



Office For Sale or Lease

Property Name:
Location: 2181 E. Walton Boulevard
City, State: Auburn Hills, MI
Cross Streets: Lapeer Rd.
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 24,500	Total Available Sq. Ft.: 2,250	Class: B
Typical Floor Plate:	Min / Max Cont. Sq. Ft.: 2,250 / 2,250	No. of Floors: 2

PROPERTY INFORMATION

Zoning: I-1	Parking: 15
Exterior Construction: Brick	Power: N/A
Structural System: Steel	Security Systems: No
Roof: N/A	Restrooms: Yes
Floors / Covering: Cement / N/A	Sprinklers: Yes
Heating: Yes	Signage: Yes
Air-Conditioning: N/A	Delivery Area: Yes
Ceiling Height: 9'	Date Available: Immediate
Year Built: 2019	Acreage: 1.435

Current Tenants:

PRICING INFORMATION

Lease Rate: \$12.00 G+U	Rentable/Usable: N/A	Lease Term: N/A
Sale Price: Contact Broker	Total Taxes: \$6,977.39 (2019)	Impr Allowance: N/A
Options: N/A	Parcel #: 021411353039	Deposit: N/A

Tenant Responsibility:

Comments:

- Monument and building signage available
- Private suite bathrooms
- Build-out Opportunity
- Tenant improvement allowance to be determined on a case-by-case situation



Broker: SIGNATURE ASSOCIATES

Agent(s):

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