



**SIGNATURE
ASSOCIATES**
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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

Zoning: I-1
Exterior Construction: Block
Structural System: Steel
Roof: N/A
Floors / Covering: Cement / N/A
Heating: Yes
Air-Conditioning: N/A
Ceiling Height: 9'
Year Built: 2019

Parking: 15
Power: N/A
Security Systems: No
Restrooms: Yes
Sprinklers: Yes
Signage: Yes
Delivery Area: Yes
Date Available: Immediate
Acreage: 1.435

Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.00 G+E

Rentable/Usable: Rentable

Impr Allowance: N/A

Lease Term: N/A

Total 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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