

Corporate HQ | For Sale or Lease

CBRE

3800 Hamlin Road

Auburn Hills, MI

± 359,376 Square Feet | 18.96 Acres





Headquarters R&D Center

Research & Development Opportunity

CBRE is proud to offer 3800 Hamlin Road, a premier Office Flex property available for sale or lease in Auburn Hills, MI. This expansive facility features 359,376 square feet on 18.96 acres. Built in 1991 and zoned T & R, the building is well-suited for office, research and development uses, with robust infrastructure and sought-after amenities. 3800 Hamlin Road provides unmatched flexibility and functionality in a high-value Detroit Metro location, offering excellent accessibility, space for growth, and competitive pricing.

Excellent Accessibility

The property at 3800 Hamlin Road in Auburn Hills, Michigan, enjoys excellent accessibility. It is located on the south side of Hamlin Road, east of Squirrel Road, with three curb cuts providing direct access to Hamlin Road. The property benefits from easy access to Michigan Highway M-59, with entry from Squirrel Road. Furthermore, the I-75 and M-59 interchange is just over a mile west, providing convenient connections to both the north and south.

Direct Access:

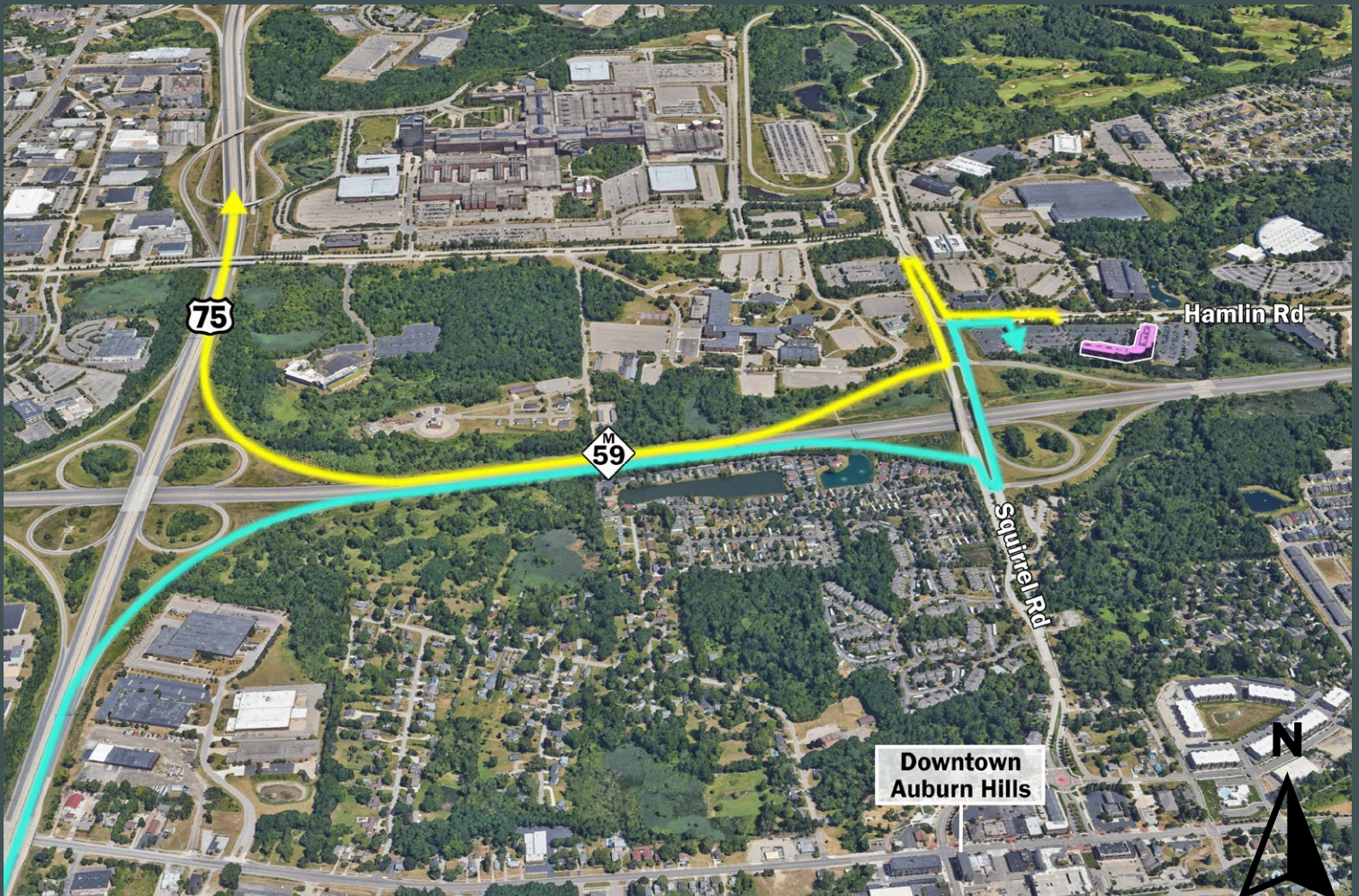
- + Located on the south side of Hamlin Road, east of Squirrel Road.
- + Three curb cuts provide direct access to Hamlin Road.

Regional Proximity:

- + Approximately 30 minutes to Detroit.
- + 5 minutes to Downtown Auburn Hills.

Highway Access:

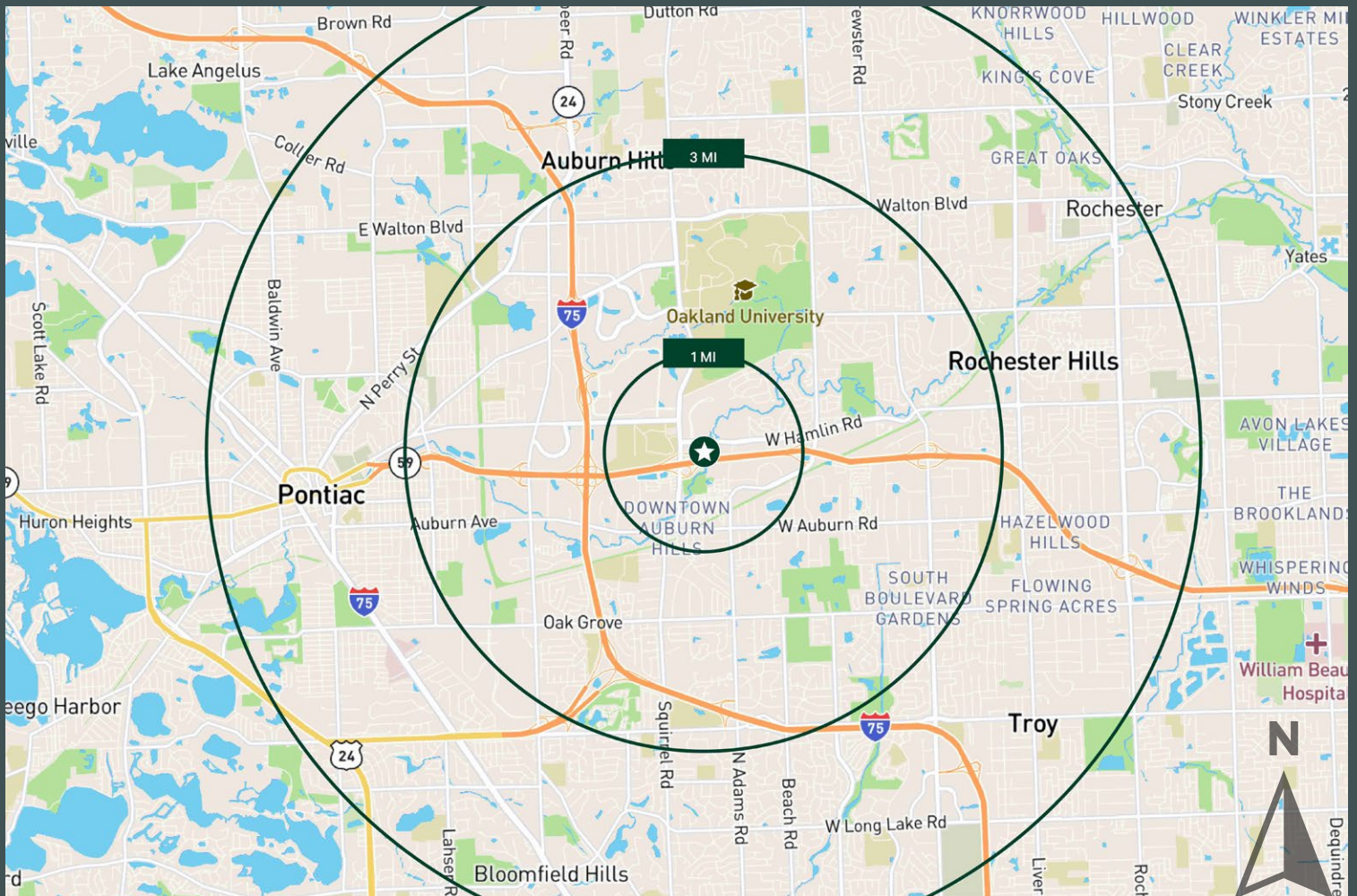
- + Direct access to Michigan Highway M-59 via Squirrel Road.
- + The I-75 and M-59 interchange is just over a mile west.



Auburn Hills Demographics

Auburn Hills, Michigan, is an economically vibrant city. Known as Michigan’s global business address, the city benefits from a strong economic base, anchored by the automotive industry, particularly major players like Stellantis and BorgWarner. The area boasts a substantial and growing population with significant daytime presence, reflecting a strong workforce. The median age is in the late 30s to early 40s, and household incomes are robust, suggesting strong purchasing power. A high percentage of the population holds bachelor’s degrees and above, indicating a skilled and educated workforce.

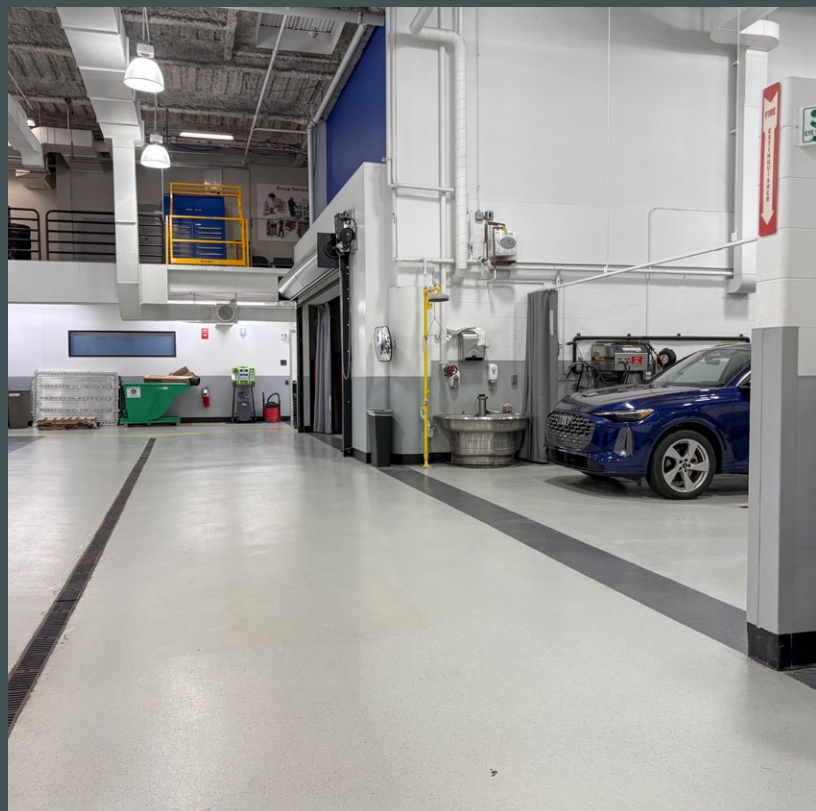
2025	1 Mile	3 Miles	5 Miles
Population	5,219	57,317	174,849
Daytime Population	8,702	72,117	218,161
Median Age	36.9	37.7	40.2
Avg Household Income	\$134,295	\$120,088	\$133,385
Median Household Income	\$95,680	\$81,892	\$92,921
Bachelor’s Degree +	53.4%	50.9%	53.3%



Main Lobby



High Bay/Lab



Office/Kitchen/Cafe



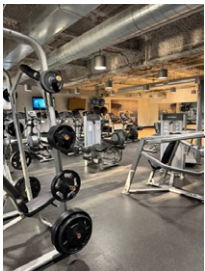
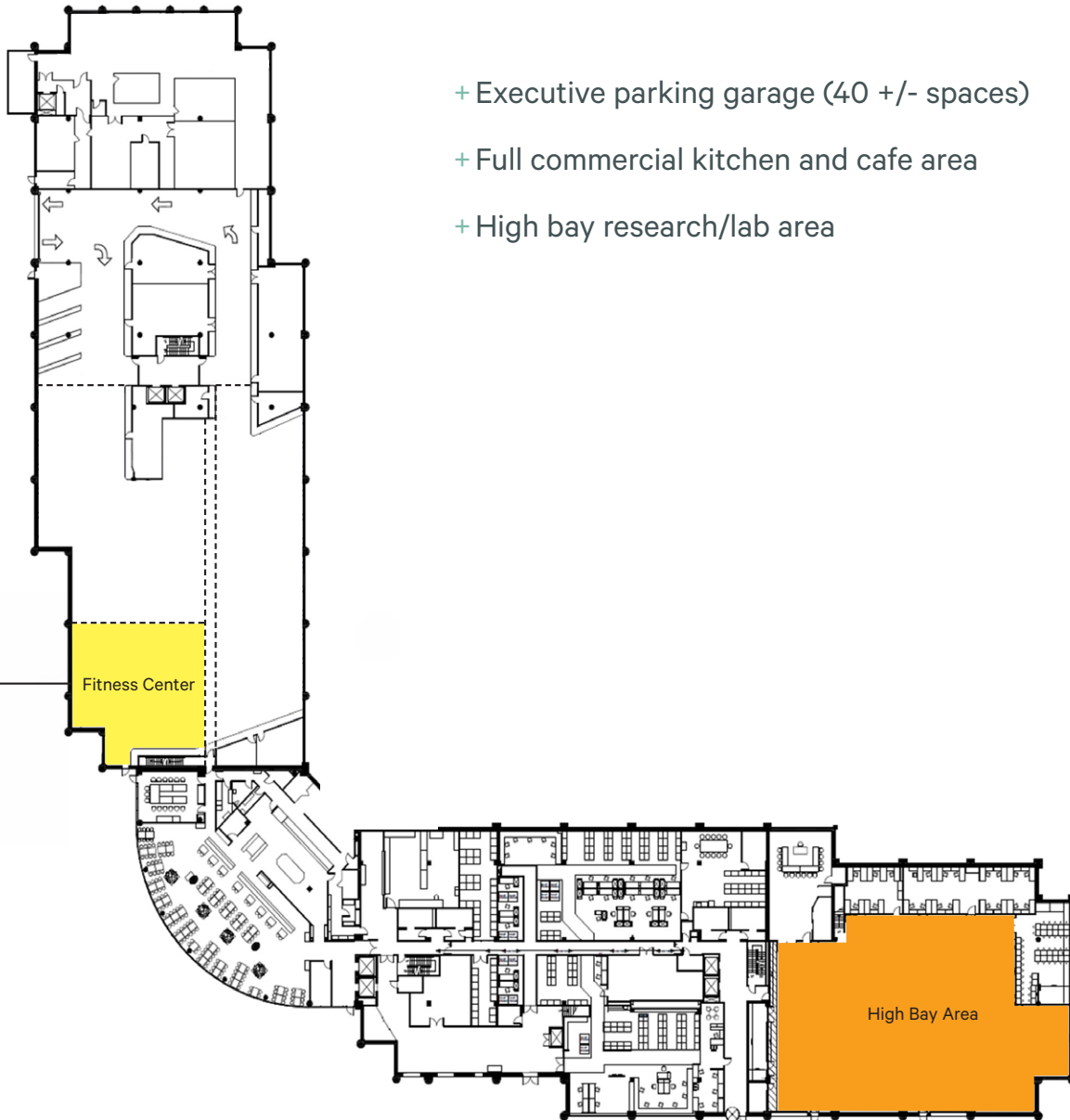
Conference/Gym/Patio



Ground Floor

71,875 Square Feet

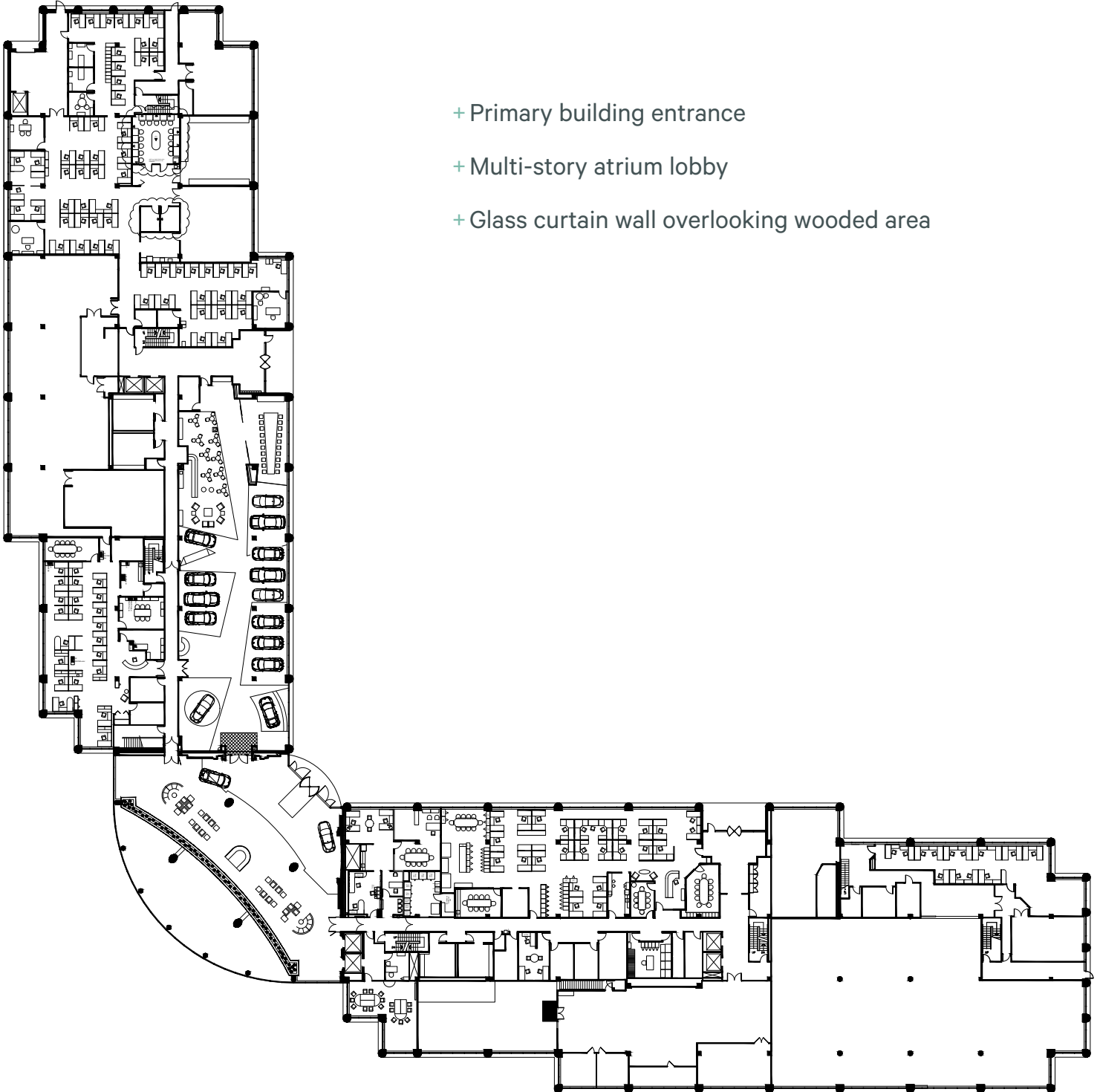
- + Executive parking garage (40 +/- spaces)
- + Full commercial kitchen and cafe area
- + High bay research/lab area



1st Floor

71,875 Square Feet

- + Primary building entrance
- + Multi-story atrium lobby
- + Glass curtain wall overlooking wooded area



2nd Floor

71,875 Square Feet

- + Mix of offices and open workstations
- + Executive boardroom
- + Highly efficient floorplan



3rd Floor

71,875 Square Feet

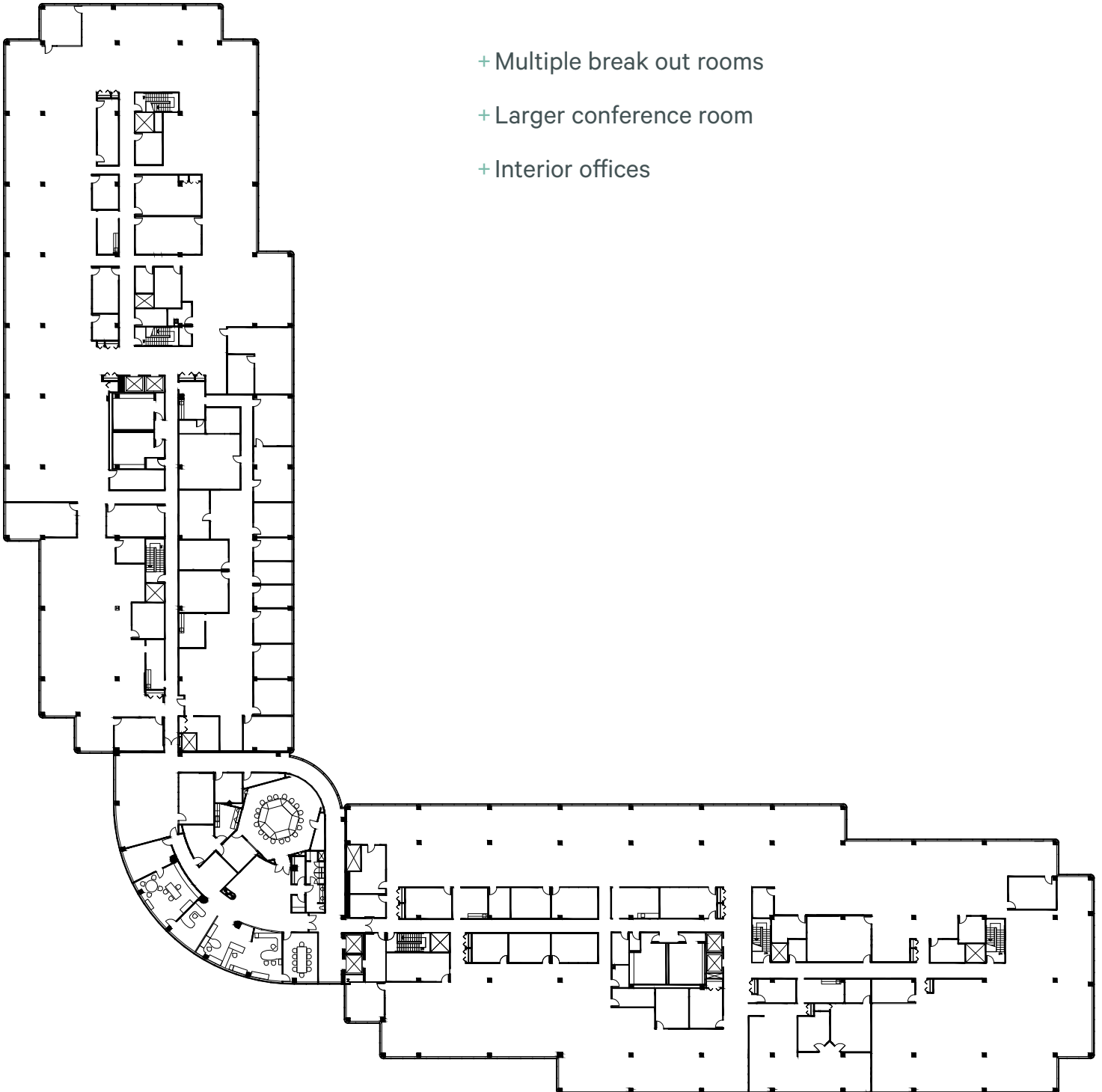
- + High Density workstations
- + Expansive 360 degree views
- + Plug-and-play FF&E



4th Floor

71,875 Square Feet

- + Multiple break out rooms
- + Larger conference room
- + Interior offices



18.9

Acres

T&R

Zoning

360K

Square Feet

Property Details

Building Size	359,376 SF
Lot	18.96 Acres
Built	1991
Zoning	T&R
Clear Height	12' - 24'
Docks	3
Doors	3
Parking	1,105 (3.07/1,000)

Notable Features

- + Heavy Power
- + Air compressor
- + Full service cafeteria
- + High bay lab/garage space
- + Large overhead doors
- + Truckwells
- + Abundant parking – 1,105 (3.07/1,000)
- + Zoned T&R
- + Freeway visibility
- + 18.96 acres

Contact Us

Brendan George
 Senior Vice President
 +1 248-892-2382
 brendan.george@cbre.com

Matt Osieki
 First Vice President
 +1 248 388 4465
 Matt.Osiecki@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

