



**DEVELOPMENT & MANAGEMENT CORPORATION**

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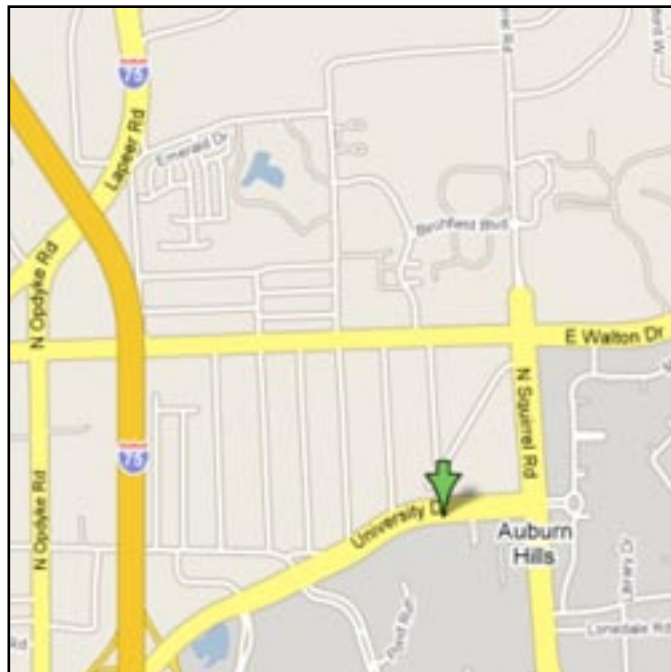
## Office Space For Lease

### Wellington Green Executive Offices

3250 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

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

