

# 3250-3256 University Drive

Auburn Hills, MI

The Auburn

## Property Video

- Building Under New Ownership & Management
- Multi-Million Dollar Renovations Complete!
- Prime University Drive Location
- Adjacent to Oakland Technology Park
- 2,068 to 25,660 SF Available
- Direct Entry Suites Offered
- Impressive Main Building Lobby
- Best Office Value in Auburn Hills

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

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CORFAC INTERNATIONAL

**LIBERTY**  
PROPERTY & ASSET MANAGEMENT

**3250-3256 University Drive**

*Auburn Hills, MI*



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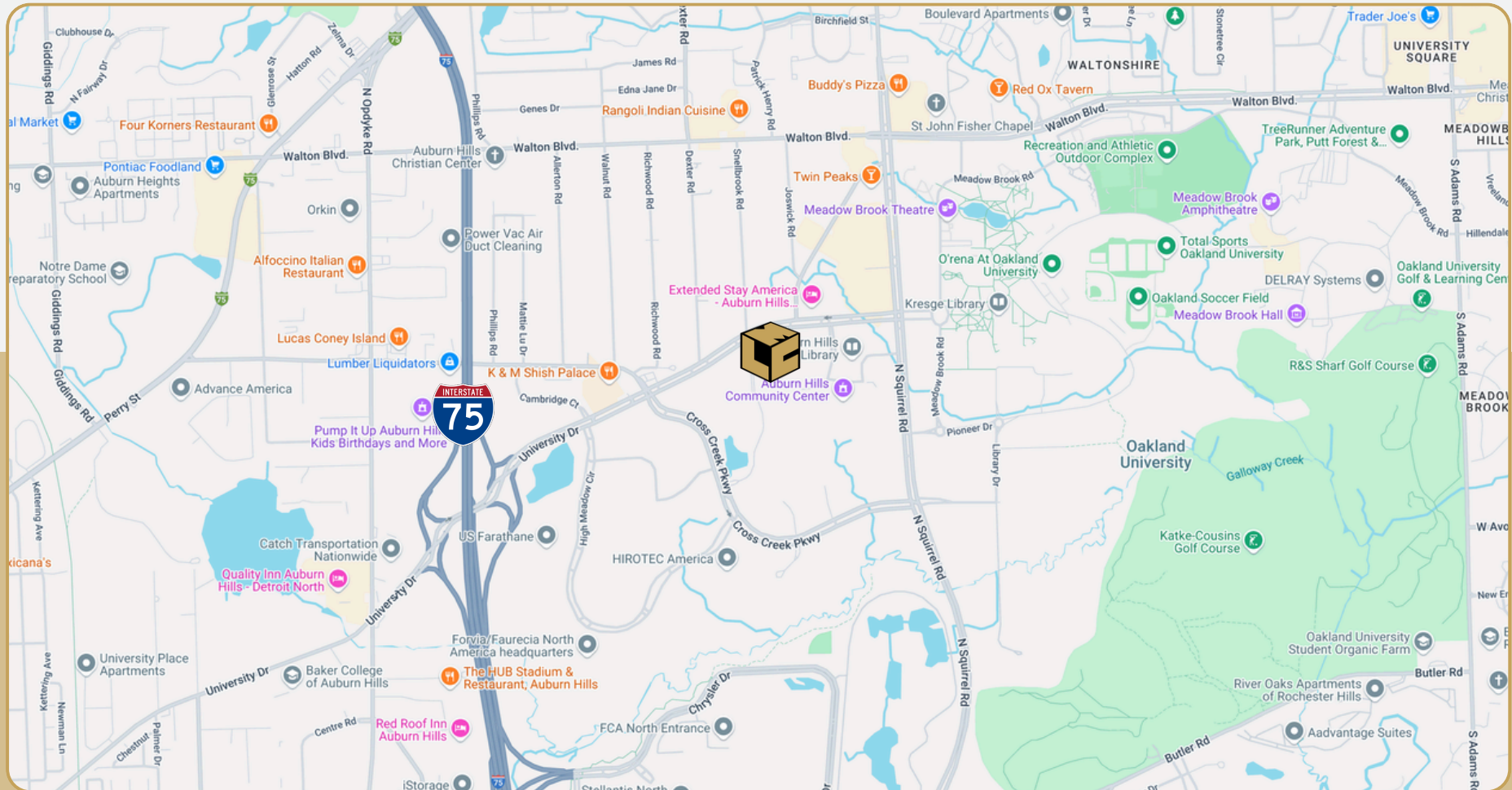
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## Office Property Details:

### Details:

<b>Location Description:</b>	University Dr & I-75
<b>Building Type:</b>	Office
<b>Class:</b>	A
<b>Zoning:</b>	Office
<b>Floors:</b>	2
<b>Year Built:</b>	2000
<b>Year Renovated:</b>	2024
<b>Gross SF:</b>	131,636 SF
<b>Total Rentable SF:</b>	131,636 SF
<b>Available SF:</b>	44,424 SF
<b>Min/Max SF:</b>	2,068 SF - 25,660 SF
<b>Acres:</b>	9.45
<b>Multitenant:</b>	Yes
<b>Parcel ID:</b>	14-13-301-007

**Property Description:** High visibility office building under new ownership and management. Full building renovations are complete!

### Economic:

<b>Min/Max Rental Rate:</b>	\$17.50/SF
<b>Rental Terms:</b>	+ Electric
<b>Annual Escalations:</b>	\$0.50/SF
<b>Load Factor:</b>	12.0%
<b>Occupancy:</b>	Immediate
<b>Parking:</b>	4.12/1,000 Spaces
<b>Partition Allowance:</b>	Negotiable
<b>Status:</b>	Existing
<b>Operating Expenses:</b>	Base Year

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## Available Suites:

**Suite 25 - Terrace:** 4,899 SF

**Suite 100:** 2,786 SF

**Suite 142:** 2,755 SF

**Suite 142/145:** 4,823 SF

**Suite 145:** 2,068 SF

**Suite 150:** 3,273 SF

**Suite 165:** 3,043 SF

**Suite 200:** 25,660 SF



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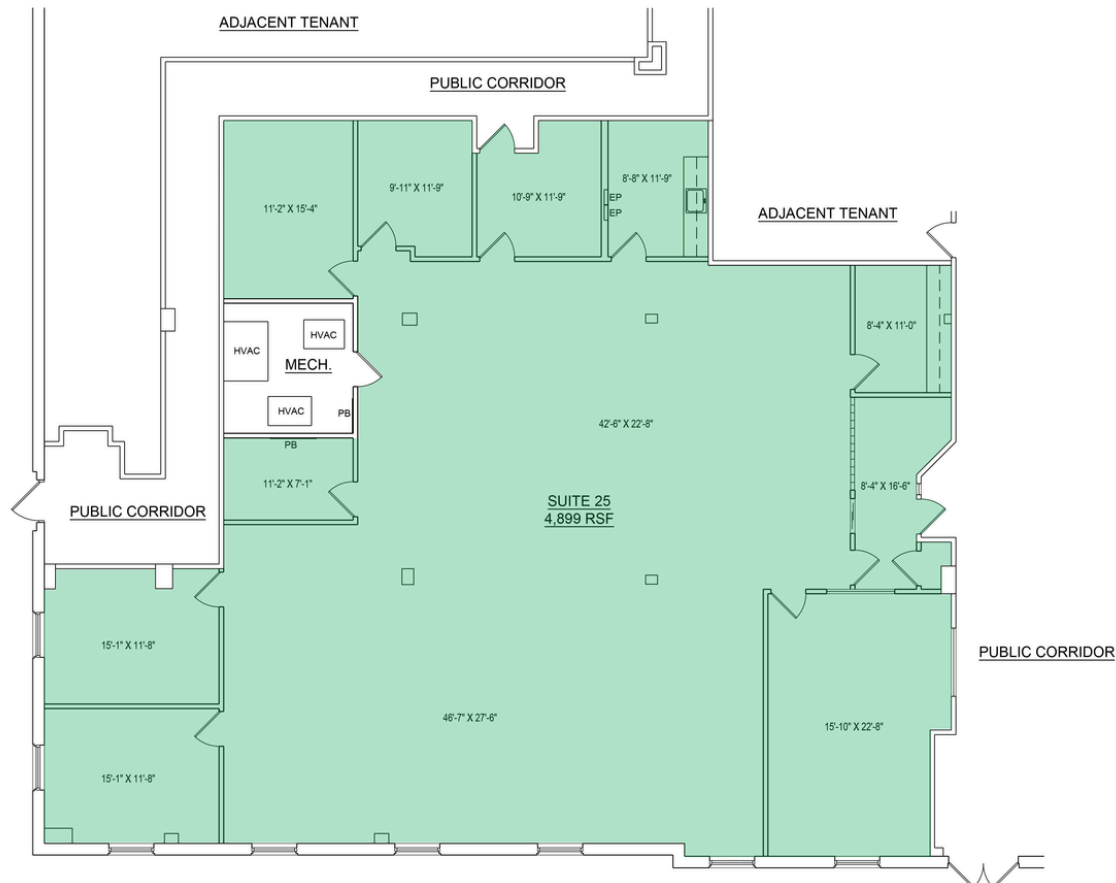
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## 3256 University Drive - Suite 25



Suite Number	Square Footage
25 - Terrace	4,899 SF

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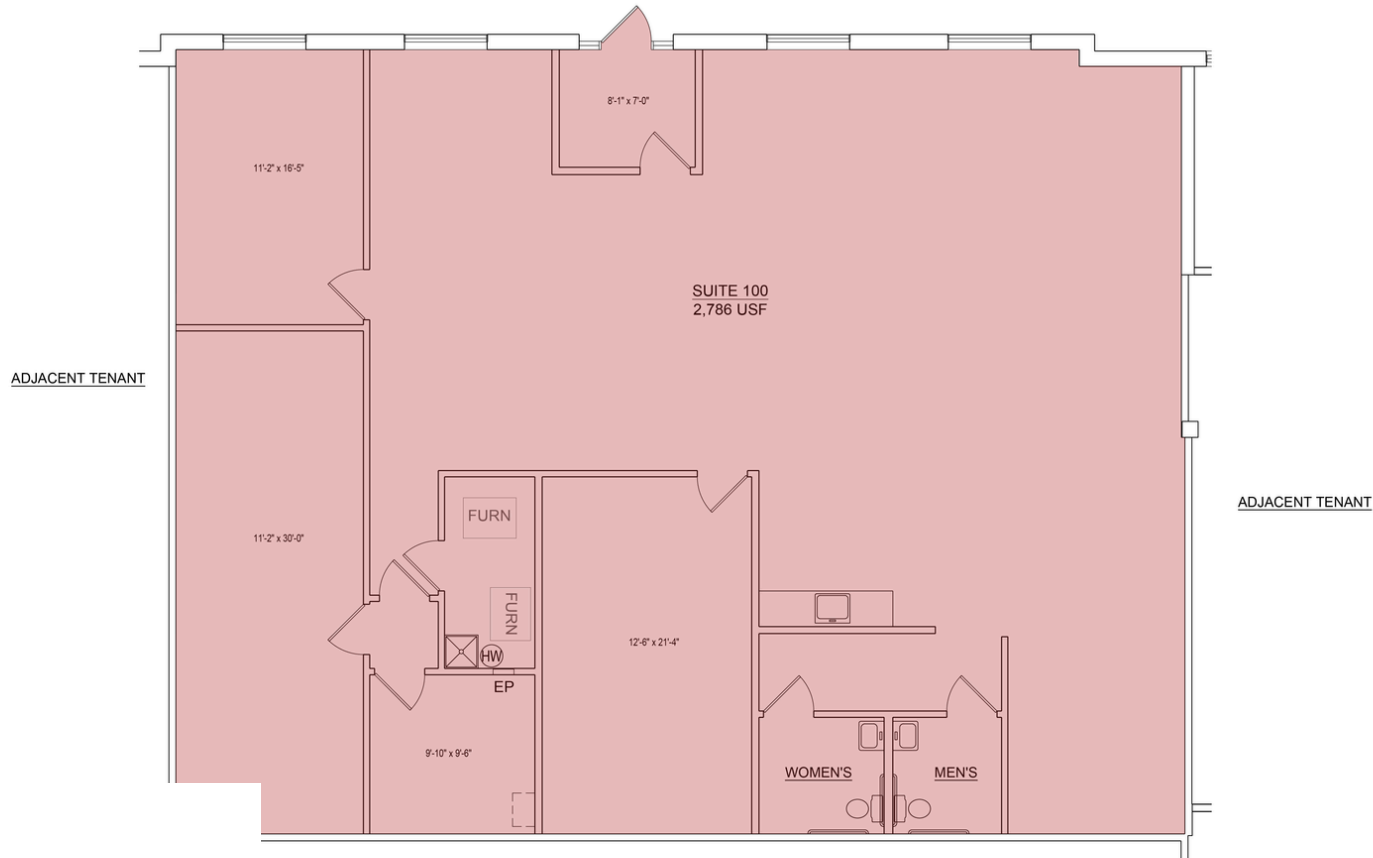
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## 3250 University Drive - Suite 100



Suite Number	Square Footage
100	2,786 SF

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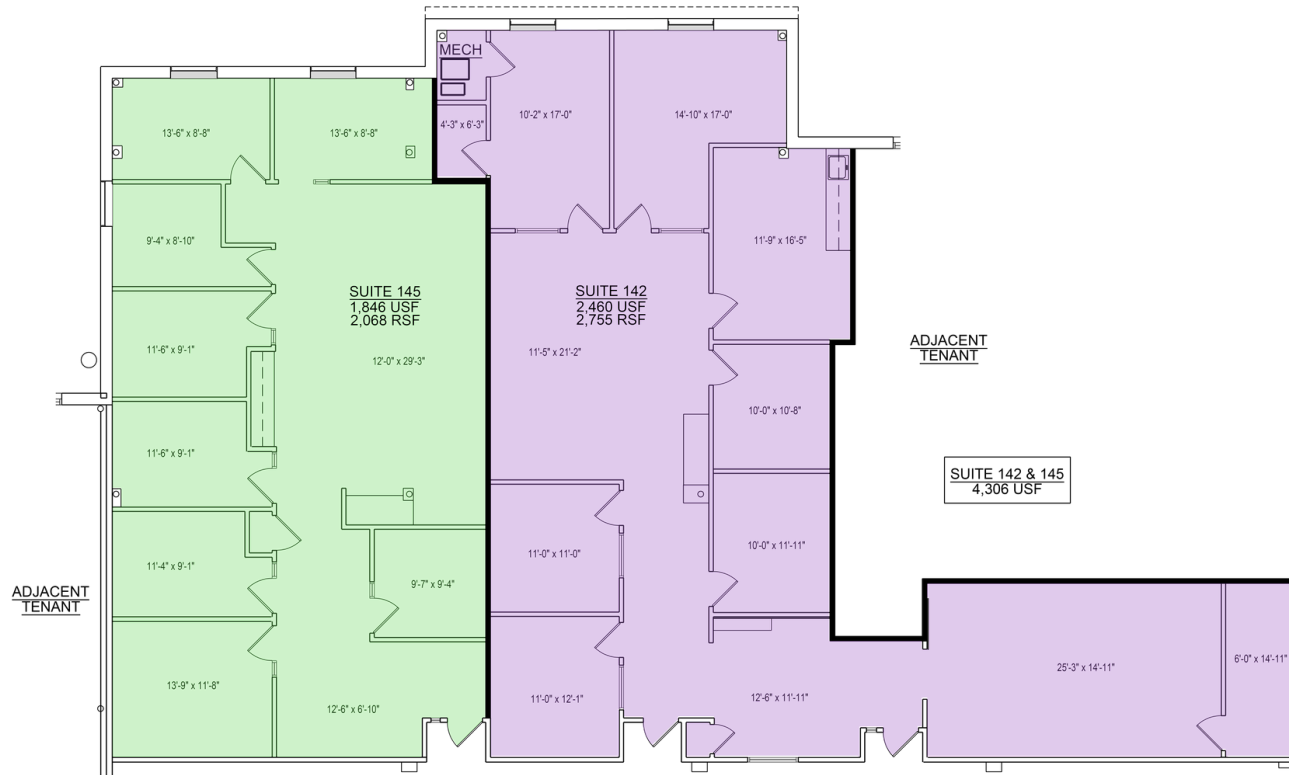
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## 3252 University Drive - Suite 142, 145, 142/145



Suite Number	Square Footage
142	2,755 SF
145	2,068 SF
142/145	4,823 SF

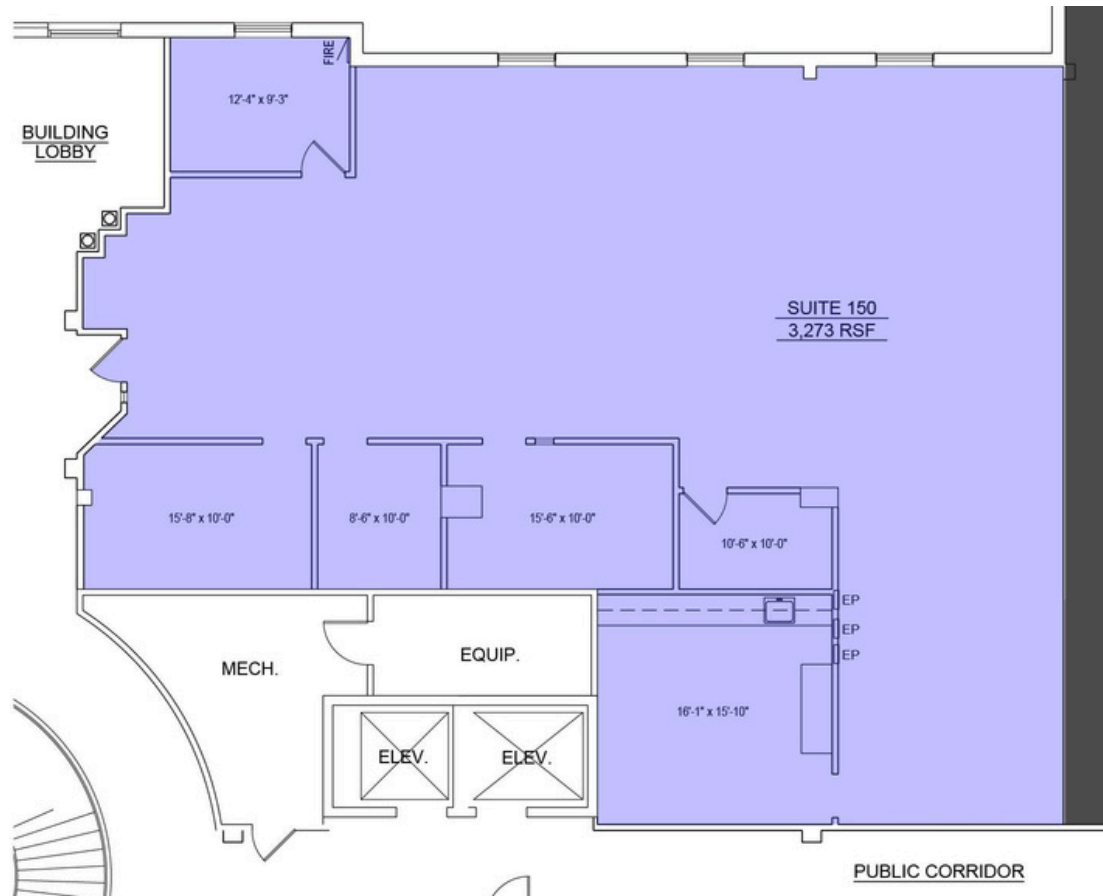
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## 3252 University Drive - Suite 150



Suite Number	Square Footage
150	3,273 SF

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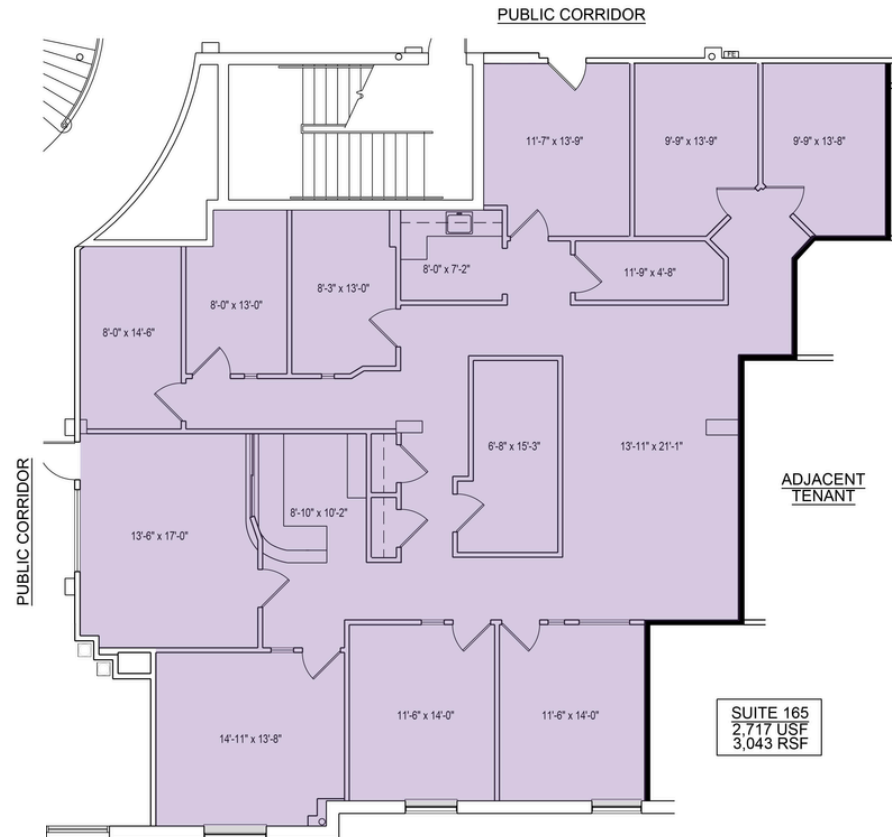
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## 3252 University Drive - Suite 165



Suite Number	Square Footage
165	3,043 SF

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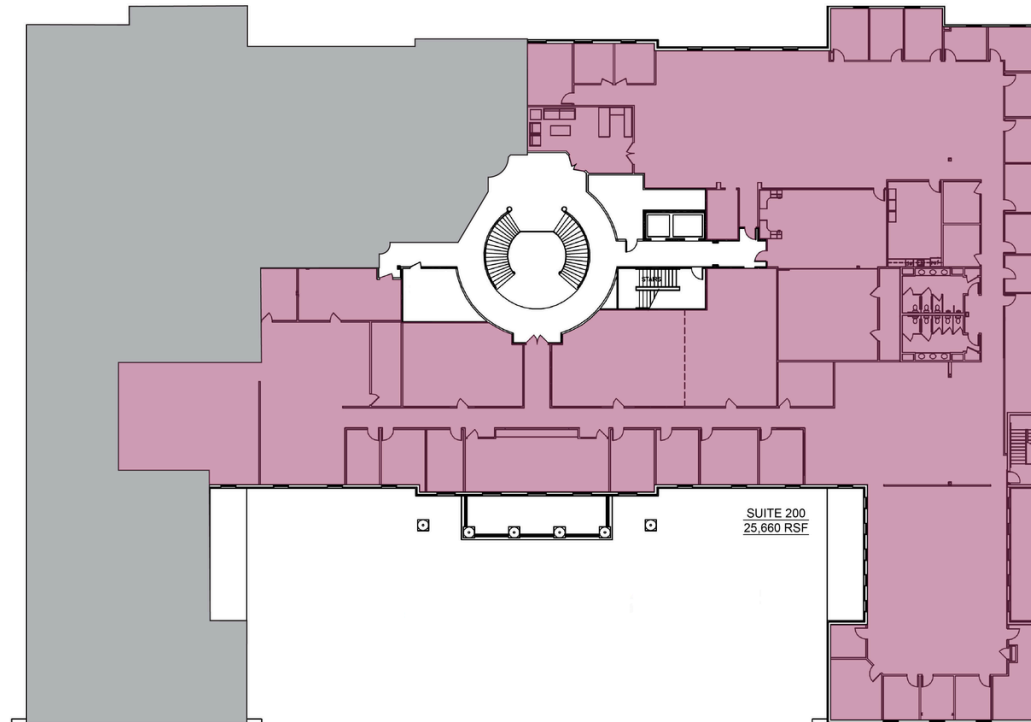
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## 3252 University Drive - Suite 200



Suite Number	Square Footage
200	25,600

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