

INTRODUCING
1075

WEST ENTRANCE DRIVE

AUBURN HILLS, MICHIGAN

FOR LEASE

Up to 210,000 SF

Office | R&D

NEW OWNERSHIP



ACORP





PROPERTY HIGHLIGHTS

CORPORATE IMAGE 210,000 SF
FOUR STORY BUILDING



BACKUP GENERATOR
FOR ENTIRE BUILDING



PRIMARY POWER TRANSFORMER
3000 AMP 277/480 VOLT



1,030 PARKING SPACES
(APPROXIMATELY 5 PER 1,000)



LARGE 14+ ACRE SITE
SITUATED IN WOODED SETTING



LARGE CAFETERIA INFRASTRUCTURE
IN PLACE IF NEEDED



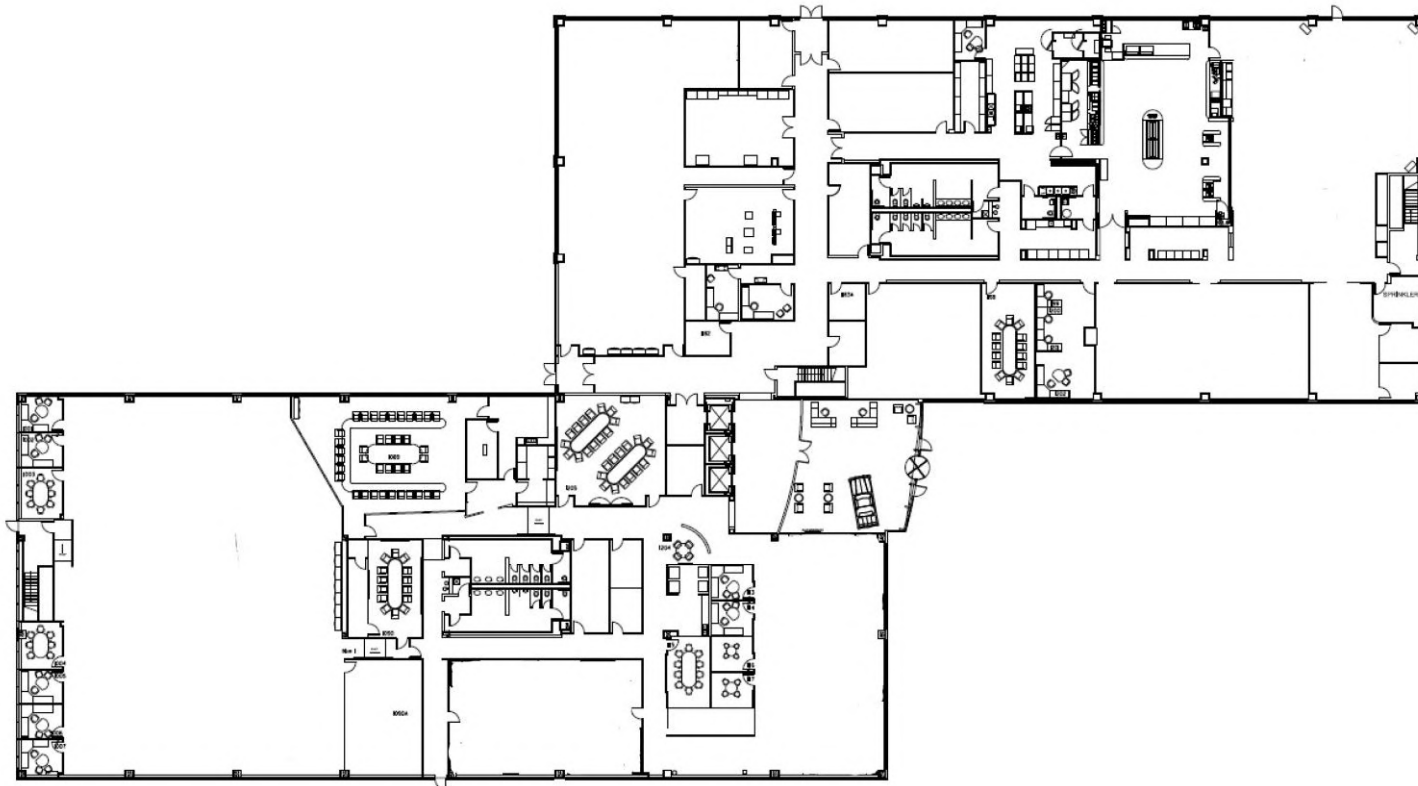
POTENTIAL TECH/R&D AREA
NORTH SIDE OF BUILDING/T&R ZONING



**CLOSE PROXIMITY TO STELLANTIS,
OAKLAND UNIVERSITY, & MULTIPLE
TIER 1 SUPPLIERS**



1st FLOOR PLAN

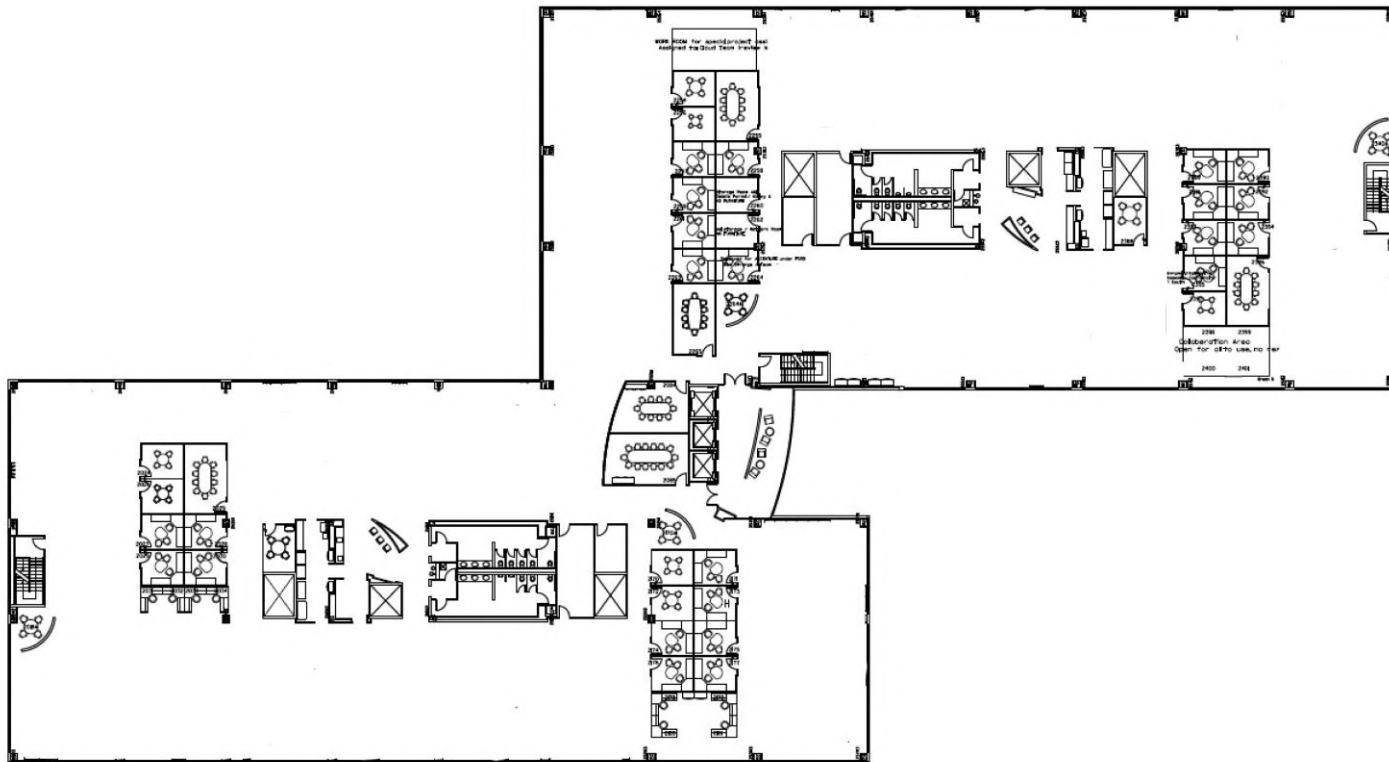


Existing Plan Reflects:

- Main Building Lobby
- Approximately 170 workstations
- Approximately 14 offices / small conference rooms
- Cafeteria
- Approximately 9 large conference rooms / training rooms
- IT Operations area

◀ NORTH

2nd FLOOR PLAN

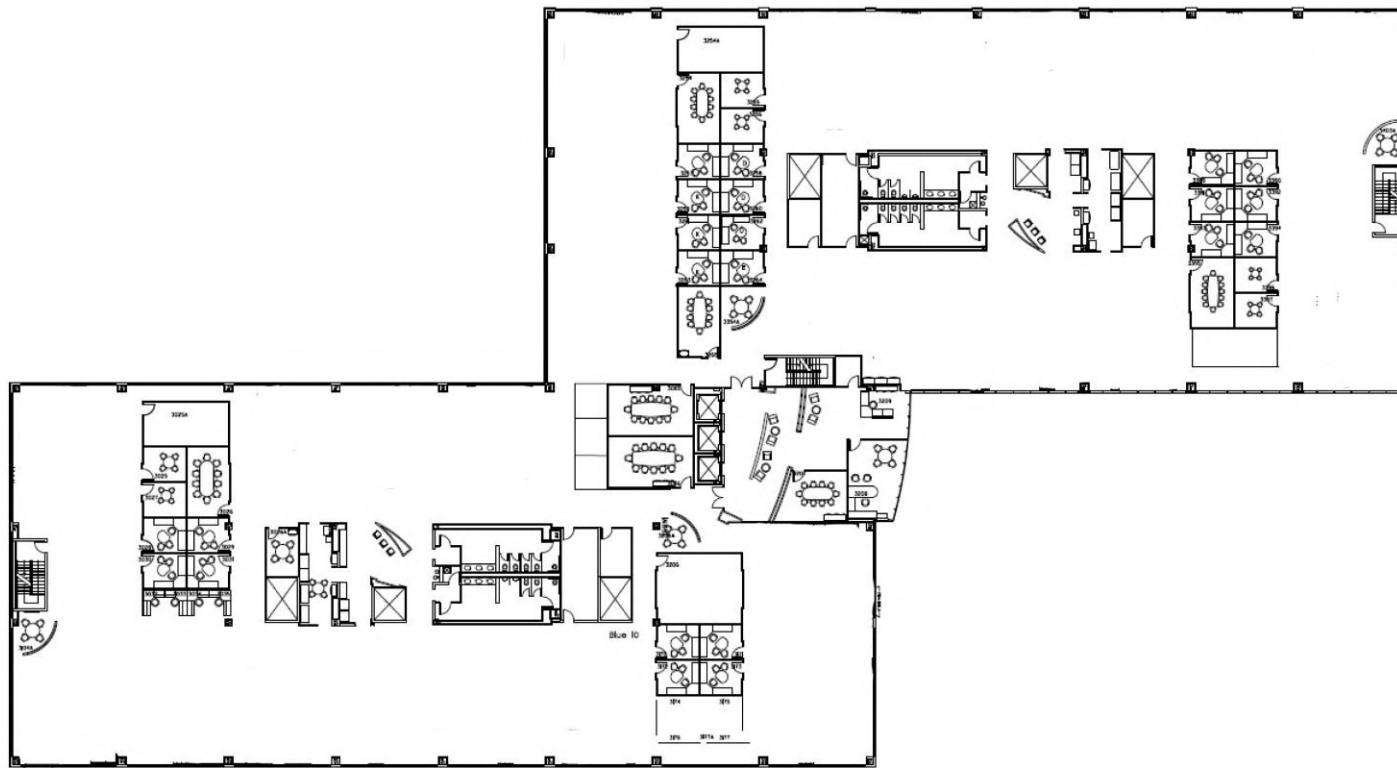


◀ NORTH

Existing Plan Reflects:

- Approximately 390 workstations
- Approximately 6 conference rooms
- Approximately 34 offices / small conference rooms

3rd FLOOR PLAN

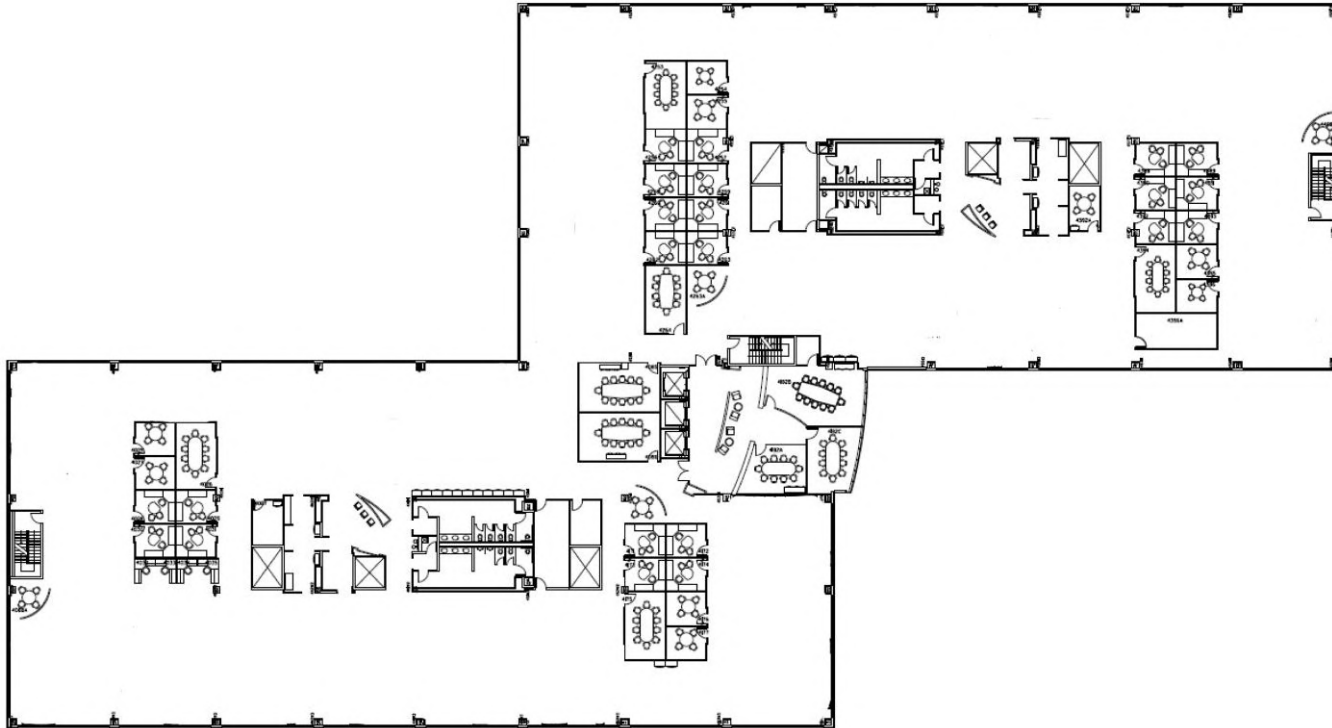


◀ NORTH

Existing Plan Reflects:

- Approximately 385 workstations
- Approximately 7 conference rooms
- Approximately 29 offices / small conference rooms

4th FLOOR PLAN



◀ NORTH

Existing Plan Reflects:

- Approximately 385 workstations
- Approximately 10 conference rooms
- Approximately 10 offices / small conference rooms

Property Technical Specifications Summary

Electrical The building receives electrical power from a pad-mounted primary power transformer that feeds the power distribution systems. The main service consists of 3,000 amps, 277/480-volt, 3-phase, 4-wire service. House meters, sub-panels for the larger loads, interior and exterior lighting and power panels, and step-down transformers providing 120/208-volt service through the use of 30- to 150-kVA step-down transformers for outlets and smaller loads are located in the electrical rooms.

Emergency Power

Caterpillar Model 3516
1,500 kVA | 1,800 RPM | 2,255 amps
Switchgear Model # RMT30004CEF
3,000 amps | 3-phase

Liebert UPS: Uninterruptible Power System

Model: uda63154a36ac37 | S/N: C255081
Module Input: 3-wire 480 V | 170 AMP | 60 Hz
Input kVA: 141 | Input kW: 130

HVAC consists of two 75-ton Trane rooftop cooling units, four 105-ton cooling units, and two Air Wise heating units with 2,500 MBH per unit heating capacity, with an input of 3,125 MBH of natural gas, supplying conditioned air to a single-duct variable-air-volume medium-pressure duct distribution system.

Low-pressure ductwork supplies air downstream of the terminal units to square lay-in diffusers through the building's interior and lay-in slot diffusers along the perimeter of the building. Ceiling plenums on each floor provide free-air return. Total cooling capacity is 570 tons, or 368 square feet per ton.

Energy Management System (EMS) The building's HVAC control system is a DDC control system utilizing the Tracer Summit system manufactured by Trane. The system contains a front-end computer located in the first-floor maintenance room.

Elevators The elevator system includes three traction elevators manufactured by Schindler. The cars have a capacity of 3,500 pounds. The mechanical room is located on the roof, and the units contain ADA-compliant control panels with braille and an alarm system.

Life Safety/Alarm System The fire protection system consists of a wet-pipe sprinkler system, and the first-floor command center is served with a dry-pipe system. The fire protection system is equipped with standpipes and fire department hose valves and connections in each stair tower, portable fire extinguishers, smoke detectors, pull stations, and alarm horns. A central fire alarm panel located in the first-floor lobby monitors the flow switches by zone. The fire alarm panel monitors sprinkler-system flow switches and contains pull stations and audio/visual alarms. Tenant spaces and common areas are equipped with portable fire extinguishers.

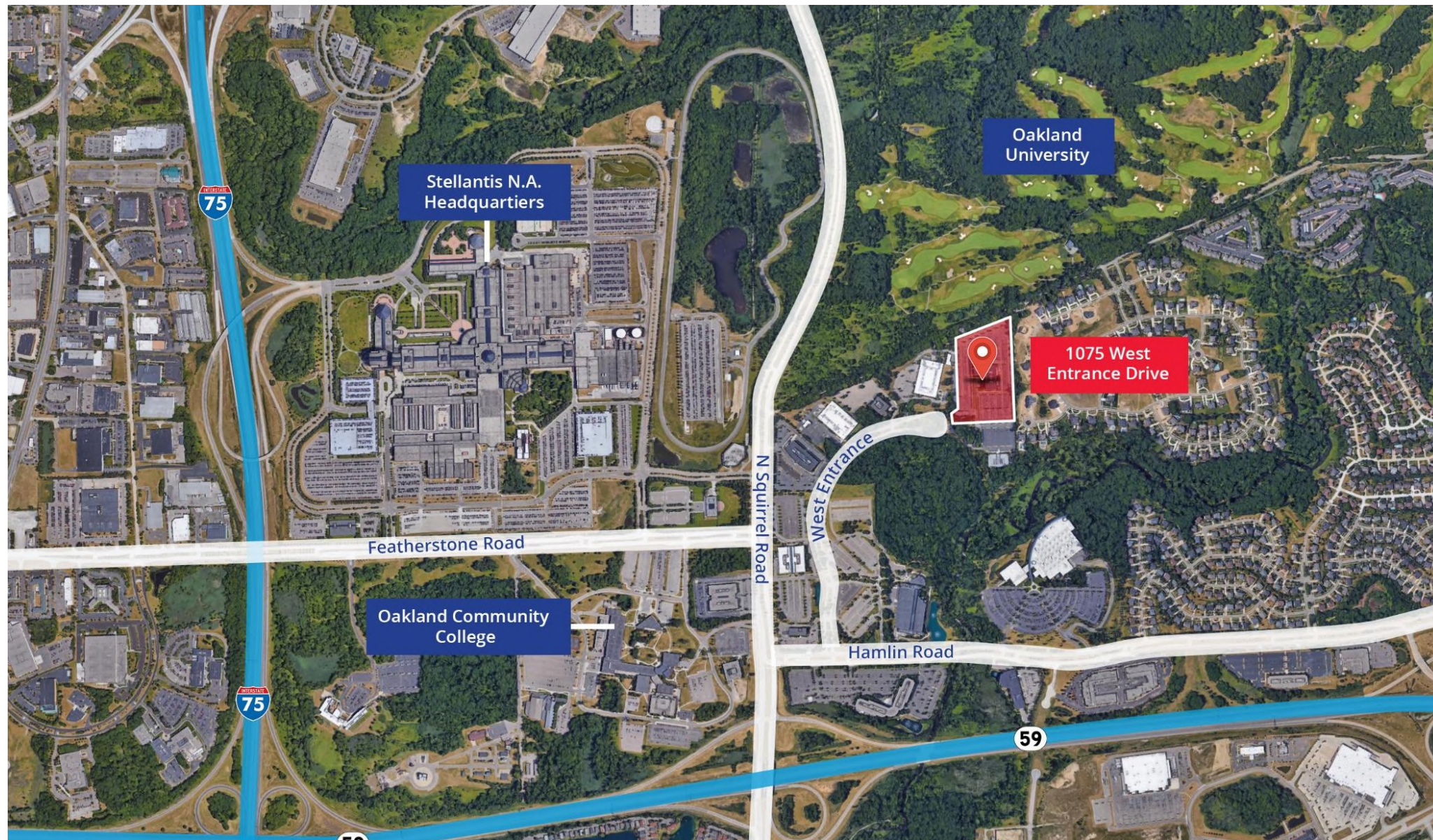
MAIN LOBBY



PROPERTY PHOTOS



AERIAL MAP



BIRDSEYE VIEW



AERIAL VIEW



OAKLAND COUNTY

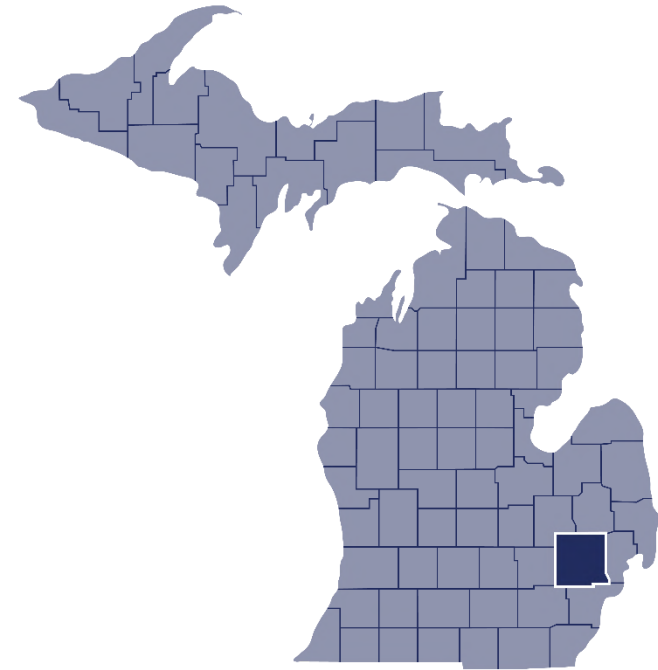
Situated in the heart of the Great Lakes region, Oakland County is one of the most affluent counties in the country. It is home to a highly skilled labor force and a favorable manufacturing composition. The presence of General Motors, Chrysler and Oakland University will continue to provide stability to the metro-area's economy. The ever-changing face of the health care and automotive sectors will drive demand for goods and services in industries such as manufacturing and will be a major driver of income growth while helping to attract skilled labor from other parts of Michigan and neighboring states.

Oakland County offers a vibrant and stimulating business and research environment that contends with any submarket. The county is consistently one of the leaders in Michigan for new business start-ups and among the top counties in the nation for overall new businesses and job creation.

Auburn Hills is one of the fastest growing communities in Southeastern Michigan with a prosperous and diverse community with over 23,000 residents who enjoy the amenities of a small town that operates with the excellence of a world class city, excellent schools, colleges and universities, parks, community center, library, restaurants and shopping.

The city has earned a reputation as a thriving business center. Its commitment to eliminating the bureaucratic red tape and enhancing the vitality and livability of the community has led to tremendous growth in its industrial, commercial and residential sectors and the area boasts a diverse mix of retail, high technology, manufacturing, and research companies. Auburn Hills is known for being Michigan's global business address with 22 high-technology parks, over 1,500 businesses, 40 international corporations and many North American headquarters including Faurecia, INCOE Corporation, TI Automotive and FCA (15 story, 5.3 million square feet-one of ten largest buildings in U.S) to name a few.

Its central location affords residents and occupants terrific central access to all parts of the metropolitan area and particularly central Oakland County via major arteries like M-59, Opdyke, Adams, Hamlin, and I-75 making it an ideal central location for its office inhabitants.



LARGEST EMPLOYERS

1. **Corewell Health**
2. **Stellantis**
3. **General Motors**
4. **United Wholesale Mortgage**
5. **Henry Ford Health**
6. **Ascension Michigan**
7. **Amazon**
8. **U.S. Postal Service**
9. **Oakland County**
10. **Comerica Bank**

FOR MORE INFORMATION

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