

PROPERTY FOR LEASE

Cambridge Court Phase II

2601 Cambridge Ct Auburn Hills, MI 48326



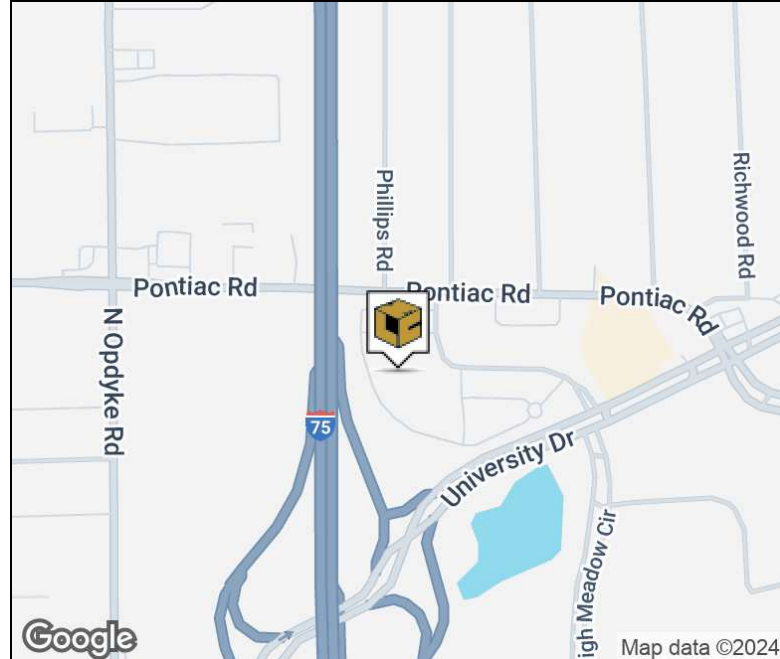
LIBERTY
PROPERTY & ASSET MANAGEMENT

PROPERTY SUMMARY



Property Highlights

- Up to 38,256 SF Available
- Building Signage Offered Along I-75
- Property Under New Ownership & Management
- Prime Location at Foot of I-75 & University Drive
- Common Area Conference Center
- Modern Office Finishes
- Renovations & Upgrades Underway
- Professionally Managed



FOR MORE INFORMATION:

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OFFICE PROPERTY DETAILS

Location Information

Street Address	2601 Cambridge Ct
City, State, Zip	Auburn Hills, MI 48326
County	Oakland
Cross-Streets	I-75 & University Drive
Nearest Highway	I-75

Building Information

Building Size	170,085 SF
Building Class	A
Occupancy %	61%
Tenancy	Multiple
Number of Floors	5
Year Built	2001
Gross Leasable Area	170,085 SF
Load Factor	12.04
Annual Escalations	-
Partition Allowance	Negotiable

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.0/1,000

Lease Rate

\$19.50 SF/yr

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Office
Lot Size	7.4 Acres
APN #	1414401002

Available Suites

Suite 123 - 2,259 SF	\$19.50 + Electricity
Suite 125 - 1,266 SF	\$19.50 + Electricity
Suite 128 - 2,027 SF	\$19.50 + Electricity
Suite 135 - 2,060 SF	\$19.50 + Electricity
Suite 140 - 1,568 SF	\$19.50 + Electricity
Suite 128/135/140 - 5,655 SF	\$19.50 + Electricity
Suite 185 - 2,150 SF	\$19.50 + Electricity
Suite 204 - 887 SF	\$19.50 + Electricity
Suite 206 - 1,553 SF	\$19.50 + Electricity
Suite 250 - 1,954 SF	\$19.50 + Electricity
Suite 410 - 7,553 SF	\$19.50 + Electricity
Suite 415 - 2,258 SF	\$19.50 + Electricity
Suite 435 - 3,685 SF	\$19.50 + Electricity
Suite 500 - 38,256 SF	\$19.50 + Electricity

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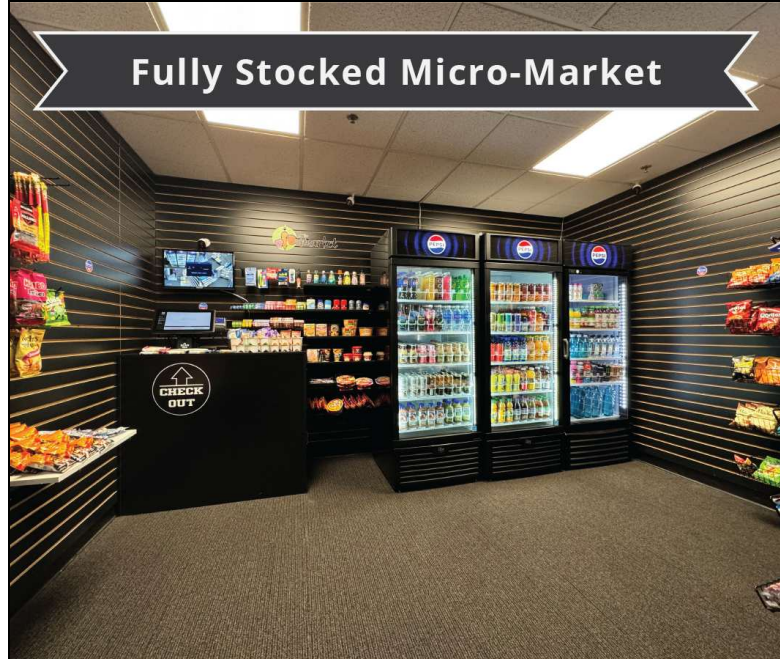
ADDITIONAL PHOTOS



36+ Person Conferencing Center



Fully Stocked Micro-Market



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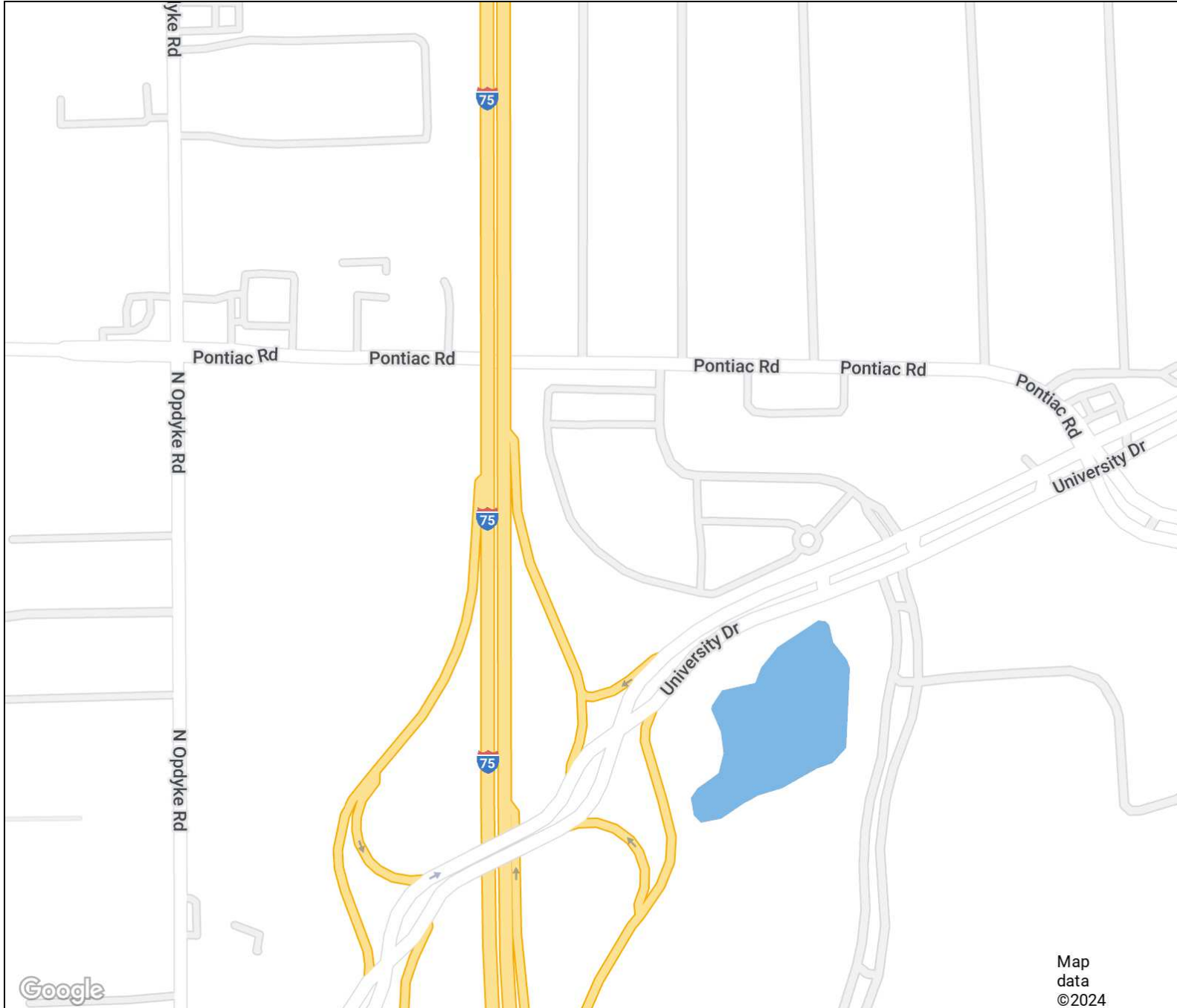
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RETAILER MAP



Map
data
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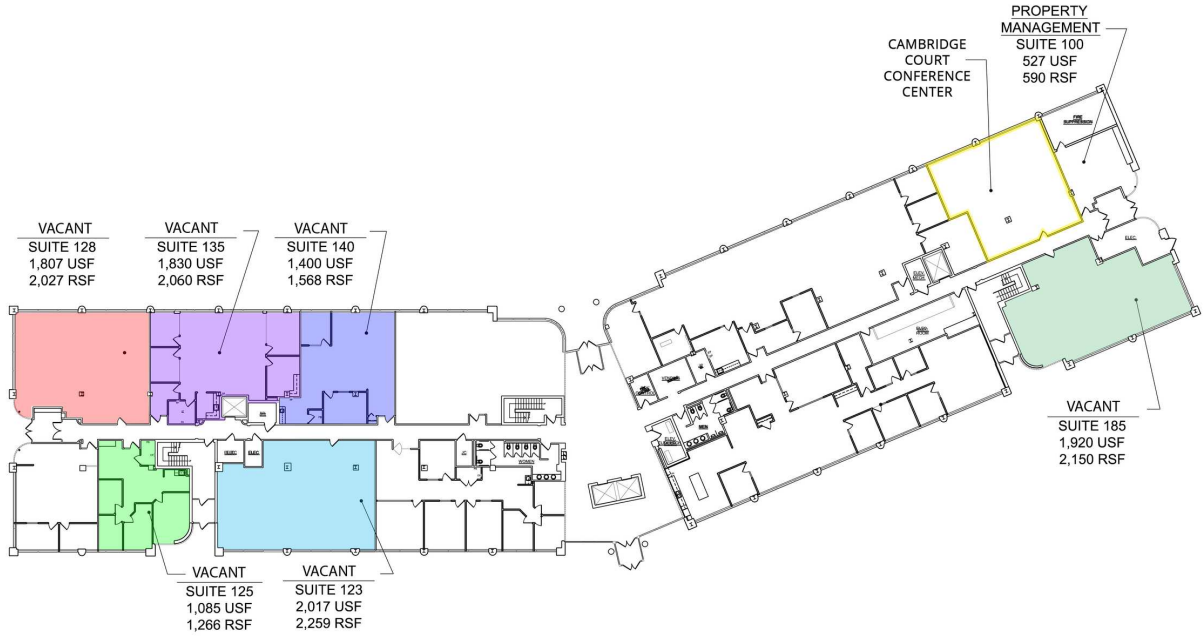
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FIRST FLOOR



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Occupancy	Video
Suite 123	2,259 SF	+ Electricity	\$19.50 SF/yr	Immediate	View Here
Suite 125	1,266 SF	+ Electricity	\$19.50 SF/yr	Immediate	View Here
Suite 128	2,027 SF	+ Electricity	\$19.50 SF/yr	Immediate	View Here
Suite 135	2,060 SF	+ Electricity	\$19.50 SF/yr	Immediate	View Here
Suite 140	1,568 SF	+ Electricity	\$19.50 SF/yr	Immediate	View Here
Suite 128/135/140	5,655 SF	+ Electricity	\$19.50 SF/yr	Immediate	-
Suite 185	2,150 SF	+ Electricity	\$19.50 SF/yr	Immediate	View Here

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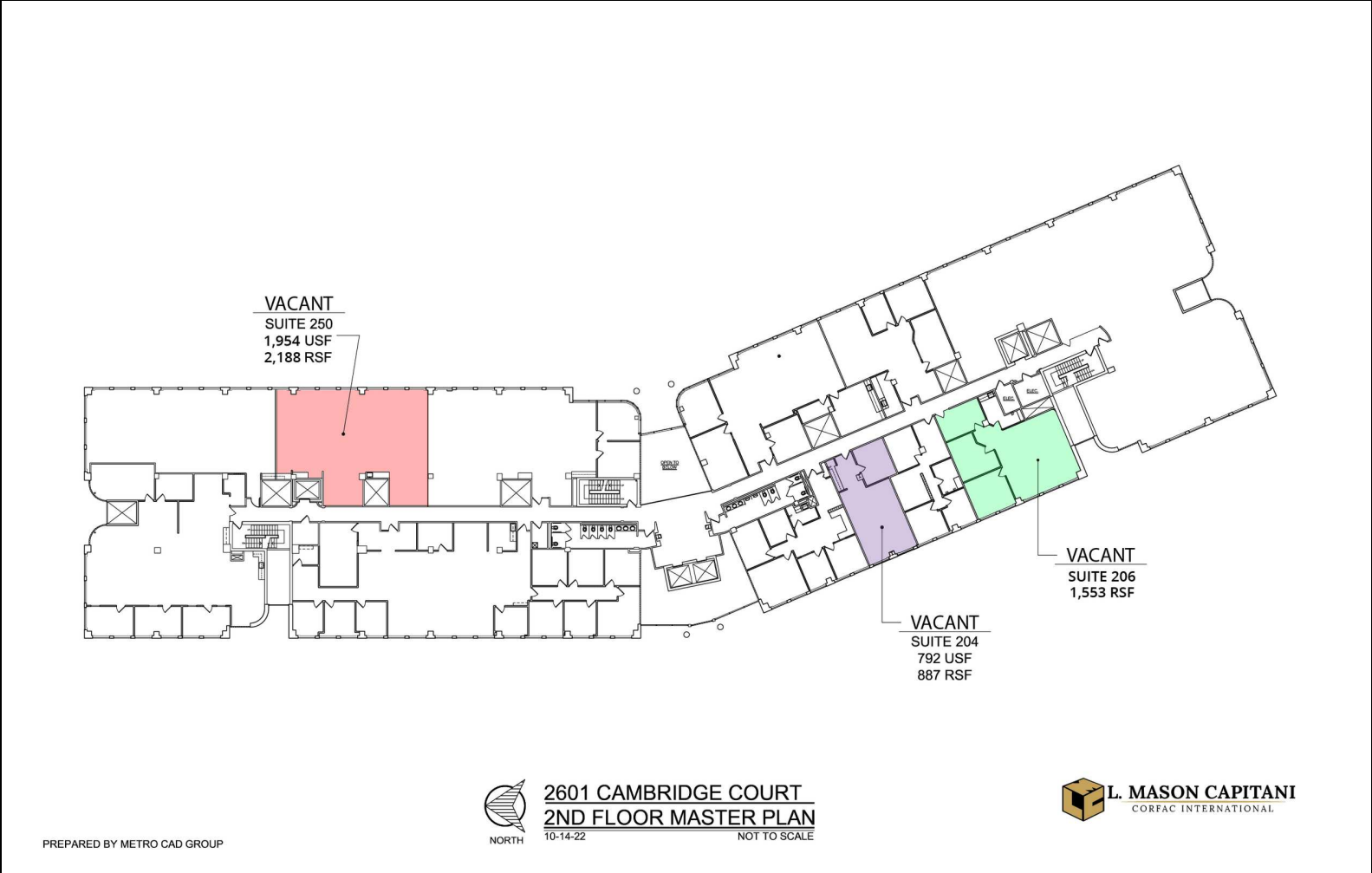
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SECOND FLOOR



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Occupancy	Video
Suite 204	887 SF	+ Electricity	\$19.50 SF/yr	Immediate	View Here
Suite 206	1,553 SF	+ Electricity	\$19.50 SF/yr	Immediate	-
Suite 250	1,954 SF	+Electricity	\$19.50 SF/yr	Immediate	View Here

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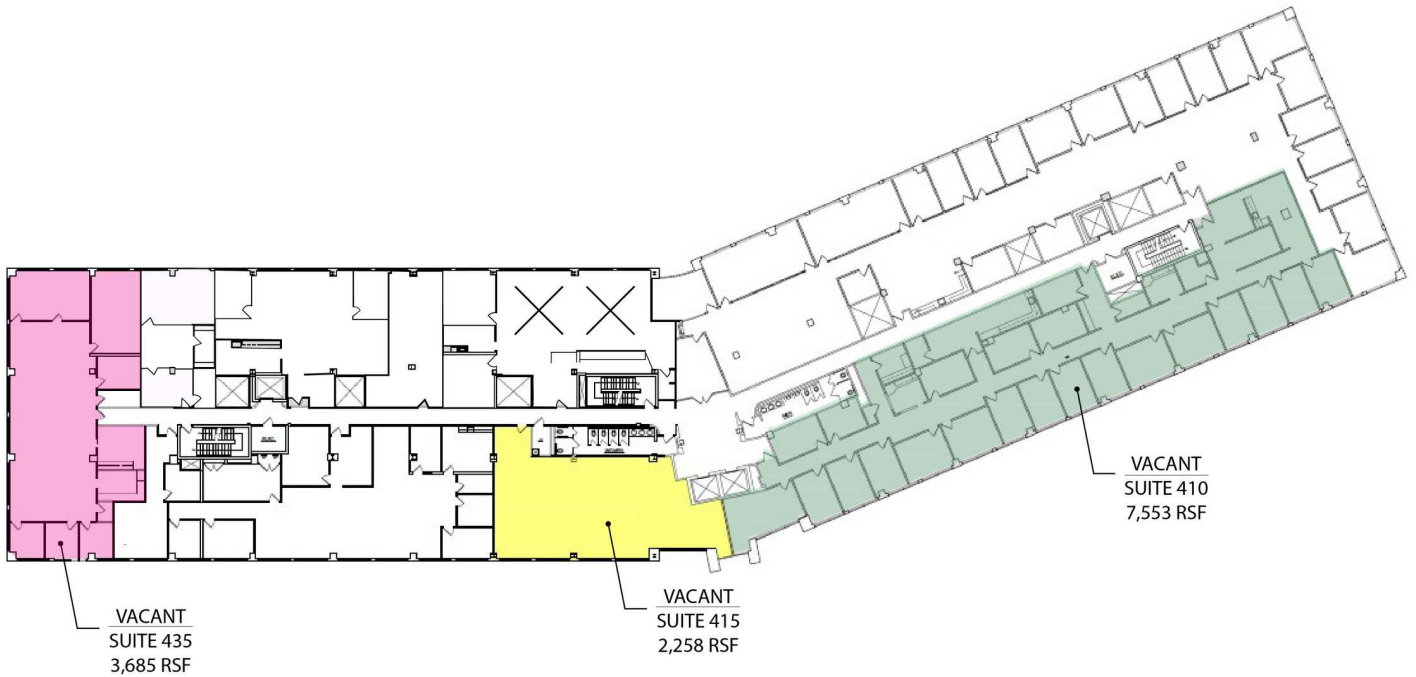
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LIBERTY
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FOURTH FLOOR



PREPARED BY METRO CAD GROUP



2601 CAMBRIDGE COURT
4TH FLOOR MASTER PLAN
6-12-23 NOT TO SCALE



L. MASON CAPITANI
CORFAC INTERNATIONAL

Available Spaces

Suite	Size (SF)	Lease Rate	Occupancy	Video
Suite 410	7,553 SF	\$19.50 SF/yr	Immediate	View Here
Suite 415	2,258 SF	\$19.50 SF/yr	Immediate	View Here
Suite 435	3,685 SF	\$19.50 SF/yr	Immediate	View Here

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LIBERTY
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FIFTH FLOOR



VACANT
SUITE 500
33,430 USF
38,256 RSF

PREPARED BY METRO CAD GROUP



2601 CAMBRIDGE COURT
5TH FLOOR MASTER PLAN
10-14-22 NOT TO SCALE



L. MASON CAPITANI
CORFAC INTERNATIONAL

Available Spaces

Suite	Size (SF)	Lease Rate	Occupancy	Video
Suite 500	38,256 SF	\$19.50 SF/yr	Immediate	View Here

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