

2251 N. Squirrel Road

Auburn Hills, MI

- Class "A" Medical Facility
- Suites Available in Various Sizes
- Adjacent to Oakland University
- Seconds From I-75
- Professionally Managed Property
- Strategically Located with Affluent Payer Mix

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

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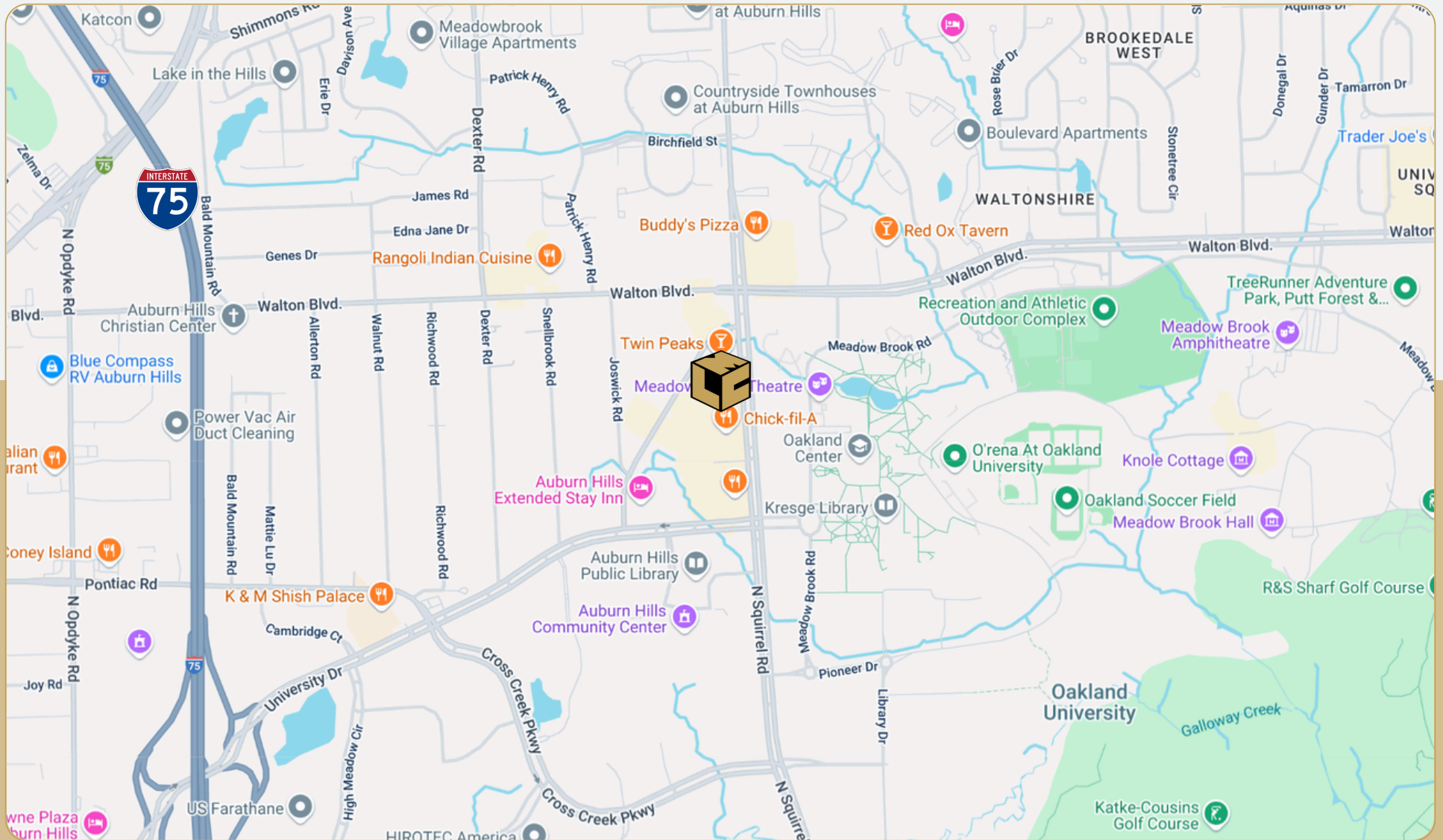
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Office Property Details:

Details:

Location Description: Walton Blvd & Squirrel Rd

Building Type: Office

Class: A

Zoning: Office

Floors: 3

Year Built: 2000

Year Renovated: -

Gross SF: 55,269 SF

Total Rentable SF: 55,269 SF

Available SF: 6,155 SF

Min/Max SF: 1,295 SF - 1,839 SF

Acres: 3.6

Multitenant: Yes

Parcel ID: 14-13-176-011

Property Description: Class "A" medical office building located in the heart of Auburn Hills.

Economic:

Min/Max Rental Rate: \$19.75/SF

Rental Terms: NNN

Annual Escalations: \$0.50/SF

Load Factor: 15.53%

Operating Expenses: \$11.00/SF

Occupancy: Immediate

Parking: 5/1,000

Partition Allowance: Negotiable

Signage: Suite Entry

Status: Existing

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Available Suites:

Suite 105: 1,635 SF

Suite 206: 1,839 SF

Suite 303: 1,295 SF

Suite 310: 1,386 SF



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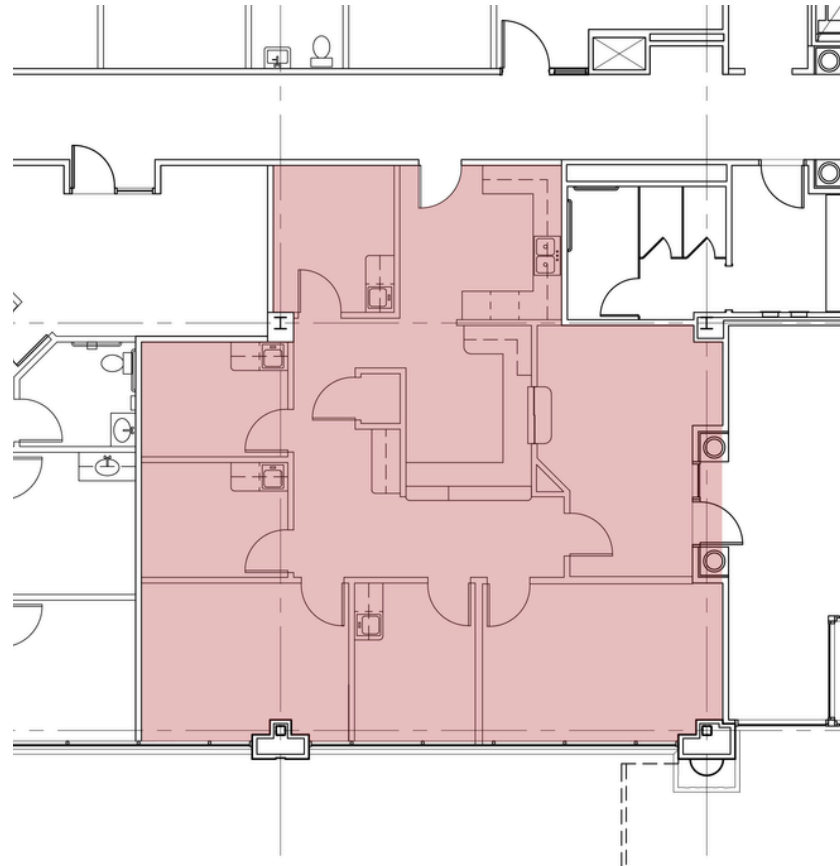
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First Floor Vacancies:



Suite Number	Square Footage
105	1,635 SF

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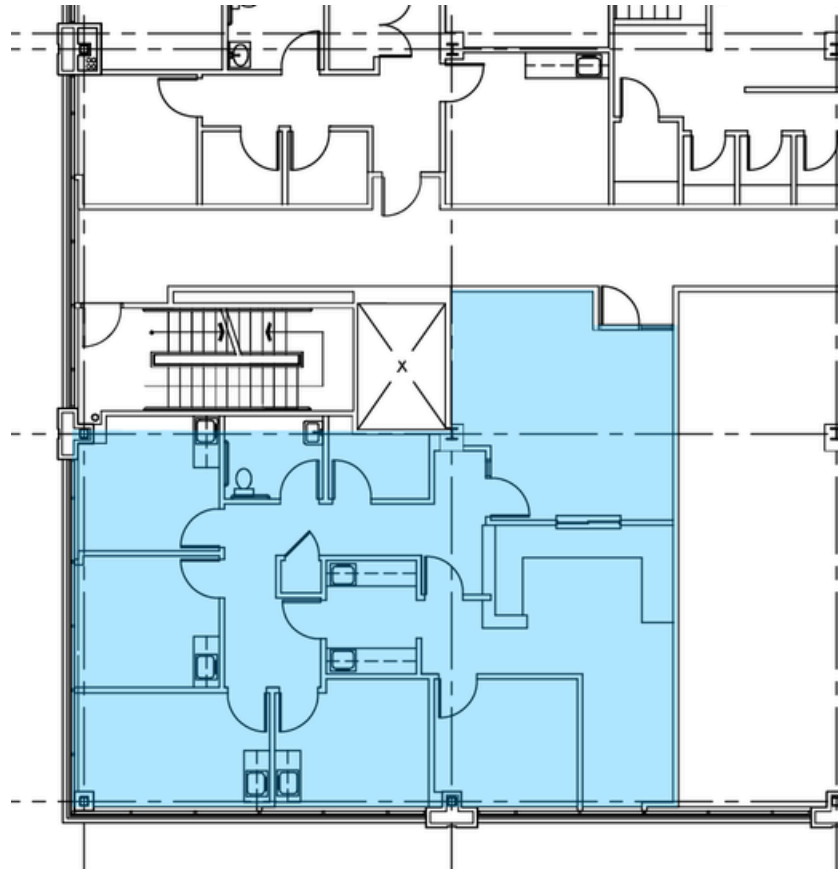
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Second Floor Vacancies:



Suite Number	Square Footage
206	1,839 SF

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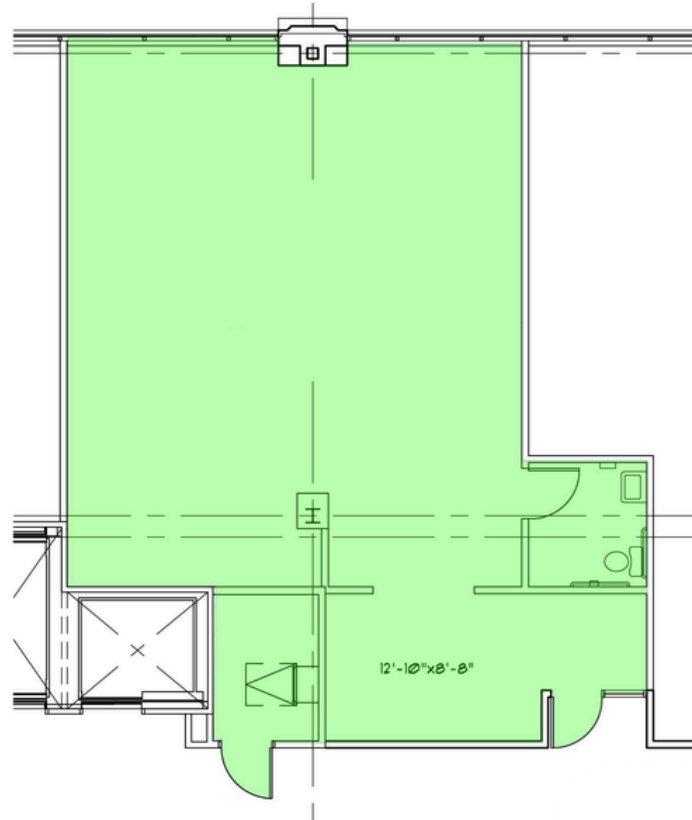
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Third Floor Vacancies:



Suite Number	Square Footage
303	1,295 SF

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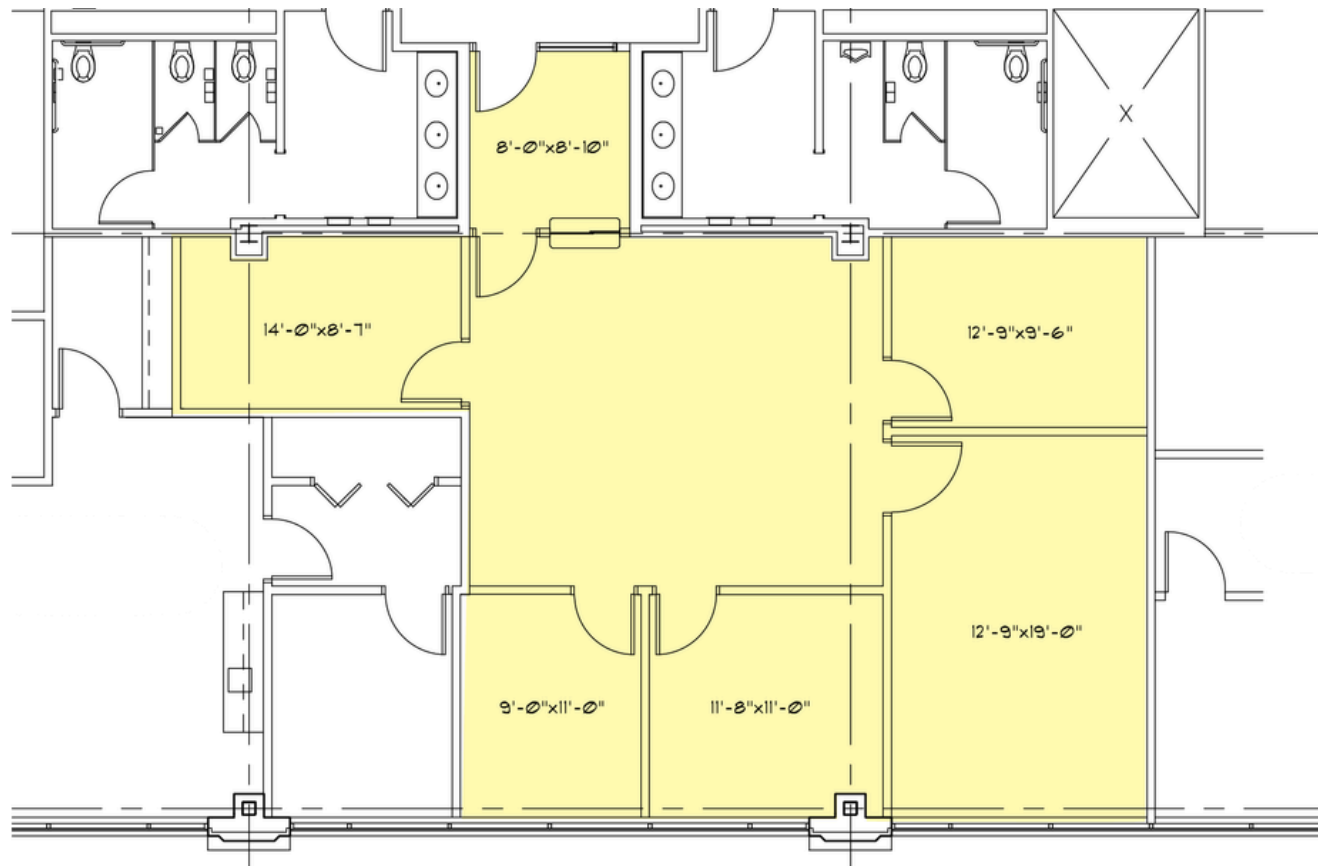
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Third Floor Vacancies:



Suite Number	Square Footage
310	1,386 SF

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