

PROPERTY FOR LEASE

Auburn Hills Corporate Center

900 N Squirrel Rd Auburn Hills, MI 48326

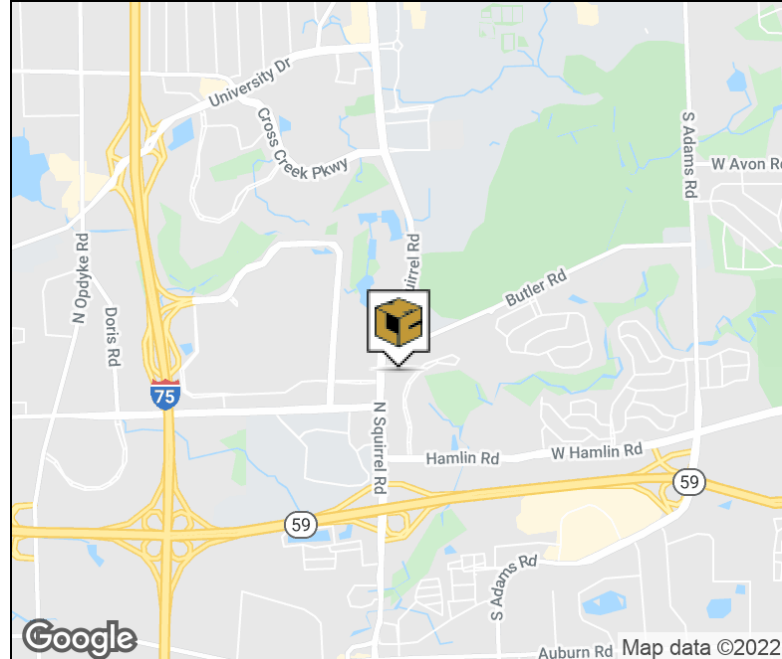


CORFAC INTERNATIONAL



Property Highlights

- 3-Story, Class "A" Office Building
- 128,859 Square Foot Facility
- Class "A" Finishes Throughout
- Adjacent to FCA Technology Center
- Easy Access to I-75 & M-59
- Zoned For Technology & Research
- Abundant & Convenient Parking
- On-Site "Fast Track" Food Service with Indoor & Outdoor Seating Area
- Free WiFi For Building Guests



FOR MORE INFORMATION:

Mason L. Capitani, SIOR

Managing Partner

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Tom Jablonski

Senior Vice President

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CONNECT WITH US

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

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ADDITIONAL PHOTOS



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OFFICE PROPERTY DETAILS

Location Information

Street Address	900 N Squirrel Rd
City, State, Zip	Auburn Hills, MI 48326
County	Oakland
Cross-Streets	N Squirrel & Hamlin Rd
Nearest Highway	M-59 & I-75

Building Information

Building Size	122,316 SF
Building Class	A
Occupancy %	64%
Tenancy	Multiple
Number of Floors	3
Average Floor Size	40,772 SF
Year Built	2000
Gross Leasable Area	122,316 SF
Load Factor	15.73%
Annual Escalations	\$0.50/SF
Partition Allowance	Negotiable

Lease Rate

**\$21.75 SF/yr
+Electricity**

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	T & R
Lot Size	7.24 Acres
APN #	1424476005
Amenities	Fast Track food service with Indoor/Outdoor Seating Free WiFi for Building Guests

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.55
Number of Parking Spaces	546

Available Suites

Suite 210 - 17,210 SF	\$21.75 Modified Gross
3rd Floor - 26,454 SF	\$21.75 Modified Gross

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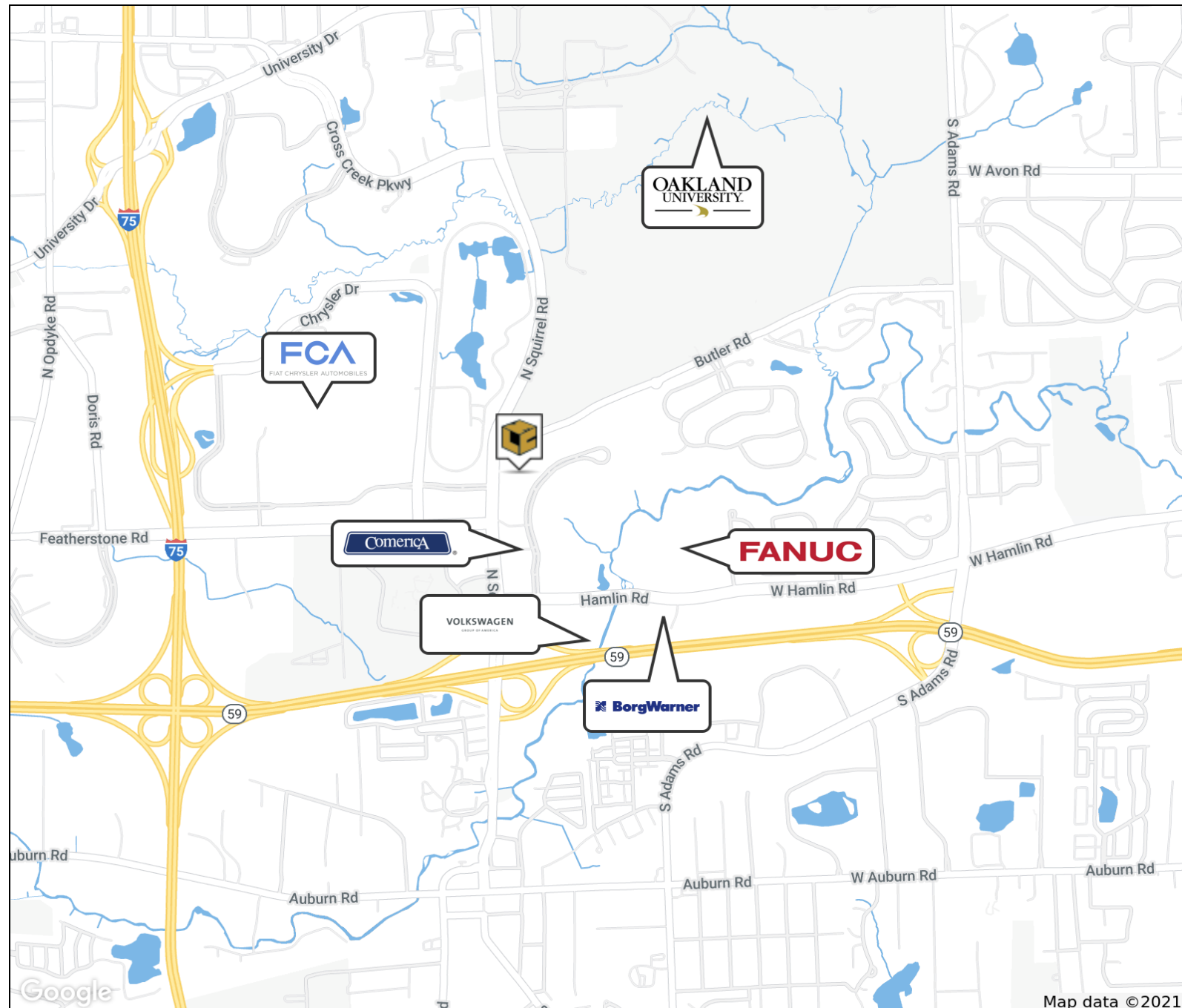
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L. MASON CAPITANI

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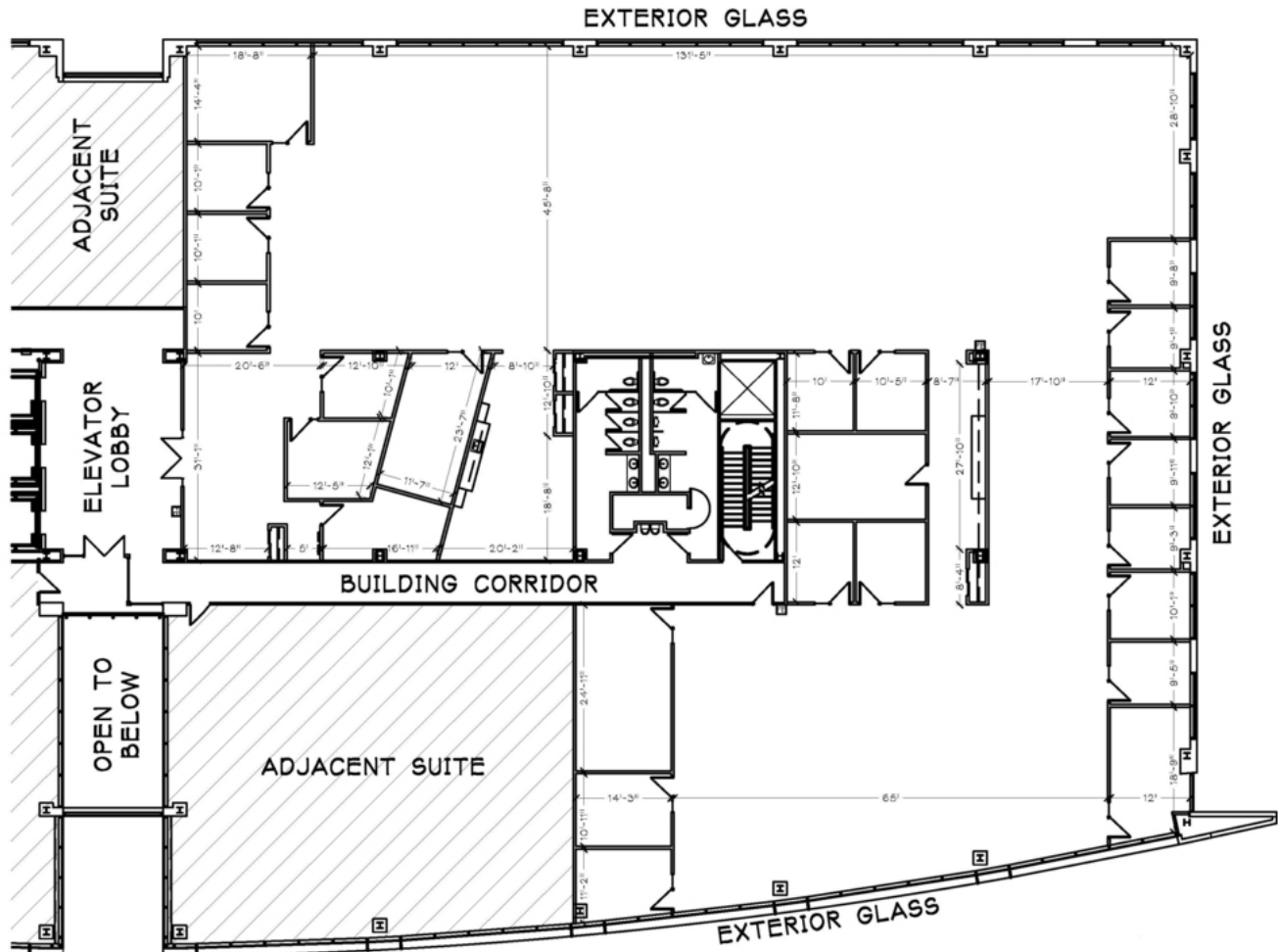
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Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 210	Available	17,210 SF	Modified Gross	\$21.75 SF/yr

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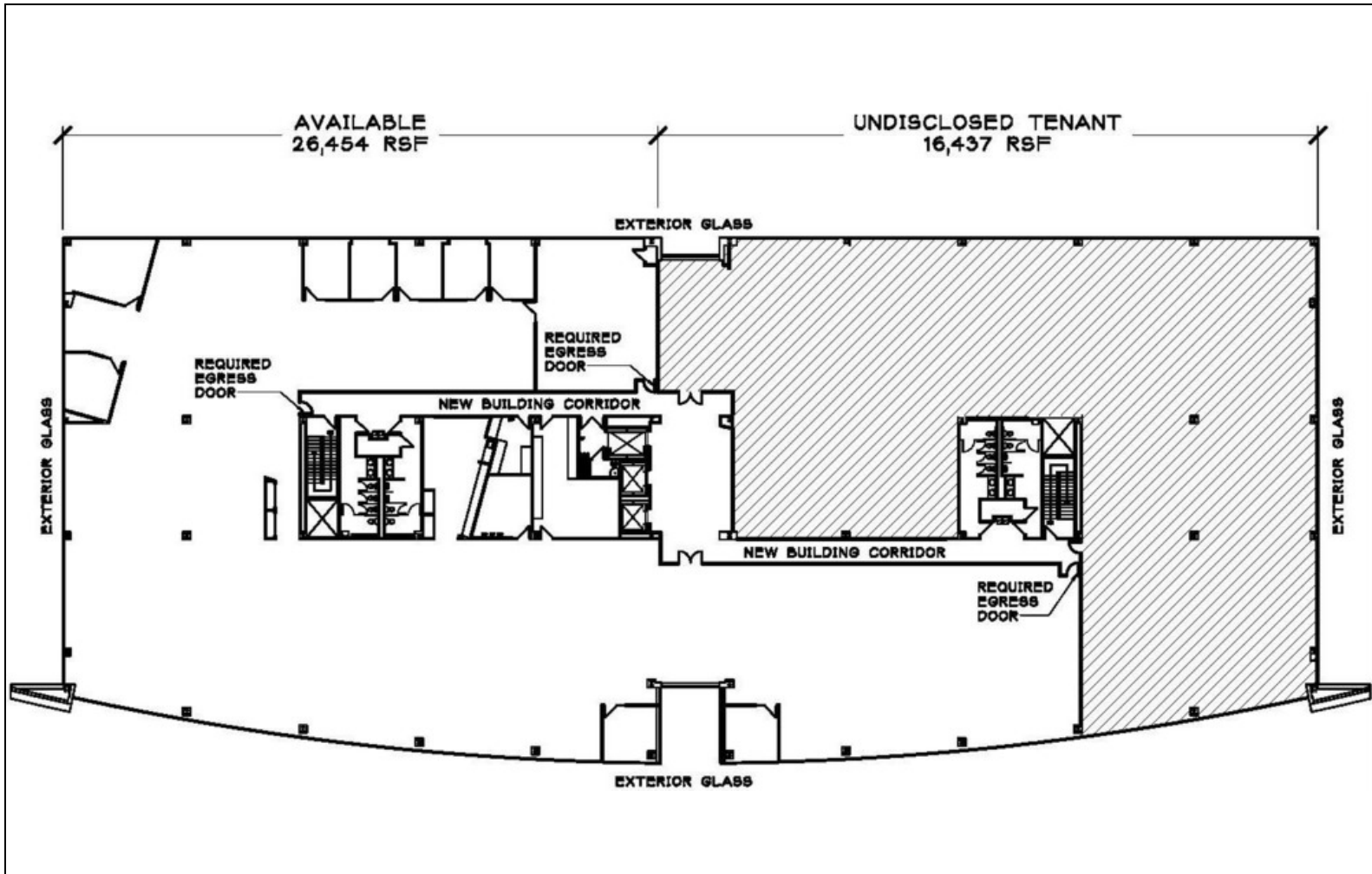
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THIRD FLOOR



Available Space

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
3rd Floor	Available	26,454 SF	Modified Gross	\$21.75 SF/yr

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