

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

Q4 2024 AVAILABILITY

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**

NAHZ ANVARY, CCIM | 916 284 8385 | nahz.anvary@kidder.com
JIM GRAY, CCIM, LEED AP | 916 947 5142 | jim.gray@kidder.com

DAVIS CALIFORNIA

1850 RESEARCH PARK DRIVE



ENTRANCE FROM RESEARCH PARK DRIVE



FRONT ENTRANCE AND COURTYARD



ALTERNATE VIEW



21ST BIO LAB OFFICE

NOVOZYMES LAB OFFICE

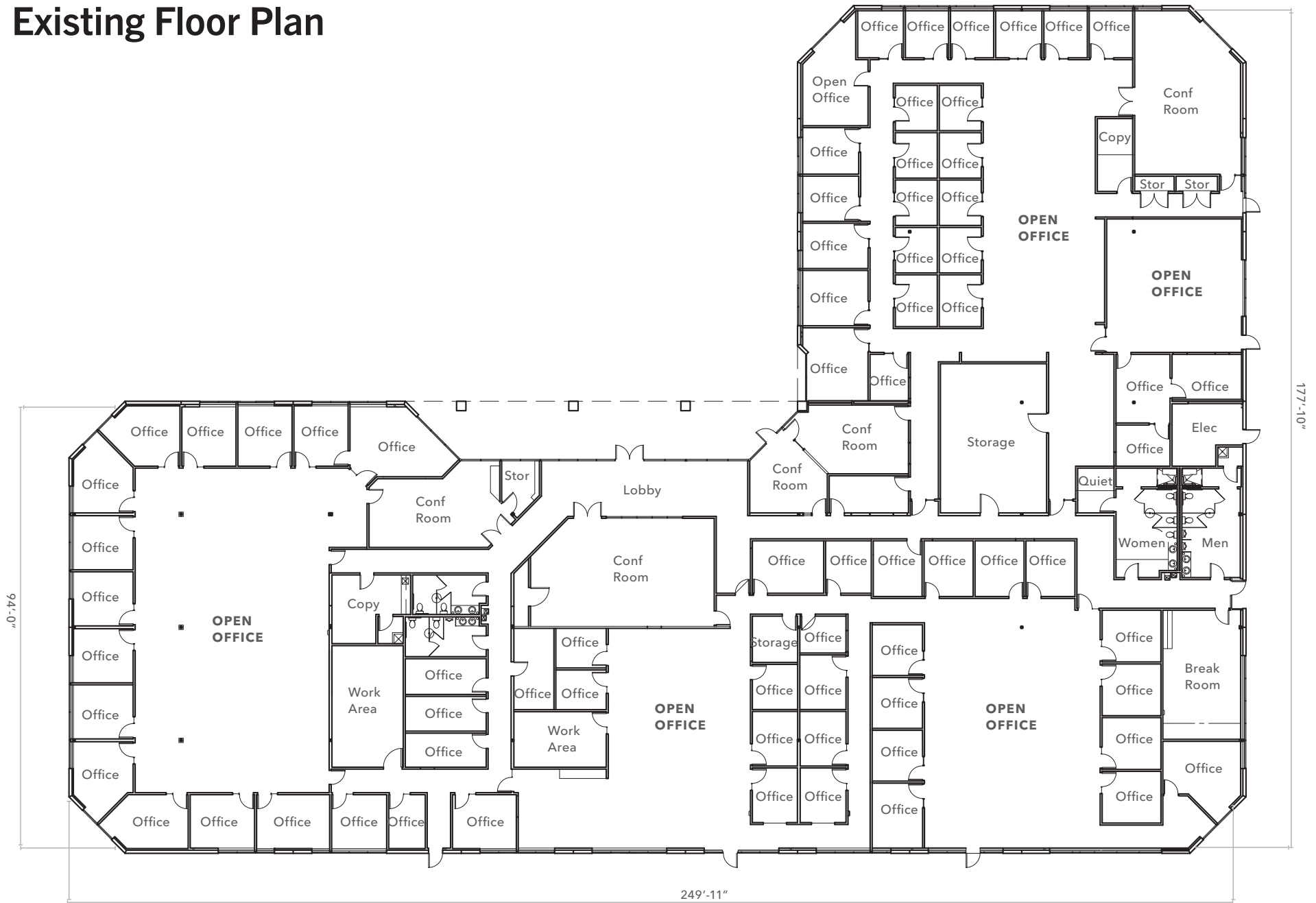


FULCRUM
PROPERTY

DAVIS CALIFORNIA

1850 RESEARCH PARK DRIVE

Existing Floor Plan



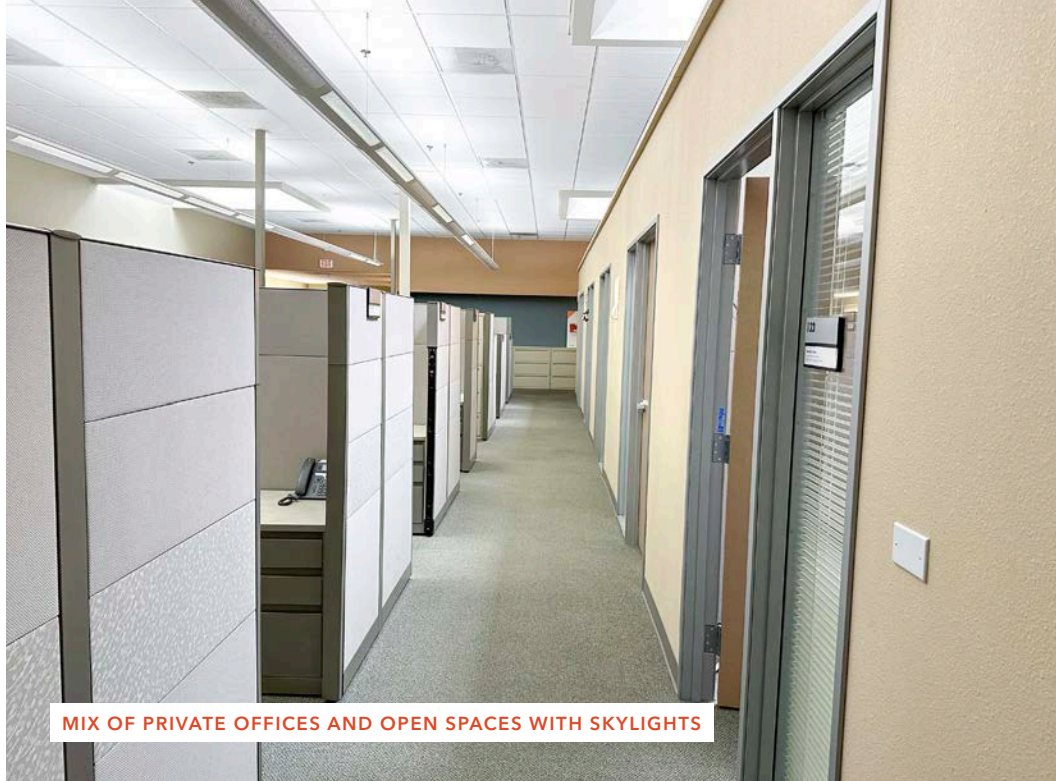
FULCRUM
PROPERTY

DAVIS CALIFORNIA

1850 RESEARCH PARK DRIVE



ONE OF MULTIPLE LARGE CONFERENCE ROOMS



MIX OF PRIVATE OFFICES AND OPEN SPACES WITH SKYLIGHTS



SAMPLE PRIVATE OFFICE ALONG WINDOW LINE



SMALL CONFERENCE ROOM

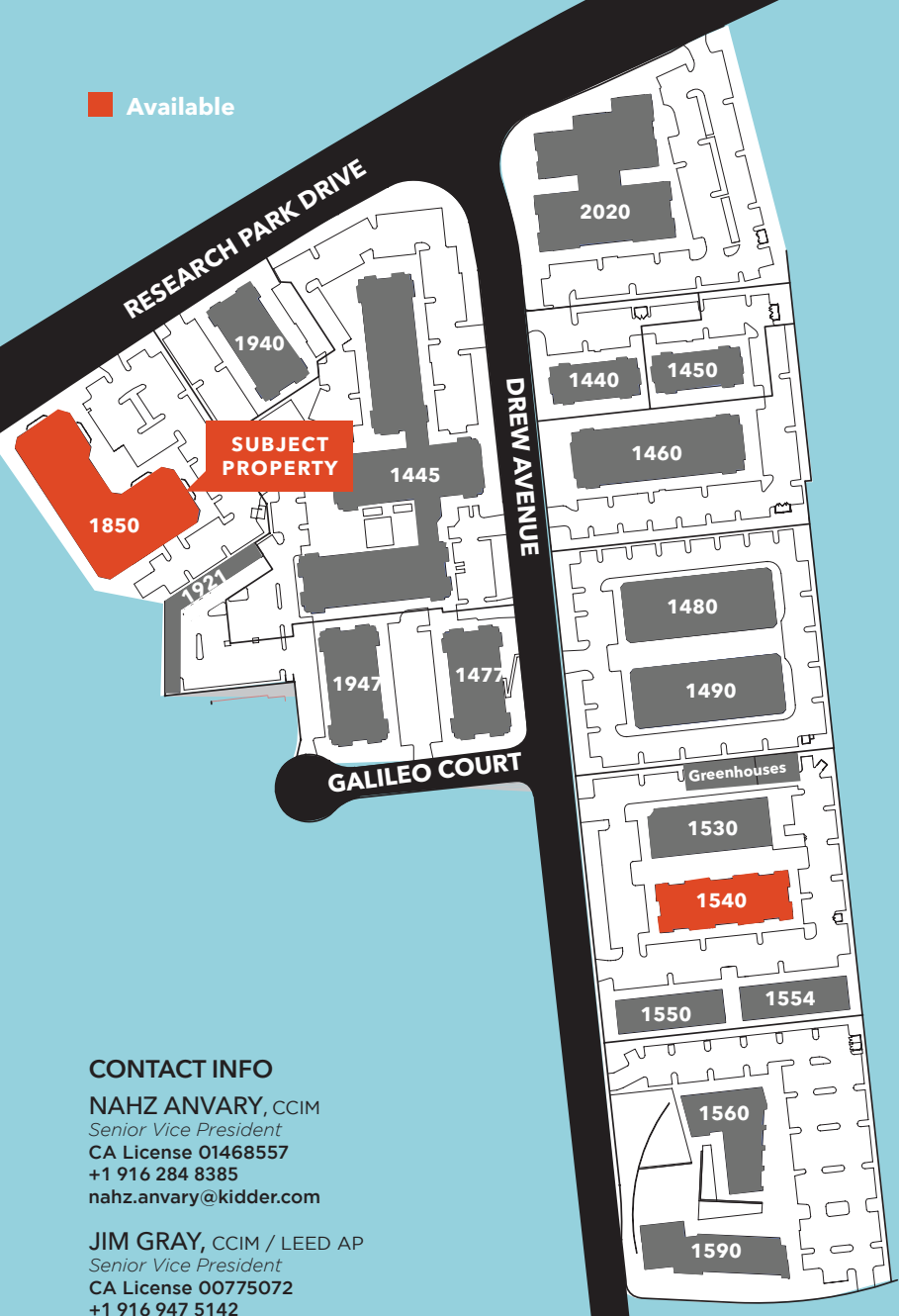


FULCRUM
PROPERTY

DAVIS CALIFORNIA

1850 RESEARCH PARK DRIVE

Available



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

CONTACT INFO

NAHZ ANVARY, CCIM
Senior Vice President
 CA License 01468557
 +1 916 284 8385
 nahz.anvary@kidder.com

JIM GRAY, CCIM / LEED AP
Senior Vice President
 CA License 00775072
 +1 916 947 5142
 jim.gray@kidder.com



701 Univeristy Ave, SUITE 220
 SACRAMENTO, CA 95825
 kiddermathews.com



**FULCRUM
PROPERTY**

DAVIS CALIFORNIA

1850 RESEARCH PARK DRIVE