



 OFFICES @  
**maceranch**  
A Davis Turnkey Lab & Innovation Park

**FOR LEASE | 301 MACE BLVD**

- » Available: ±16,200 SF, Divisible
- » Fully Improved Single-Tenant Lab/Office Space
- » Newly constructed in 2022
- » Prime Davis location with immediate freeway access
- » Furniture, fixtures & equipment may be available
- » Other tenants in the project include: Symmetry Laser, Vann Brothers Farms, Nugget Markets HQ

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## » PROPERTY OVERVIEW

Located within The Offices at Mace Ranch, 301 Mace Blvd, consists of ±16,200 SF of second-generation space purpose-built for research-driven companies. With fully improved R&D and laboratory infrastructure in place, it provides tech and life-science users with a true plug-and-play opportunity.

The campus sits in a well-connected Davis business park with immediate access to Unitrans, Yolo Transit and Interstate 80 - linking Sacramento, the Bay Area, and key regional innovation centers.

The turn-key footprint features open-plan areas ideal for lab benching, collaborative zones, or expanded R&D workflows, complemented by standard office amenities including a large conference facility and break room. Abundant natural light through storefront glazing enhances workspace quality, while the park-like setting offers walk-ability to shopping and recreation.

With a four per thousand parking ratio, extensive bike amenities including multiple racks and Class 1 lockers, and zoning that supports R&D uses, 301 Mace delivers a move-in-ready solution for tech organizations seeking laboratory and innovation space.



## » BUILDING FEATURES

### Power & Electrical

- » 1,600A, 3-phase electrical service with dedicated 45 KVA laboratory transformer
- » Multiple sub-panels serving lab and office zones; dedicated 480V/60A autoclave circuit
- » Plugmold and quad receptacles at bench locations with power pole distribution throughout lab areas

### HVAC & Environmental Controls

- » 15 rooftop packaged gas/electric HVAC units (1.5 - 8 tons)
- » Independent zoned environmental control across lab and office areas with dedicated exhaust and supply serving laboratory spaces
- » Infrastructure supporting positive and negative pressure in sensitive lab environments

### Lab Infrastructure

- » Emergency eyewash stations, distributed laboratory sinks, fume hood sinks, floor drains, and floor sinks throughout
- » Natural gas distribution with equipment drops serving laboratory areas (~1,500,000 BTU total capacity)
- » 60-gallon high-efficiency gas water heater

### Dedicated Lab Program Areas

- » Extraction/Food Science Lab, HPLC/GC Room, Cell Biology Lab, Mab/Genomics Lab





CONFERENCE / BREAKROOM



LOBBY / RECEPTION



LARGE CONFERENCE ROOM

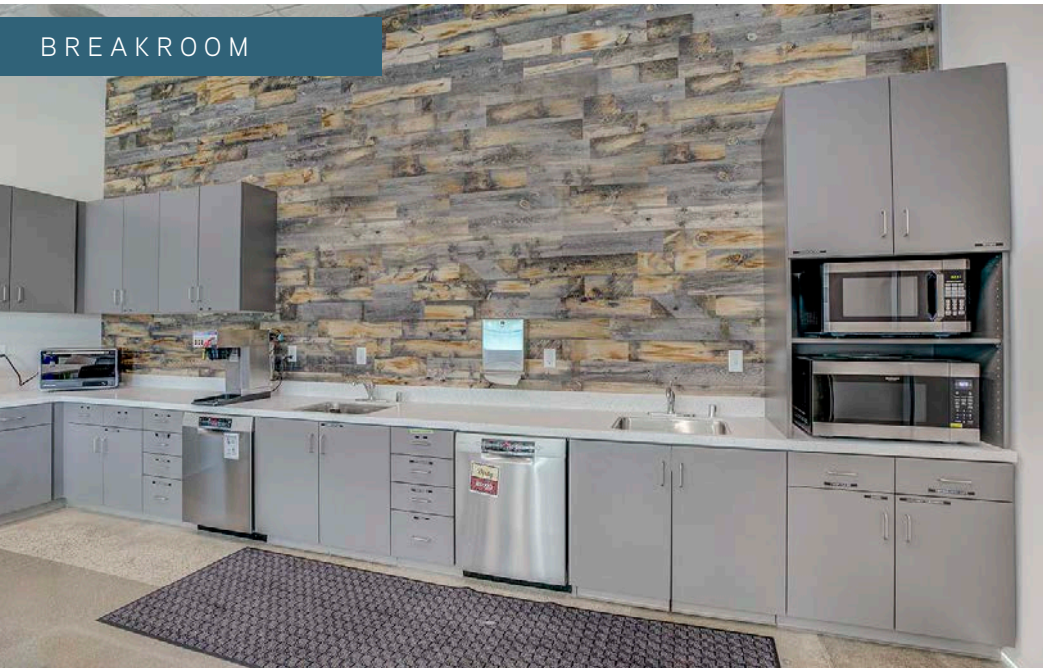


LABORATORY INTERIOR





BREAKROOM



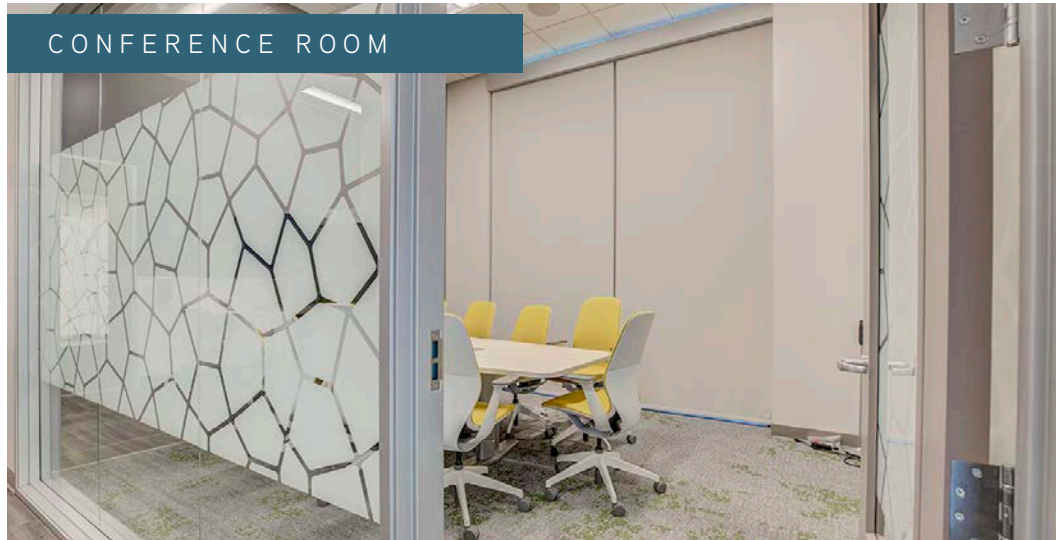
Huddle Room



WELLNESS ROOM



CONFERENCE ROOM



VIDEO CONFERENCE ROOM

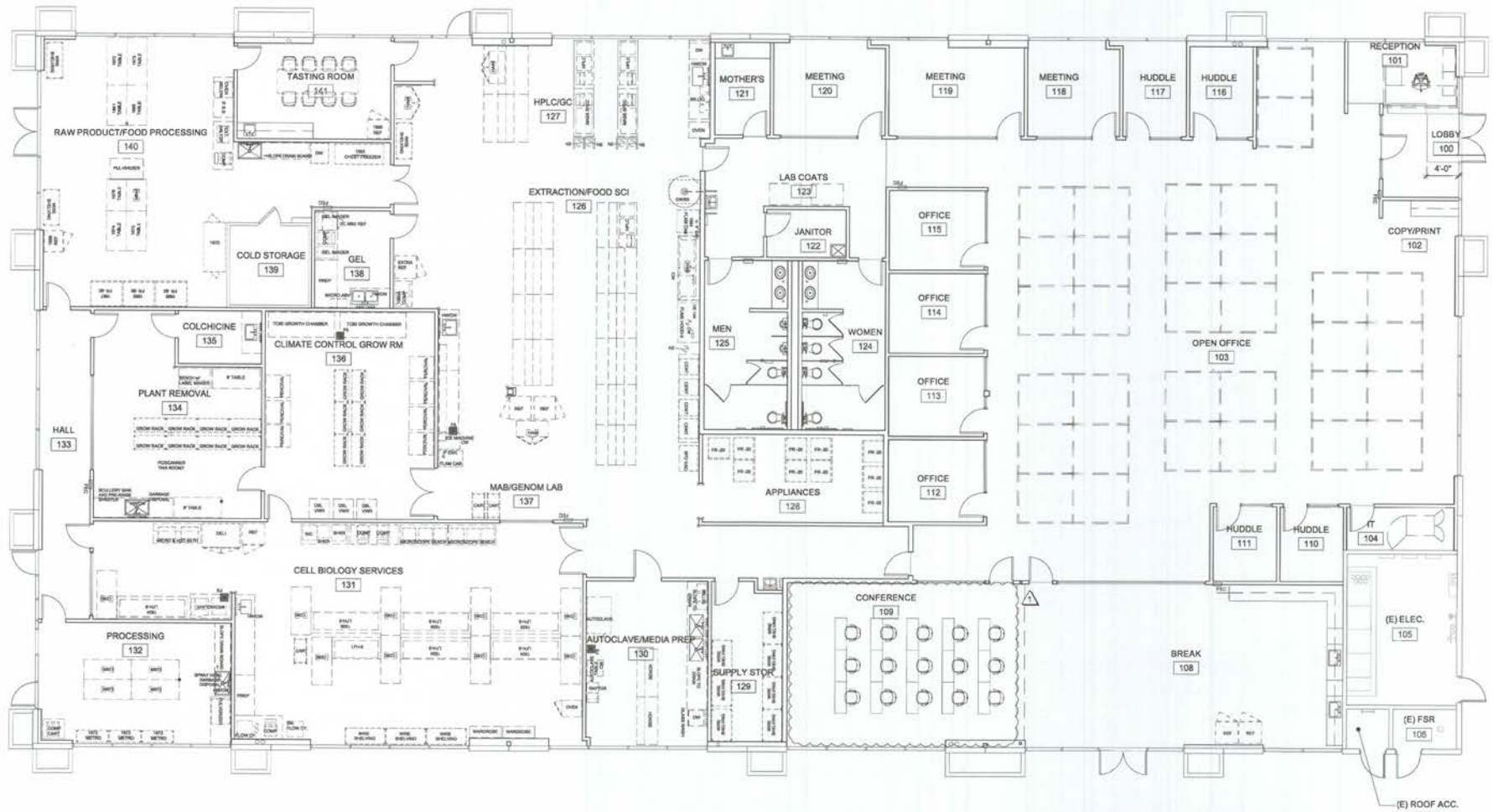


LOUNGE



» FLOOR PLAN

» Available - ±16,200 SF





# DAVIS, CALIFORNIA

## » LOCATION OVERVIEW

**Experience Davis, one of the best-educated cities in the U.S. with a high quality of life index. Take advantage of a progressive lifestyle with easy access to economic engines – Silicon Valley and the Sacramento Region.**

Davis is the largest city in Yolo County with more than 35,000 students enrolled at UC Davis and 66,000 residents. The largest employers include UC Davis, State of California, US Government, Sutter Davis Hospital, and Communicare Health Centers. Davis is home to the United States Bicycling Hall of Fame, the Mondavi Center on the UC Davis campus, and the UC Davis Arboretum. Davis is heralded for its quality of life and friendly, small-town feel.



### Home of the most innovative school in the UC system

- No. 24 on U.S. News & World Report's Best Colleges Ranking for the most innovative schools and graduates have provided a steady stream of startups in the agricultural and biotech industries
- Largest School of Veterinary Medicine in the US
- One of the highest undergraduate STEM enrollments in the UC system at 54 percent
- Third-largest enrollment in the UC system



# THE SWEET SPOT BETWEEN SACRAMENTO & THE BAY AREA

## » INTERSTATE 80 CONNECTOR



### Shared Workforce

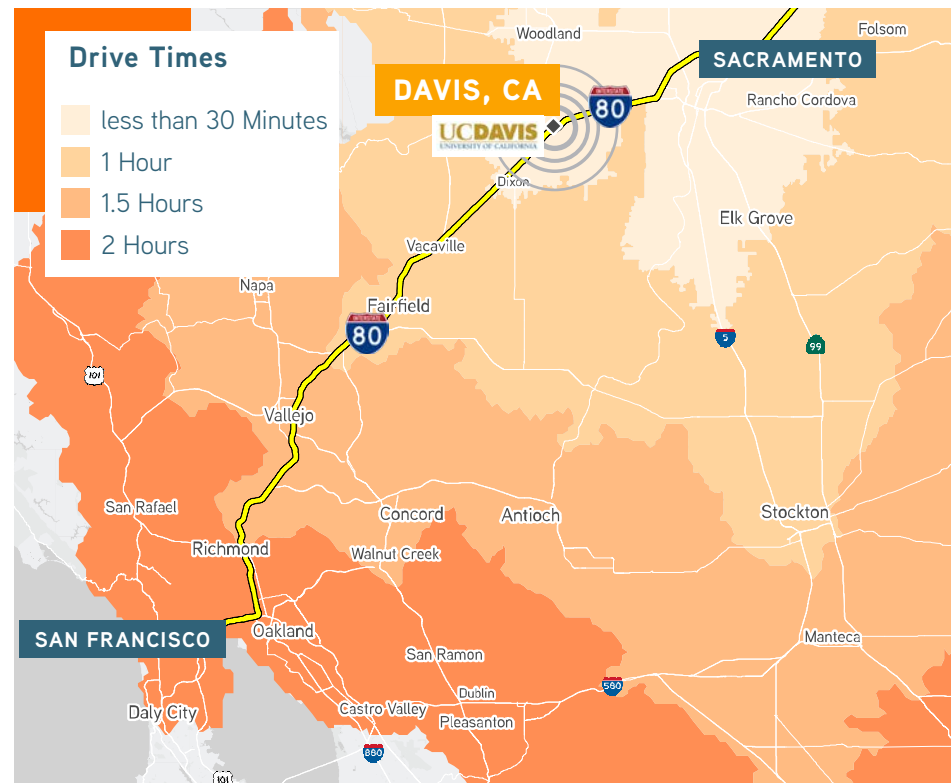
Sacramento and the Bay Area have a shared workforce of 208,000

### Competitive Marketplace

The Northern California MegaRegion is a competitive marketplace of 12.2 million people

**The Offices @ Mace Ranch's prime Davis location on the I-80 corridor linking Sacramento, the State Capitol, and the global innovation hub of the San Francisco Bay Area creates endless opportunities for tenants.**

- Davis is located 18 minutes from downtown Sacramento and 1.5 hours northeast of the San Francisco Bay Area
- The region includes major research institutions of UC Davis and UC Berkeley
- Sacramento is No. 1 on the list of places millennials are considering after being priced out of the Bay Area





# CONVENIENTLY LOCATED

» TRANSIT & AMENITIES

Easy Access



5 Miles / 6 Mins



Immediate Access



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