

UNIVERSITY RESEARCH PARK, DAVIS CA

Office/R&D/Medical Space



±9,515 RSF

SPECIFICATIONS

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

- 600 amps, 120/208V, 3 phase, 4 wire
- 51 tons of existing roof top units of HVAC
- 1.5" cold water main line
- 1.5" sewer main line
- 1.5" gas main line
- Test fits available for full building user. Landlord/Tenant to share 50/50 in costs of developing a test fit

\$2.65/SF, NNN

IMMEDIATELY AVAILABLE



**FULCRUM
PROPERTY**

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DAVIS CALIFORNIA

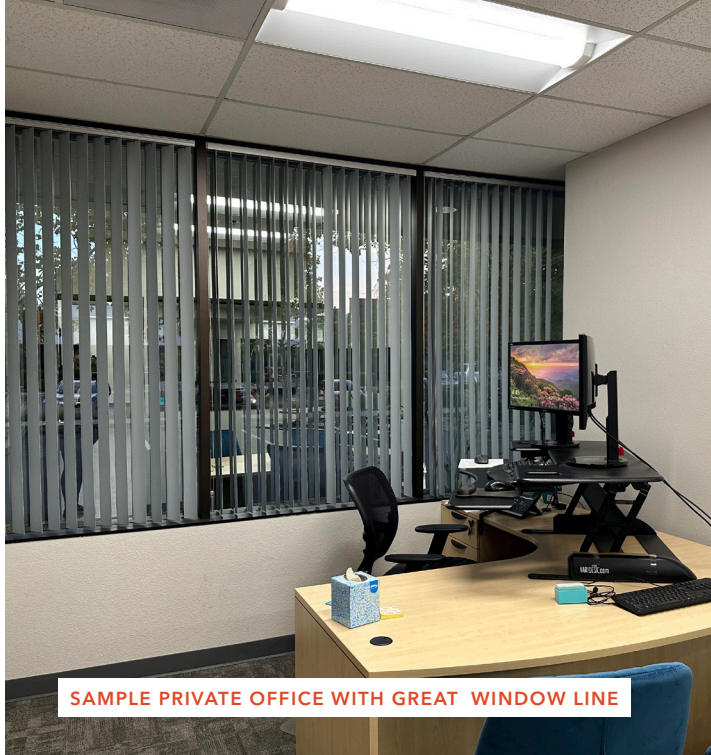
1480 DREW AVENUE



LARGE CONFERENCE ROOM



OPEN OFFICE AREA



SAMPLE PRIVATE OFFICE WITH GREAT WINDOW LINE



LAB



RECEIVING AREA



RECEPTION AREA



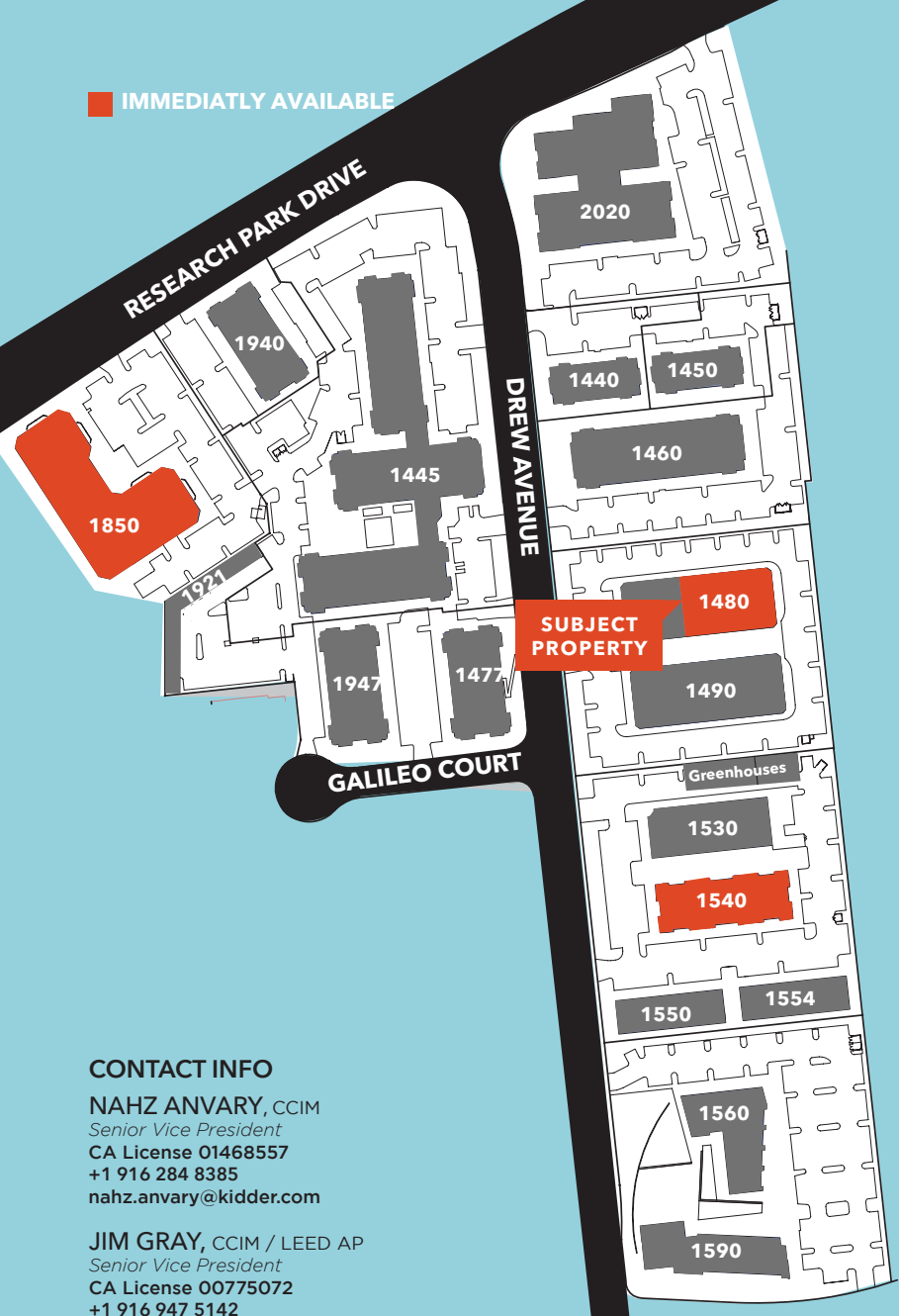
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