

FOR LEASE > OFFICE SPACE

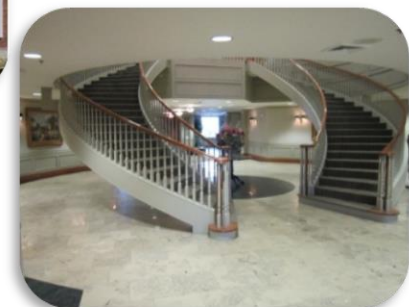
WELLINGTON GREEN

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



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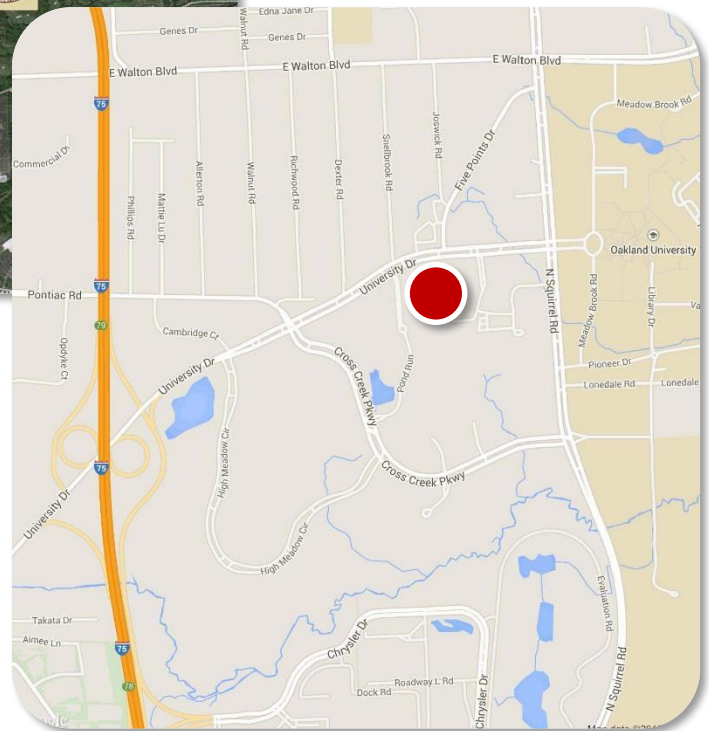
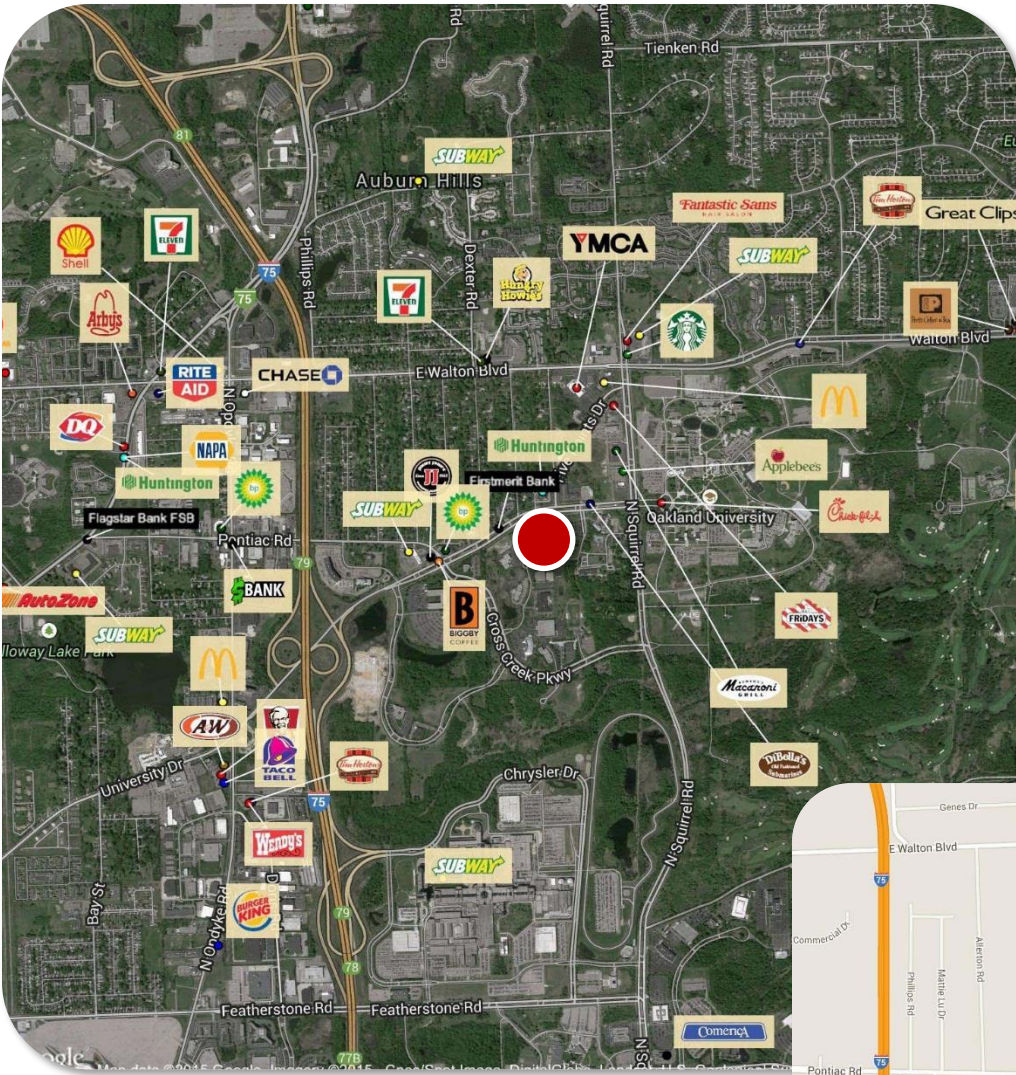
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<u>Building No.</u>	<u>Suite No.</u>	<u>SF Available</u>	<u>\$/SF Lease Rate</u>	<u>Occupancy</u>
3252	Suite 150	2,499 to 5,175	\$14.99	Immediately
3252	Suite 175	6,266	\$14.99	Immediately
3252	Suite 200	38,186	\$14.99	Immediately
3252	Suite 250	10,960	\$14.99	Immediately
3252	Suite 200/250	50,168*	\$14.99	Immediately

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

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Office Availability

For Lease

Wellington Green

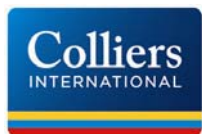
3250-3256 University Drive

Auburn Hills, MI 48326



Sale Price:	NFS
Lease Rate :	\$14.99 Gross
Gross Sq Ft:	131,636
Vacant Sq Ft:	60,587
Min Available Sq Ft:	2,499
Max Contiguous Sq Ft:	50,168
% Occupied:	52%
Date Built/Rehab:	2000 /
T I Allowance:	TBD
Pass Thrus:	Base Year
Property Taxes/Year:	N/A
Parking:	507 Spaces

For more information, contact:



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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

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