

# 732 3<sup>RD</sup> STREET

SUITE B, DAVIS, CA

*±846 SF Office Suite Available in  
Downtown Davis*

Located at 3rd & G Street in the heart of  
Downtown Davis

Lease rate: \$3.00/SF, NNN. Tenant also pays  
separately metered utilities, proportionate share of  
city services (estimated at \$86/month) and internal  
janitorial service. NNNs estimated at \$.97/SF

Waiting room, reception area, 2 private offices, one  
conference room, kitchenette and interior restroom

2nd Floor walk-up (stairs only)

Close to many restaurants and amenities and close  
to UC Davis

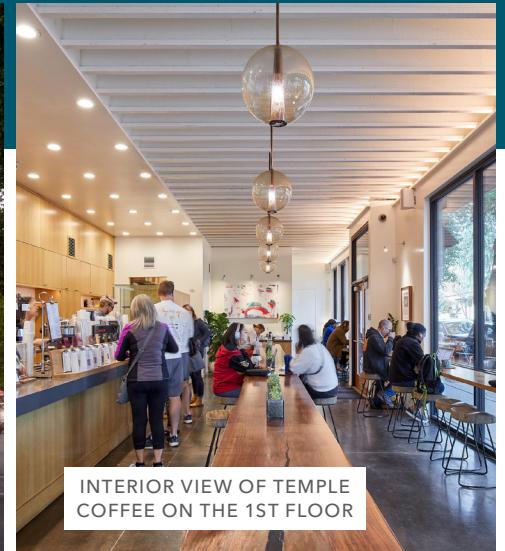
*Exclusively listed by*

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INTERIOR VIEW OF TEMPLE  
COFFEE ON THE 1ST FLOOR

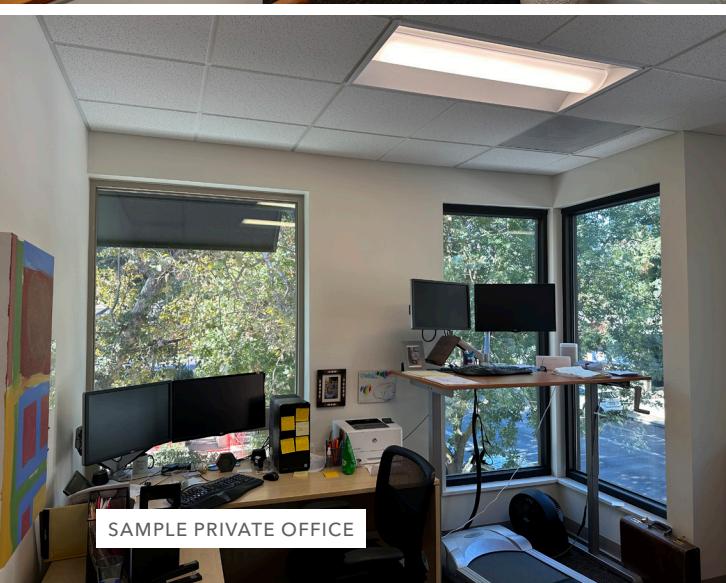
FOR LEASE



2ND FLOOR ENTRANCE TO SUITE



RECEPTION AND WAITING AREA WITH GREAT WINDOWS



SAMPLE PRIVATE OFFICE



CONFERENCE ROOM OR 3RD PRIVATE OFFICE

## PROPERTY HIGHLIGHTS

Downtown office suite in the 3+G Building. Mixed use building, with 2nd floor offices above retail. Former professional law office with reception and waiting area, two private offices, a dedicated conference room, kitchenette, and private restroom. The property features a mix of professional businesses, as well as popular retailers including Temple Coffee, Three Mile Brewing, and Zumapoke. A short walk from UC Davis campus, and a block from the Amtrak station and bus terminal. Car and bike parking adjacent to building.

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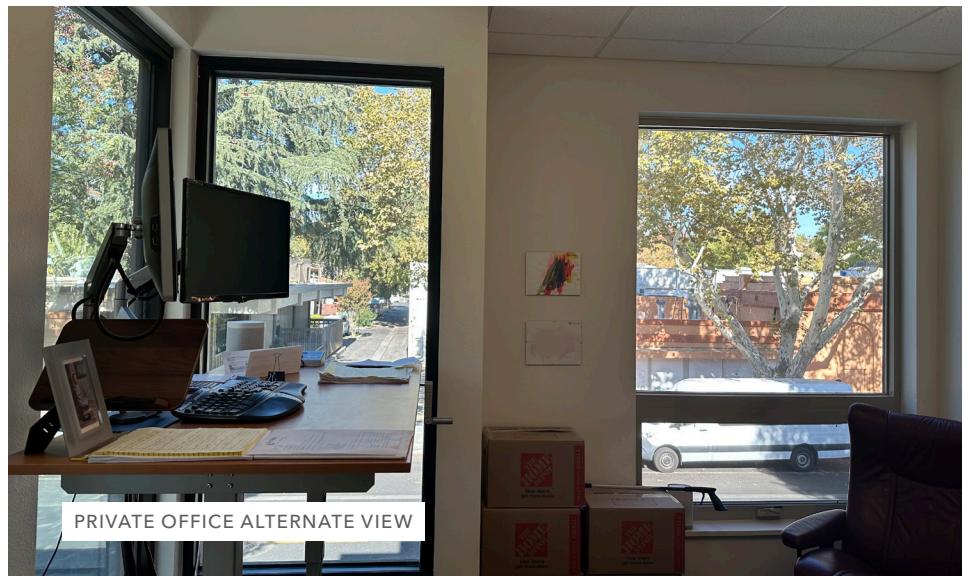
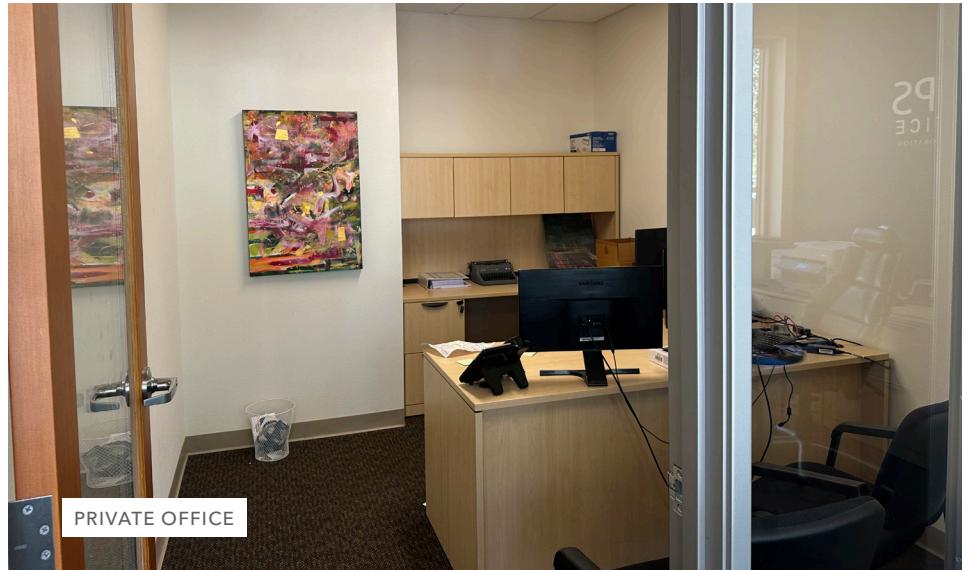
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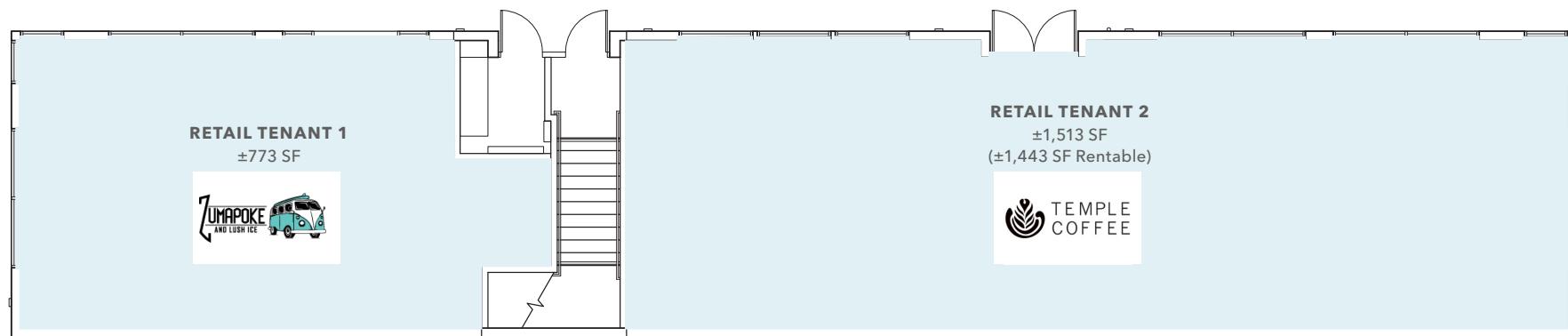
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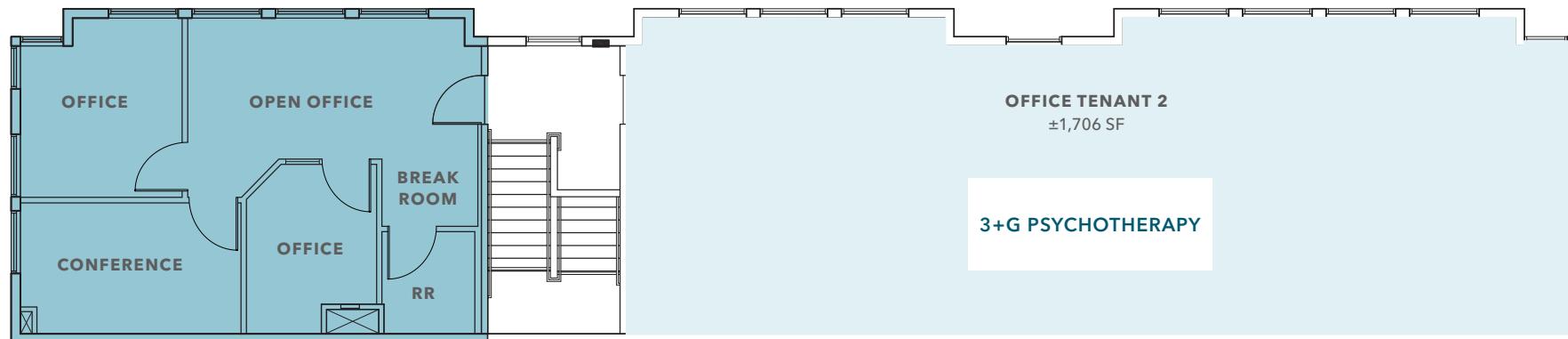
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# FLOOR PLANS

## GROUND FLOOR



## SECOND FLOOR



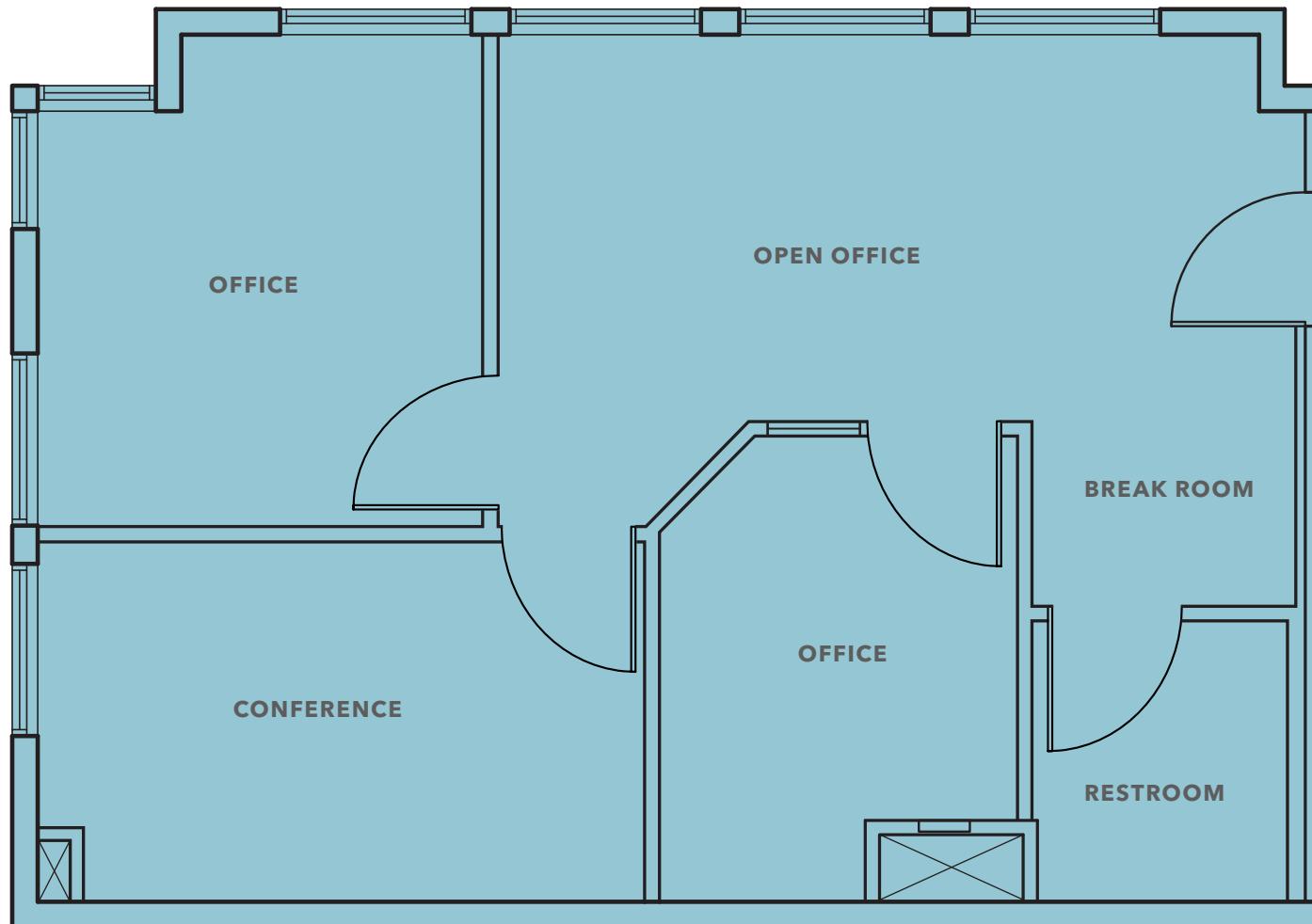
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## SUITE B FLOOR PLAN



**$\pm 846 SF$**

AVAILABLE

**$\$3.00/SF$**

LEASE RATE (NNN)

**$\$0.97/SF$**

ESTIMATED (NNN)

***NOW***

AVAILABLE

Tenant also pays separately metered utilities, proportionate share of city services (estimated at \$86/month) and internal janitorial service.

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## AMENITIES



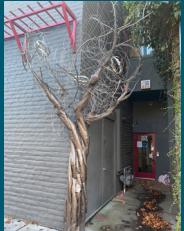
DE VEER'S  
SCULPTURE



PAINT CHIP  
MURAL



OLD CITY HALL  
NOW PUB CAFE



WATERMELON  
TREE SCULPTURE



JOGGERS  
NATSOULAS  
SCULPTURE



ENGLISH  
PHONE BOOTH



E STREET PLAZA  
CHRISTMAS  
TREE



BISARRO  
WORLD COMICS

## FOOD AND BEVERAGES



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Mathews