

2601 Cambridge Court

Auburn Hills, MI



CAMBRIDGE COURT

- 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
- Micro-Market Food Center
- Conference Center for Tenant Use
- Modern Office Finishes
- Professionally Managed

**CLASS "A"
OFFICE BUILDING
FOR LEASE**

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

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



2601 Cambridge Court

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT



40+ Person Conferencing Center



Fully Stocked Micro-Market



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

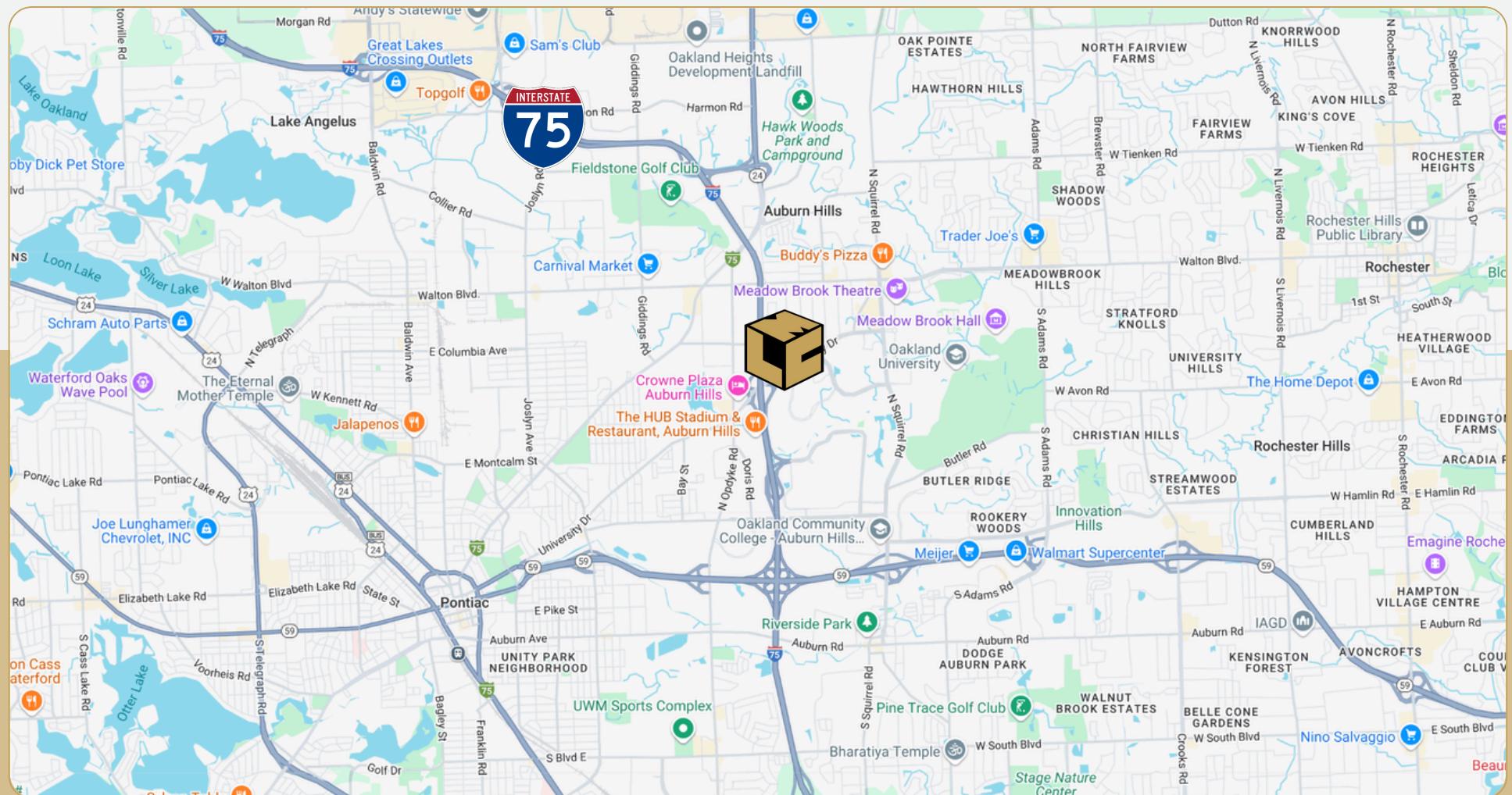
2601 Cambridge Court

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

2601 Cambridge Court

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

Office Property Details:

Details:

Location Description: University Drive/I-75

Building Type: Office

Class: A

Zoning: Office

Floors: 5

Year Built: 2001

Year Renovated: 2021

Gross SF: 170,085 SF

Total Rentable SF: 170,085 SF

Available SF: 61,448 SF

Min/Max SF: 1,016 SF - 38,256 SF

Acres: 7.4

Mulitenant: Yes

Parcel ID: 14-14-401-002

Property Description: Prime location at the foot of I-75 & University Drive. Property under new management and ownership.

Economic

Min/Max Rental Rate: \$19.50/SF

Rental Terms: + Electric

Annual Escalations: \$0.50/SF

Load Factor: 12.0%

Occupancy: Immediate

Parking: Surface - 4.0/1,000

Partition Allowance: Negotiable

Signage: Suite Entry

Status: Existing

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

2601 Cambridge Court

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

Available Suites:

Suite 123: 2,259 SF

Suite 150: 2,317 SF

Suite 185: 2,150 SF

Suite 255: 1,954 SF

Suite 410: 7,553 SF

Suite 415: 2,258 SF

Suite 435: 3,685 SF

Suite 437: 1,016 SF

Suite 500: 38,256 SF



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

2601 Cambridge Court

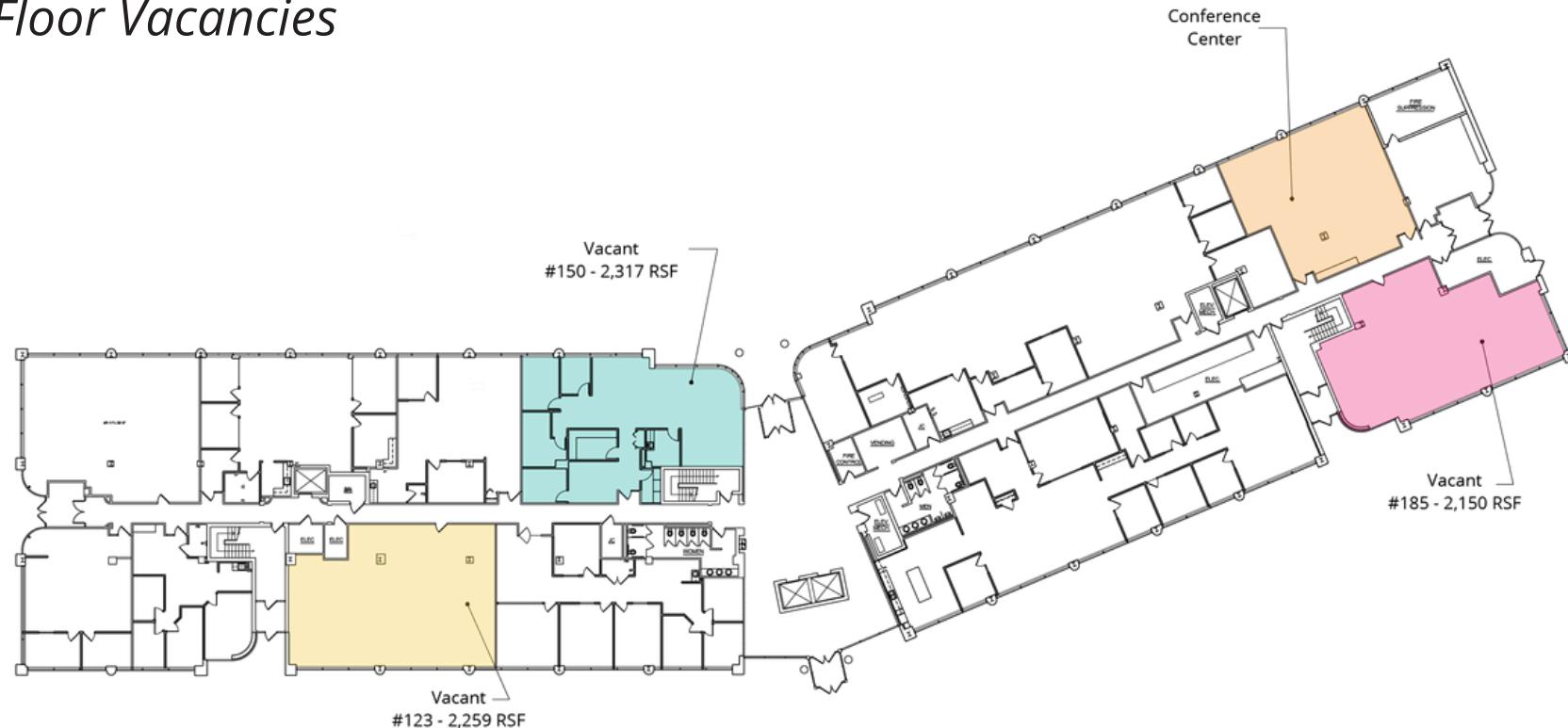
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

First Floor Vacancies



Suite Number	Square Footage	Video Tour
123	2,259 SF	View Here
150	2,317 SF	View Here
185	2,150 SF	View Here

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

2601 Cambridge Court

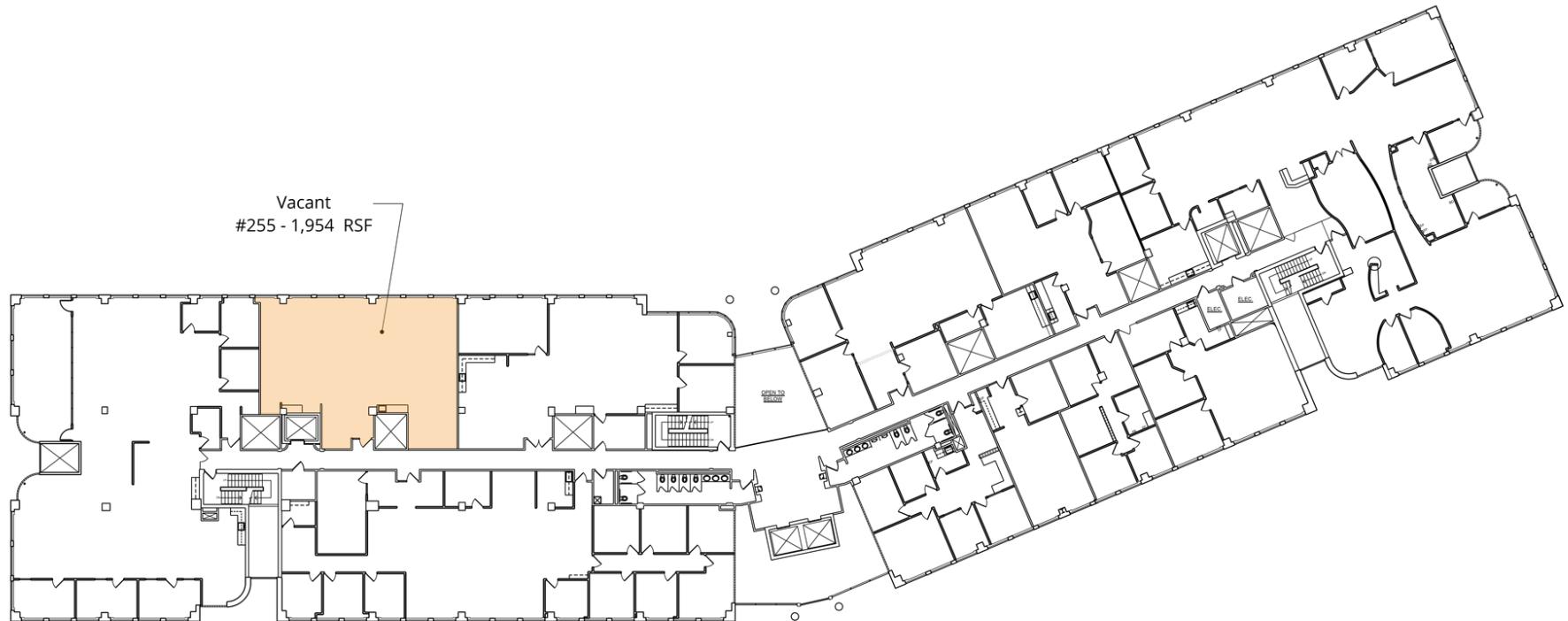
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

Second Floor Vacancies



Suite Number	Square Footage	Video Tour
255	1,954 SF	View Here

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

2601 Cambridge Court

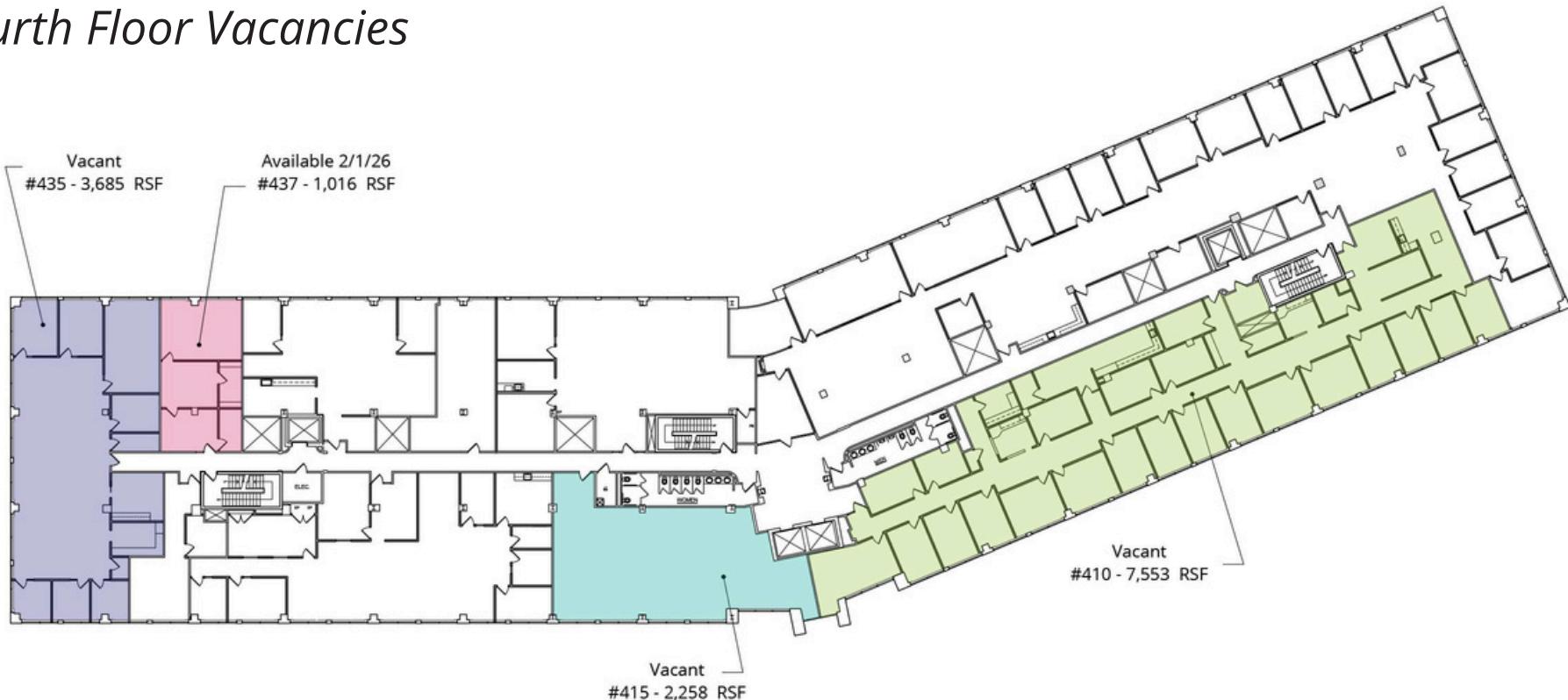
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

Fourth Floor Vacancies



Suite Number	Square Footage	Video Tour	Available
410	7,553 SF	View Here	Immediate
415	2,258 SF	View Here	Immediate
435	3,685 SF	View Here	Immediate
437	1,016 SF	-	2/1/2026

248.637.9700 | [LMCap.com](#)

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

2601 Cambridge Court

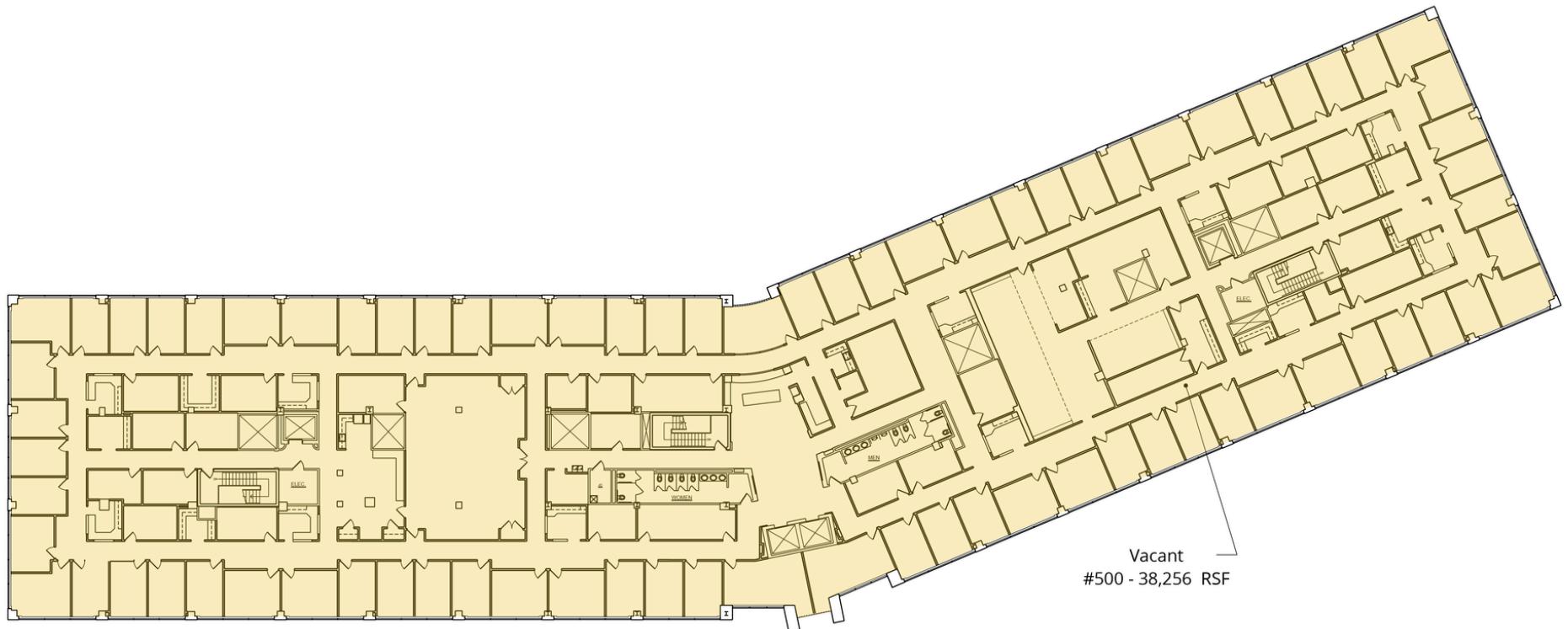
Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

LIBERTY
PROPERTY & ASSET MANAGEMENT

Fifth Floor Vacancies



Suite Number	Square Footage	Video Tour
500	38,256 SF	View Here

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.