



Office For Lease

Property Name:

Location: 2181 E. Walton Boulevard, Suite: 2nd FL

City, State: Auburn Hills, MI

Cross Streets: Lapeer Rd.

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 24,500 Total Available Sq. Ft.: 2,250 Class: B

Typical Floor Plate: Min / Max Cont. Sq. Ft.: 2,250 / 2,250 No. of Floors: 2

PROPERTY INFORMATION

Parking: 15 Zoning: I-1 **Exterior Construction:** Block Power: N/A Structural System: Steel **Security Systems:** No Roof: N/A Restrooms: Yes Floors / Covering: Cement / N/A Sprinklers: Yes Yes Yes Heating: Signage: N/A Delivery Area: Air-Conditioning: Yes Date Available: Immediate Ceiling Height: 2019 1.435 Year Built: Acreage:

Current Tenants:

PRICING INFORMATION

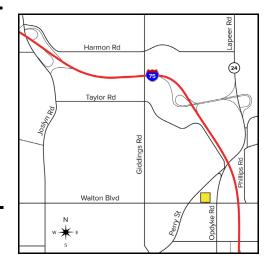
Lease Rate:\$12.00 G+ERentable/Usable:RentableImpr Allowance:N/ALease Term:N/ATotal Taxes:\$32,389.93 (2024)Deposit:N/A

Options: N/A **Parcel #:** 021411353039

Tenant Responsibility:

Comments:

- Monument and building signage available
- Private suite bathrooms
- Second floor suite totaling 2,250 sq. ft. available and ready for build-out
- Warehouse/storage space could also be made available to a tenant
- Tenant improvement allowance to be determined on a case-by-case situation
- Possible sale of entire 24,500 sq. ft. building



Broker: SIGNATURE ASSOCIATES

Agent(s):

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