



VIEW
INSIDE

OFFICE AND RESEARCH & DEVELOPMENT

FOR LEASE

5,000-390,000 SQ. FT. AVAILABLE



3000 UNIVERSITY DRIVE - AUBURN HILLS, MI

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PROPERTY OVERVIEW

- Spectacular office/research facility, perfect for corporate headquarters
- 5,000-390,000 square feet available
 - 280,000 square feet office
 - 110,000 square feet R+D lab/shop
- Located on 34.74 acres with ability for expansion
- 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
- Existing “lab” space features heavy power, A/C and other infrastructure
- Can add an additional +100,000 sq. ft. lab/hi-bay space to building
- Built in 1989, recently renovated
- Can accommodate short-term leases with plug & play space
- Lease Rate: \$18.00/sq. ft. G+E
- On-site management and security





MAIN LOBBY AND CAFÉ AREA



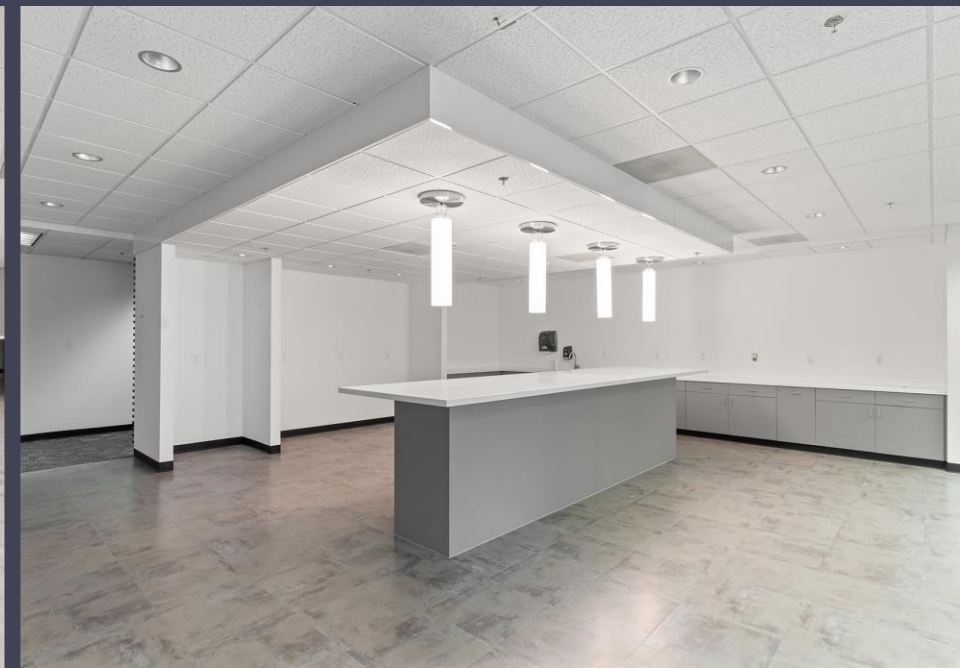


CONFERENCE AND AUDITORIUM ROOMS





OPEN OFFICE SPACE AND BREAK ROOM





RENDERINGS OF NEW FITNESS CENTER – COMING SOON





3000 UNIVERSITY DRIVE // 390,000 SQ. FT.



The site plan illustrates the proposed expansion of the University of North Carolina at Chapel Hill. The main components include:

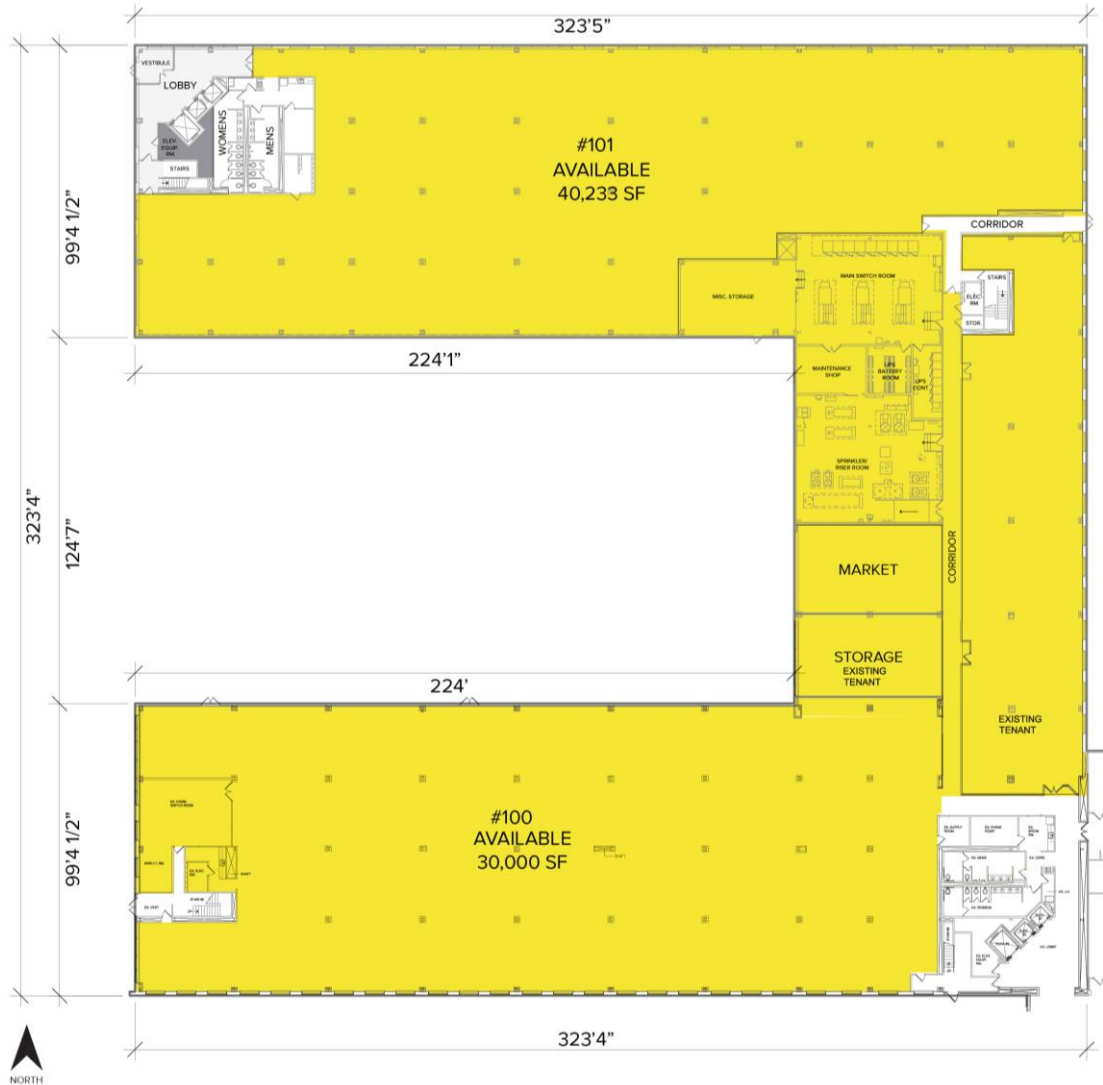
- LAB ADDITION:** A new 38,200 sq. ft. building located adjacent to the existing Common Area Building.
- R & D WING:** A new building complex consisting of a 1st floor (15,000 sq. ft.) and a 2nd floor mezzanine (125,000 sq. ft.), totaling 140,000 sq. ft.
- COMMON AREA BLDG:** An existing building located between the Lab Addition and the R & D Wing.
- Parking:** Multiple parking lots are shown, including a large lot on the left and several smaller lots on the right and bottom.
- Roads:** The plan shows University Drive to the north, Cross Creek Parkway to the northeast, and High Meadow Circle to the west.
- Dimensions:** Various boundary dimensions are provided, such as 769.65' along University Drive, 328.13' along Cross Creek Parkway, and 664.23' along High Meadow Circle.
- Other Labels:** The plan includes labels for "NEW PAVING", "INDICATES 50,220 SQ. FT.", and "24 DRIVE".



PROPERTY FLOOR PLANS

FIRST FLOOR

NOTE: 30,000 sq. ft. is
divisible and grade level
door can be added



PROPERTY FLOOR PLANS

SECOND FLOOR

NOTE: In-place
workstation furniture
available for “plug & play”



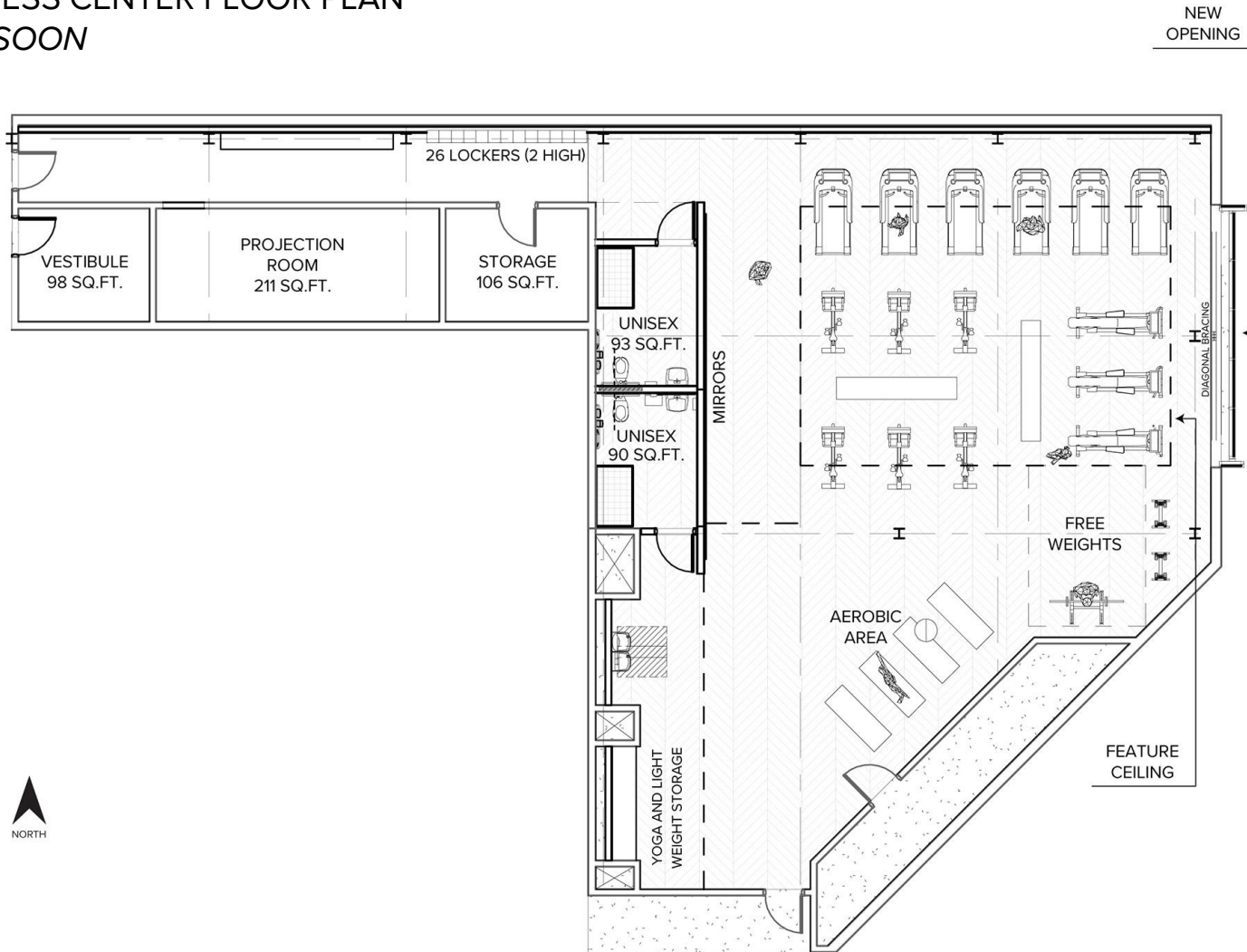
PROPERTY FLOOR PLANS

THIRD FLOOR



PROPERTY FLOOR PLANS

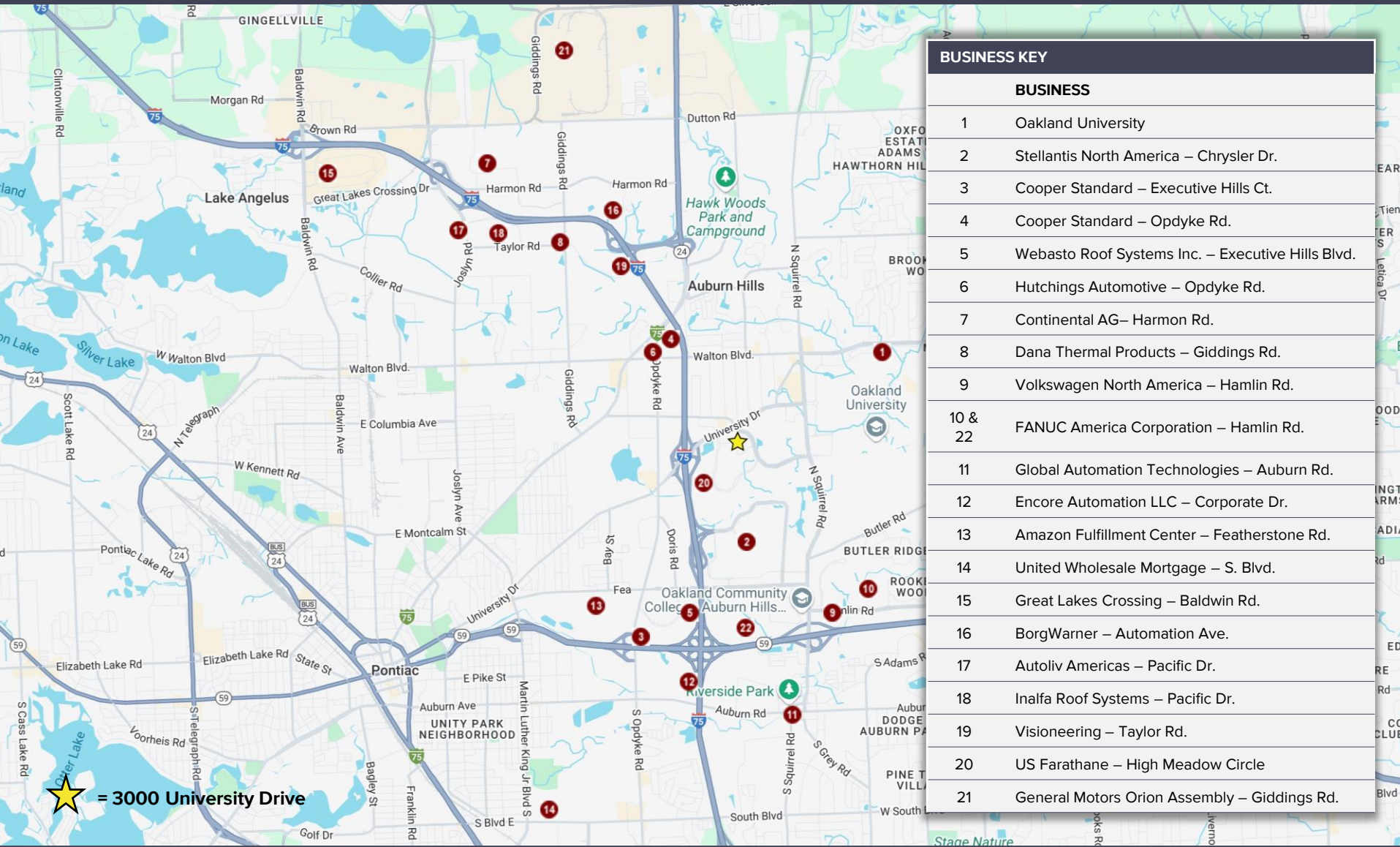
NEW FITNESS CENTER FLOOR PLAN COMING SOON



OUTSTANDING LOCATION



SURROUNDING BUSINESSES



This aerial map of the University City area in San Diego features several key roads and landmarks. Major roads labeled include Walton Blvd, Perry St, N Odayke Rd, University Dr, N Squirrel Rd, and Featherstone Rd. A yellow outline highlights a specific area near the intersection of University Dr and N Odayke Rd. The map is populated with numerous business logos, including Arby's, McDonald's, Dunkin', Starbucks, and many others. A north arrow is positioned in the bottom left corner.



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