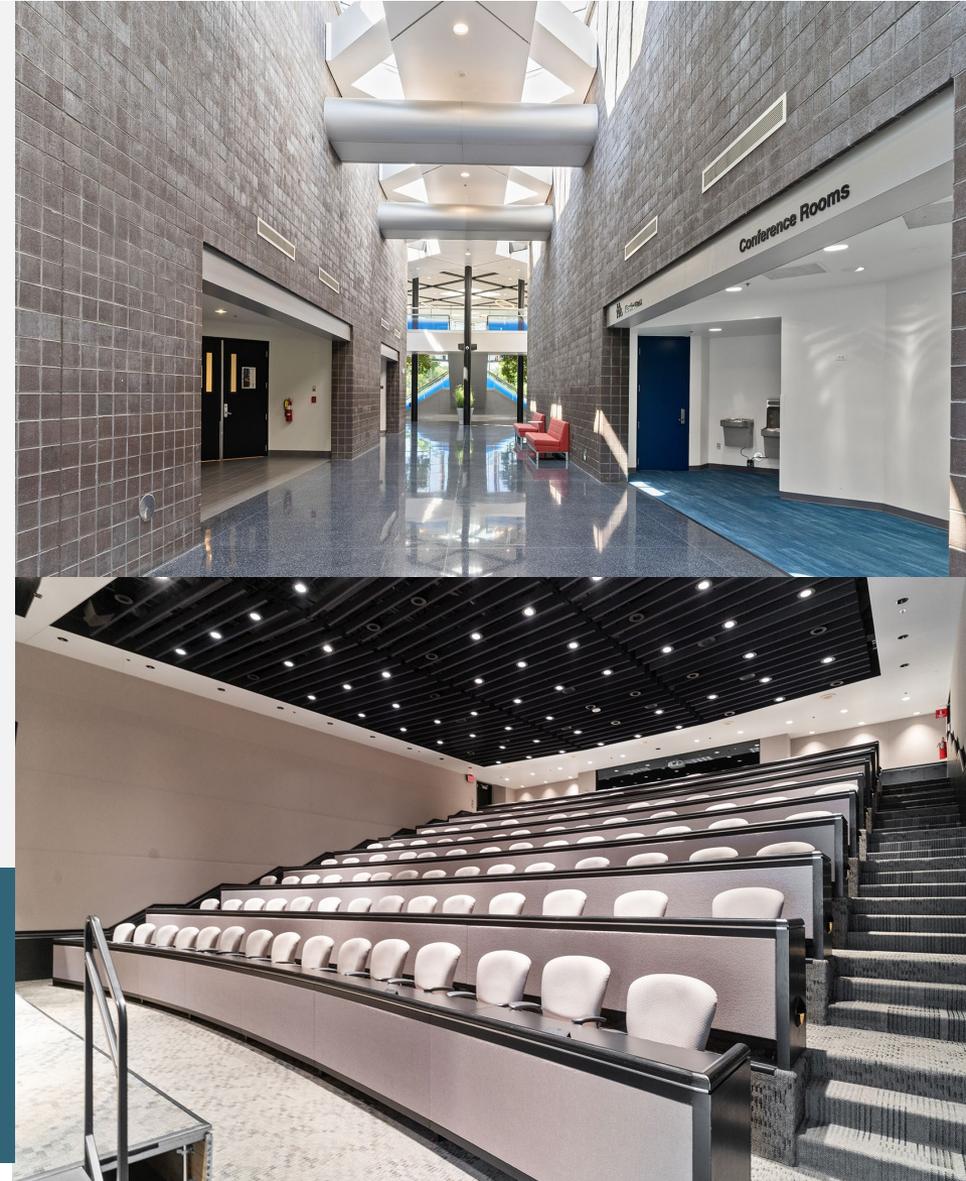
\*Option to renew – 5 years

**Monthly Total:     \$262,516.00     \$85,240.00**  
**Annual Total:       \$3,150,192.00     \$1,022,880.00**



# PROPERTY EXPENSES

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET
<i>PERSONNEL</i>	\$185,783	\$199,373	\$203,403
<i>CLEANING</i>	\$138,620	\$145,007	\$128,567
<i>SUPPLIES &amp; R&amp;M</i>	\$291,592	\$223,821	\$317,160
<i>CONTRACT SERVICES</i>	\$317,013	\$326,943	\$333,817
<i>UTILITIES</i>	\$334,193	\$347,691	\$363,635
<i>MANAGEMENT FEES</i>	\$309,554	\$305,414	\$308,917
<i>INSURANCE</i>	\$59,887	\$60,550	\$71,052
<i>GENERAL &amp; ADMINISTRATIVE</i>	\$23,294	\$23,881	\$24,839
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$1,659,936</b>	<b>\$1,642,679</b>	<b>\$1,751,390</b>
<b>REAL ESTATE TAXES:</b>	<b>\$692,680</b>	<b>\$731,212</b>	<b>\$758,892</b>
<b>TOTAL OPEX &amp; TAXES:</b>	<b>\$2,352,616</b>	<b>\$2,373,891</b>	<b>\$2,510,282</b>

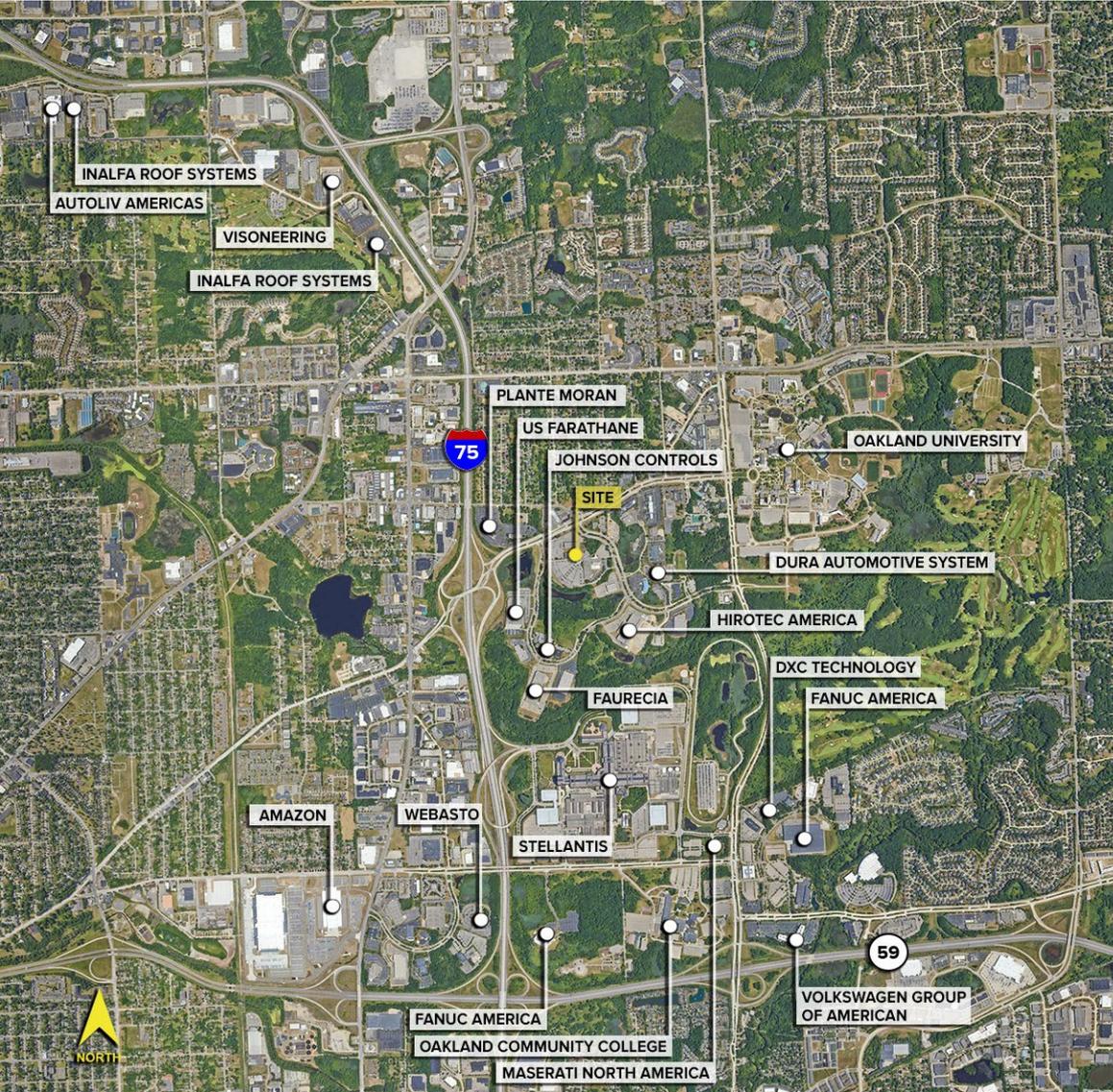




Conference Room

# LOCATION SUMMARY

# LOCATION: AUBURN HILLS



The property is located in Auburn Hills, within Oakland County, 26 Miles north of Downtown Detroit.

Served by I-75, Auburn Hills, is a major business hub, often called Michigan's global business address, and is home to the North American headquarters for several international corporations, especially in the automotive and high-tech industries. Major employers include the global headquarters of Stellantis, North American headquarters of Volkswagen/Audi, Maserati's U.S. headquarters, and operations for companies like BorgWarner, FANUC, Faurecia.

Auburn Hills is also home to Oakland University, with nearly 16,000 undergraduate and graduate students and Oakland Community College, the largest community college in Michigan.



Population  
**24,639 Residents**



Employment hub with over  
**1,500 Businesses**  
**35,000 Employees**



Median Household Income  
**\$80,338**



Above average educational levels  
and highly skilled workforce

# LOCATION: OAKLAND COUNTY



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



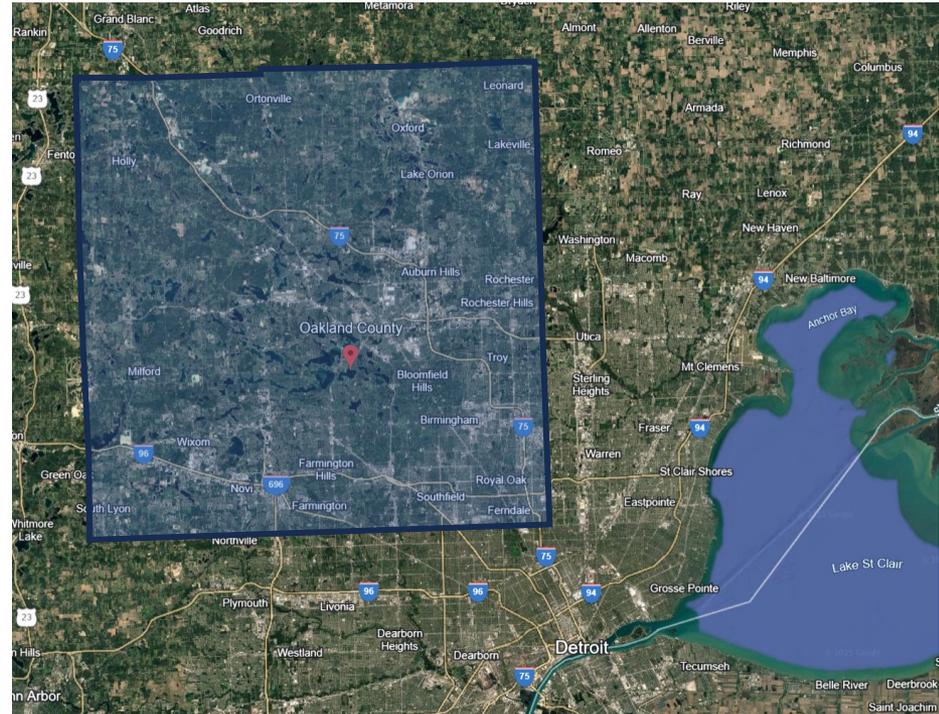
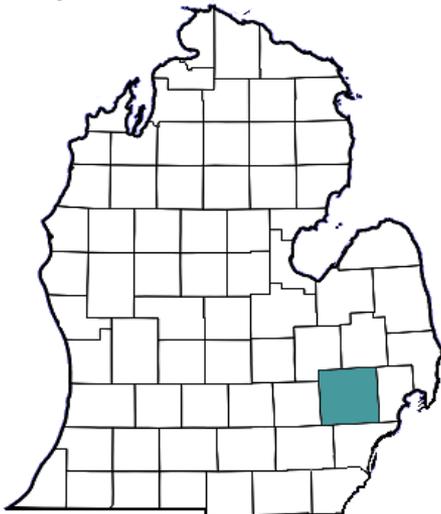
Employment hub with over  
**54,000 Businesses**  
**698,000 Workers**



Median Household Income  
**\$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 features a solid employer base including 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.

# LOCATION: OAKLAND COUNTY

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	Finance
5	Henry Ford / Ascension Michigan	10,838	Health Care
6	United States Postal Services	4,873	Consumer products and services
7	Amazon	4,310	Tech, telecom, & retail
8	Oakland County	3,742	Government
9	Comerica Bank	3,021	Financial Services
10	Trinity Health	2,997	Health Care
11	Magna	2,616	Manufacturing
12	Rochester Community Schools	2,206	Education
13	Continental automotive Systems U.S. Inc.	1,905	Automobiles
14	Walled Lake Consolidated Schools	1,850	Education
15	Lear Corp.	1,773	Manufacturing
16	Oakland University	1,751	Education
17	Walmart Inc.	1,650	Retail
18	State of Michigan	1,470	Government
19	Denso International America Inc.	1,433	Manufacturing
20	Troy School District	1,320	Education

## 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.

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