

# UNIVERSITY RESEARCH PARK, DAVIS CA

## Office/R&D/Medical Space



**±30,506 RSF**

- Full building available. 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.
- ½ 1/2 mile to UC Davis core campus.

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

**IMMEDIATELY AVAILABLE**

### SPECIFICATIONS

- Power: 2000 amps, 120/208V, 3 phase, 4 wire
- Fire sprinklers throughout building
- 132 tons of existing roof top units of HVAC
- 2" cold water main line
- 4" sewer main line
- Varies from 1.25" to 2' gas lines
- 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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DAVIS CALIFORNIA

# 1850 RESEARCH PARK DRIVE





ENTRANCE FROM RESEARCH PARK DRIVE



FRONT ENTRANCE AND COURTYARD



ALTERNATE VIEW



21ST BIO LAB OFFICE

NOVOZYMES LAB OFFICE



FULCRUM

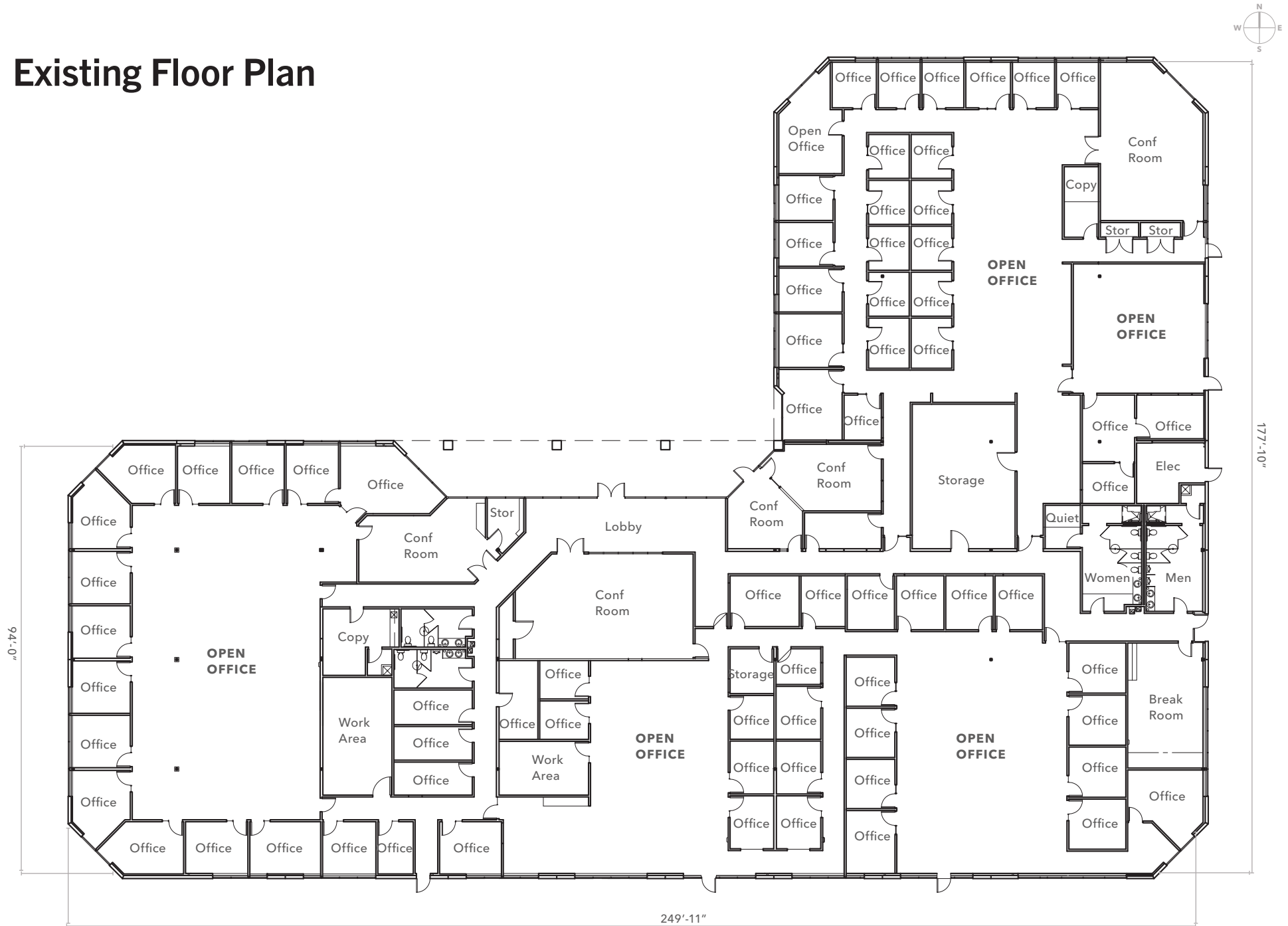
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1850 RESEARCH PARK DRIVE



# Existing Floor Plan



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ONE OF MULTIPLE LARGE CONFERENCE ROOMS



MIX OF PRIVATE OFFICES AND OPEN SPACES WITH SKYLIGHTS



SAMPLE PRIVATE OFFICE ALONG WINDOW LINE



SMALL CONFERENCE ROOM



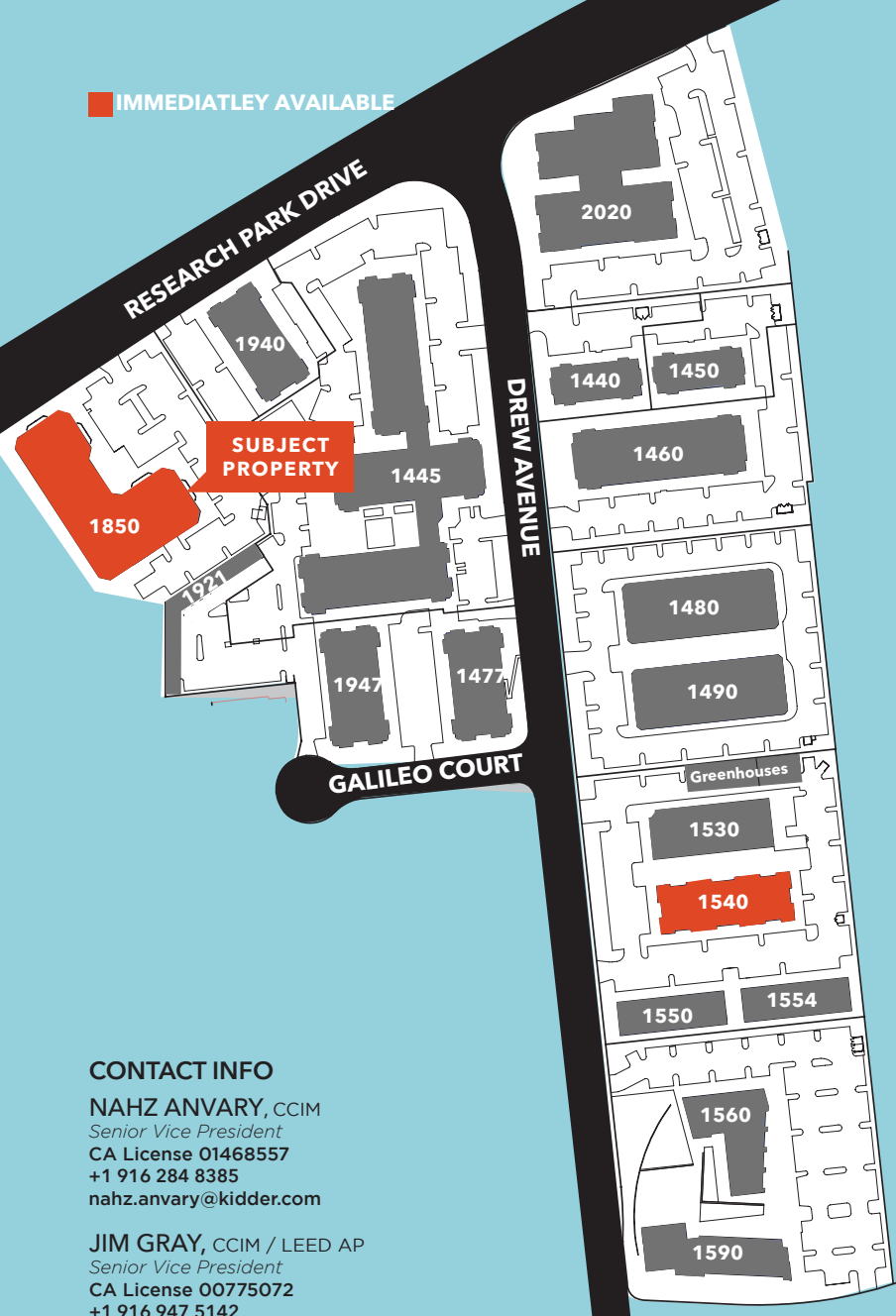
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#### CONTACT INFO

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**GREENHAUS MIXED USE  
(UNDER CONSTRUCTION, 160 APARTMENTS, 27,000 SF GROUND FLOOR COMMERCIAL)**



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