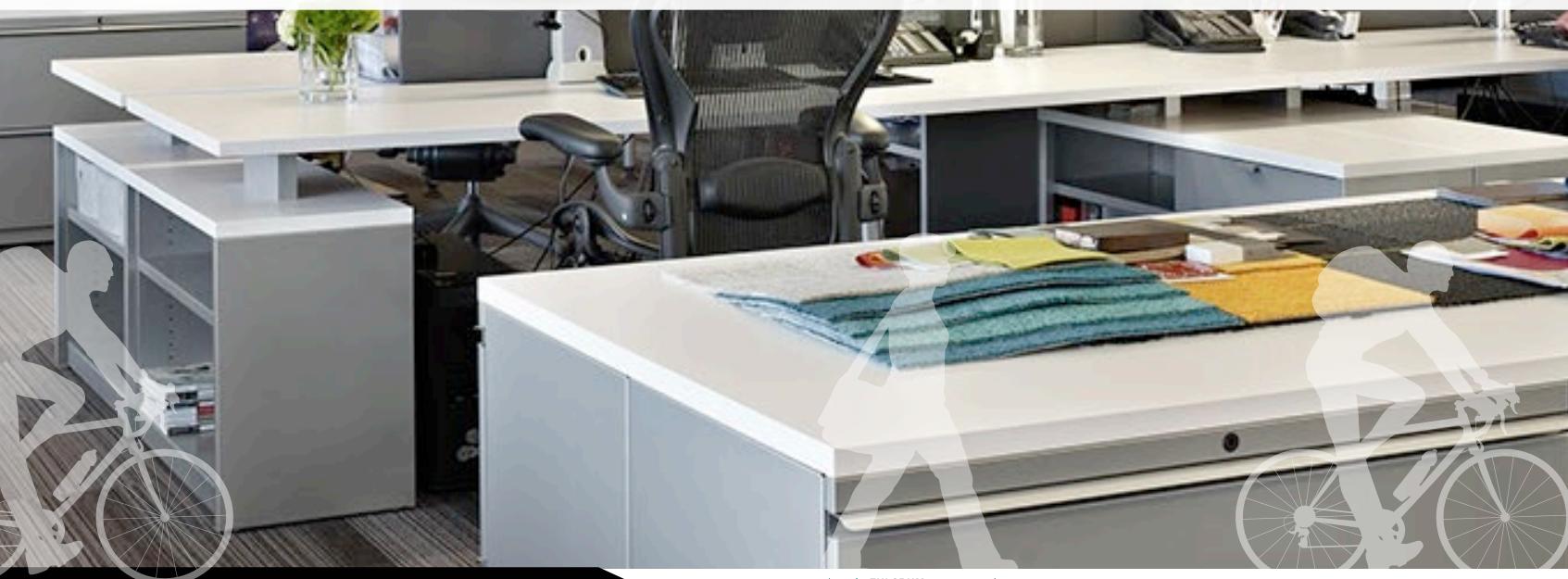


DAVIS'
RESEARCH/TECHNOLOGY/SCIENCE/
OFFICE & BUSINESS



CENTER



FULCRUM
701 UNIVERSITY AVE, SUITE 220
SACRAMENTO, CA 95825
LIC. #01946490

km Kidder
Mathews

DAVIS CALIFORNIA



UNIVERSITY RESEARCH PARK

AN ENVIRONMENT FOR YOUR BUSINESS & EMPLOYEES TO FLOURISH



QUALITY
CREATIVITY

CONNECTIVITY
DYNAMISM
PROXIMITY



RESEARCH/TECHNOLOGY/SCIENCE/OFFICE & BUSINESS



CREATIVE ENVIRONMENT

DAVIS CALIFORNIA



**FLEXIBLE
OPTIONS**

FOR LARGE
& SMALL
BUSINESS

17 BUILDINGS
& OVER **300,000**
SQUARE FEET
GREENHAUS MIXED-USE RESIDENTIAL
UNDER CONSTRUCTION

OPPORTUNITIES FOR
CUSTOMIZED
Facilities

ADJACENT TO
THE DAVIS
BIKE LOOP



**RESTAURANTS, HOTELS
RETAIL & GROCERS**

20+ WITHIN WALKING DISTANCE



ON-SITE
FITNESS
Facility

NEW DAYCARE
CENTER COMING!

16 ACRES OF
RECREATIONAL
AREA ADJACENT



**CONVENIENT BIKE, PEDESTRIAN, BUS, AMTRAK, AND FREEWAY ACCESS IN A
WALKABLE NEIGHBORHOOD**

**BEAUTIFULLY LANDSCAPED WITH ATTRACTIVE
OUTDOOR SPACES**



5 MINS TO DOWNTOWN DAVIS &
THE UC DAVIS CAMPUS
18 MINS TO SACRAMENTO CENTRAL
BUSINESS DISTRICT (CBD)
25 MINS TO SACRAMENTO
INTERNATIONAL AIRPORT

UNIVERSITY RESEARCH PARK HIGHLIGHTS



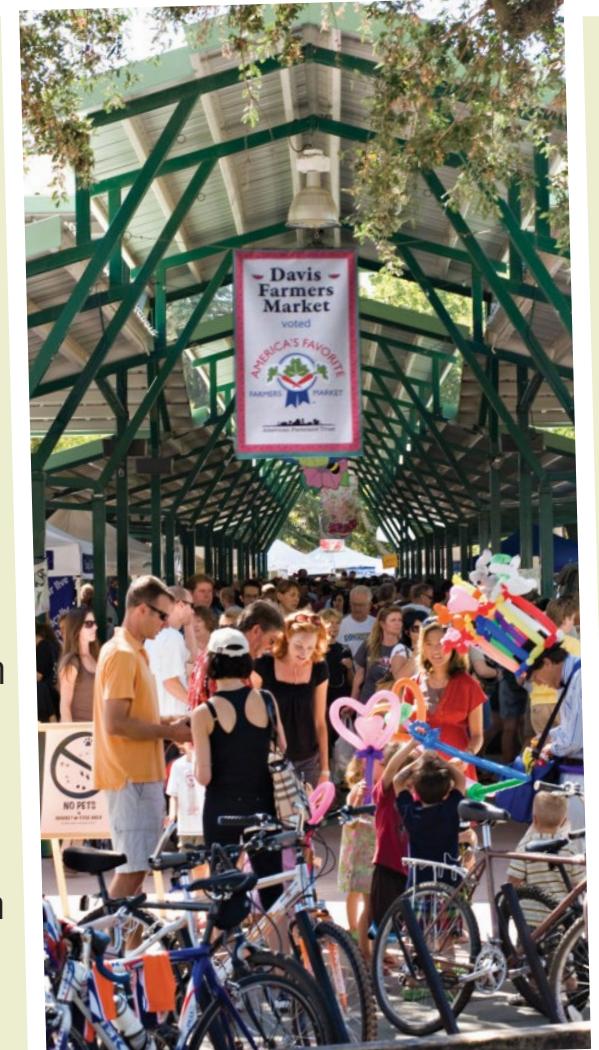
Davis has a great quality of life, plenty of amenities, a strong environmental ethic and top-notch schools

UC Davis is a top 10 research University, with approximately 40,600 students

UC Davis funding sources include \$1 Billion+ in research funding.

UC Davis is a powerful economic engine for Northern California, generating \$8.2 billion in annual economic activity and accounting for 78,000 jobs. 277,182 living alumni with degrees

UC Davis' two campuses in Davis and Sacramento constitute the second-largest individual employer in the Sacramento region



GET CONNECTED TO DAVIS & UC DAVIS

DAVIS CALIFORNIA

VIBRANT MIXED-USE NEIGHBORHOOD



UNIVERSITY RESEARCH PARK SITE PLAN

WHERE
BREAKTHROUGHS
& BUSINESS
HAPPEN.



CVF CAPITAL PARTNERS



UNIVERSITY RESEARCH PARK

JOIN THESE AND OTHER
OUTSTANDING FIRMS
DAVIS CALIFORNIA



ADDRESS	SUITE	SF	NOTES	TIMING	MO. RENT
2020 RESEARCH AVENUE	150	±1,507	Move-in ready small office suite. 3 private offices and open area for cubicles. Shared access to restrooms, kitchenette, and conference room. Great window lines.	Available	\$3,770***
1450 DREW AVENUE	150	±1,732	Reception area, three private offices, large conference room, break room, and open area seating five+ workstations. Some lab infrastructure.	Available	\$4,500**
1590 DREW AVENUE	210- 220	±6,823	Office suite with twelve private offices and one large conference room all along window line, open area seating 12+ workstations, break room/kitchen, storage. Second floor suite (elevator served) in a Class A 2-story building with professional finishes. R&D/Lab/Medical Conversion Potential.	Available	\$20,500***
1480 DREW AVENUE	130	±6,823	Partial building. Full Office buildout, including reception area, mix of private offices, open area, large conference room, lab area and break rooms. R&D/Lab/Medical Conversion potential. Great window lines. 600 amps of power.	Available	\$25,215**
1540 DREW AVENUE		±13,492	Full building. Full office buildout, including reception area, mix of private offices, open area, large conference room, and break room. R&D/ Lab/Medical Conversion potential. Great window lines. 1,200 amps.	Available	\$35,750**
1850 RESEARCH AVENUE		±30,506	Full building. Full office build out, including reception area, mix of private offices, open area, large conference room, and break room. R&D/ Lab/Medical Conversion potential. Great window lines. 2,000 amps.	Available	\$80,850**

*Modified Gross, Tenant pays separately metered utilities and internal janitorial service.

**NNN.

***Full Service Gross, Tenant pays internal janitorial service.

CURRENT AVAILABILITIES

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