



**DEVELOPMENT & MANAGEMENT CORPORATION**

31100 Telegraph Road, Suite 200  
Bingham Farms, MI 48025

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Fax: 248-647-9750

www.beachumroeser.com

## Office Space For Lease

### University Village

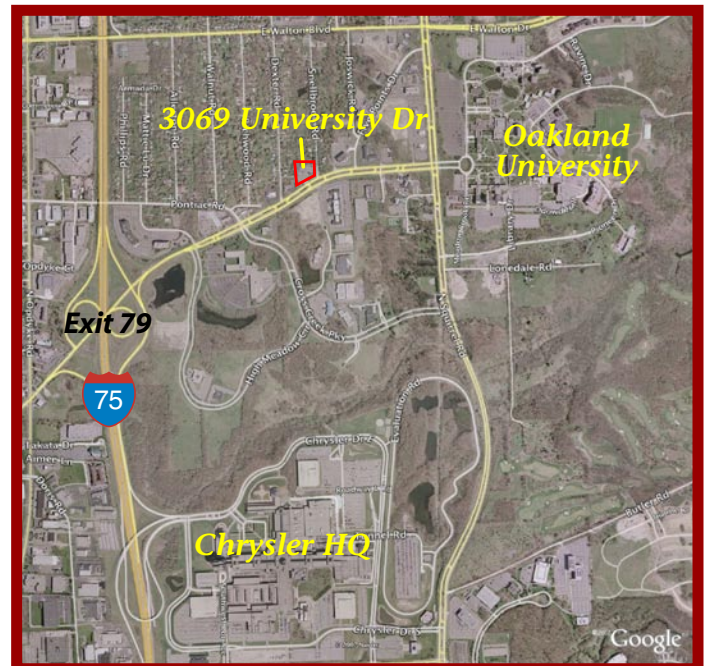
3069 University Drive, Suite 250  
Auburn Hills, MI 48326

### 1,546 Rentable Sq. Ft.

Nicely appointed suite with French door entry from common vestibule. The suite has immediate access to parking, just steps from the entrance. There are three (3) windowed offices, a conference room, nicely sized lobby, large kitchen/file/storage room and its own lavatory. The windows in the suite are operable and there is individual control over the HVAC. The suite has great visibility and signage opportunities on University Dr.



See floorplan on back page



## University Village

<b>Suite Size &amp; Address:</b>	1,546 Rentable Square Feet at 3069 University Drive, Suite 250
<b>Load Factor:</b>	None
<b>Availability:</b>	For information, visit <a href="http://www.beachumroeser.com">www.beachumroeser.com</a> or call 248-647-7500
<b>Rental Rate</b> <i>(Modified Gross)</i> :	\$19.50 P.S.F. (office); \$24.50 P.S.F. (medical)
<b>Escalation:</b>	Three (3%) percent per annum
<b>Tax &amp; Operating:</b>	Base Year
<b>Term:</b>	Five (5) year term
<b>Utilities:</b>	Gas & electric separately metered – paid by tenant
<b>Communications:</b>	T-1, DSL and Cable
<b>Parking Ratio:</b>	<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

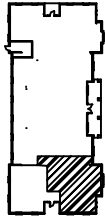
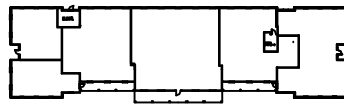
### Unique Features:

- 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)

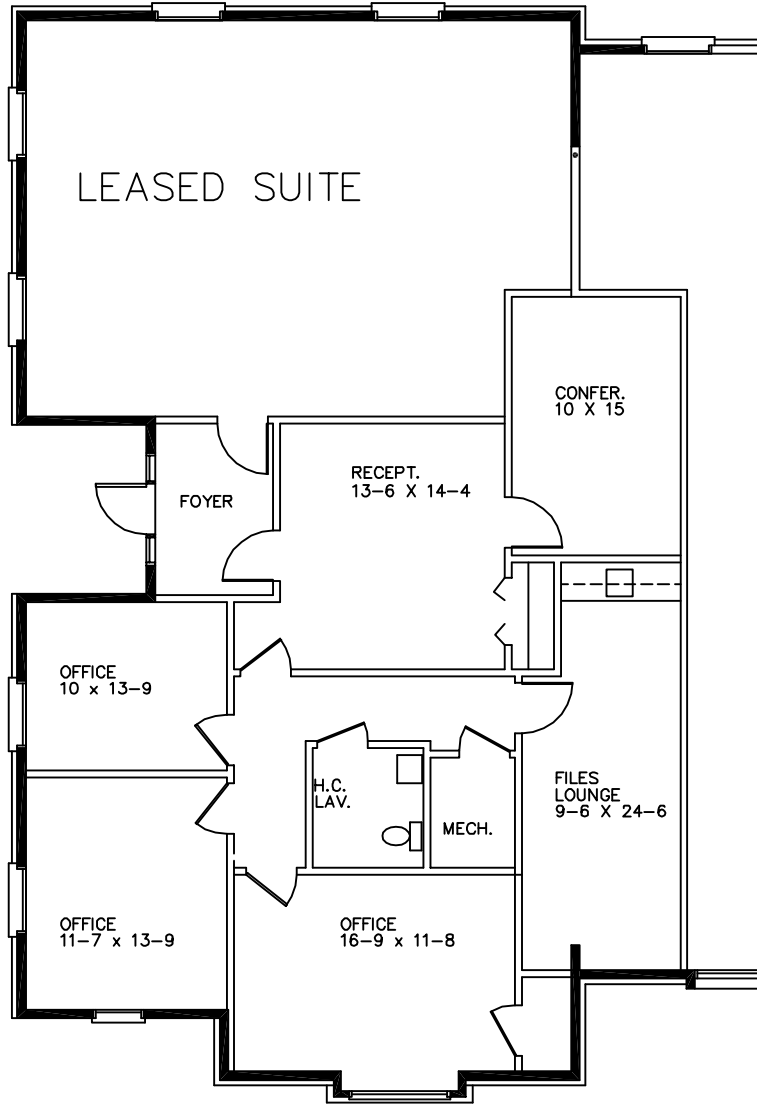
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# UNIVERSITY VILLAGE

3069 UNIVERSITY DRIVE  
SUITE #250  
AVAILABLE FOR LEASE  
APPROX. 1,546 SQ.FT.

UNIVERSITY DRIVE



## FLOOR PLAN

SCALE: 1/8" = 1'-0"

*Beachum & Poeser*

MANAGEMENT CORPORATION

CALL:  
MICHELLE RILEY  
248-647-7500  
( PLAN NOT TO SCALE )