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## **DEVELOPMENT & MANAGEMENT CORPORATION**

# 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

<b>Suite Size &amp; Address:</b>	Approx. 16,000 Rentable Sq Ft at 3252 University Drive, Suite 260/280
<b>Load Factor:</b>	Twelve (12%) percent
<b>Availability:</b>	Immediate
<b>Rental Rate</b> <i>(Modified Gross)</i> :	\$22.50 RSF - General Office; \$24.50 RSF - 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

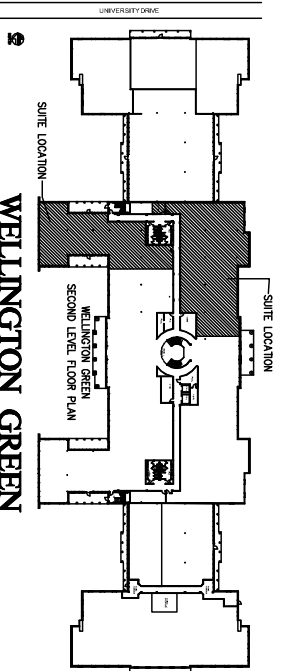
### Unique Features:

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

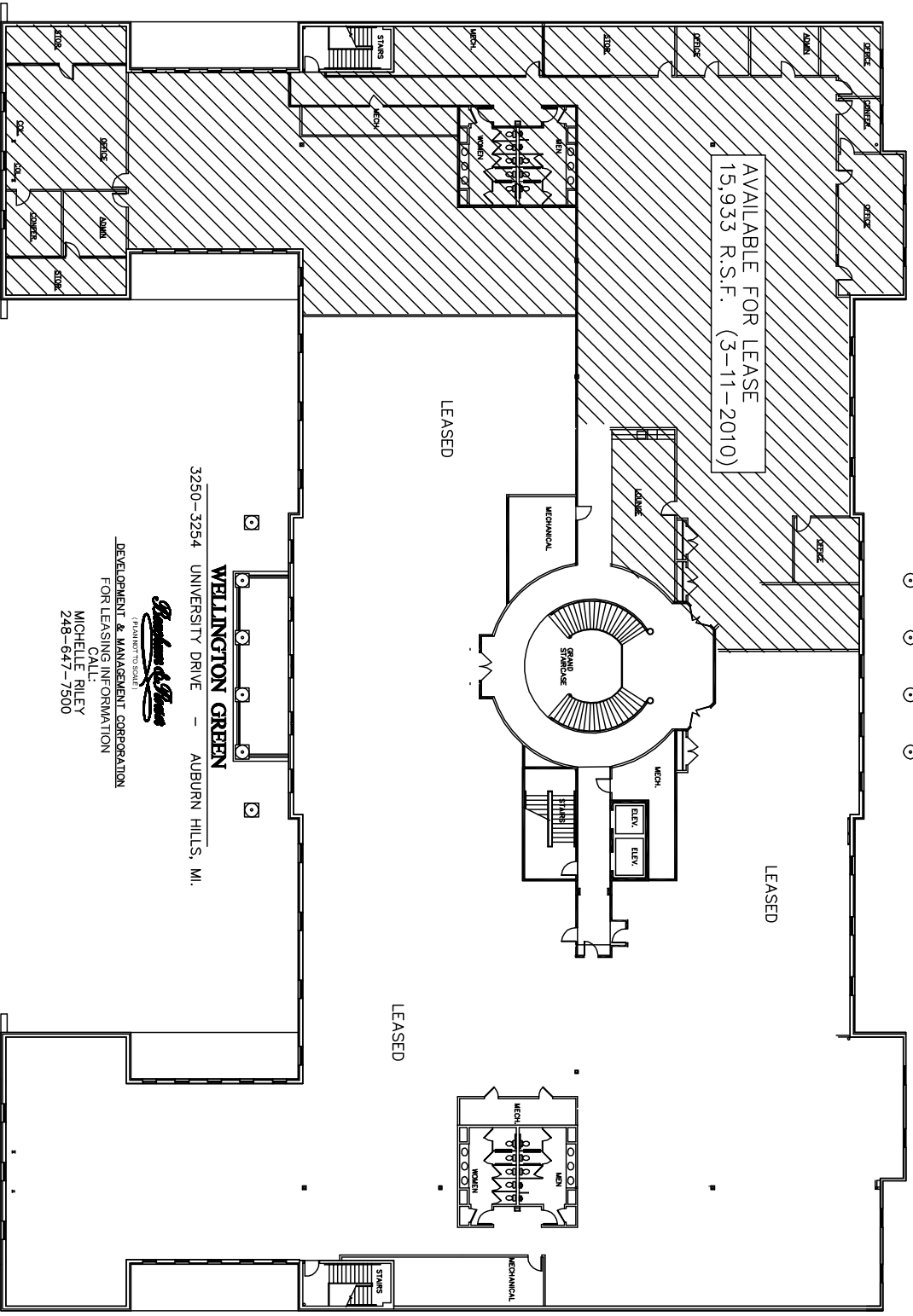
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**WELLINGTON GREEN**  
 3254 UNIVERSITY DRIVE  
 AUBURN HILLS, MICHIGAN  
 AVAILABLE FOR LEASE  
 SUITES 260-280



AVAILABLE FOR LEASE  
 15,933 R.S.F. (3-11-2010)



**WELLINGTON GREEN**  
 3250-3254 UNIVERSITY DRIVE - AUBURN HILLS, MI.

*Richard & Riley*  
 A PARTNER TO SUCCEED  
 DEVELOPMENT & MANAGEMENT CORPORATION  
 FOR LEASING INFORMATION  
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