

# FOR LEASE

4,000-221,556 SQ. FT. AVAILABLE



VIEW  
INSIDE



## 3000 UNIVERSITY DRIVE - AUBURN HILLS, MI

For more information, contact:

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**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

# PROPERTY OVERVIEW

- 4,000-221,556 square feet available
- Spectacular office/research facility, perfect for corporate headquarters
- Located on 34.74 acres
- Outstanding location in the heart of Auburn Hills, moments from newly redesigned I-75 interchanges
- Built in 1989, renovated in 2018
- Large floorplates, furniture available, auditorium, atrium style café space, generous open main lobby, security, and abundant parking
- Can add an additional 70,000 sq. ft. lab/hi-bay space to building
- Can accommodate short-term leases with plug & play space
- Lease Rate: \$17.00 - \$19.00/sq. ft. G+E
- Above rate does not include janitorial





# MAIN LOBBY AND CAFÉ AREA





# CONFERENCE AND AUDITORIUM ROOMS





# OPEN OFFICE SPACE AND BREAK ROOM





## RENDERINGS OF NEW FITNESS CENTER – COMING SOON

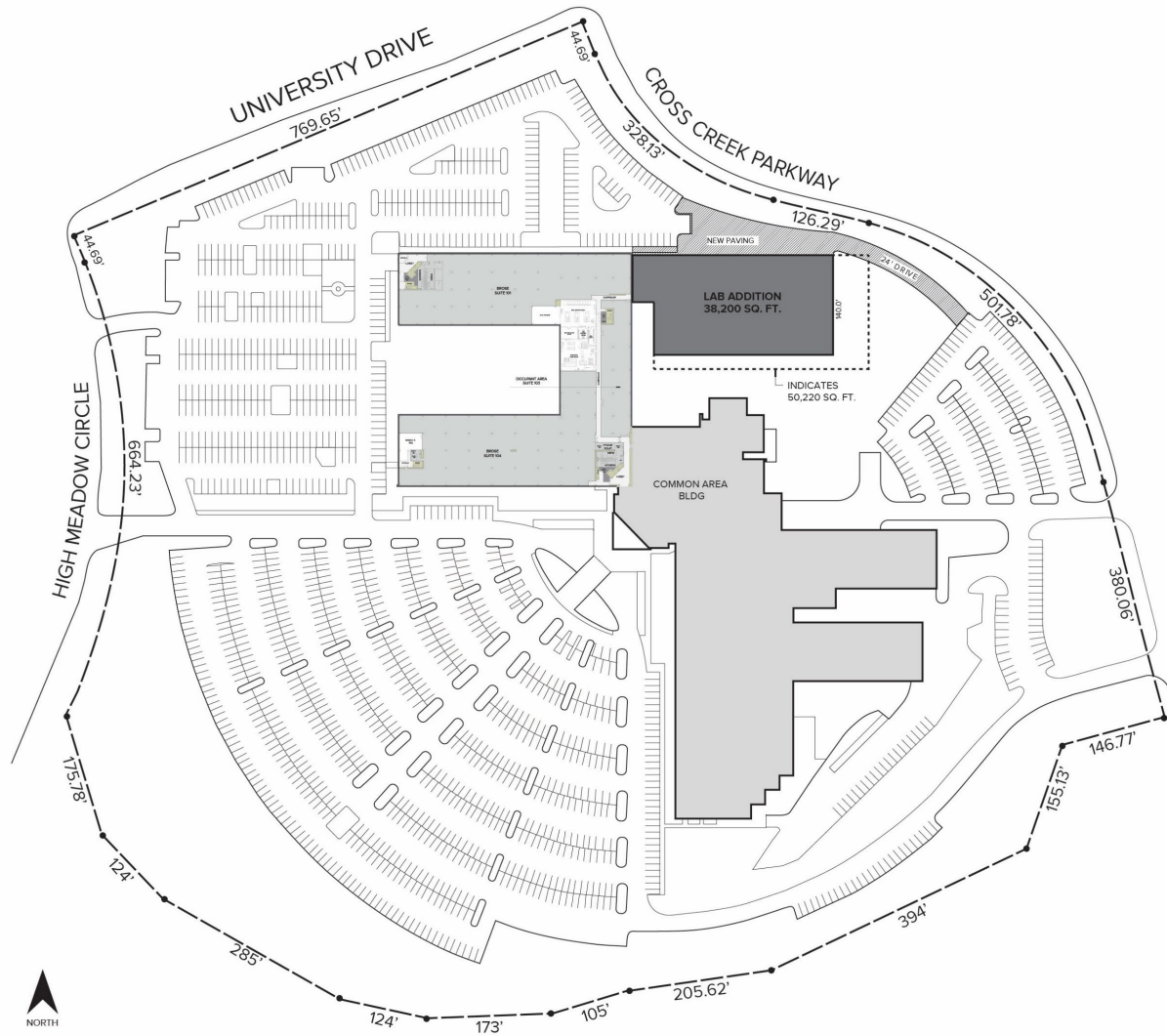




**3000 UNIVERSITY DRIVE // 221,556 SQ. FT.**



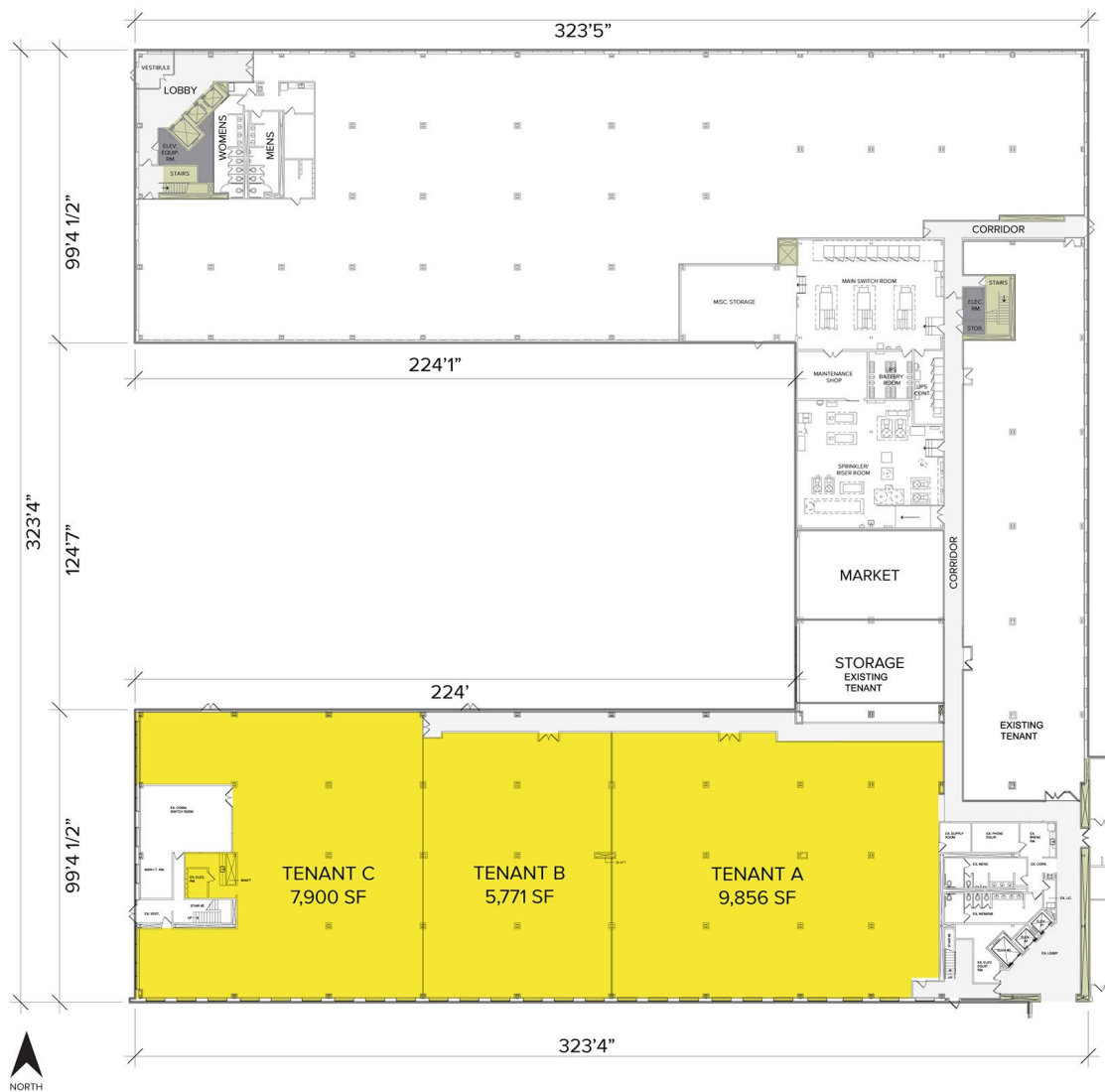
# SITE PLAN





# PROPERTY FLOOR PLANS

## FIRST FLOOR



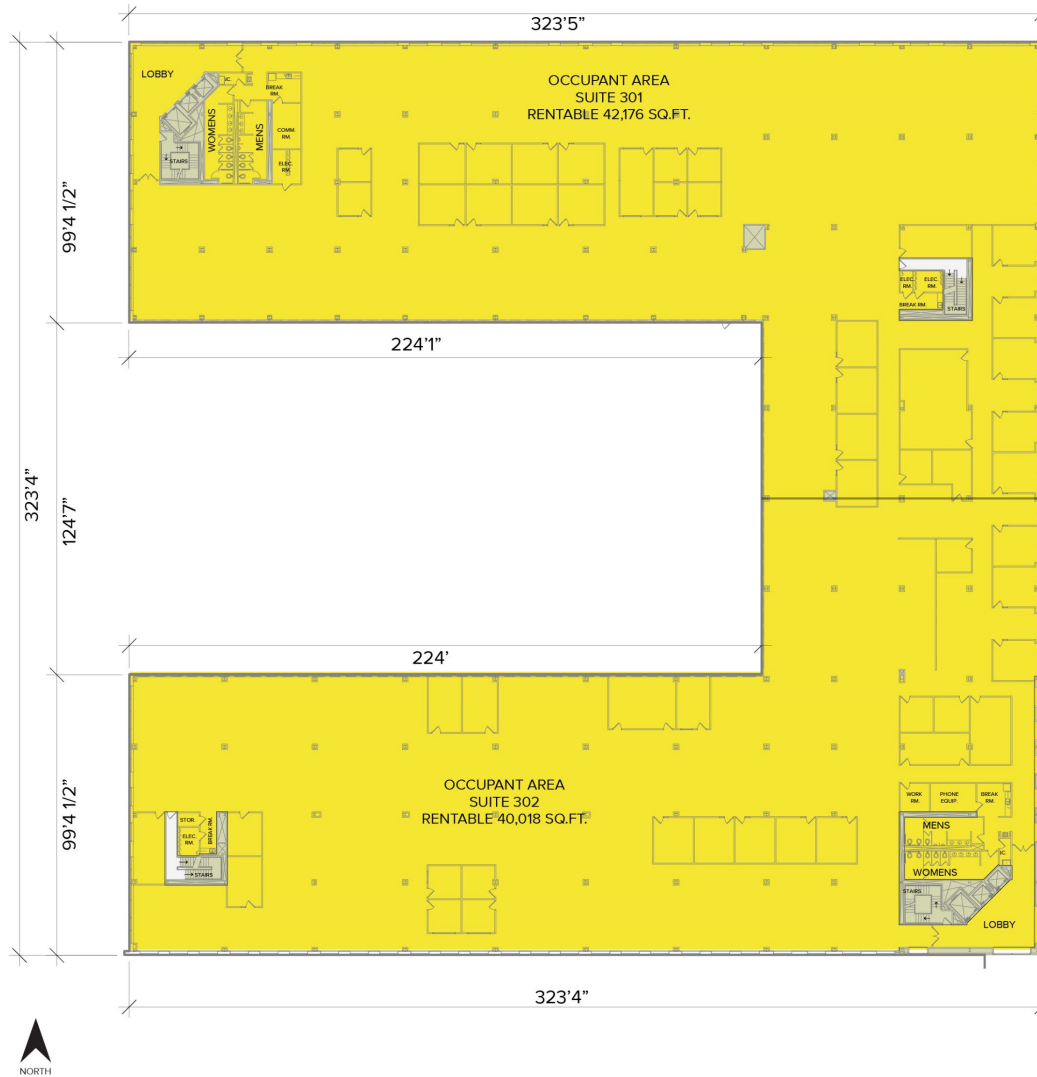
# PROPERTY FLOOR PLANS

## SECOND FLOOR



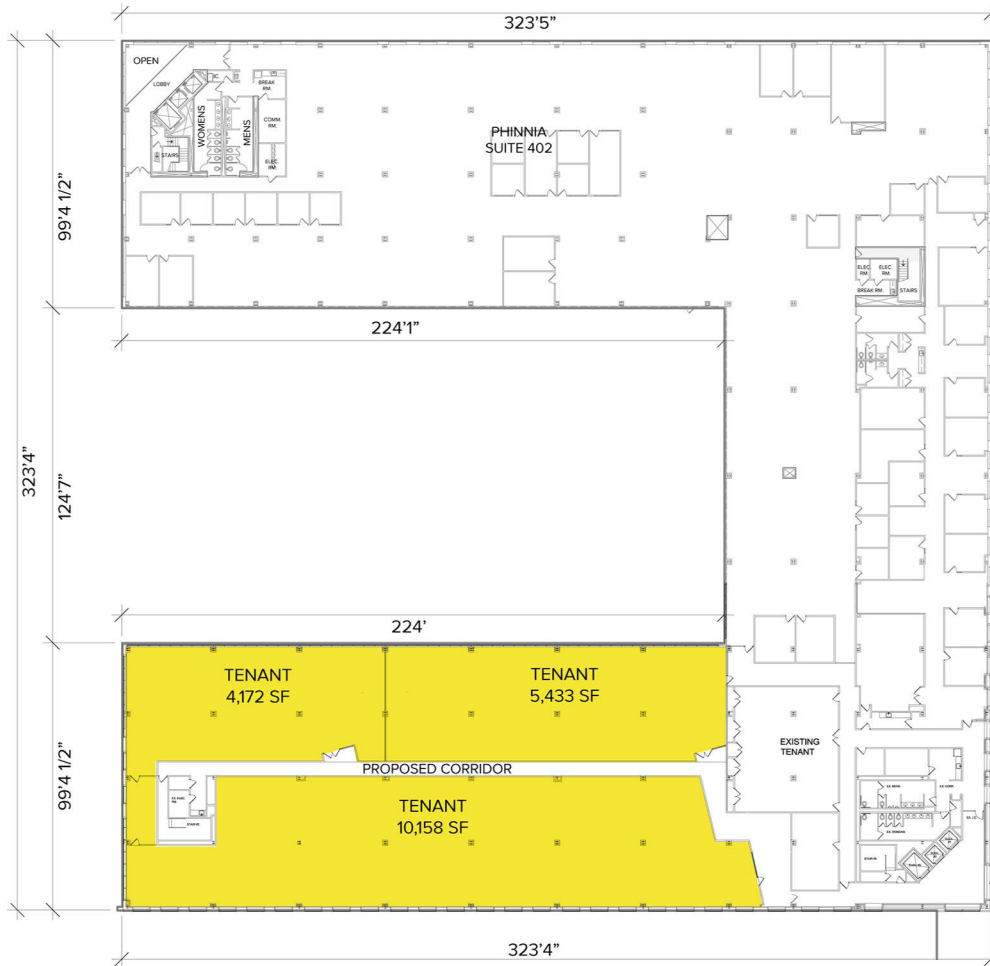
# PROPERTY FLOOR PLANS

## THIRD FLOOR



# PROPERTY FLOOR PLANS

## FOURTH FLOOR

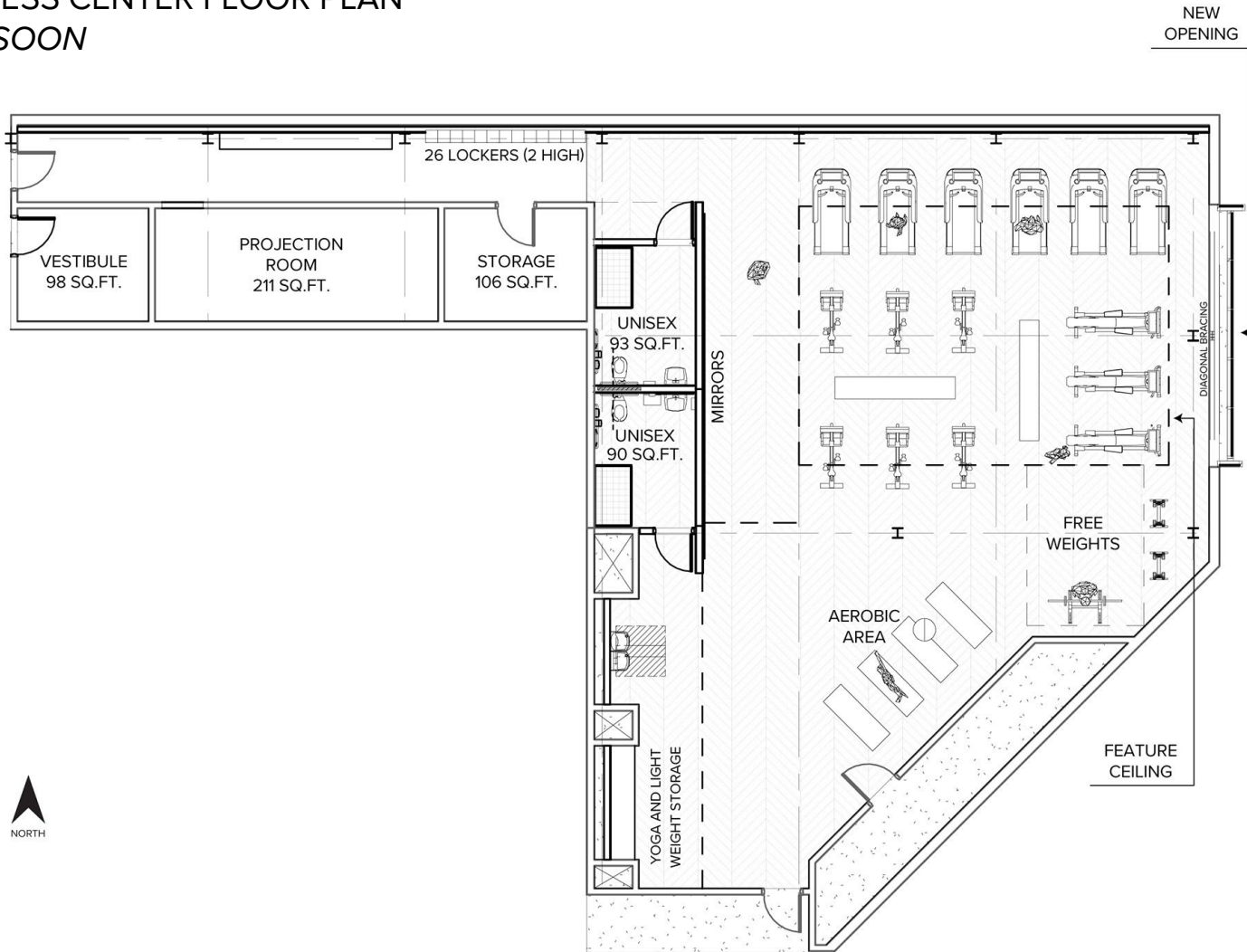


*FOURTH FLOOR – SUITE 400  
DESIGN PLAN FOR SPEC SPACE*



# PROPERTY FLOOR PLANS

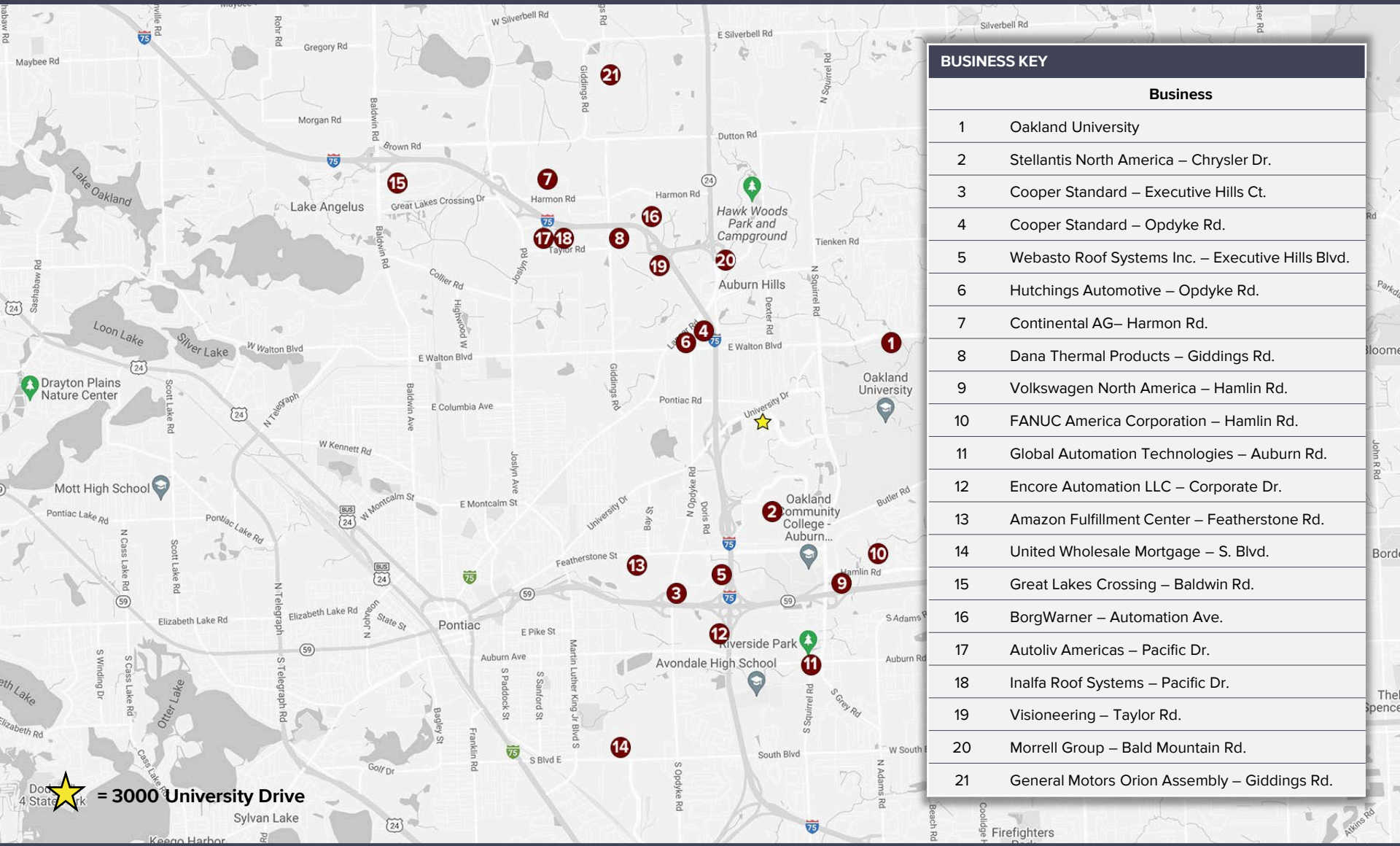
NEW FITNESS CENTER FLOOR PLAN  
COMING SOON



# OUTSTANDING LOCATION



# SURROUNDING BUSINESSES



BUSINESS KEY	
Business	
1	Oakland University
2	Stellantis North America – Chrysler Dr.
3	Cooper Standard – Executive Hills Ct.
4	Cooper Standard – Opdyke Rd.
5	Webasto Roof Systems Inc. – Executive Hills Blvd.
6	Hutchings Automotive – Opdyke Rd.
7	Continental AG– Harmon Rd.
8	Dana Thermal Products – Giddings Rd.
9	Volkswagen North America – Hamlin Rd.
10	FANUC America Corporation – Hamlin Rd.
11	Global Automation Technologies – Auburn Rd.
12	Encore Automation LLC – Corporate Dr.
13	Amazon Fulfillment Center – Featherstone Rd.
14	United Wholesale Mortgage – S. Blvd.
15	Great Lakes Crossing – Baldwin Rd.
16	BorgWarner – Automation Ave.
17	Autoliv Americas – Pacific Dr.
18	Inalfa Roof Systems – Pacific Dr.
19	Visioneering – Taylor Rd.
20	Morrell Group – Bald Mountain Rd.
21	General Motors Orion Assembly – Giddings Rd.

# NEARBY FOOD SERVICE AND HOTELS





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