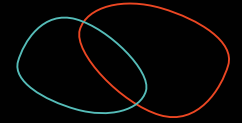




DAVIS'

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

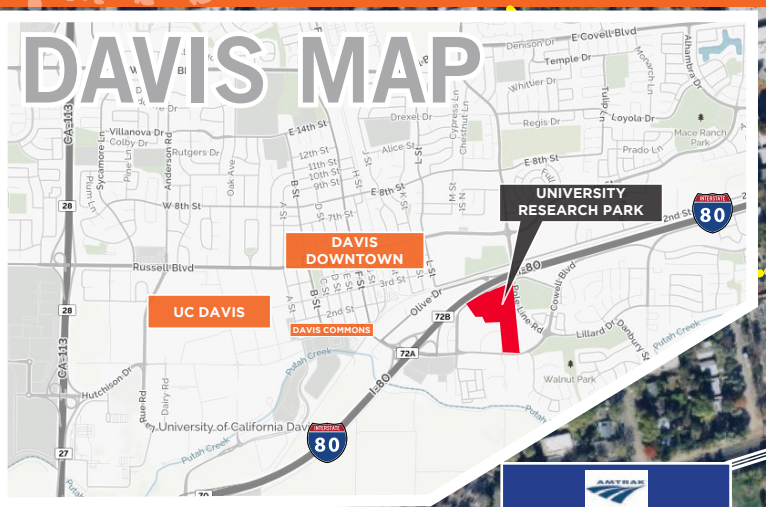
UC Davis' two campuses in Davis and Sacramento constitute the second-largest individual employer in the Sacramento region



GET CONNECTED TO DAVIS & UC DAVIS

DAVIS CALIFORNIA

VIBRANT MIXED-USE NEIGHBORHOOD



AMTRAK RAIL STATION



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		

PLAYFIELDS PARK BATTING CAGES

UNIVERSITY RESEARCH PARK

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

KAISER DAVIS MEDICAL OFFICES

UC DAVIS EXTENSION

To UC Davis Campus, Arboretum & Downtown

BIKE LANES
 BUS STOPS
 AMTRAK LINE

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
2020 RESEARCH AVENUE	160	±1,103	Move-in ready small office suite. 3 private offices, copy / file room, and open area for cubicles. Shared access to restrooms, kitchenette, and conference room. Great window lines.	Available	\$2,760***
2020 RESEARCH AVENUE	150	±1,507	Move-in ready small office suite. 3 private offices and open area for cubicles. Shared access to restrooms, kitchenette, and conference room. Great window lines.	Available	\$3,770***
2020 RESEARCH AVENUE	120	±2,085	Move-in ready small office suite. 6 private offices and open area for cubicles. Shared access to restrooms, kitchenette, and conference room. Great window lines.	Available	\$5,215***
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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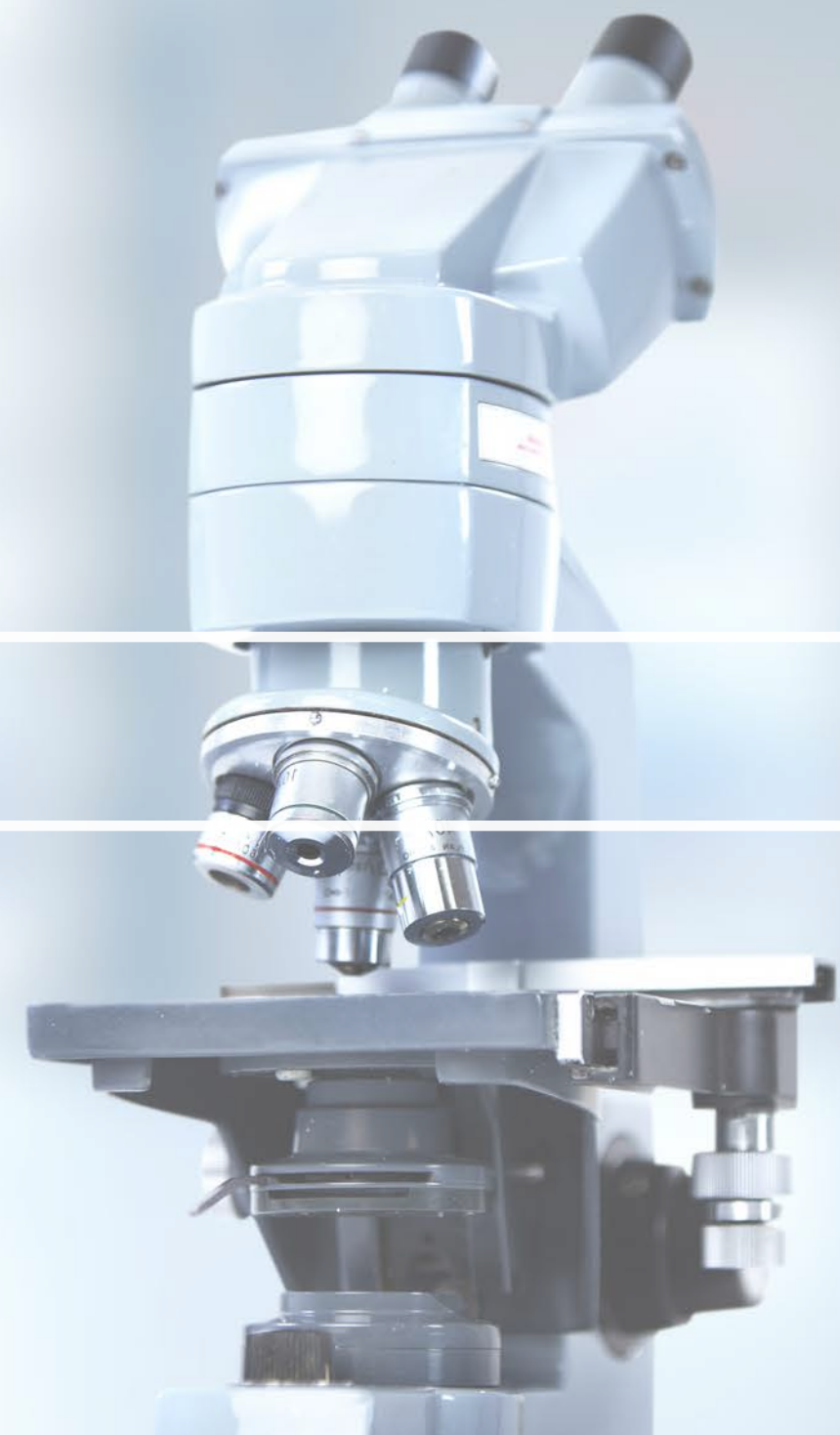
701 UNIVERSITY AVE, SUITE 160
SACRAMENTO, CA 95825
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kidder.com

DAVIS'

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UNIVERSITY RESEARCH PARK



FULCRUM

FULCRUM PROPERTY

DAVIS CALIFORNIA