

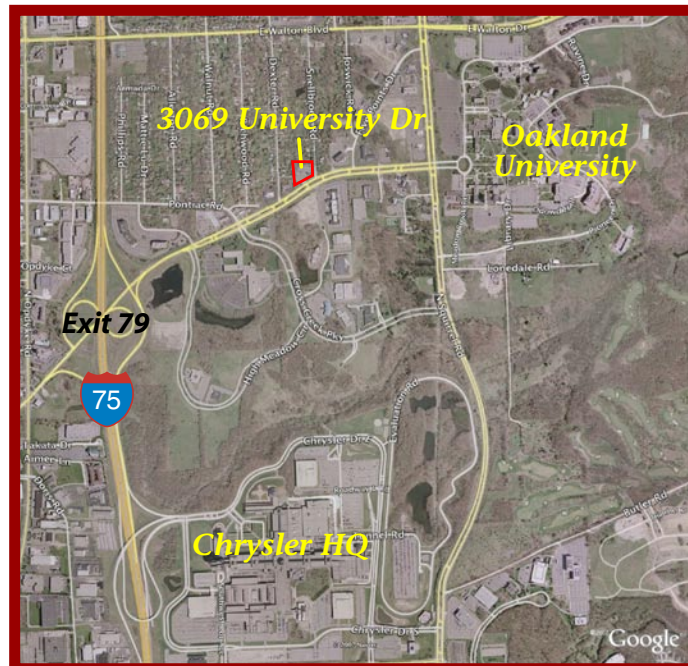
Office Space For Lease

University Village

3069 University Drive, Suite 210
Auburn Hills, MI 48326

1,246 Rentable Sq. Ft.

Newly remodeled and in move in condition! The suite features a courtyard entrance leading into a common vestibule with a French door entry into the Premises. The suite has a windowed reception area, two (2) windowed offices, large conference room, server room, kitchenette and private lavatory. There is individual control over the HVAC for the suite, windows are operable to provide fresh air and there is plenty of convenient parking just steps from entrance.



See floorplan on back page

University Village

Suite Size & Address:	1,246 Rentable Square Feet at 3069 University Drive, Suite 210
Load Factor:	None
Availability:	For information, visit www.beachumroeser.com or call 248-647-7500
Rental Rate <i>(Modified Gross)</i> :	\$19.50 P.S.F. (office); \$24.50 P.S.F. (medical)
Escalation:	Three (3%) percent per annum
Tax & Operating:	Base Year
Term:	Five (5) year term
Utilities:	Gas & electric separately metered – paid by tenant
Communications:	T-1, DSL and Cable
Parking Ratio:	<i>Office:</i> 5 spaces per 1,000 u.s.f. <i>Medical:</i> 1 space per 100 u.s.f. of waiting room & 1 per exam room

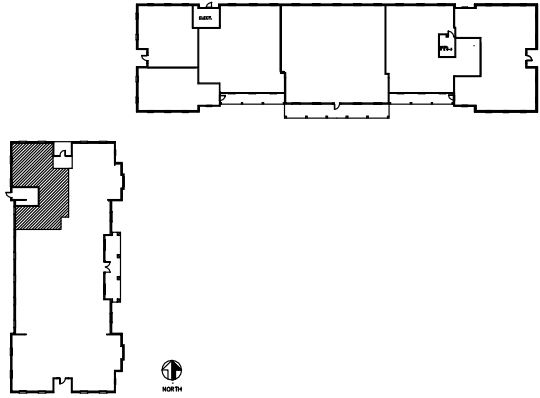
Unique Features:

- Classic Williamsburg architectural design
- Just minutes from I-75 and The Palace of Auburn Hills
- Classic marble lobby with double circular staircase
- University Drive visibility
- Located in Oakland Technology Park near Chrysler World HQ and Oakland University
- Operative windows that provide fresh air
- Convenient drive up parking just steps from suite entry
- Customer oriented building owners and managers

Quick Demographics - Auburn Hills, MI:

- Population (2006): 20,986
- Median household income (2005): \$53,100
- Median house/condo value (2005): \$173,000
- Oakland County population (2005): 1,214,361 (95% urban, 5% rural)

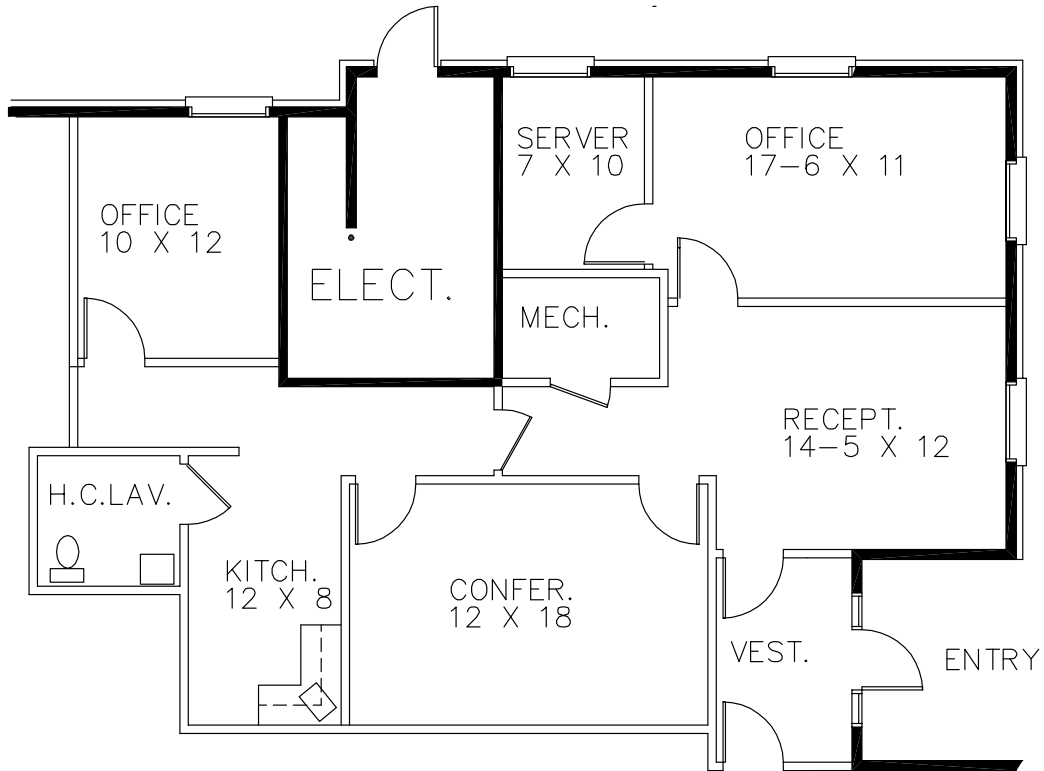
Contact: **Michelle A. Riley**
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UNIVERSITY DRIVE

UNIVERSITY VILLAGE

3069 UNIVERSITY DRIVE AUBURN HILLS, MI.
BUILDING "B"
SUITE #210
AVAILABLE FOR LEASE
1,246 SQUARE FEET



Beachum & Roeser

MANAGEMENT CORPORATION

CALL:

MICHELLE RILEY
248-647-7500