



DEVELOPMENT & MANAGEMENT CORPORATION

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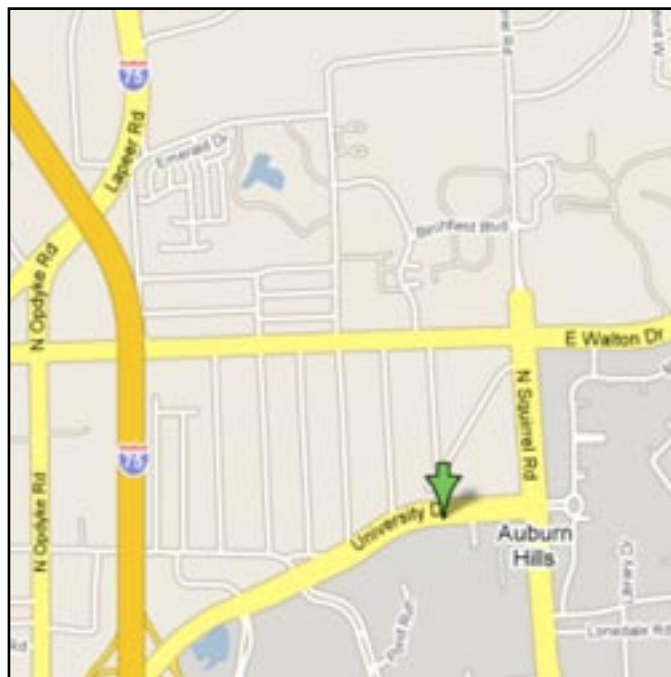
Office Space For Lease

Wellington Green Executive Offices

3252 University Drive
Auburn Hills, MI 48326

Approx. 16,000 Rentable Sq. Ft. (suites 260 & 280 combined)

- Second floor suite
- Main entrance located at top of double staircase
- Impressive windowline with Eastern exposure
- Windowed offices, conference room and area for future offices
- Large open cubicle area
- Large kitchen area



Wellington Green Executive Offices

Suite Size & Address:	Approx. 16,000 Rentable Sq Ft at 3252 University Drive, Suite 260/280
Load Factor:	Twelve (12%) percent
Availability:	Immediate
Rental Rate <i>(Modified Gross)</i> :	\$19.50 RSF - General Office; \$24.50 RSF - 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 population (2006): 20,986
- Median household income (2005): \$53,100
- Median house/condo value (2005): \$173,000
- Oakland County population (2005): 1,214,361

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