

# UNIVERSITY RESEARCH PARK, DAVIS CA

## Office/R&D/Medical Space



**±13,492 RSF**

- Full building available in addition to larger campus opportunities. 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.
- 1/2 mile to UC Davis core campus

**Pricing: \$2.65/SF, NNN**

**IMMEDIATELY AVAILABLE**

### SPECIFICATIONS

- Power: 1,200 amps, 120/208V, 3 phase, 4 wire
- Fire sprinklers throughout building
- 49 tons of existing roof top units of HVAC
- 2" cold water main line
- 4" sewer main line
- 2" gas main line
- Test fits available for full building user. Landlord/Tenant to share 50/50 in costs of developing a test fit



**FULCRUM  
PROPERTY**

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# 1540 DREW AVENUE



FRONT ENTRANCE



ALTERNATE VIEW



VIEW FROM THE BACK OF THE BUILDING



EXTENSIVE WINDOW LINES



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#### CONTACT INFO

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GREAT OUTDOOR SPACES



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