

PROPERTY FOR LEASE

The Auburn

3250-3256 University Drive Auburn Hills, MI 48326



LIBERTY
PROPERTY & ASSET MANAGEMENT

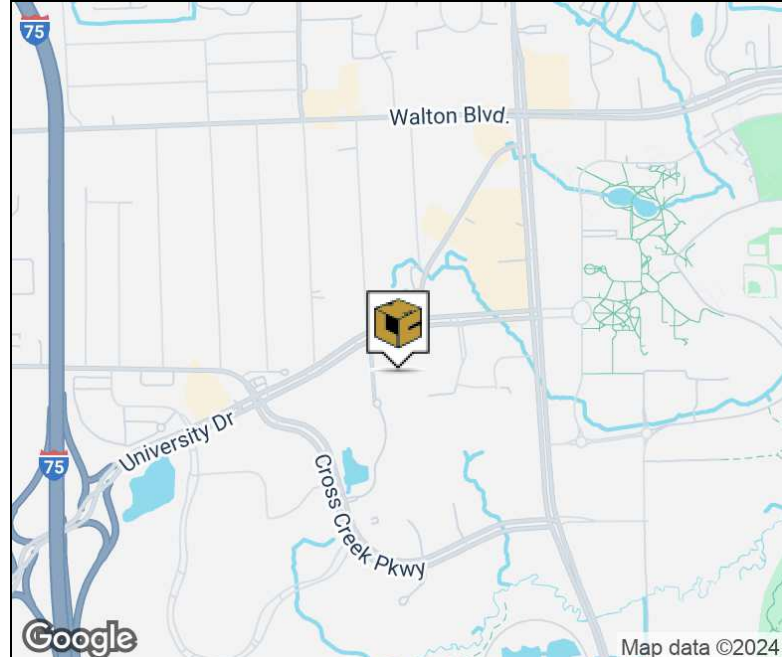
CLICK HERE FOR VIDEO

PROPERTY SUMMARY



Property Highlights

- Building Under New Ownership & Management
- Multi-Million Dollar Renovations Complete!
- Prime University Drive Location
- Adjacent to Oakland Technology Park
- 2,405 to 25,660 SF Available
- Direct Entry Suites Offered
- Impressive Main Building Lobby
- Best Office Value in Auburn Hills



FOR MORE INFORMATION:

Mason L. Capitani, SIOR

Managing Partner

248.637.7795

mlcapitani@lmcap.com

Aaron Smith

Vice President

248.637.3515

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CONNECT WITH US

248.637.9700 | www.LMCap.com

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ADDITIONAL PHOTOS



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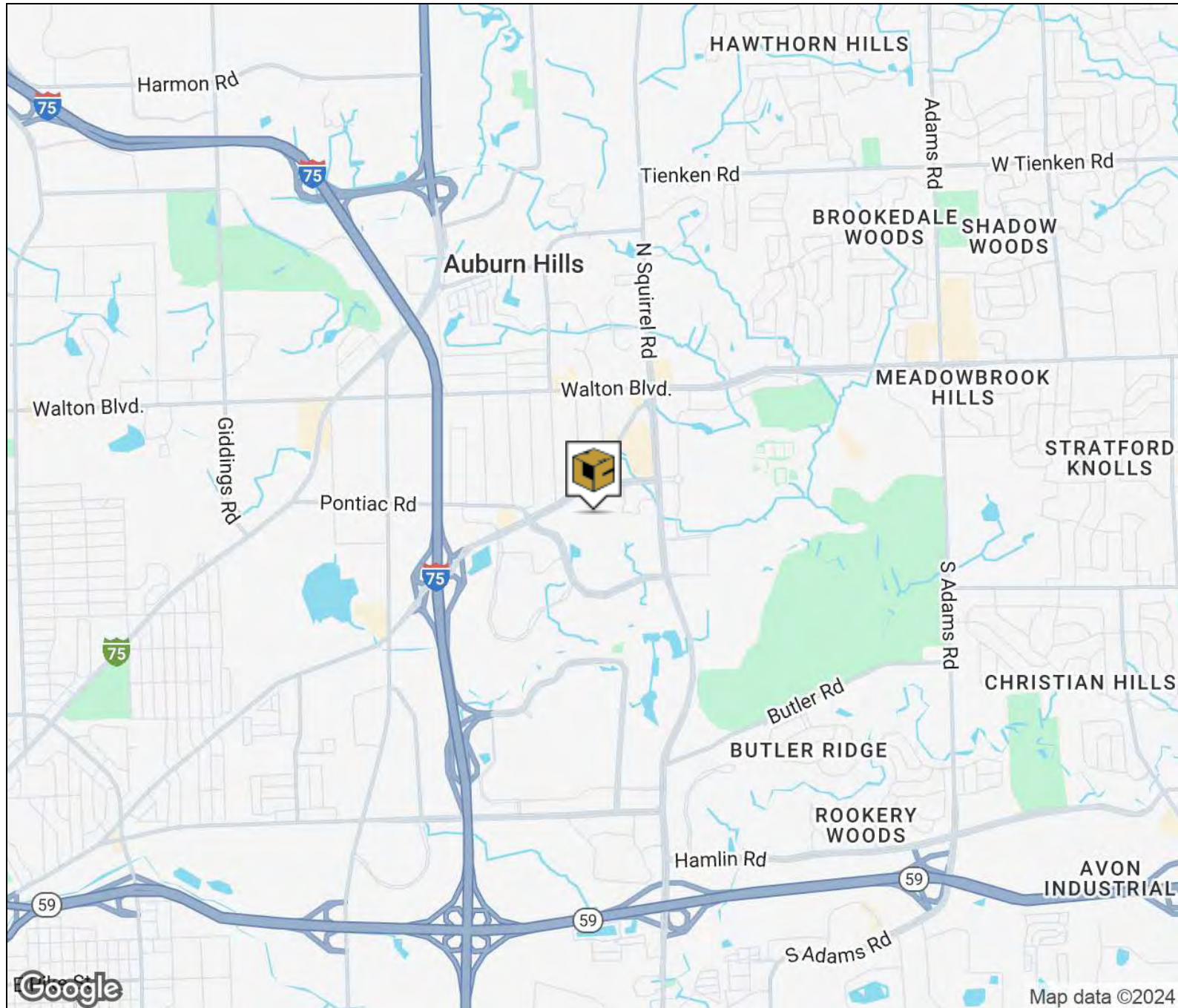
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LOCATION MAP



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OFFICE PROPERTY DETAILS

Location Information

Street Address	3250-3256 University Drive
City, State, Zip	Auburn Hills, MI 48326
County	Oakland
Cross-Streets	-
Nearest Highway	I-75

Building Information

Building Size	131,636 SF
Available SF	45,224 SF
Building Class	A
Occupancy %	70%
Tenancy	Multiple
Number of Floors	2
Year Built	2000
Load Factor	12.0%
Annual Escalations	\$0.50
Partition Allowance	Negotiable

Lease Rate

\$17.50 SF/yr

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Technology & Research
Lot Size	9.45 Acres
APN #	-

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.12

Available Suites

Suite 25 - Terrace - 4,899 SF	\$17.50 + Electricity
Suite 100 - 2,786 SF	\$17.50 + Electricity
Suite 145 - 2,405 SF	\$17.50 + Electricity
Suite 150 - 4,434 SF	\$17.50 + Electricity
Suite 170 - 2,926 SF	\$17.50 + Electricity
Suite 150/170 - 7,360 SF	\$17.50 + Electricity
Suite 200 - 25,660 SF	\$17.50 + Electricity

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SUITE 25 - TERRACE



SUITE 25 FLOOR PLAN
3256 UNIVERSITY DR, AUBURN HILLS, MI
6-20-23 SCALE: 1/8" = 1'-0"



L. MASON CAPITANI
CORFAC INTERNATIONAL

PREPARED BY METRO CAD GROUP

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 25 - Terrace	Available	4,899 SF	+ Electricity	\$17.50 SF/yr	View Here

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SUITE 100



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 100	Available	2,786 SF	+ Electricity	\$17.50 SF/yr	View Here

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SUITE 145



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 145	Available	2,405 SF	+ Electricity	\$17.50 SF/yr	View Here

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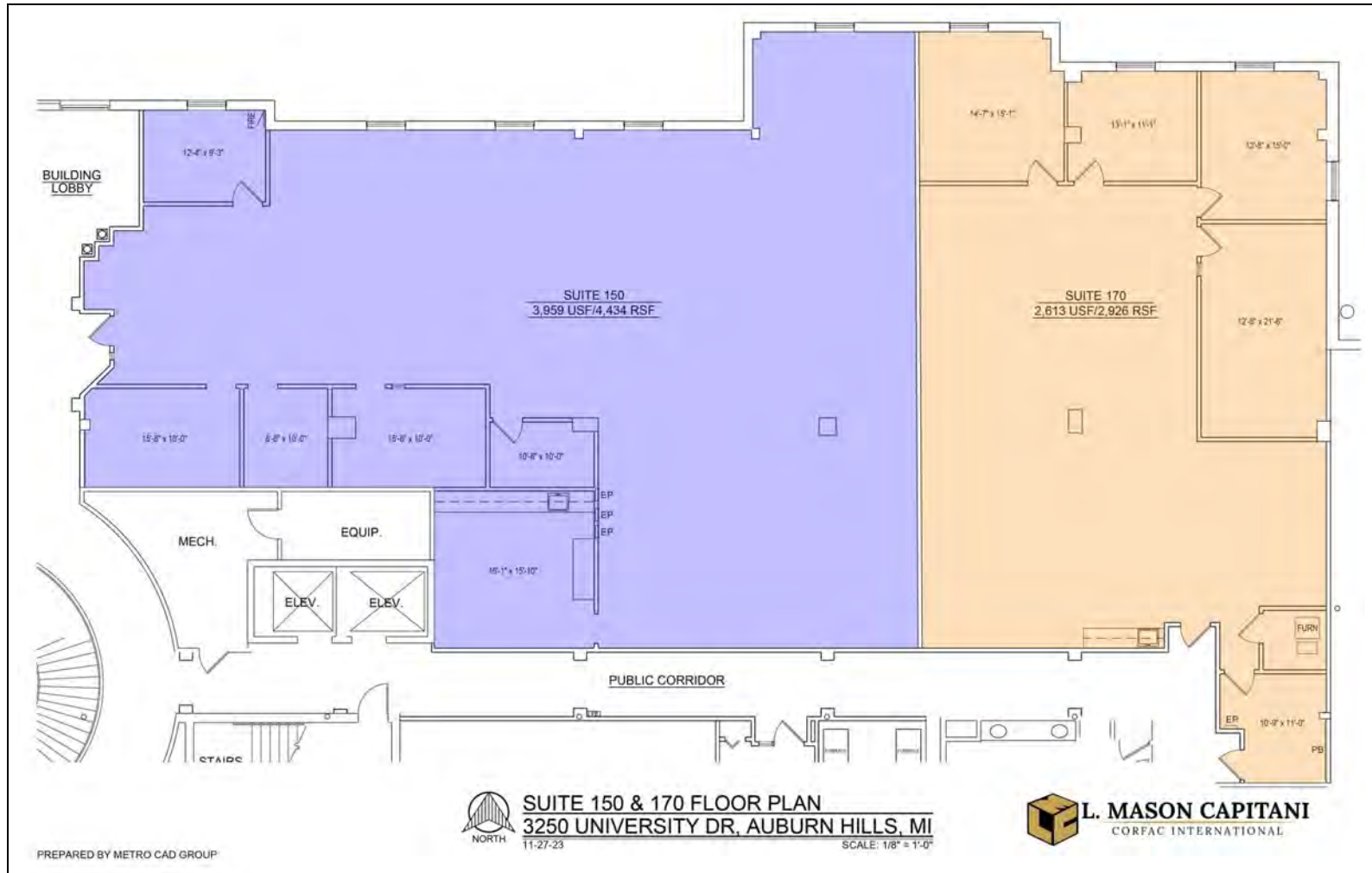
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SUITE 150/170



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 150	Available	4,434 SF	+ Electricity	\$17.50 SF/yr	View Here
Suite 170	Available	2,926 SF	+ Electricity	\$17.50 SF/yr	View Here
Suite 150/170	Available	7,360 SF	+ Electricity	\$17.50 SF/yr	View Here

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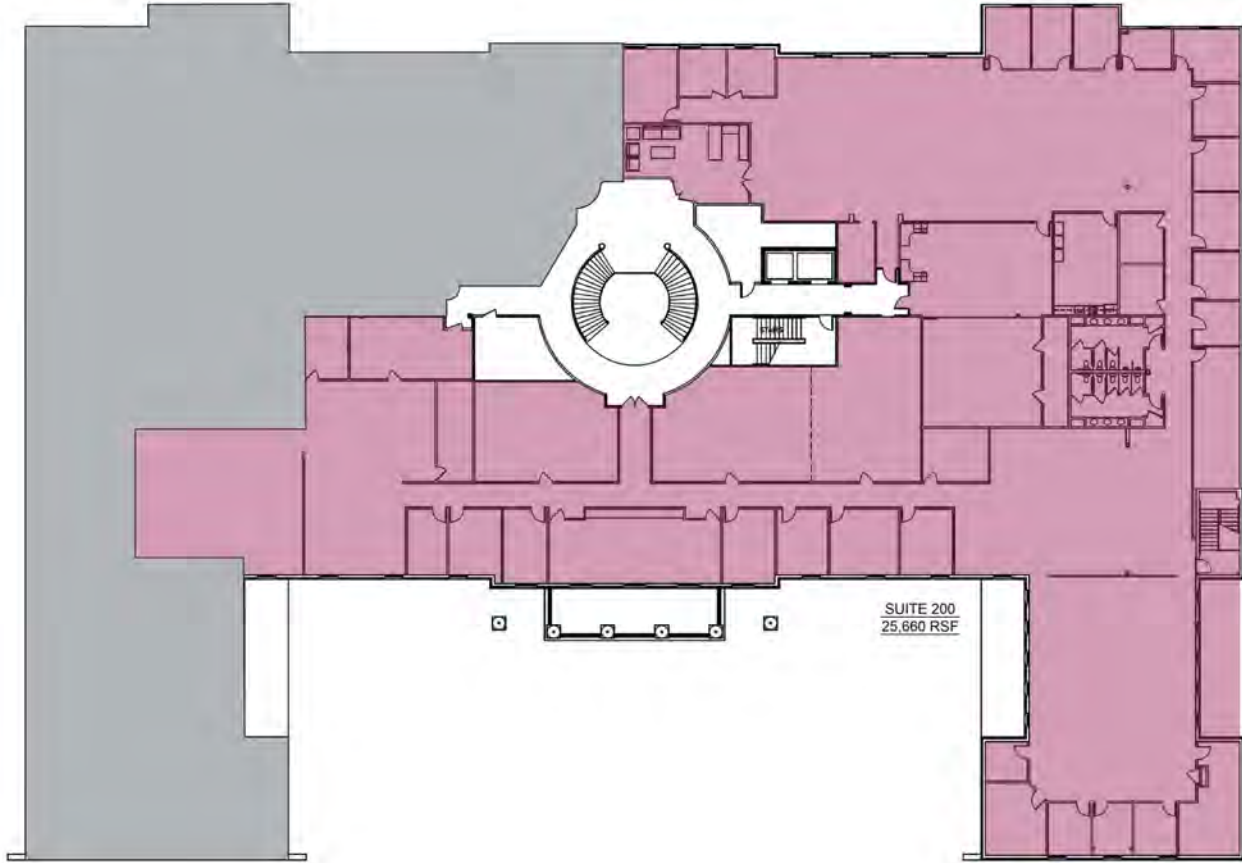
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SUITE 200



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Video
Suite 200	Available	25,660 SF	+ Electricity	\$17.50 SF/yr	View Here

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