



DEVELOPMENT & MANAGEMENT CORPORATION

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www.beachumroeser.com

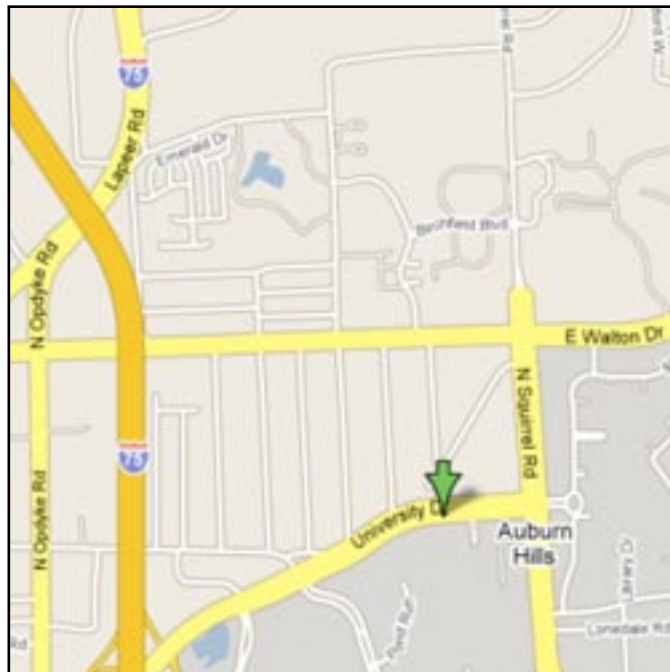
Office Space For Lease

Wellington Green Executive Offices

3252 University Drive, Ste. 280
Auburn Hills, MI 48326

8,400 Rentable Sq. Ft.

- Private entrance
- Classic Williamsburg architectural design
- Minutes from I-75 and Palace of Auburn Hills
- Marble lobby with double circular staircase
- University Drive visibility
- Located in Oakland Technology Park
- Operative windows that provide fresh air
- Convenient parking steps from suite entrance
- Customer oriented building owners/managers



Wellington Green Executive Offices

Suite Size & Address:	8,400 Rentable Sq Ft at 3252 University Drive, Suite 280
Load Factor:	Twelve (12%) percent
Availability:	For information, visit www.beachumroeser.com
Rental Rate <i>(Modified Gross)</i> :	\$19.50 PSF - General Office: \$24.50 PSF - Medical Office
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 Fiber Optics
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
- 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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