

PROPERTY FOR LEASE

Five Points Professional Office Building

2251 N. Squirrel Rd Auburn Hills, MI 48326



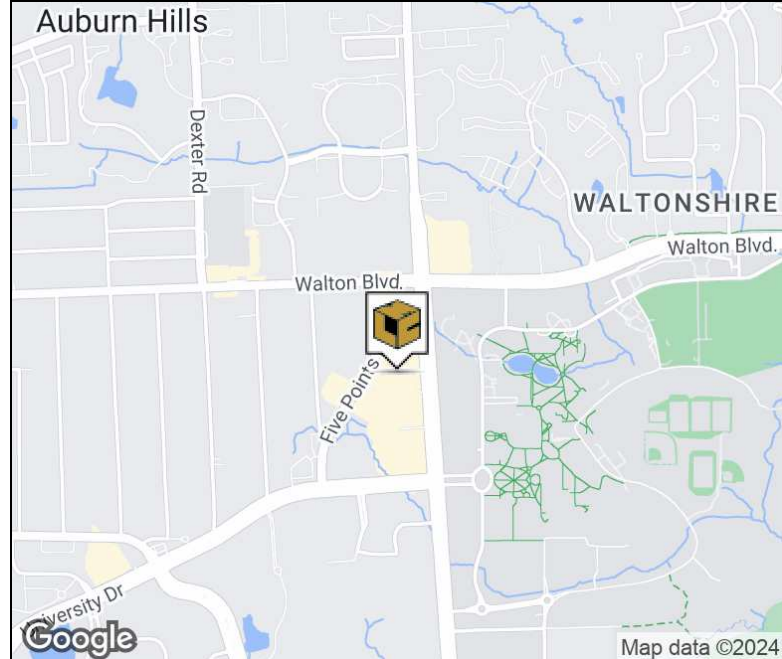
L. MASON CAPITANI
CORFAC INTERNATIONAL

PROPERTY SUMMARY



Property Highlights

- Class "A" Medical Facility
- Suites Available in Various Sizes
- Adjacent to Oakland University
- Seconds From I-75
- Professionally Managed Property
- Strategically Located with Affluent Payer Mix



FOR MORE INFORMATION:

Mason L. Capitani, SIOR
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Aaron Smith
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248.637.3515
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248.637.9700 | www.LMCap.com

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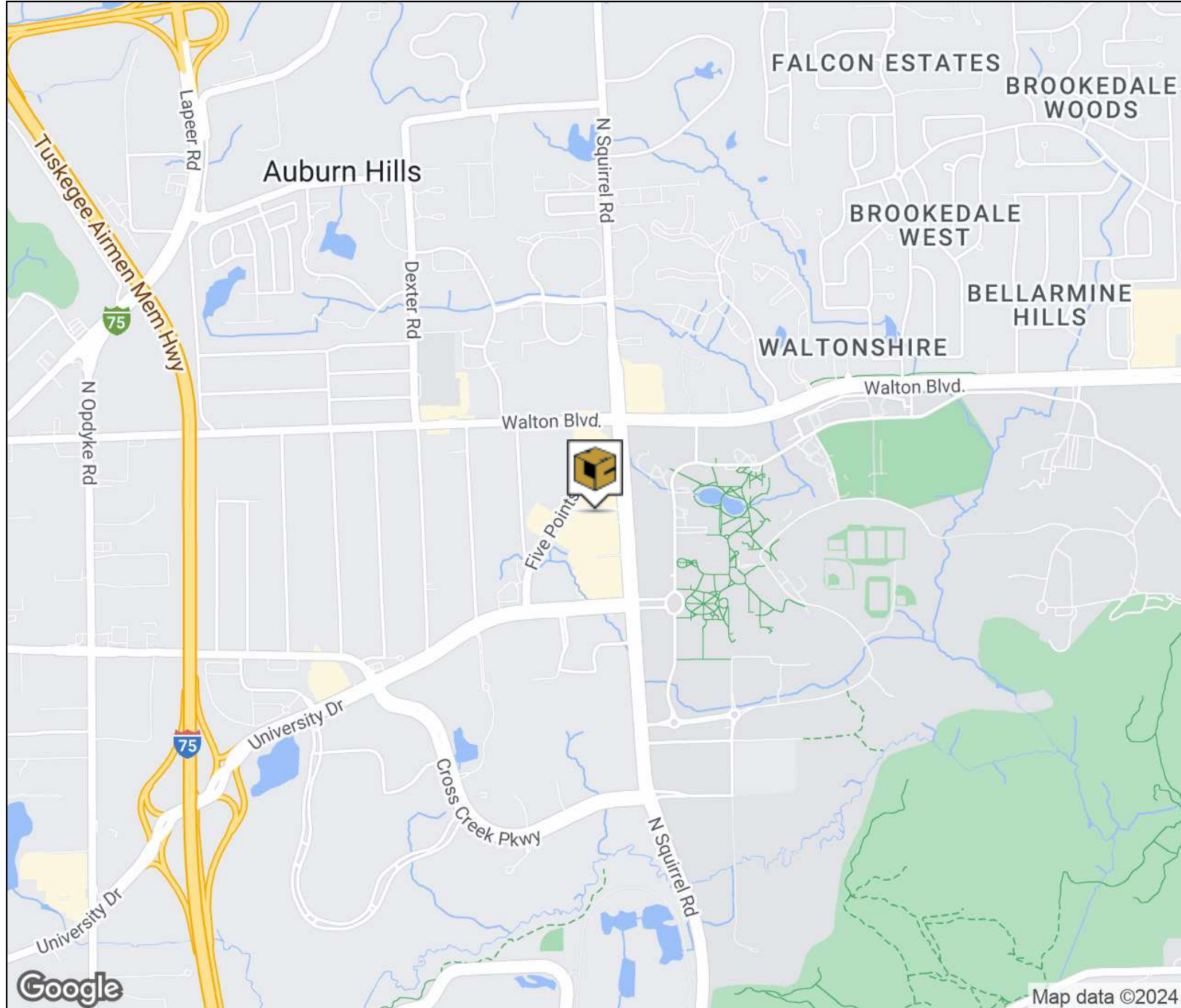
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LOCATION MAP



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OFFICE PROPERTY DETAILS

Location Information

Street Address	2251 N. Squirrel Rd
City, State, Zip	Auburn Hills, MI 48326
County	Oakland
Cross-Streets	Walton Blvd/Squirrel Rd
Location Description	South of Walton Blvd
Nearest Highway	M-59/I-75
Side of Street	West

Building Information

Building Size	55,269 SF
Building Class	A
Tenancy	Multiple
Number of Floors	3
Year Built	2000
Gross Leasable Area	55,269 SF
Available SF	10,621 SF
Load Factor	15.53%
Annual Escalations	3.0%
Partition Allowance	Negotiable
Operating Expenses	\$11.00/SF
Signage	Suite Entry

Lease Rate

\$19.75 SF/yr

Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Office
Lot Size	3.6 Acres
APN #	14-13-176-011

Parking & Transportation

Parking Type	Surface
Parking Ratio	5/1,000

Available Suites

Suite 200 - 4,456 SF	\$19.75 NNN
Suite 204 - 2,111 SF	\$19.75 NNN
Suite 206 - 1,839 SF	\$19.75 NNN
Suite 200/204/206 - 8,406 SF	\$19.75 NNN
Suite 303 - 1,295 SF	\$19.75 NNN
Suite 310 - 1,386 SF	\$19.75 NNN

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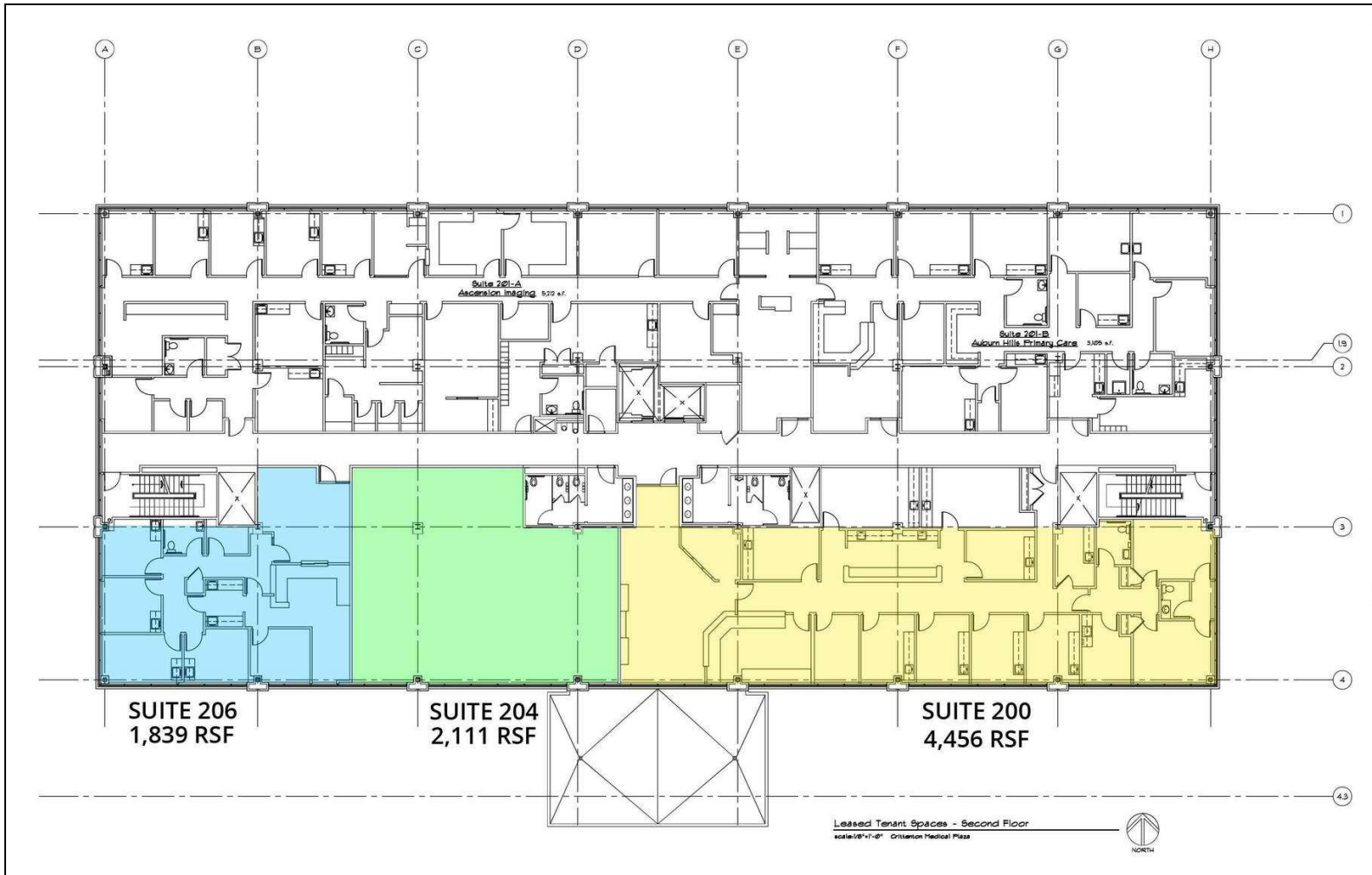
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SECOND FLOOR LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 200	Available	4,456 SF	NNN	\$19.75 SF/yr
Suite 204	Available	2,111 SF	NNN	\$19.75 SF/yr
Suite 206	Available	1,839 SF	NNN	\$19.75 SF/yr
Suite 200/204/206	Available	8,406 SF	NNN	\$19.75 SF/yr

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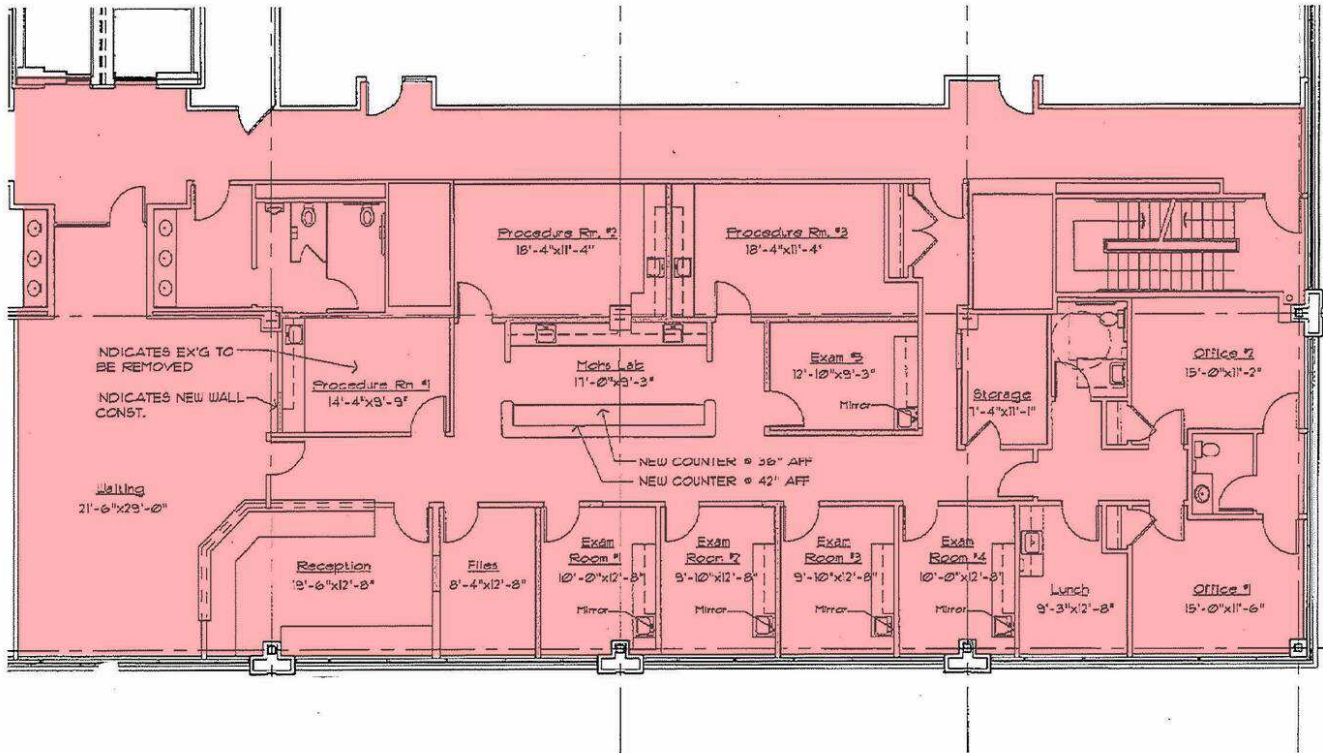
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L. MASON CAPITANI
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SUITE 200



SUITE 200 - 4,456 RSF

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 200	Available	4,456 SF	NNN	\$19.75 SF/yr

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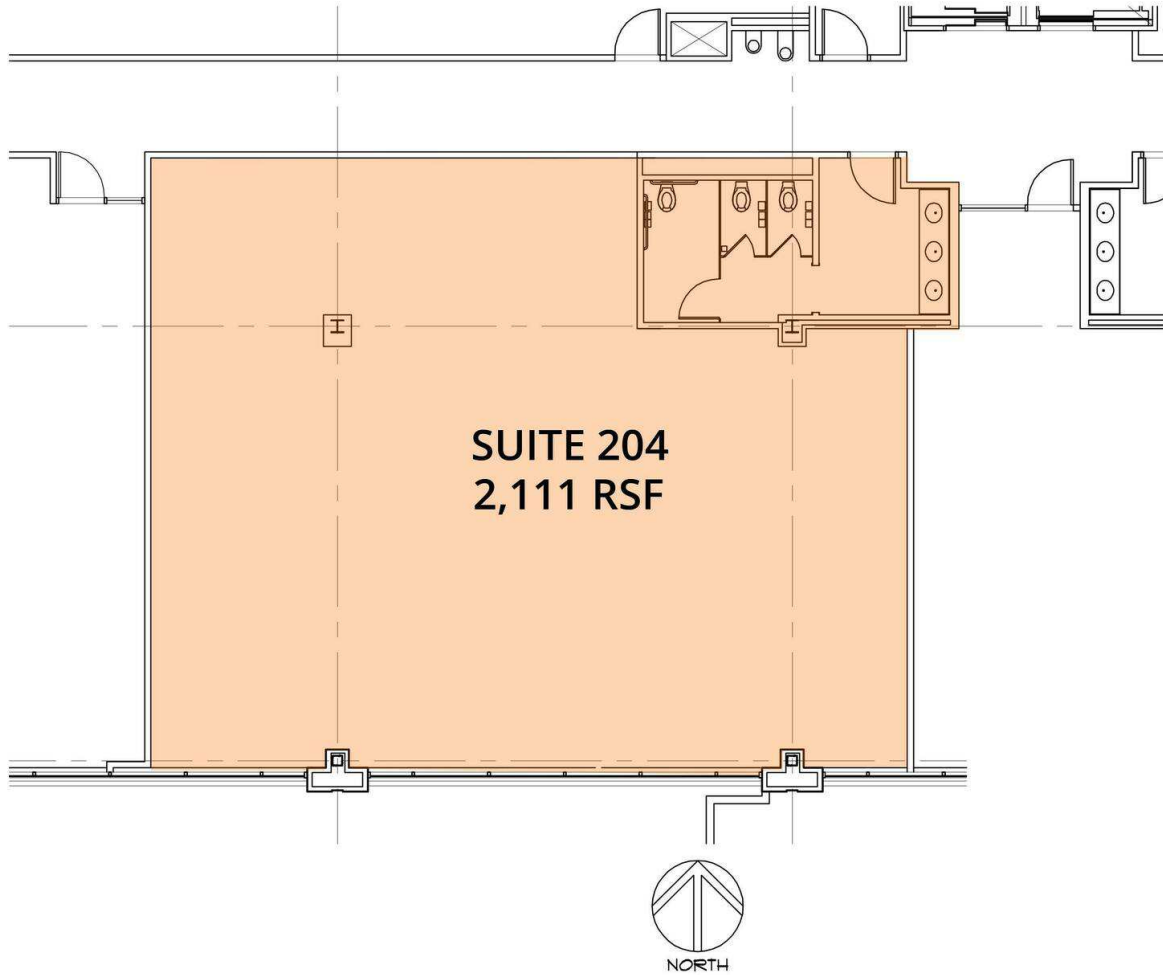
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SUITE 204



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 204	Available	2,111 SF	NNN	\$19.75 SF/yr

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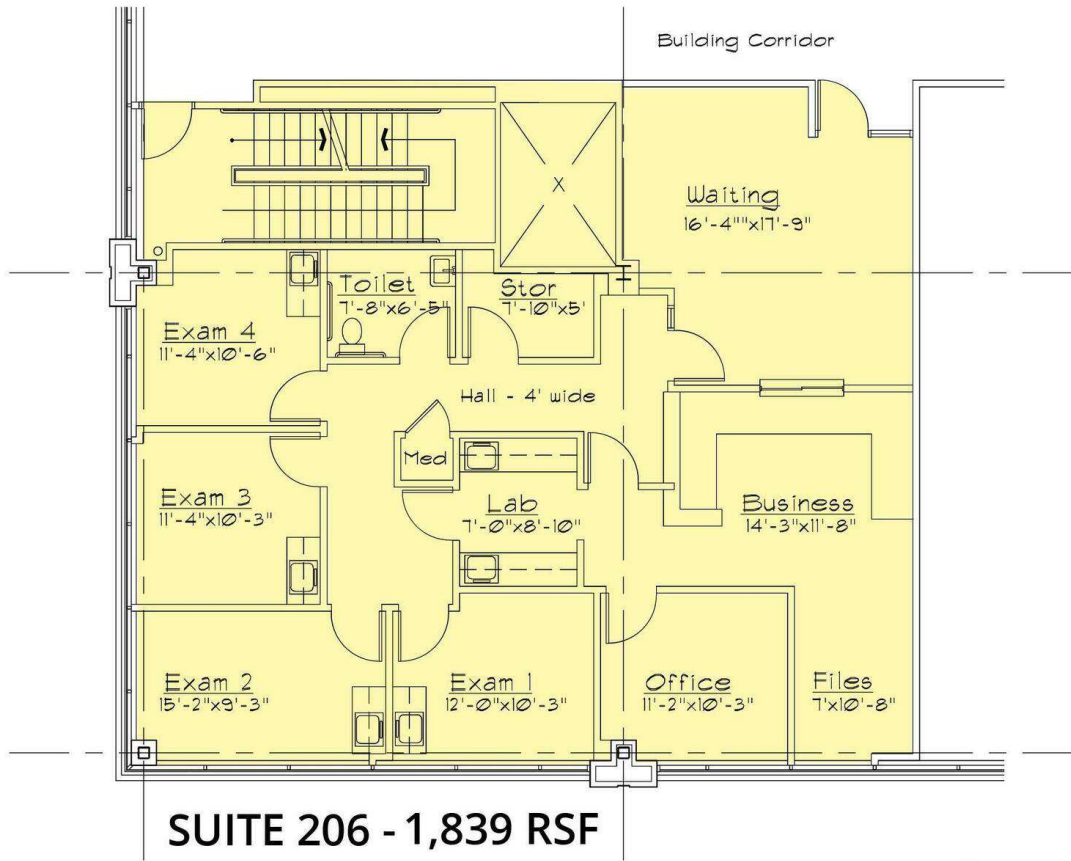
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SUITE 206



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 206	Available	1,839 SF	NNN	\$19.75 SF/yr

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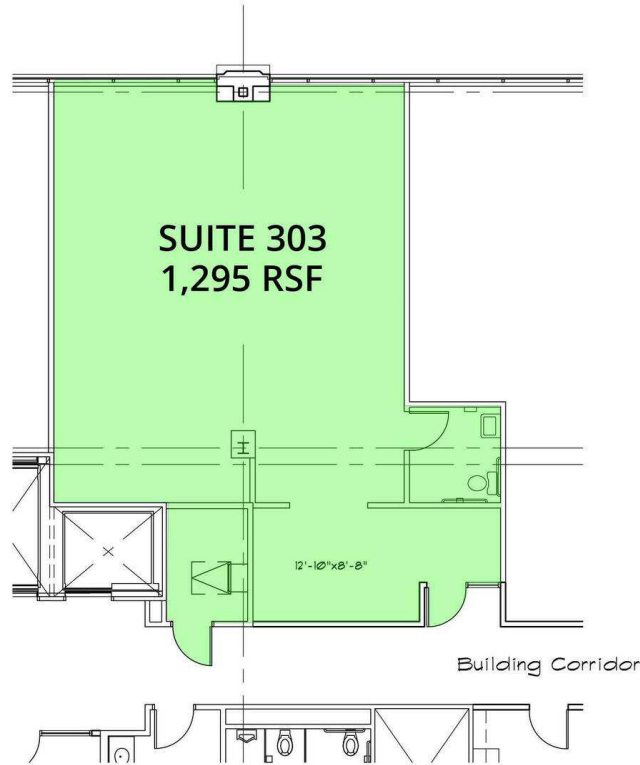
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SUITE 303



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 303	Available	1,295 SF	NNN	\$19.75 SF/yr

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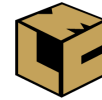
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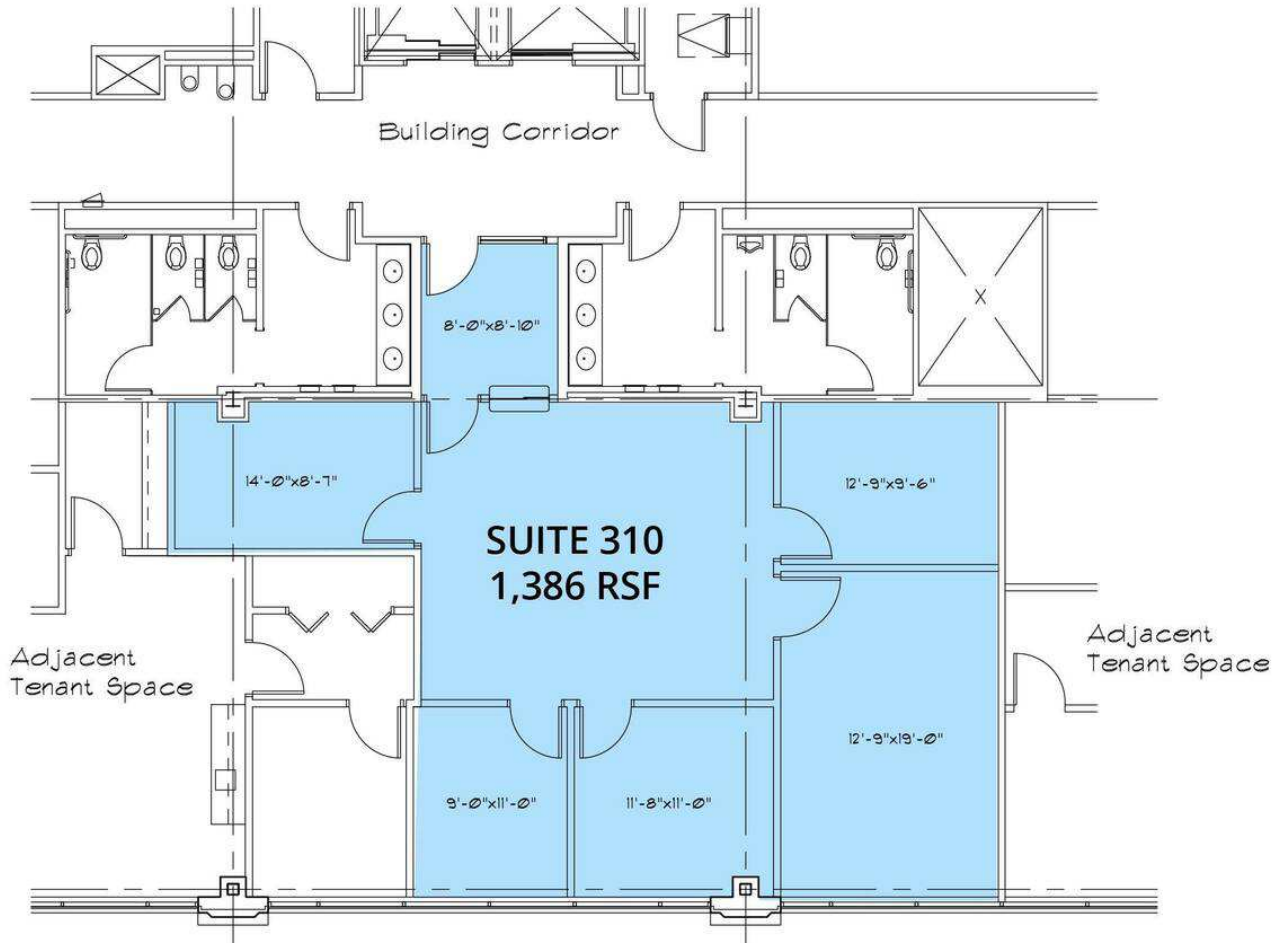
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SUITE 310



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 310	Available	1,386 SF	NNN	\$19.75 SF/yr

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