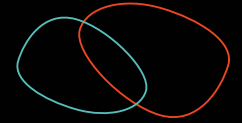




DAVIS'

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

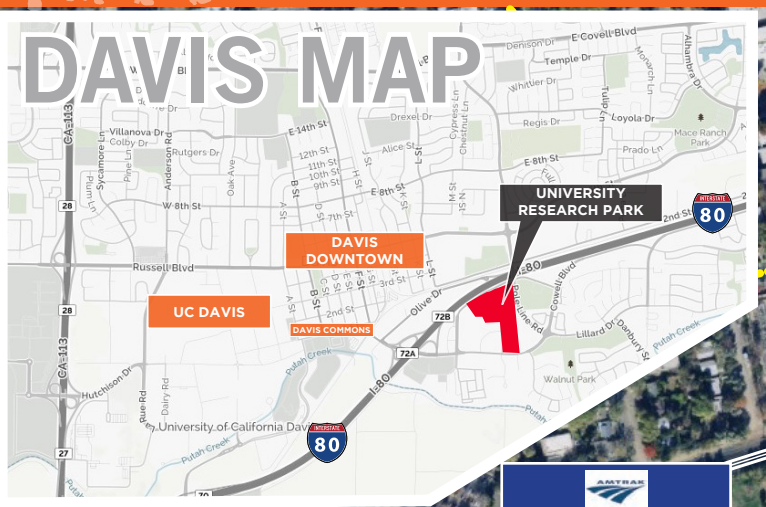
UC Davis' two campuses in Davis and Sacramento constitute the second-largest individual employer in the Sacramento region



GET CONNECTED TO DAVIS & UC DAVIS

DAVIS CALIFORNIA

VIBRANT MIXED-USE NEIGHBORHOOD



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

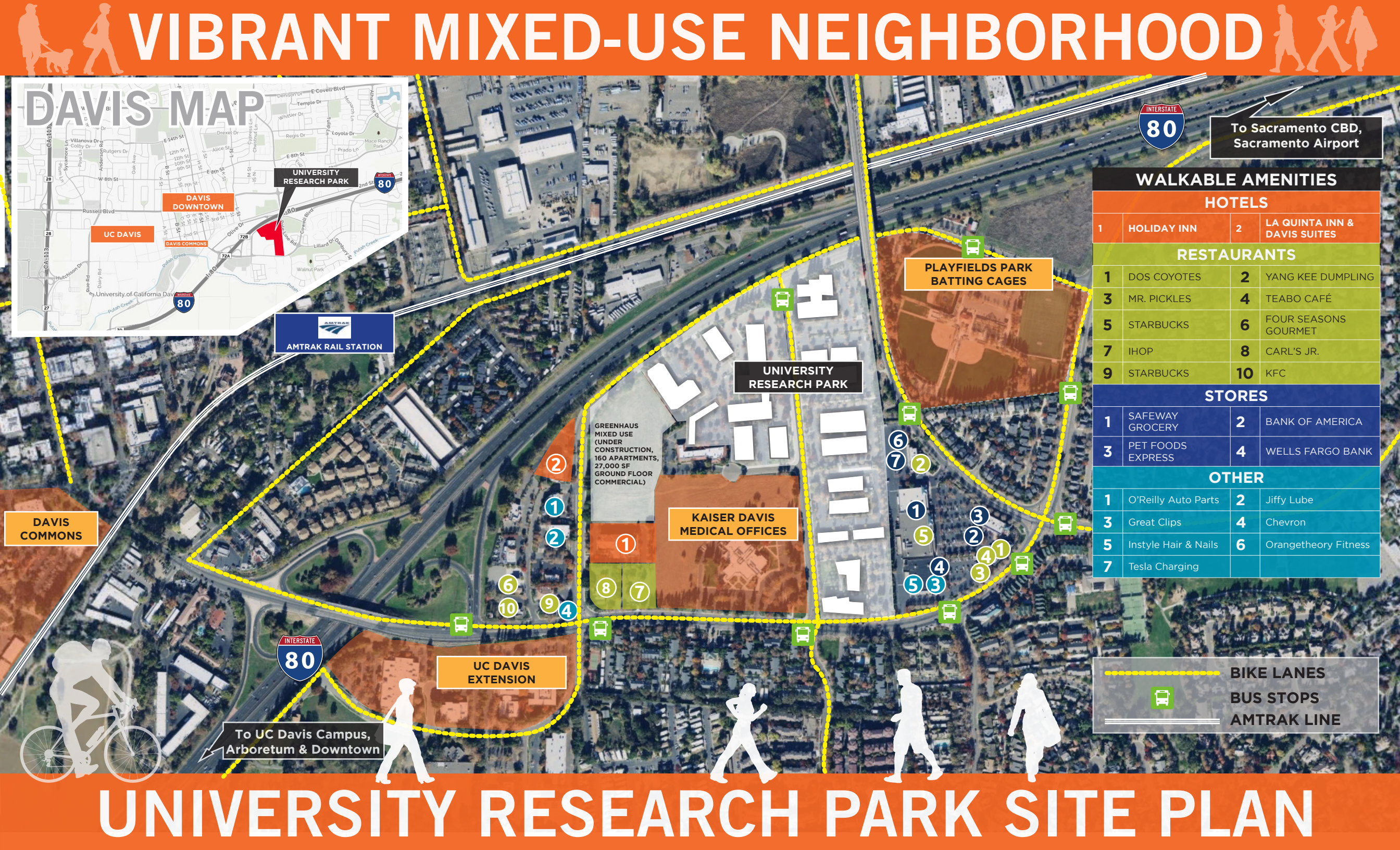
OTHER

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

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
1477 DREW AVENUE	106	±1,703	Reception and waiting area, 4 private offices (3 along the window line), large conference room, open area for cubicles, kitchen/break area, and access to common area restrooms.	Available	\$4,260***
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**
1477 DREW AVENUE	104	±1,923	6 private offices, large conference room, and access to common area restrooms.	Available	\$4,810***
1477 DREW AVENUE	104-106	±3,626	Combination of Suite 104 and 106. Reception and waiting area, 11 private offices, large conference room, open area for cubicles, kitchen/break area, and access to common area restrooms.	Available	\$9,065***
1450 DREW AVENUE	200	±3,749	Reception/lobby area, three private offices and one large conference room all along window line, additional fourth private office, open office area with great window line seating 10+ workstations, break room/kitchen, copy/filing, storage, server areas.	Available	\$9,750**
1450 DREW AVENUE	150-200	±5,481	Combination of Suite 150 and 200. Reception/lobby area, mix of private offices and open area, 2 large conference rooms, break room/kitchen, copy/filing, storage, server areas.	Available	\$14,250**
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	±9,515	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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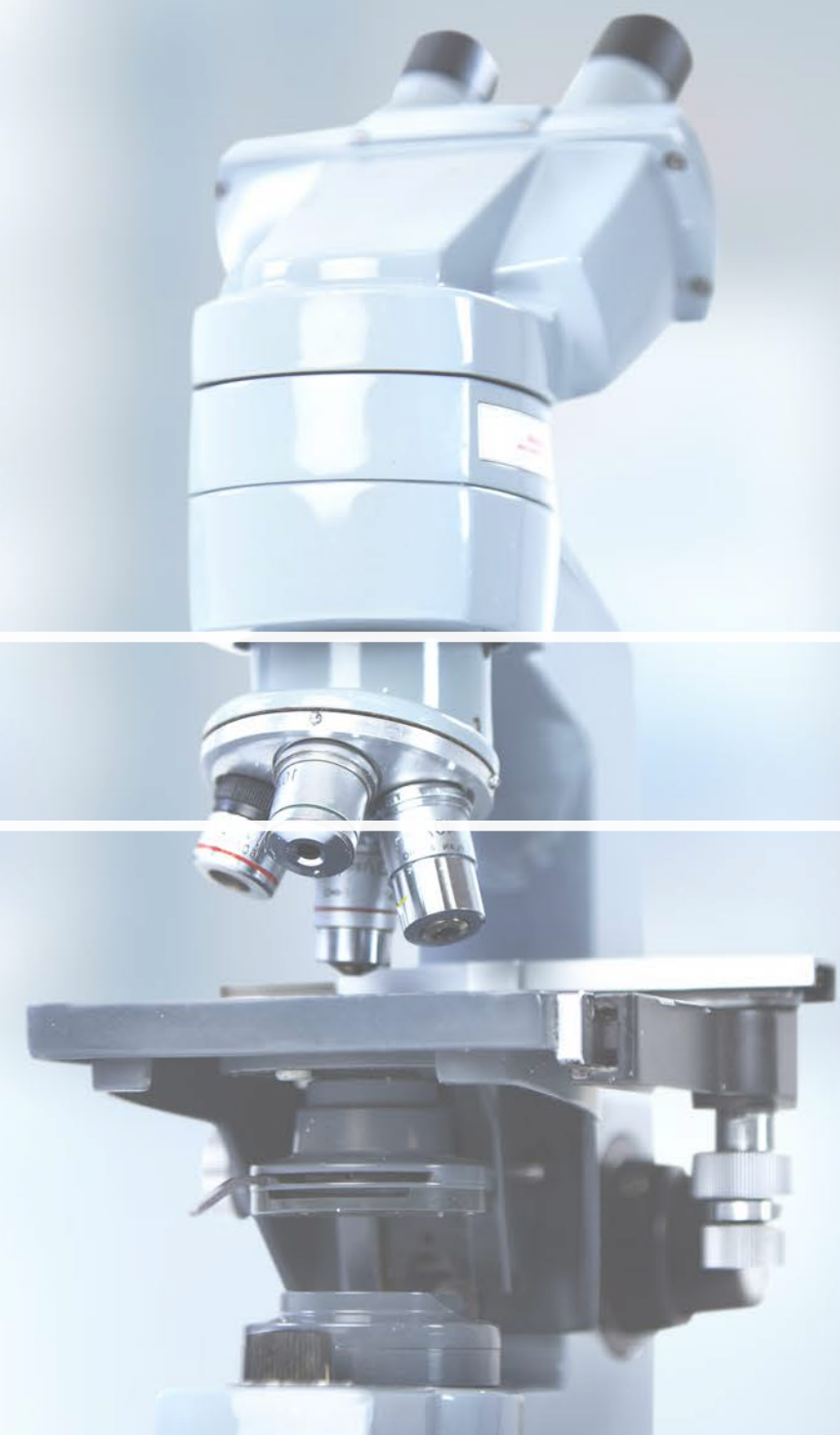
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SACRAMENTO, CA 95825
LIC. No. 01946490

kidder.com

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 UNIVERSITY RESEARCH PARK



FULCRUM

FULCRUM PROPERTY

DAVIS CALIFORNIA