

PROPERTY FOR LEASE



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3400 Auburn Rd Auburn Hills, MI 48326

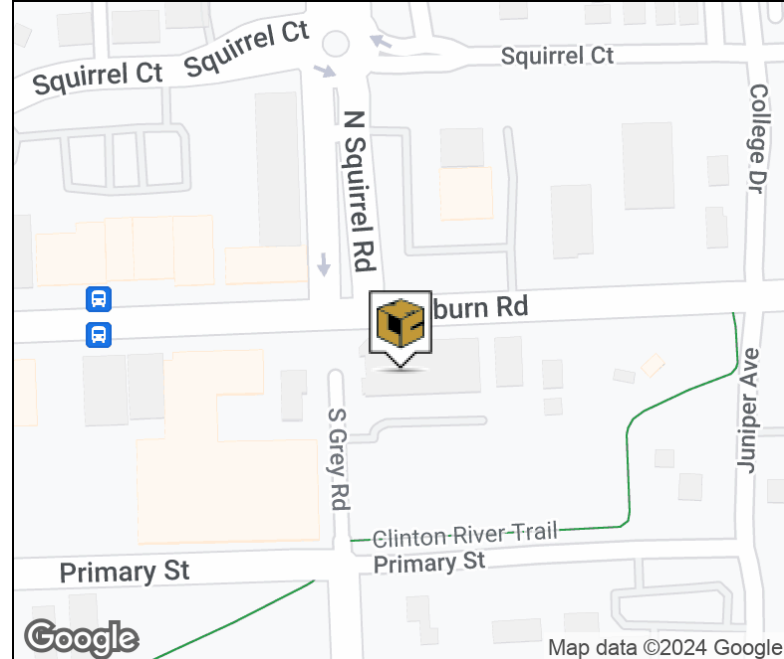
[CLICK HERE FOR VIDEO](#)

PROPERTY SUMMARY



Property Highlights

- Class "A" Office/Commercial Property
- Up to 11,562 SF Luxury Office Suite
- Office Furniture Available
- 2,500 SF 1st Floor Retail/Commercial Unit
- Building Signage Available
- Located in Downtown Auburn Hills
- Adjacent to Proposed "Public" Square
- Owner Occupied & Managed



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



CONNECT WITH US

248.637.9700 | www.LMCap.com

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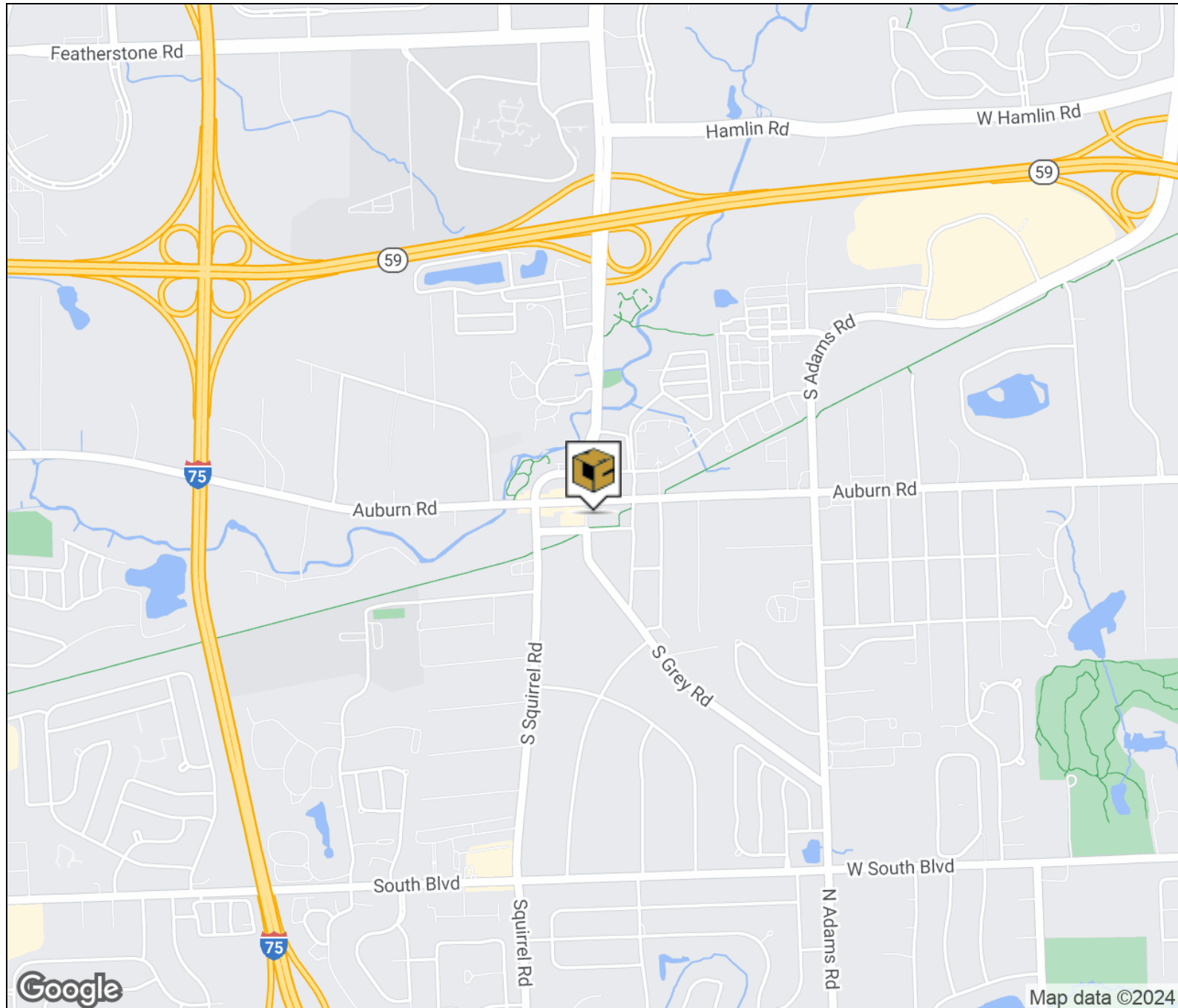
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L. MASON CAPITANI
CORFAC INTERNATIONAL

LOCATION MAP



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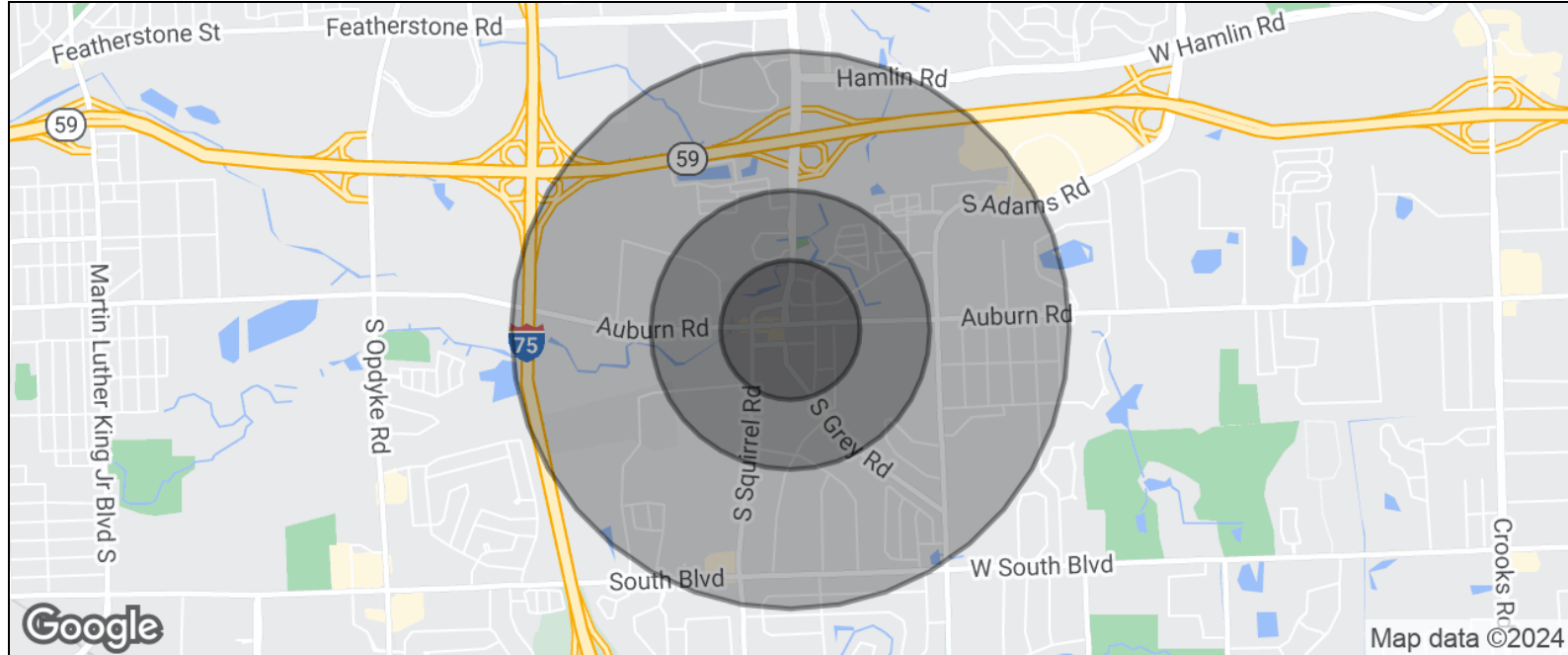
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DEMOGRAPHICS MAP & REPORT



Population

0.25 Miles

0.5 Miles

1 Mile

Total Population	633	2,709	8,957
Average Age	34.2	33.8	38.3
Average Age (Male)	31.6	31.4	35.9
Average Age (Female)	35.8	35.2	39.2

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households	257	1,127	3,990
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$83,511	\$81,643	\$78,669
Average House Value	\$152,611	\$145,889	\$147,889

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OFFICE PROPERTY DETAILS

Location Information

Street Address	3400 Auburn Rd
City, State, Zip	Auburn Hills, MI 48326
County	Oakland
Cross-Streets	-
Nearest Highway	I-75/M-59

Building Information

Building Size	23,123 SF
Building Class	B
Occupancy %	90
Tenancy	Multiple
Number of Floors	2
Year Built	2005
Gross Leasable Area	23,123 SF
Load Factor	0.00%
Annual Escalations	3.0%
Partition Allowance	Negotiable

Lease Rate

\$21.95 - 25.00 SF/yr

Property Information

Property Type	Office/Commercial
Property Subtype	Office Building
Zoning	Commercial
Lot Size	0.65 Acres
APN #	14-36-127-008

Parking & Transportation

Parking Type	Surface
Parking Ratio	4

Available Suites

1st Floor Retail - 2,500 SF	\$25.00 NNN
2nd Floor Office - 11,562 SF	\$21.95 + Electricity

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ADDITIONAL PHOTOS



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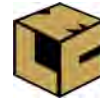
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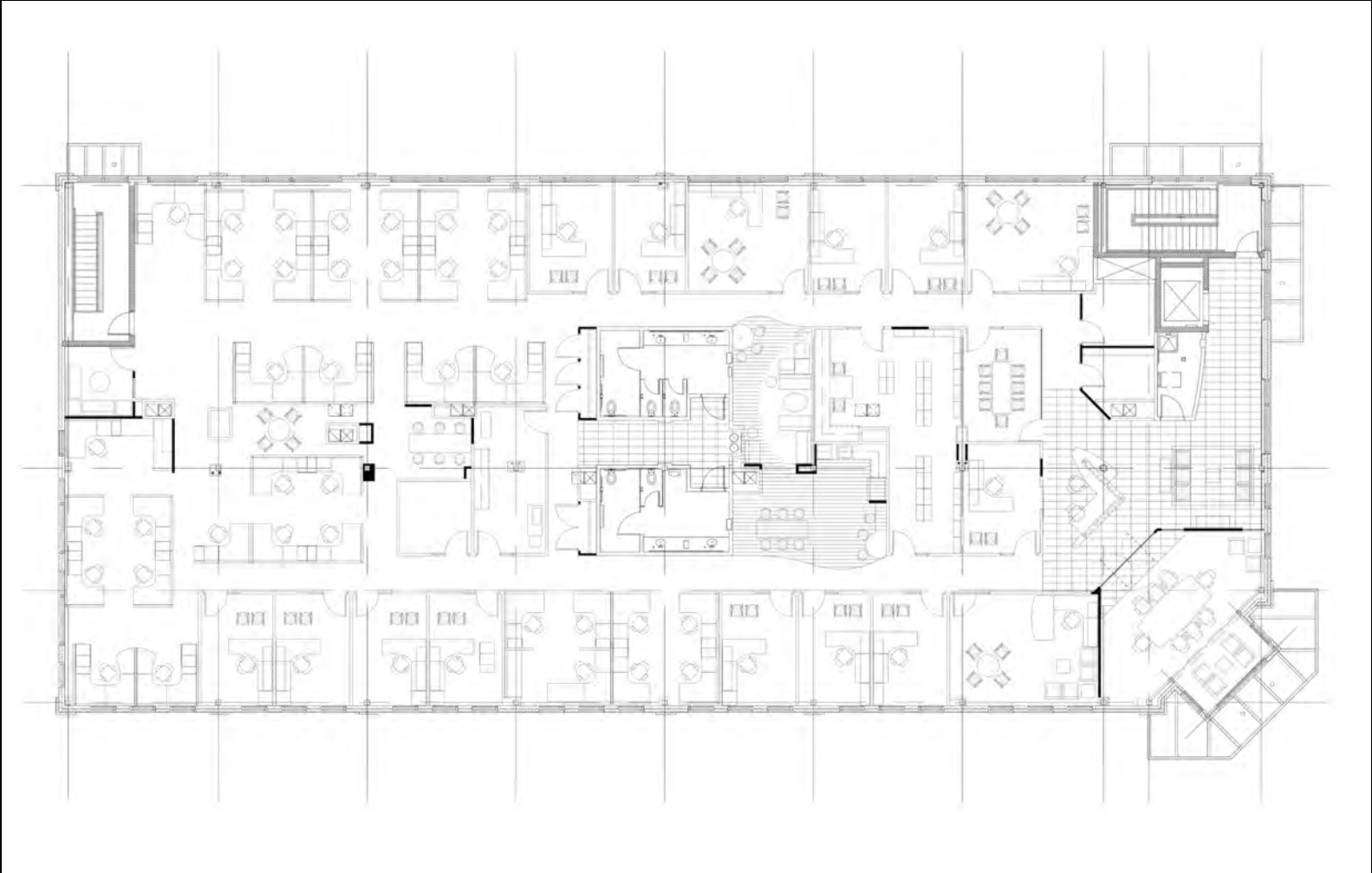
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SECOND FLOOR | OFFICE/COMMERCIAL



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Suite Tour
2nd Floor Office	Available	11,562 SF	+ Electricity	\$21.95 SF/yr	View Here

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