



DAVIS'

RESEARCH/TECHNOLOGY/SCIENCE/  
OFFICE & BUSINESS

CENTER



UNIVERSITY RESEARCH PARK



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



DAVIS CALIFORNIA



# 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**

**17 300,000**  
**BUILDINGS & OVER 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

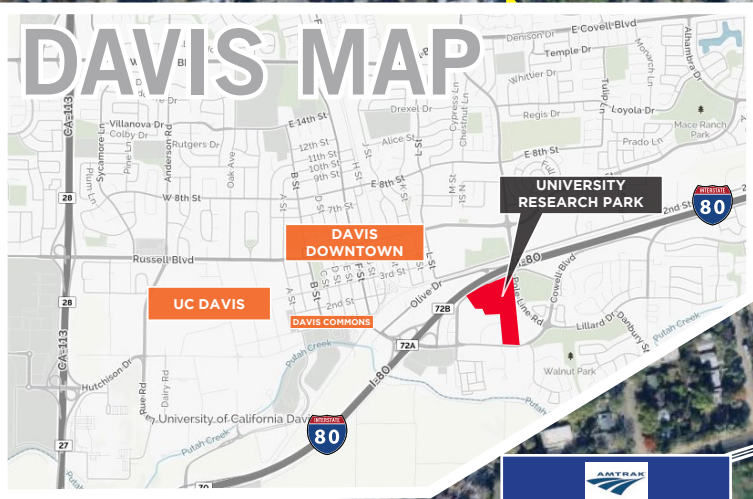


GET CONNECTED TO DAVIS & UC DAVIS

DAVIS CALIFORNIA



# VIBRANT MIXED-USE NEIGHBORHOOD



  
AMTRAK RAIL STATION



To Sacramento CBD,  
Sacramento Airport

## WALKABLE AMENITIES

### HOTELS

1	HOLIDAY INN	2	LA QUINTA INN & DAVIS SUITES
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### RESTAURANTS

1	DOS COYOTES	2	YANG KEE DUMPLING
3	MR. PICKLES	4	TEABO CAFÉ
5	STARBUCKS	6	FOUR SEASONS GOURMET
7	IHOP	8	CARL'S JR.
9	STARBUCKS	10	KFC

### STORES

1	SAFEWAY GROCERY	2	BANK OF AMERICA
3	PET FOODS EXPRESS	4	WELLS FARGO BANK

### OTHER

1	O'Reilly Auto Parts	2	Jiffy Lube
3	Great Clips	4	Chevron
5	Instyle Hair & Nails	6	Orangetheory Fitness
7	Tesla Charging		

 BIKE LANES  
 BUS STOPS  
 AMTRAK LINE

PLAYFIELDS PARK  
BATTING CAGES

UNIVERSITY  
RESEARCH PARK

GREENHAUS  
MIXED USE  
(UNDER  
CONSTRUCTION,  
160 APARTMENTS,  
27,000 SF  
GROUND FLOOR  
COMMERCIAL)

KAISER DAVIS  
MEDICAL OFFICES

UC DAVIS  
EXTENSION

To UC Davis Campus,  
Arboretum & Downtown

# UNIVERSITY RESEARCH PARK SITE PLAN



**WHERE  
BREAKTHROUGHS  
& BUSINESS  
HAPPEN.**



**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



## CONTACT INFO

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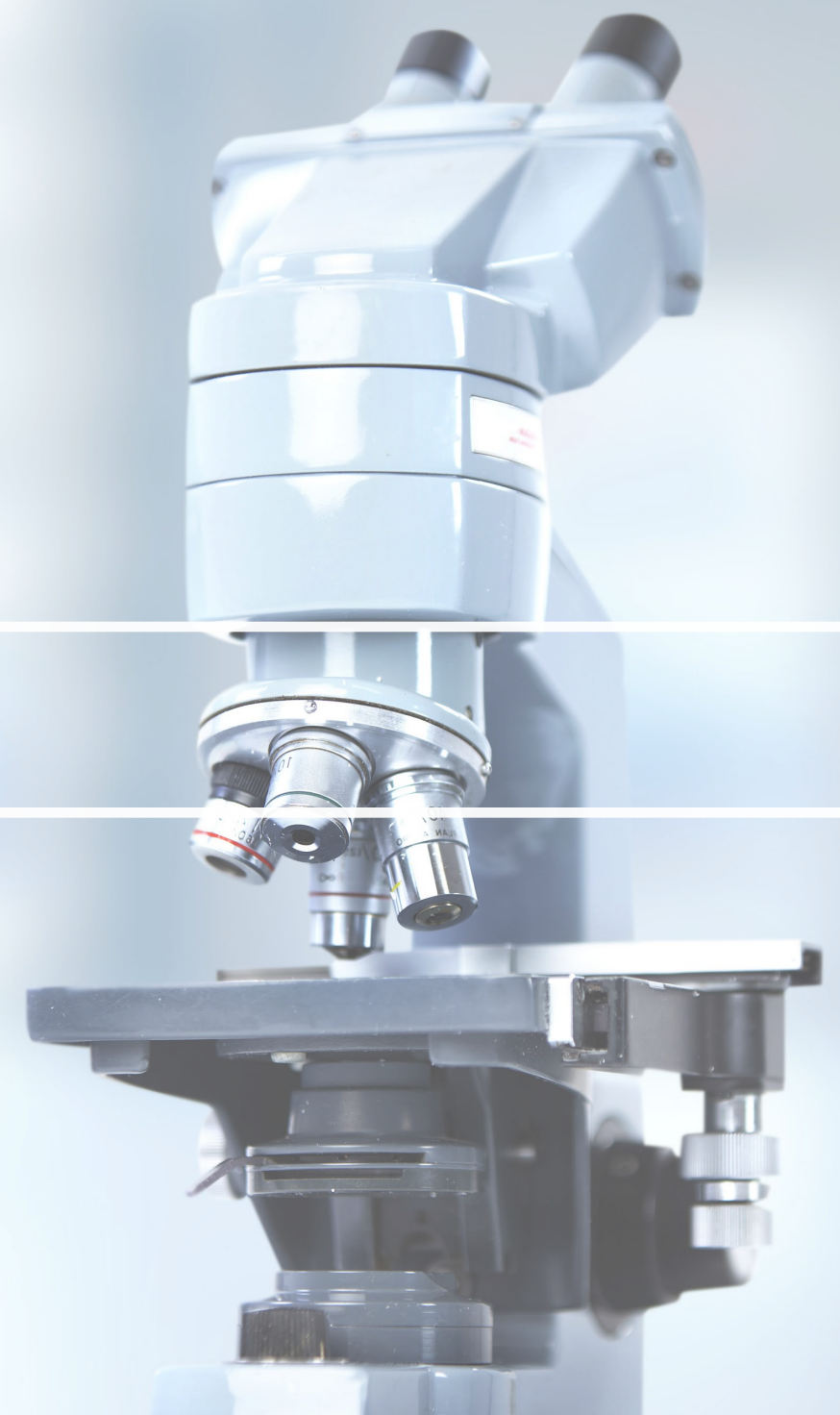
# DAVIS'

## RESEARCH/TECHNOLOGY/SCIENCE/ OFFICE & BUSINESS

# CENTER



## UNIVERSITY RESEARCH PARK



FULCRUM

**FULCRUM PROPERTY**

**DAVIS CALIFORNIA**