



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name:

Location: 1075 W. Entrance Drive

City, State: Auburn Hills, MI

Cross Streets: Squirrel Road

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	210,000	Total Available Sq. Ft.:	180,000	Class:	B
Typical Floor Plate:	52,500	Min / Max Cont. Sq. Ft.:	4,000 / 180,000	No. of Floors:	4

PROPERTY INFORMATION

Zoning:	T&R	Parking:	1,030
Exterior Construction:	Stucco/Glass	Power:	3000 Amps, 480 Volts
Structural System:	Steel	Security Systems:	No
Roof:	Membrane	Restrooms:	Yes
Floors / Covering:	N/A / N/A	Sprinklers:	Yes
Heating:	Gas	Signage:	Yes
Air-Conditioning:	Yes	Delivery Area:	N/A
Ceiling Height:	14'	Date Available:	Immediately
Year Built:	2001	Acreage:	14

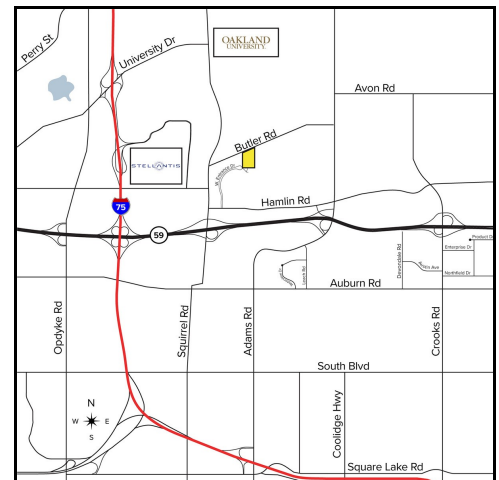
Current Tenants:

PRICING INFORMATION

Lease Rate:	TBD	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	N/A	Total Taxes:	\$287,807.74 (2025)	Deposit:	N/A
Options:	N/A	Parcel #:	14-24-476-023		

Tenant Responsibility:

Comments: Immediate occupancy. Rare, freestanding office/tech building in prime Auburn Hills location. Will divide from 4,000 sq. ft. Full floors available. Join FANUC, Comerica, VW, Oakland University and Oakland Community College.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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