



**SIGNATURE
ASSOCIATES**
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Office For Lease

Property Name:

Location: 3000 University Drive

City, State: Auburn Hills, MI

Cross Streets: Btw Cross Creek/High Meadow

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 445,234	Total Available Sq. Ft.: 390,000	Class: A
Typical Floor Plate: 81,000	Min / Max Cont. Sq. Ft.: 5,000 / 390,000	No. of Floors: 4

PROPERTY INFORMATION

Zoning:	T&R (Tech/Research)	Parking:	Abundant; 5/1000sf office
Exterior Construction:	Brick	Power:	Heavy
Structural System:	Steel	Security Systems:	Yes
Roof:	Rubber	Restrooms:	Yes
Floors / Covering:	Concrete / Tile	Sprinklers:	Wet
Heating:	Forced Air	Signage:	Ground
Air-Conditioning:	Yes	Delivery Area:	Yes
Ceiling Height:	8'8"	Date Available:	Immediate
Year Built:	1989 (Retrofit: 2018)	Acreage:	34.74

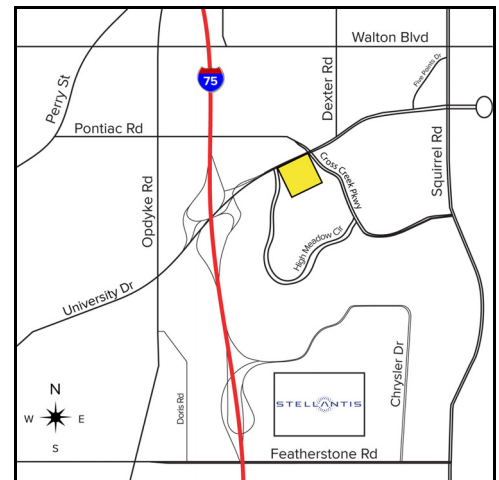
Current Tenants:

PRICING INFORMATION

Lease Rate:	\$18.00 G+E	Rentable/Usable:	Rentable	Impr Allowance:	N/A
Lease Term:	N/A	Total Taxes:	\$22,780.54 (2024)	Deposit:	Negotiable
Options:	N/A	Parcel #:	14-14-476-003		

Tenant Responsibility: Electric

Comments: Spectacular office/research facility, perfect for corporate headquarters. Outstanding location in the heart of Auburn Hills, moments from newly redesigned I-75 interchanges. Large floorplates, furniture available, auditorium, atrium style café space, generous open main lobby, security, and abundant parking. Research & Development wing priced separately. Current fixturing features extensive A/C, power, and other automotive, R&D equipment. Can add additional lab/hi-bay space to building up to 100,000 sq. ft. Can accommodate shorter leases with plug & play space.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.