

# 2601 Cambridge Court

*Auburn Hills, MI*



CAMBRIDGE COURT

- Up to 18,048 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](http://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.



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

**LIBERTY**  
PROPERTY & ASSET MANAGEMENT

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**40+ Person Conferencing Center**



**Fully Stocked Micro-Market**



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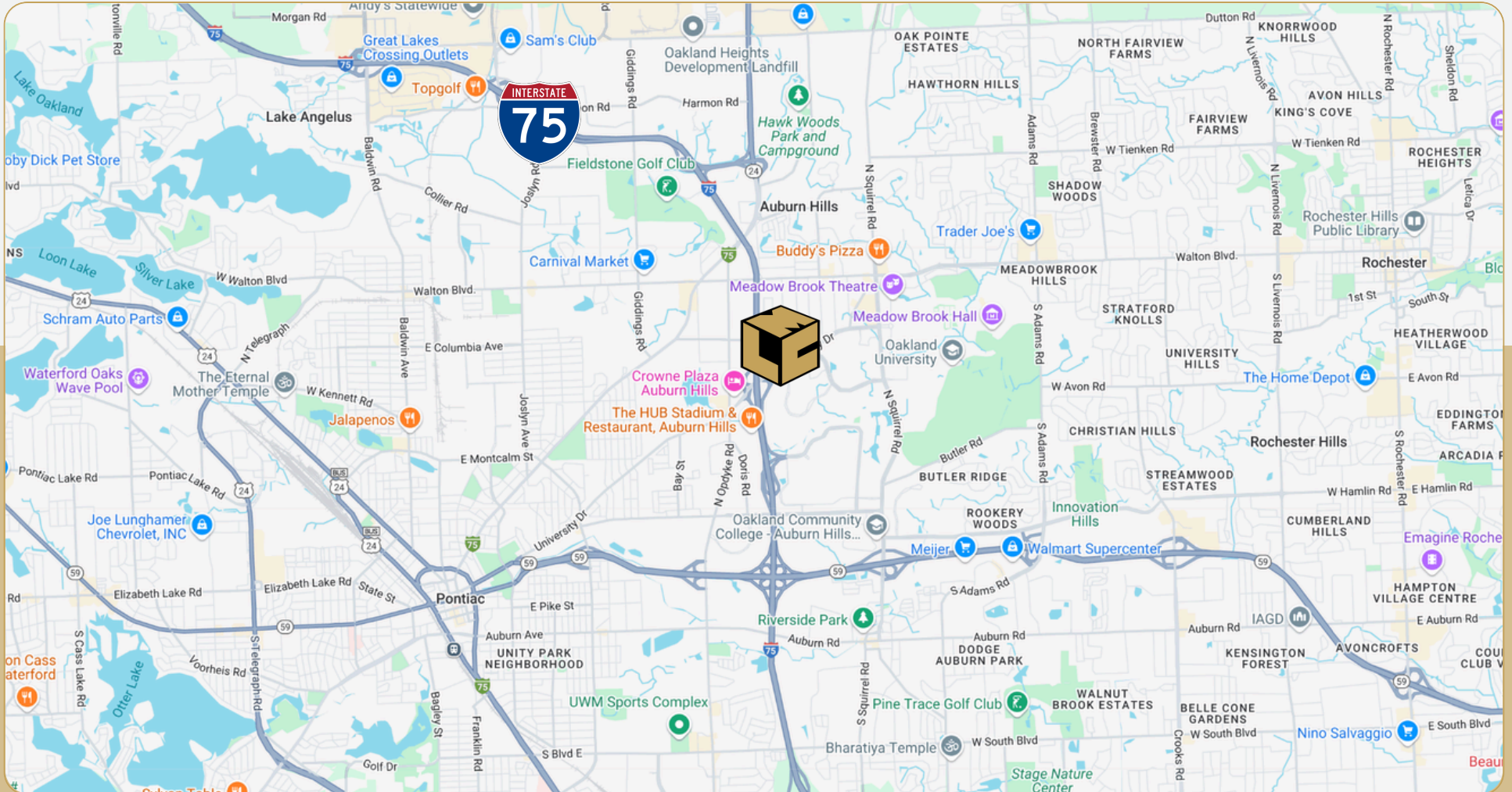
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## Office Property Details:

### Details:

<b>Location Description:</b>	University Drive/I-75
<b>Building Type:</b>	Office
<b>Class:</b>	A
<b>Zoning:</b>	Office
<b>Floors:</b>	5
<b>Year Built:</b>	2001
<b>Year Renovated:</b>	2021
<b>Gross SF:</b>	170,085 SF
<b>Total Rentable SF:</b>	170,085 SF
<b>Available SF:</b>	47,096 SF
<b>Min/Max SF:</b>	1,016 SF - 18,048 SF
<b>Acres:</b>	7.4
<b>Multitenant:</b>	Yes
<b>Parcel ID:</b>	14-14-401-002

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

### Economic

<b>Min/Max Rental Rate:</b>	\$19.50/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>	Surface - 4.0/1,000
<b>Partition Allowance:</b>	Negotiable
<b>Signage:</b>	Suite Entry
<b>Status:</b>	Existing

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## Available Suites:

**Suite 123:** 2,259 SF

**Suite 150:** 2,317 SF

**Suite 185:** 1,663 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:** 18,048 SF

**Suite 525:** 6,343 SF



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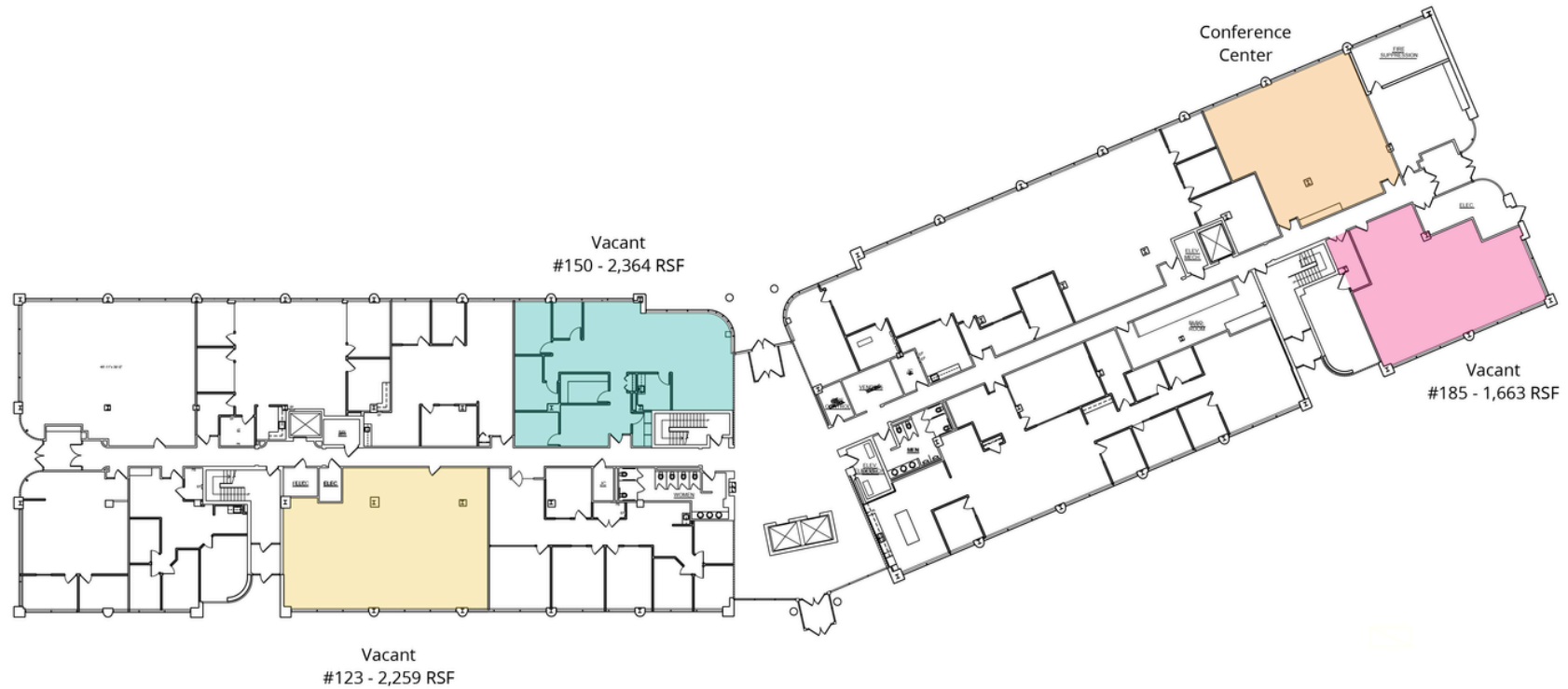
Auburn Hills, MI



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## First Floor Vacancies



Suite Number	Square Footage	Video Tour
123	2,259 SF	<a href="#">View Here</a>
150	2,317 SF	<a href="#">View Here</a>
185	1,663 SF	-

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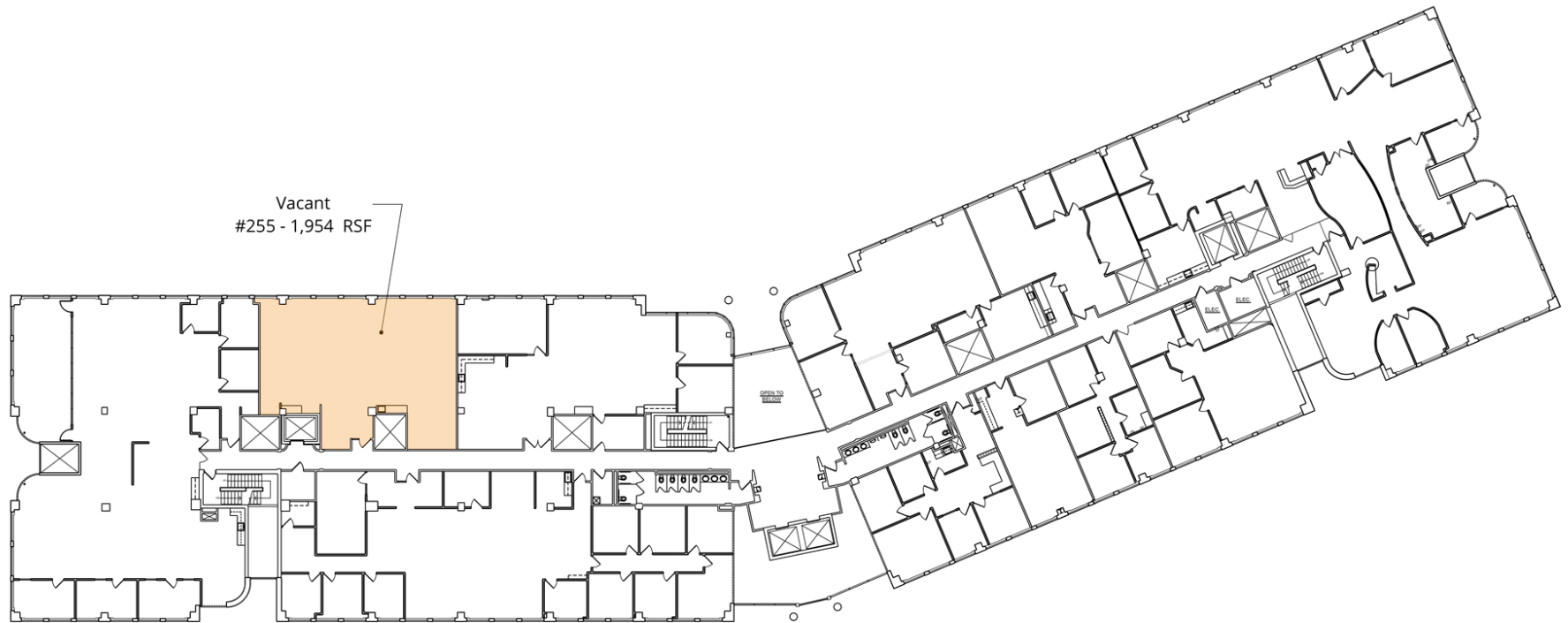
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## Second Floor Vacancies



Suite Number	Square Footage	Video Tour
255	1,954 SF	<a href="#">View Here</a>

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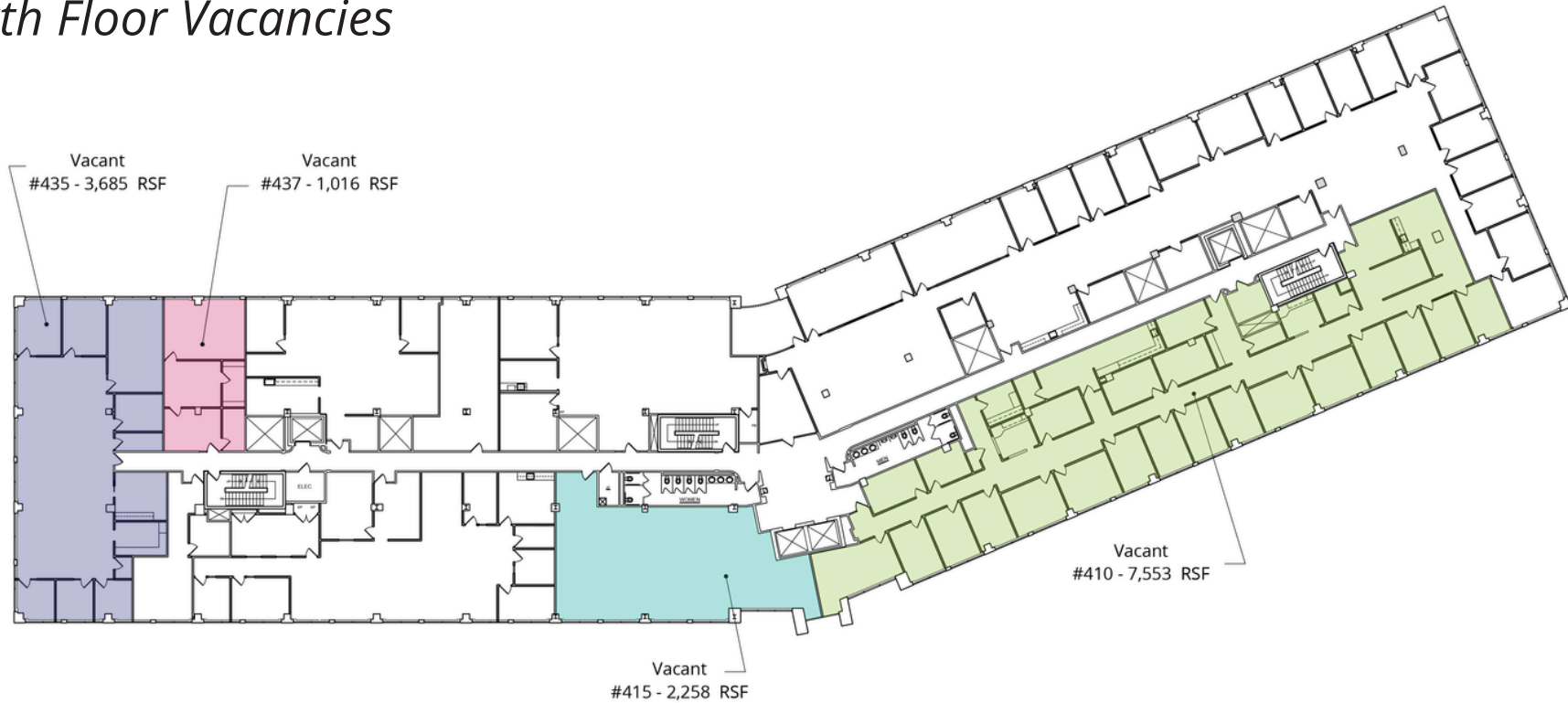
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## Fourth Floor Vacancies



Suite Number	Square Footage	Video Tour	Available
410	7,553 SF	<a href="#">View Here</a>	Immediate
415	2,258 SF	<a href="#">View Here</a>	Immediate
435	3,685 SF	<a href="#">View Here</a>	Immediate
437	1,016 SF	-	Immediate

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## Fifth Floor Vacancies



Suite Number	Square Footage	Video Tour
500	18,048 SF	<a href="#">View Here</a>
525	6,343 SF	<a href="#">View Here</a>

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