



FOR LEASE

315 G Street

DAVIS ENTERPRISE BUILDING | DAVIS, CA



G STREET TODAY: SHOPFRONTS AND WAREHOUSE BUILDINGS ADJACENT TO THE FREIGHT RAIL CORRIDOR. TOMORROW: A DYNAMIC NEIGHBORHOOD FOSTERING INNOVATION AND ENTREPRENEURSHIP. GET IN ON THE GROUND FLOOR!



AVAILABILITY ±7,900 square foot office/tech space or visible restaurant/retail location. Largest available ground floor space in Downtown Davis.



PARKING LOT/PATIO of ±6,000 square feet (negotiable). Private, shaded with alley access. Could be a great outdoor patio area for the right user. Additional spaces owned by the Landlord available to the North and the South.



CONFIGURATION Clear span building with high ceilings and skylights. Existing private offices along the perimeter and large open area and high ceilings. Former Post Office and current publishing headquarters for the Davis Enterprise newspaper. Newspaper staff will be relocating.



LOCATION Centrally located in the heart of the Downtown Davis on the west side of G Street between 3rd and Fourth.

**\$2.35/SF
MODIFIED
GROSS****

(OFFICE USE, TENANT PAYS SEPARATELY METERED UTILITIES AND JANITORIAL SERVICE. NNN LEASE FOR RETAIL USE)**

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**Kidder
Mathews**

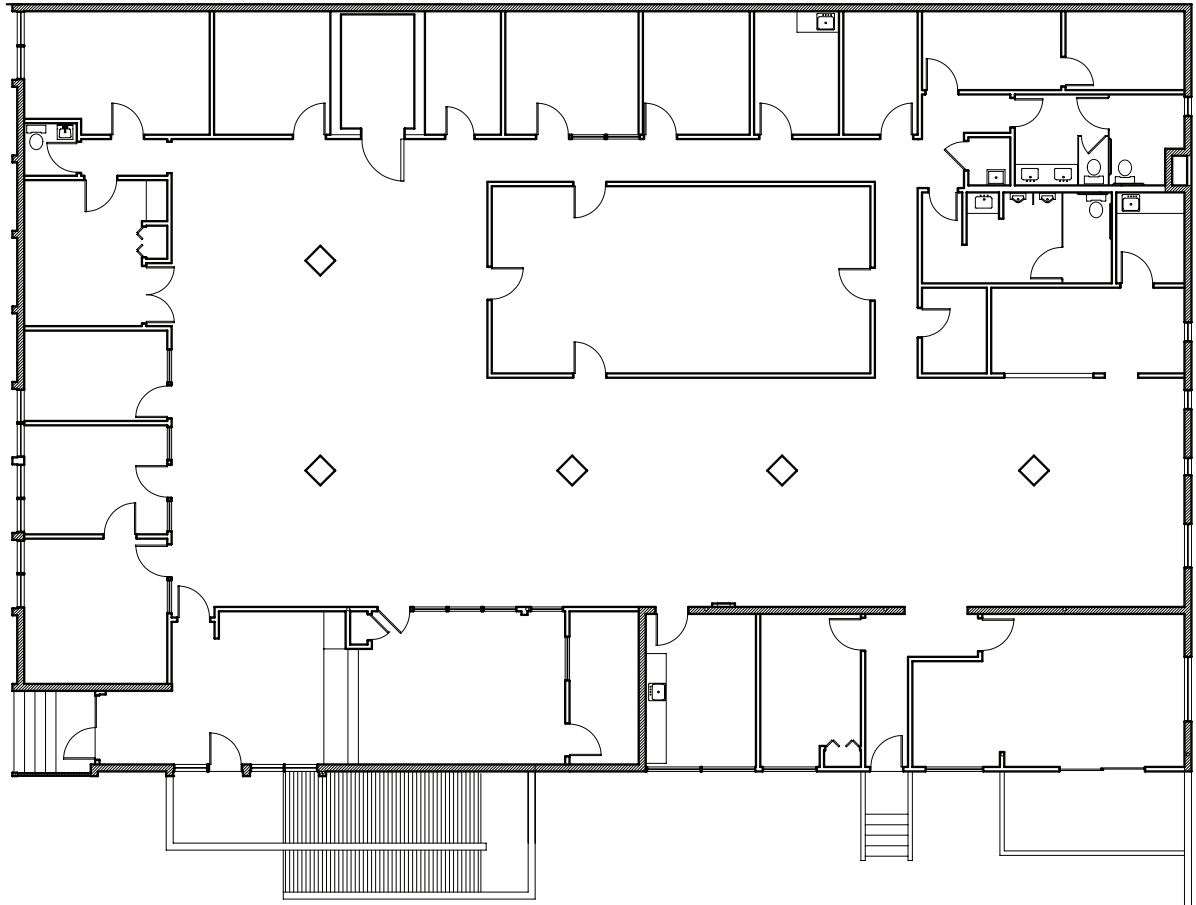
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Floor Plan

EXISTING
CONDITION



±7,900 square feet

LANDLORD will consider a negotiated Tenant Improvement Allowance, for a minimum 7-year lease.

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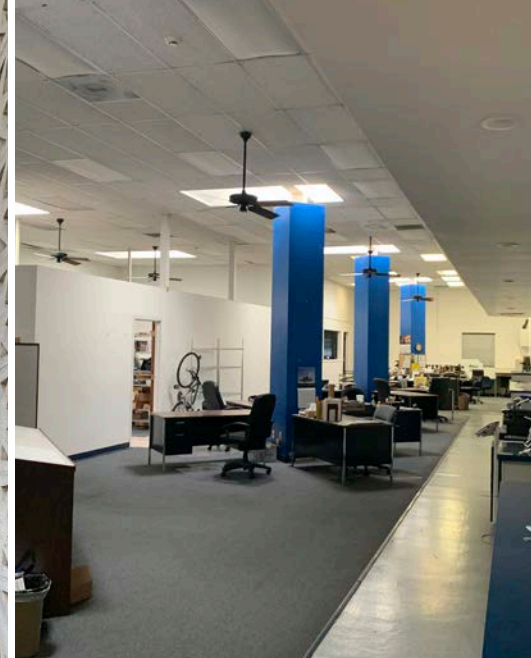
Property Photos



ELEVATED FLOOR WITH RAMP FROM LOT



ENTRYWAY TO THE EAST



LARGE OPEN OFFICE AREA



G STREET ENTRYWAY



PATIO ON NORTH SIDE OF BUILDING

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Property Photos



G STREET VIEW



GREAT NATURAL LIGHTING AND HIGH CEILINGS



OPEN AREA AND PERIMETER OFFICES



BREAK AREA



PRIVATE PARKING LOT

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Parking



There is a 28-space private parking lot adjacent to the building that is negotiable depending on use. Parking lot could be repurposed as outside seating. Directly across the street is the G Street surface parking lot, with plenty of free 2-hour parking. The Davis Garage at 825 4th Street is only 1 block north/ east of the subject property. That garage is a multi-use facility to support downtown businesses including retail, theaters, and

office uses. That Parking Structure was developed as a public-private partnership, and spaces are made available on both an hourly and daily basis. Amenities at the garage include; EV Charger, Covered Parking, 7-foot height clearance, credit cards accepted. The hours of operation are 24 hours a day 7 days a week. The garage is managed by Central Parking.

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Aerial



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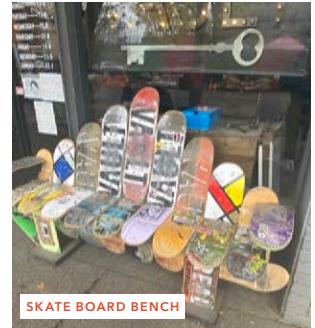
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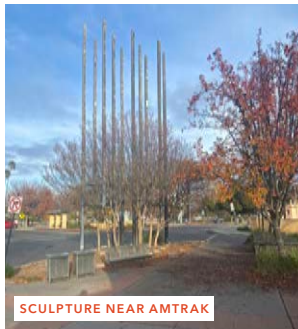
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What's not to love about Downtown Davis?

Amenities



Amenities



Beverages



Food



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km Kidder Mathews