

FOR LEASE > OFFICE SPACE

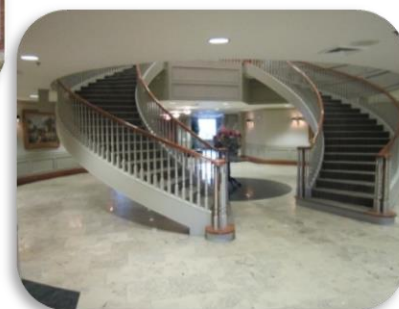
WELLINGTON GREEN

3250 – 3256 UNIVERSITY DRIVE, AUBURN HILLS, MICHIGAN



Building Amenities

- > 131,636 SF Office / Medical Building
- > Classic Colonial Williamsburg Architectural Design
- > Elegant Marble Lobby with Double Circular Staircase
- > Convenient Surface Parking
- > One Month of Free Rent per Lease Year
- > Turnkey Build-Outs
- > Close Proximity to I-75 & M-59



ROBERT BADGERO
248 540 1000 | Ext 1810
Southfield, MI 48076
robert.badgero@colliers.com

STEVEN BADGERO
248 540 1000 | Ext 1812
Southfield, MI 48076
steven.badgero@colliers.com

GARY P. GROCHOWSKI, SIOR
248 540 1000 | Ext 1856
Southfield, MI 48076
gary.grochowski@colliers.com

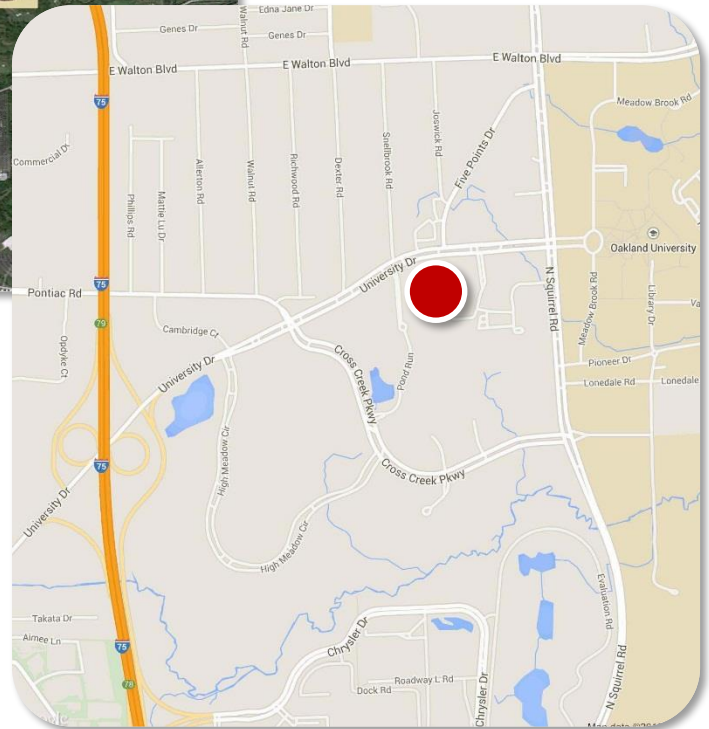
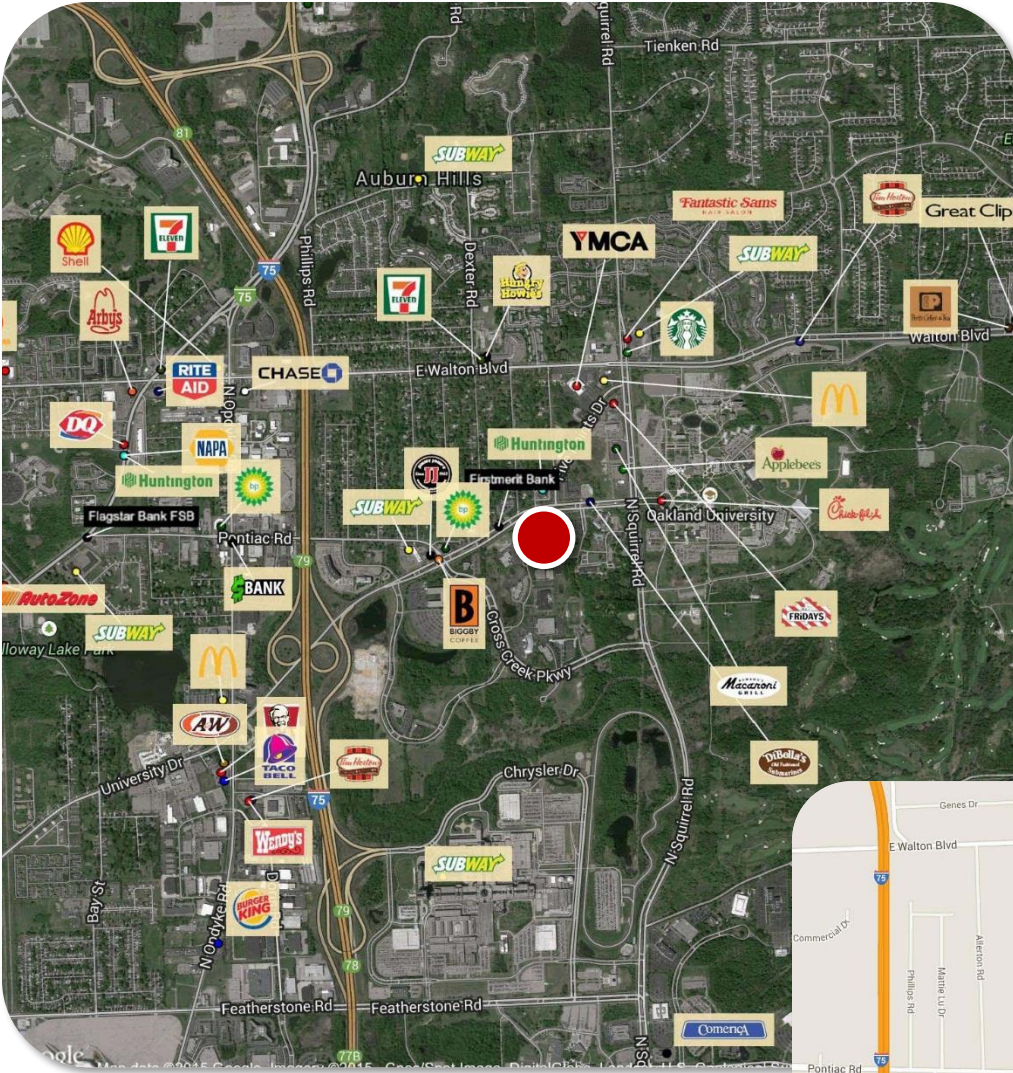
COLLIERS INTERNATIONAL
2 Corporate Drive, Suite 300
Southfield, MI 48076
www.colliers.com

FOR LEASE > OFFICE SPACE



WELLINGTON GREEN

3250 – 3256 UNIVERSITY DRIVE, AUBURN HILLS, MICHIGAN



ROBERT BADGERO
248 540 1000 | Ext 1810
Southfield, MI 48076
robert.badgero@colliers.com

STEVEN BADGERO
248 540 1000 | Ext 1812
Southfield, MI 48076
steven.badgero@colliers.com

GARY P. GROCHOWSKI, SIOR
248 540 1000 | Ext 1856
Southfield, MI 48076
gary.grochowski@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive, Suite 300
Southfield, MI 48076
www.colliers.com

FOR LEASE > OFFICE SPACE

Colliers
INTERNATIONAL

WELLINGTON GREEN

3250 – 3256 UNIVERSITY DRIVE, AUBURN HILLS, MICHIGAN



ROBERT BADGERO
248 540 1000 | Ext 1810
Southfield, MI 48076
robert.badgero@colliers.com

STEVEN BADGERO
248 540 1000 | Ext 1812
Southfield, MI 48076
steven.badgero@colliers.com

GARY P. GROCHOWSKI, SIOR
248 540 1000 | Ext 1856
Southfield, MI 48076
gary.grochowski@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive, Suite 300
Southfield, MI 48076
www.colliers.com

FOR LEASE > OFFICE SPACE

Colliers
INTERNATIONAL

WELLINGTON GREEN

3250 – 3256 UNIVERSITY DRIVE, AUBURN HILLS, MICHIGAN



ROBERT BADGERO
248 540 1000 | Ext 1810
Southfield, MI 48076
robert.badgero@colliers.com

STEVEN BADGERO
248 540 1000 | Ext 1812
Southfield, MI 48076
steven.badgero@colliers.com

GARY P. GROCHOWSKI, SIOR
248 540 1000 | Ext 1856
Southfield, MI 48076
gary.grochowski@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive, Suite 300
Southfield, MI 48076
www.colliers.com

FOR LEASE > OFFICE SPACE



WELLINGTON GREEN

3250 – 3256 UNIVERSITY DRIVE, AUBURN HILLS, MICHIGAN



ROBERT BADGERO
248 540 1000 | Ext 1810
Southfield, MI 48076
robert.badgero@colliers.com

STEVEN BADGERO
248 540 1000 | Ext 1812
Southfield, MI 48076
steven.badgero@colliers.com

GARY P. GROCHOWSKI, SIOR
248 540 1000 | Ext 1856
Southfield, MI 48076
gary.grochowski@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive, Suite 300
Southfield, MI 48076
www.colliers.com

FOR LEASE > OFFICE

WELLINGTON GREEN

3250 – 3256 UNIVERSITY DRIVE, AUBURN HILLS, MICHIGAN



<u>Building No.</u>	<u>Suite No.</u>	<u>SF Available</u>	<u>\$/SF Lease Rate</u>	<u>Occupancy</u>
3252	Suite 150	2,499 to 5,175	\$14.99	Immediately
3252	Suite 165	3,377 to 9,357	\$14.99	Immediately
3252	Suite 200	38,186	\$14.99	Immediately
3252	Suite 250	10,960	\$14.99	Immediately
3252	Suite 200/250	50,168*	\$14.99	Immediately
3256	Suite 25	4,517	\$14.99	Immediately

*The 1,022 SF difference in contiguous range due to the addition of buildable corridor space.

ROBERT BADGERO
248 540 1000 | Ext 1810
Southfield, MI 48076
robert.badgero@colliers.com

STEVEN BADGERO
248 540 1000 | Ext 1812
Southfield, MI 48076
steven.badgero@colliers.com

GARY P. GROCHOWSKI, SIOR
248 540 1000 | Ext 1856
Southfield, MI 48076
gary.grochowski@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive, Suite 300
Southfield, MI 48076
www.colliers.com

Office Availability

For Lease

Wellington Green

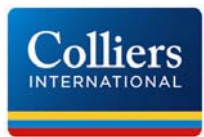
3250-3256 University Drive

Auburn Hills, MI 48326



Sale Price:	NFS
Lease Rate :	\$14.99 Gross
Gross Sq Ft:	131,636
Vacant Sq Ft:	68,195
Min Available Sq Ft:	2,499
Max Contiguous Sq Ft:	50,168
% Occupied:	48%
Date Built/Rehab:	2000 /
T I Allowance:	TBD
Pass Thrus:	Base Year
Property Taxes/Year:	N/A
Parking:	507 Spaces

For more information, contact:



Robert Badgero

robert.badgero@colliers.com

Steven Badgero

steven.badgero@colliers.com

Gary P. Grochowski, SIOR

gary.grochowski@colliers.com

(248) 540-1000

2 Corporate Drive
Suite 300
Southfield, MI 48076
248 540 1000

400 E. Washington St.
Ann Arbor, MI 48104
734 994 3100

County: Oakland

Crossroads: University Drive West of Squirrel Road

- Various size suites available from 2,499 SF to 50,168 SF
- Classic Colonial Williamsburg architectural design
- Elegant marble lobby with double circular staircase
- Convenient surface parking
- Operable windows
- Close proximity to I-75 and M-59

Site Status: Existing

Acres: 9.45

Zoning: Office

Sub-Type: Office

Floors: 2

Basement: Partial

Class: A

www.colliers.com

Colliers International has prepared this document/email for advertising or general information only. Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.