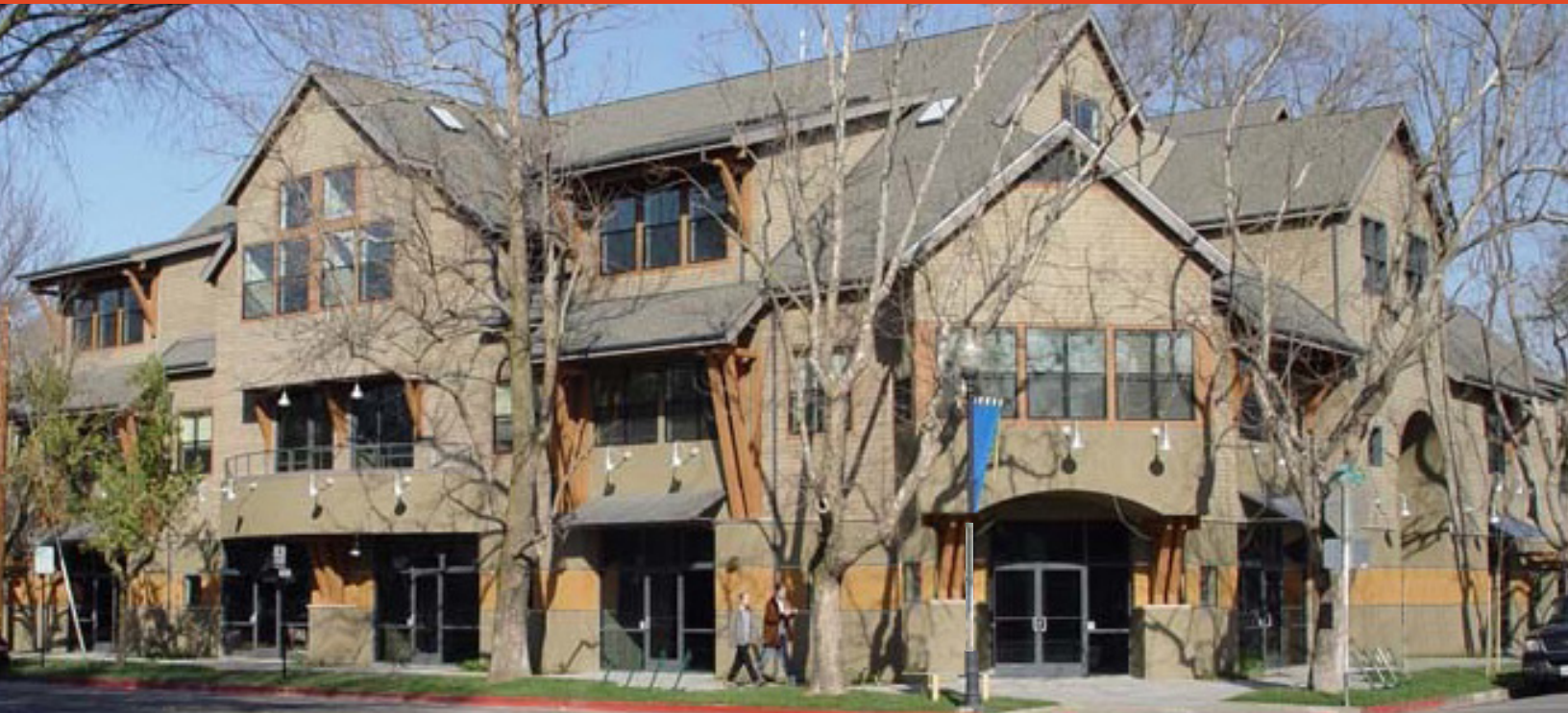




FOR LEASE

410 F St & 707 4th St

MCCORMICK BUILDING | DAVIS, CA



ENERGY EFFICIENT building with numerous sustainability features:

CENTRALLY LOCATED in Downtown Davis at the intersection of 4th and F Streets

CLOSE PROXIMITY to UC Davis and active downtown

SHORT WALK from Amtrak Depot with 22+ passenger trains to Bay Area and Sacramento per Day

GREAT PEDESTRIAN and bicycle access and numerous civic amenities. LARGE Public Parking Structure one block

WALK SCORE of 98. Amtrak Multi Modal Depot 3 blocks away

NUMEROUS Coffee Shops, food and beverage just out the door

SECURE ACCESS both into the building and again into the suite

VARIETY of High Speed Internet choices

AVAILABILITIES

410 F ST, SUITE F \$2.25/SF, Modified Gross (Base year established for proportionate share of operating expense increases, which includes utilities and janitorial service)

707 4TH ST, SUITE 200 \$2.25/SF, Modified Gross (Tenant pays separately metered utilities, base year established for proportionate share of operating expense increases, which includes janitorial service)

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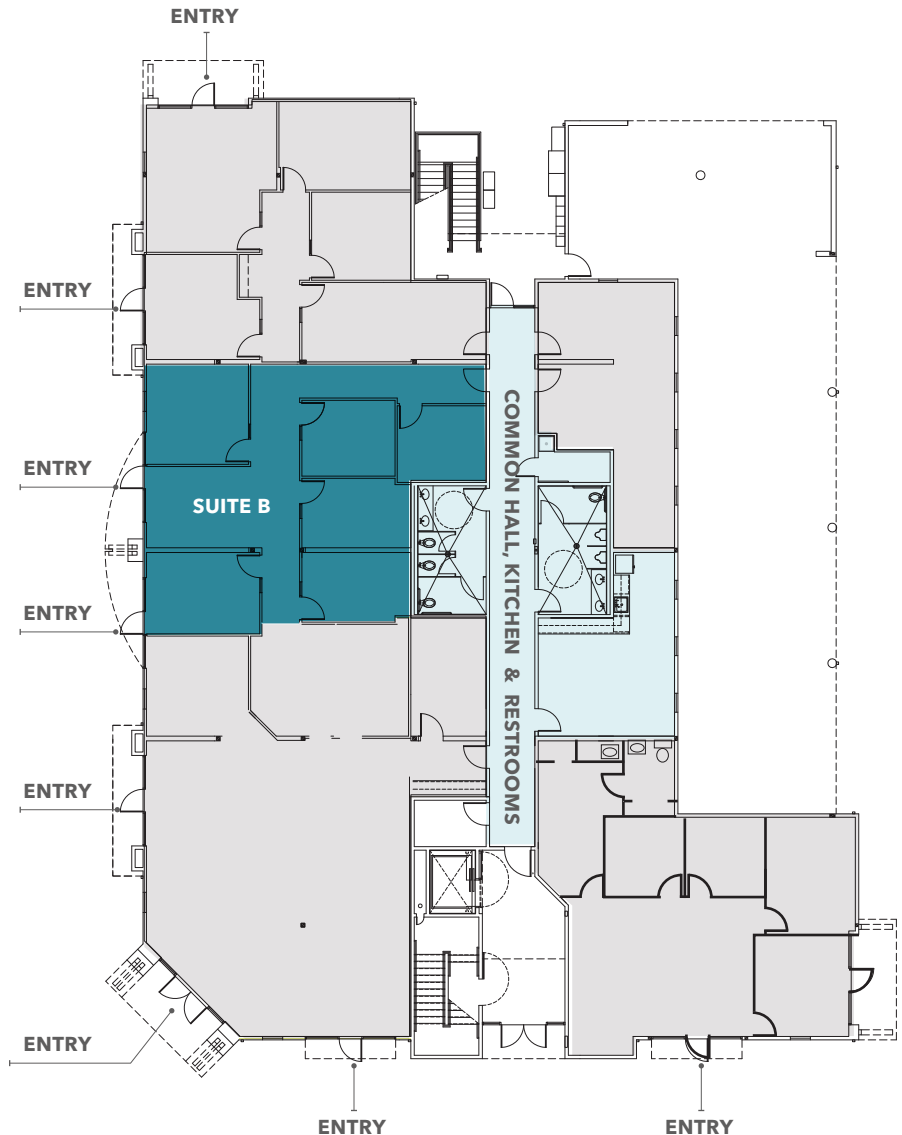
±1,772 SF

410 F STREET, SUITE B

\$3,985/MO

**MODIFIED GROSS (BASE YEAR
ESTABLISHED FOR PROPORTIONATE
SHARE OF OPERATING EXPENSE
INCREASES, WHICH INCLUDES UTILITIES
AND JANITORIAL SERVICE)**

1st Floor - Floor Plan



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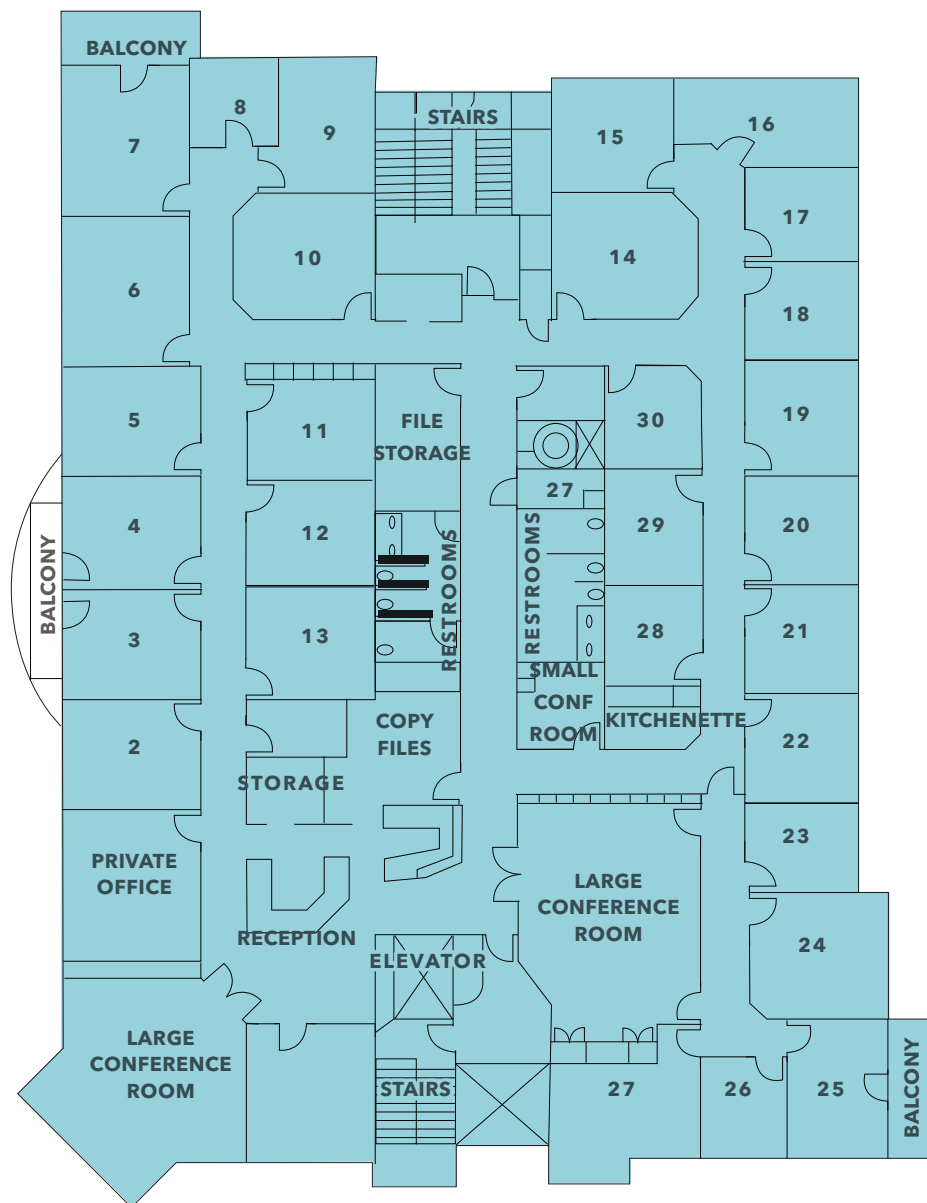
±10,554 SF

707 4TH STREET, SUITE 200

\$23,746/MO

MODIFIED GROSS (TENANT PAYS SEPARATELY METERED UTILITIES, BASE YEAR ESTABLISHED FOR PROPORTIONATE SHARE OF OPERATING EXPENSE INCREASES, WHICH INCLUDES JANITORIAL SERVICE)

2nd Floor - Floor Plan Suite 200



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SUITE HAS BEEN REFURBISHED WITH NEW PAINT AND CARPET.

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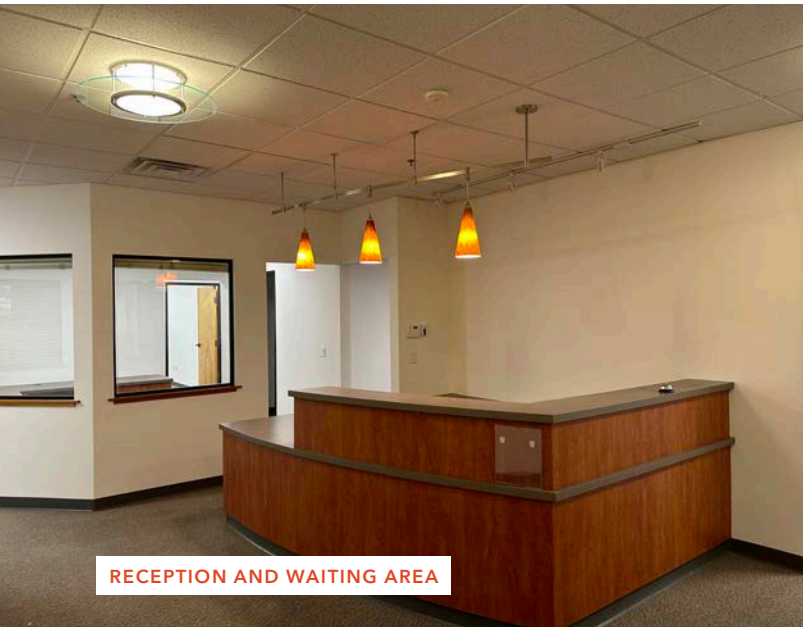
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410 F St & 707 4th St

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Photos: 707 4th Street, Suite 200



RECEPTION AND WAITING AREA



SAMPLE PRIVATE OFFICE WITH BALCONY



COPY AND FILE STORAGE



SAMPLE SMALL CONFERENCE ROOM

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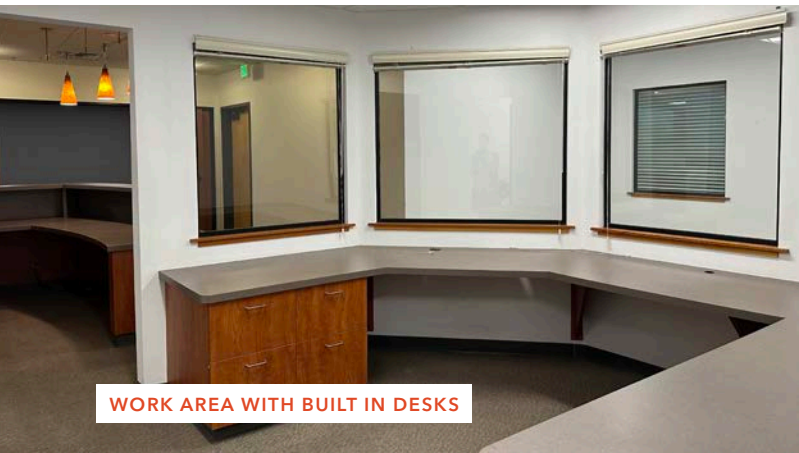
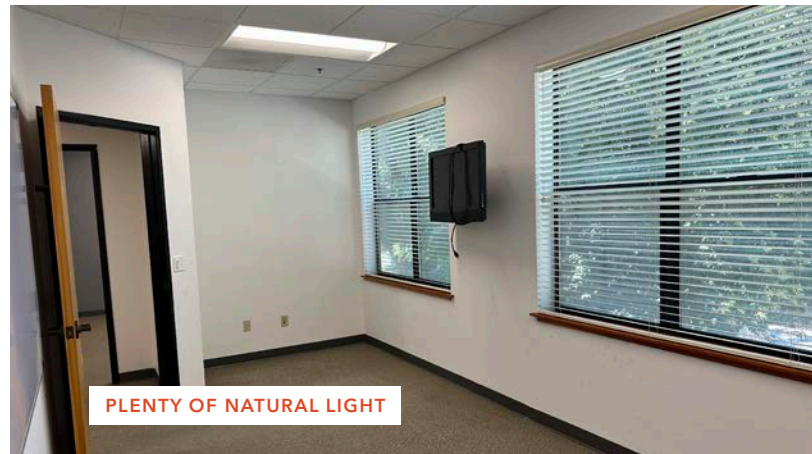
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410 F St & 707 4th St

MCCORMICK BUILDING | DAVIS, CA

Photos: 707 4th Street, Suite 200



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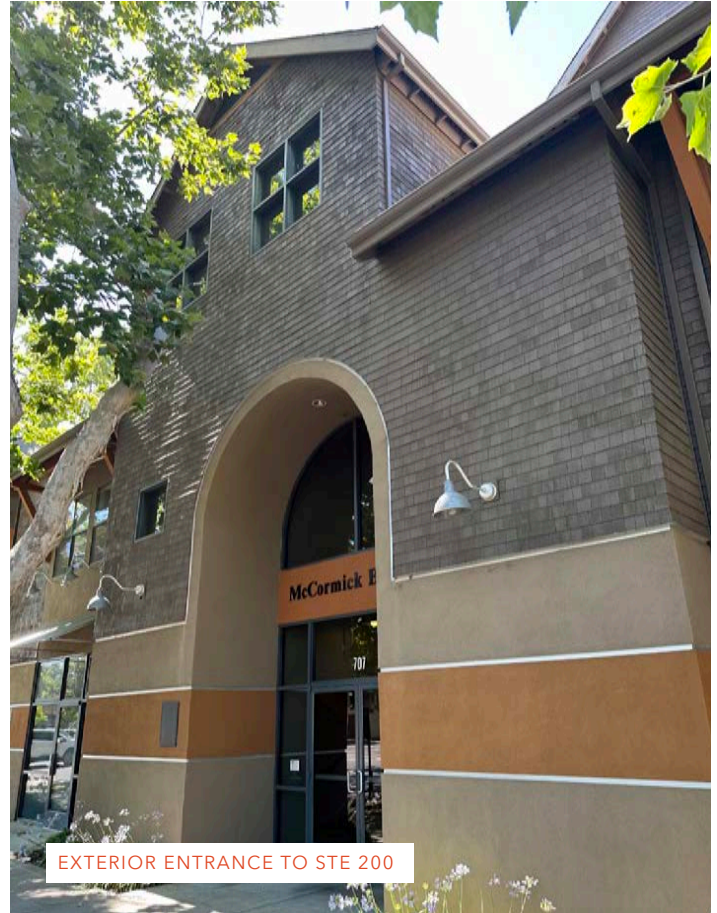
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410 F St & 707 4th St

MCCORMICK BUILDING | DAVIS, CA



CORNER OF 4TH AND F STREET



EXTERIOR ENTRANCE TO STE 200



VIEW DOWN 5TH STREET



SIDEWALK VIEW

McCormick Building uniquely reflects a craftsman style while artfully blending a Mixed User/MU residential / commercial addition to the Davis Downtown core. This 30,000 square foot, three story, Mixed Use Building has received numerous awards including "Best Commercial Development" and "Excellence in New Downtown Construction". The historic

architectural style fits the active and dynamic neighborhood while incorporating many green design features. There are eighth luxury townhouses with approximately 17,000 feet of commercial and office spaces. Two office suites currently available to lease.

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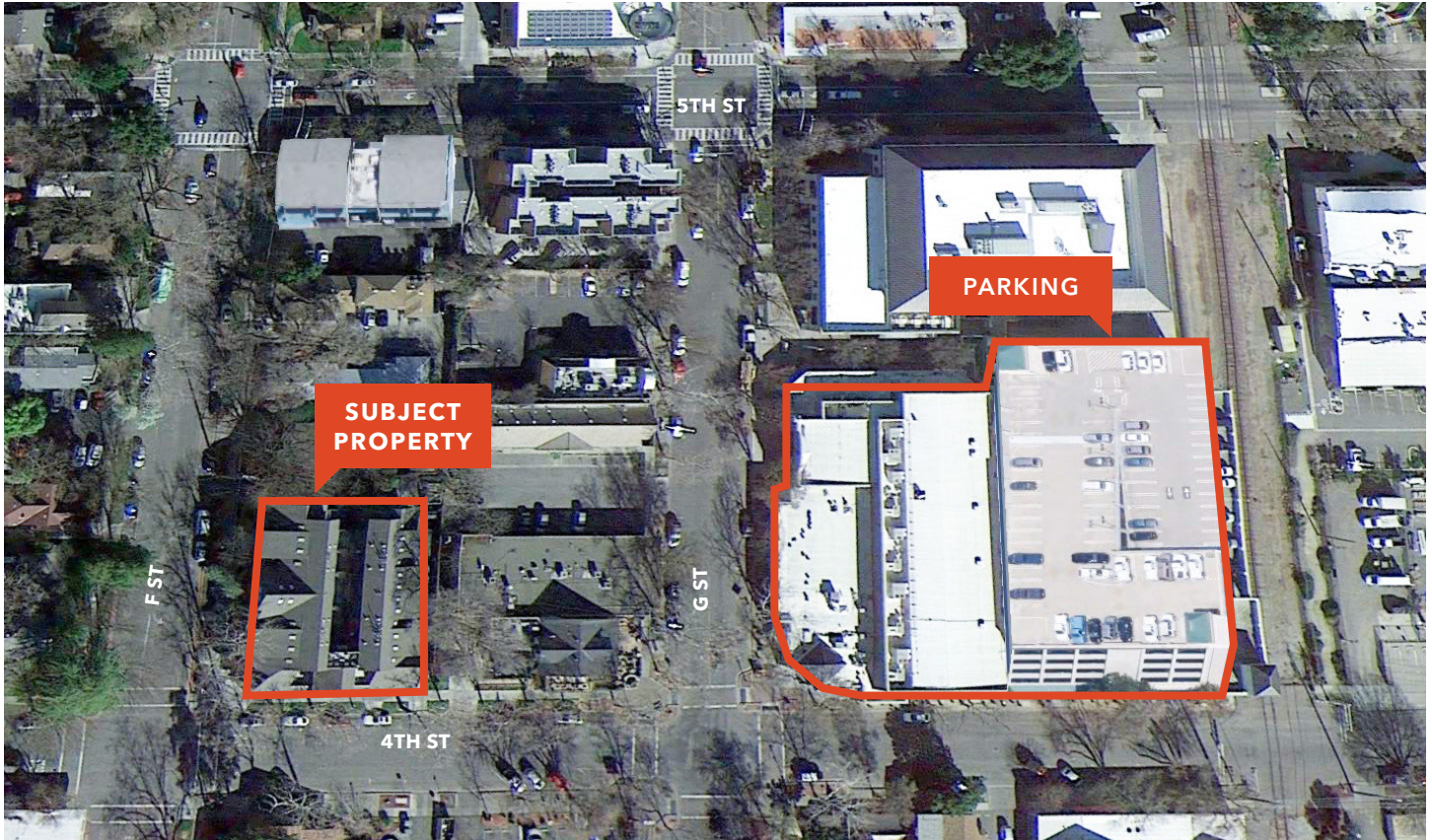
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410 F St & 707 4th St

MCCORMICK BUILDING | DAVIS, CA

Davis Garage Next to Subject Property



The McCormick Building was designed and built as a dynamic mixed-use building. Parking for the office users available off site. The Davis Garage at 825 4th Street is only 1 block east of the subject property. That garage is a multi-use facility to support down town businesses including retail, theaters, and office uses. The Parking structure was developed as a public-private partnership,

and spaces are required to be made available on both an hourly and daily basis. The 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. The approximate parking rates are \$40/month or \$5/daily.

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Aerial



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