

FOR LEASE

1222 RESEARCH PARK DRIVE

*±34,500 SF Flex/Industrial/
Office/Tech Building on ±4.36 Acres*

DAVIS, CA

KIDDER.COM

km Kidder
Mathews

1222 RESEARCH PARK DR

±34,500 GROSS SF

\$34,500/MONTH, NNN

LEASE RATE, NNN

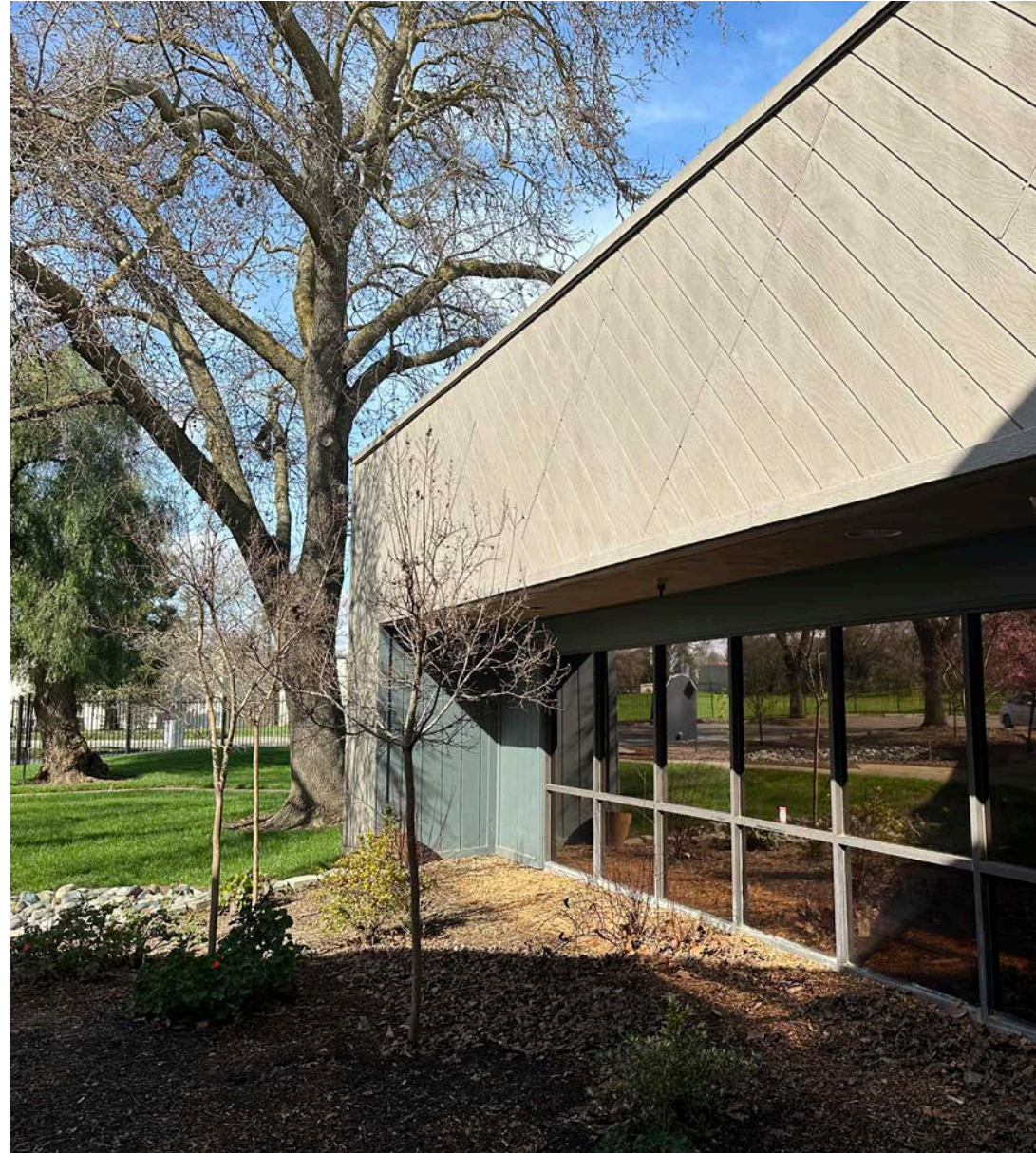
PROPERTY HIGHLIGHTS

1222 Research Park Drive presents an opportunity to lease a ±34,500 RSF Flex/Industrial/Office/Tech building proximate to the core campus of UCD. It is a great location with a sizeable building and land. The ownership group has vacated and is willing to lease.

- ±34,500 SF Flex/Industrial/Office/Tech Building on ±4.36 Acres
- Existing build out includes multiple private offices, large open work areas, conference rooms, a machine shop, and flex/tech space. Plenty of yard space on ±4.36 acre parcel.
- Fiber/Internet connectivity and monument signage
- Secure fencing surrounding the property. Gated access to the parking lot.
- P-D Zoning (Industrial Administration and Research)
- Plenty of Power: 3000 AMPs, 440 Volt - 3 Phase

LOCATION FEATURES

- Very accessible, Immediate access to Interstate 80 and Highway 113 at the downtown Davis Richards Blvd Exit.
- An easy bike ride to the UCD Campus or to downtown Davis. Near Kaiser Ambulatory Clinic in Davis and close to the University Research Park. Many restaurant and retail establishments, including Starbucks and Safeway Shopping Center Dos Coyotes, and a number of ethnic food options as well as fast food establishments nearby. Near Kaiser Ambulatory Clinic in Davis. The Regents of the University of California own properties adjacent to the east and to the west. A number of University related and technology companies nearby.



THE OPPORTUNITY AND SUBJECT PROPERTY

This is a unique offering in Davis, California. The subject property has been most recently used for administrative and R&D purposes. It is a great opportunity for a company or institution seeking access and proximity to UCD's intellectual, workforce, and innovation assets in the community of Davis. The subject property has great proximity to the University of California at Davis Campus and to the Downtown business core. This is a unique offering of an immediately available parcel that is zoned for Industrial Administration and Research in the Davis City limits with most infrastructure in place, and it includes access to Davis' broad bicycle network. It is a great opportunity for a company or institution seeking access and proximity to UCD's intellectual, workforce, and innovation assets in the community of Davis.

THE CITY OF DAVIS

The City of Davis has a reported population of 70,823. More than 78% of the adults over 25 years of age have either a Bachelor's Degree or a Graduate Degree. The influence of UC Davis, its heavy concentration of students and faculty make Davis a great college town. Recently, many private companies have chosen to establish facilities in Davis for agricultural, bio-tech, medical, research, robotics, and other uses. There is tremendous intellectual horsepower that is associated with the campus community and scientific ecosystem, the most recent example being 21st Century Bio, Elve, Expression Systems, ProFarm, and many more and other major investments have also recently been made by Novozymes, Archer Daniels Midland, Mars, and others. The region and community also have a strong small business community and increasingly there are a number of start-ups. The City of Davis markets they are "open for business" and has a strong economic development and business attraction staff. The City of Davis is located along Interstate 80, just 15 miles west of Sacramento and about 50 miles northeast of the San Francisco Bay area. Davis is in a very dynamic community that has amenities that make it an ideal place for businesses, professionals, and families. The community has excellent schools, great amenities, and a very low crime rate. Ordinances that make it difficult to annex land combined with Davis' desirable attributes, have resulted in a limited supply of developable land for

business and commercial uses. In general, property values are higher, educational attainment is higher, and household income is higher than in the surrounding communities. You may visit the city of Davis web site at <http://cityofdavis.org>. Davis is well known for its progressive civic attitude, with emphasis placed on conservation, recycling, greenbelt areas, prominent bike paths, handicap access, senior citizen facilities, and attention to energy efficient construction.

DAVIS COMMERCIAL AND INDUSTRIAL MARKETS

Over the past several years, the Davis market has seen increasing demand from office, lab, biotech, and institutional users who want to locate proximate to the University because of research ties and the University's talent pool.

UC DAVIS

For more than 100 years, UC Davis has engaged in teaching, research and public service that matter to California and transform the world. UC Davis has more than 39,629 students, more than 2,500 faculty and more than 21,000 staff, an annual research budget of over \$1.1 billion, a comprehensive health system and 13 specialized research centers. There are 102 undergraduate majors and 96 Graduate Programs. This is one of the finest globally recognized public universities. For more information on UC Davis, [CLICK HERE](#).



PROPERTY PROFILE

Building Size: ±34,500 SF

Building Class: Class B/C Building

Highlights: Existing, immediately available adaptable Flex/Industrial/Office/Tech building with additional land for future expansion. Large open and adaptable floor plan.

Parcel Size: ±4.36 Acres (APN 069-060-15-1)

Zoning: P-D*: Industrial Administration and Research; includes administrative, executive and financial offices, laboratories, manufacturing and agricultural

Construction Date: 1981. Remodeled/Renovated recently

Construction Type: Frame Construction, Concrete Tilt-Up

Configuration: Single Tenant - Space mix includes office with drop ceilings, assembly area, fabrication area, mezzanines.

Ceiling Height: 18' min. Dropped Ceiling: 9' min.

Grade Level Doors: 2

Electrical: 3000 AMP, 440 Volt - 3 Phase

Parking: Abundant. ±4.36 acres of land. 33 parked and striped spaces

LOCATION

20 minutes to Sacramento International Airport

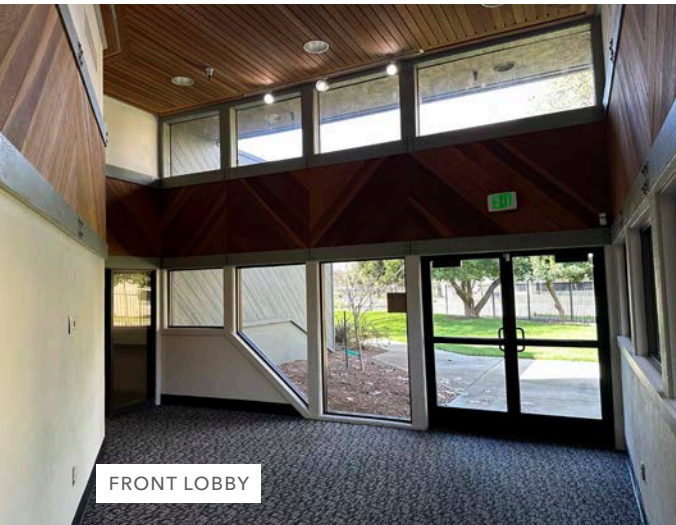
Surrounded by University of California, Davis with numerous restaurants, commercial and retail amenities

Adjacent to Downtown Davis

Great workforce availability

1222 RESEARCH PARK DR

OFFICE PHOTOS



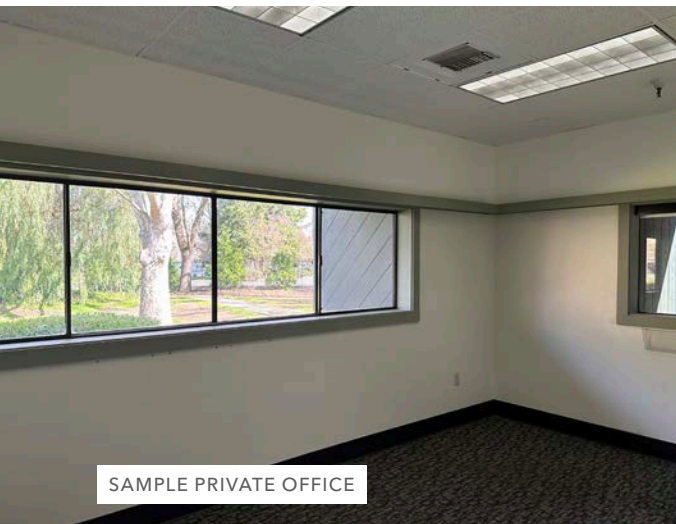
FRONT LOBBY



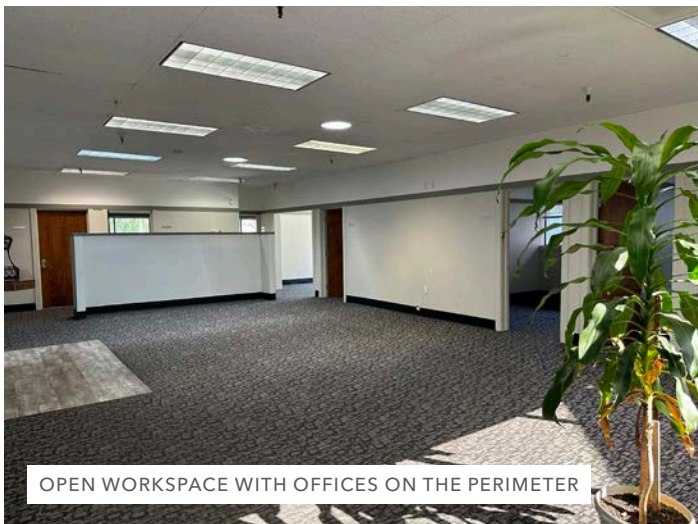
CONFERENCE ROOM



LARGE CONFERENCE ROOM



SAMPLE PRIVATE OFFICE



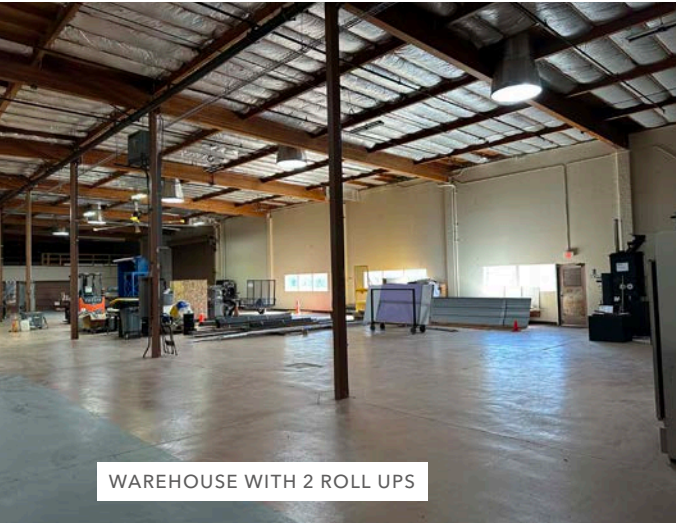
OPEN WORKSPACE WITH OFFICES ON THE PERIMETER



OPEN WORKSPACE

1222 RESEARCH PARK DR

INDUSTRIAL PHOTOS



WAREHOUSE WITH 2 ROLL UPS



WAREHOUSE ALTERNATE VIEW



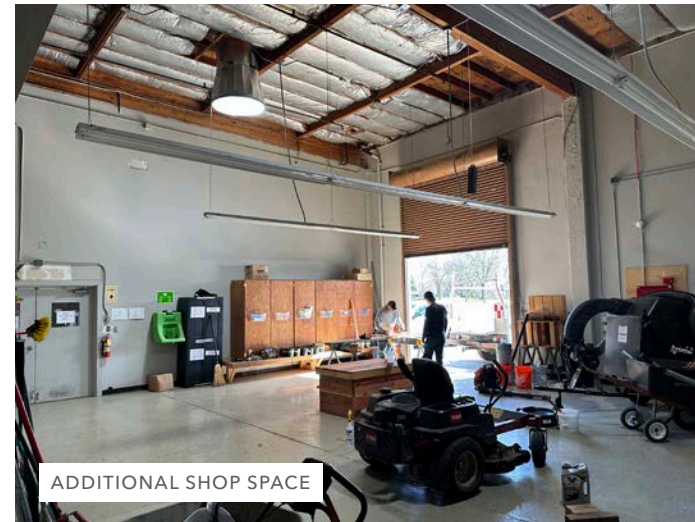
WAREHOUSE ALTERNATE VIEW



MEZZANINE FOR STORAGE



MACHINE SHOP SPACE



ADDITIONAL SHOP SPACE

FLOOR PLAN



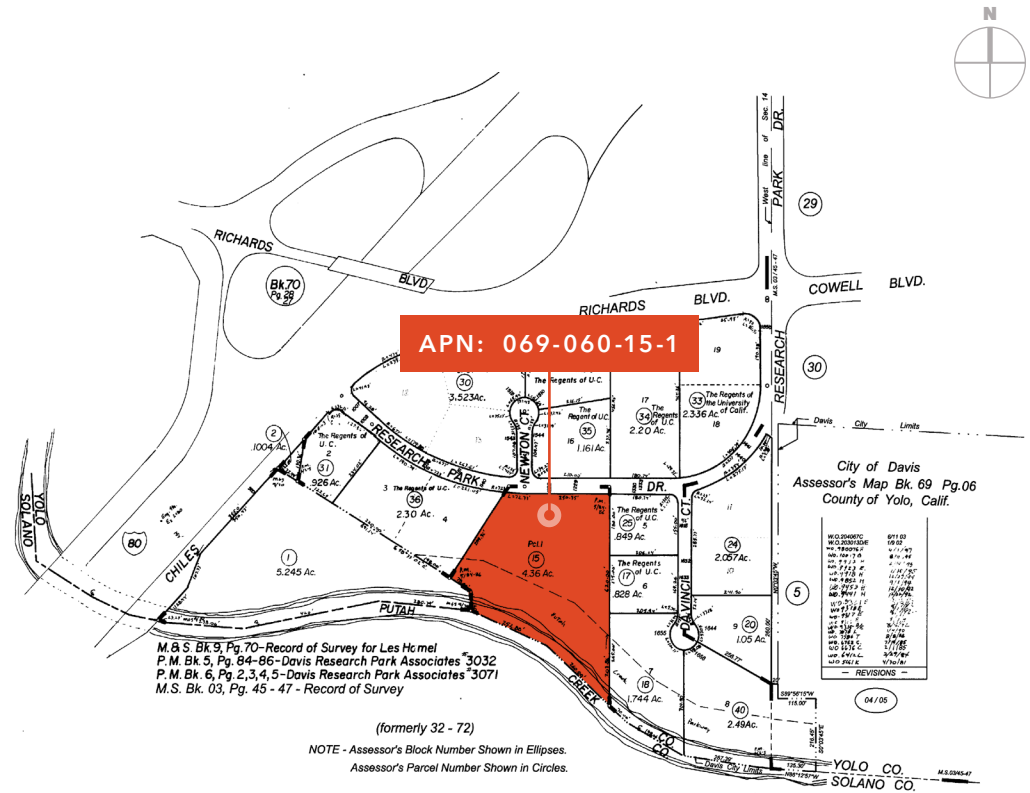
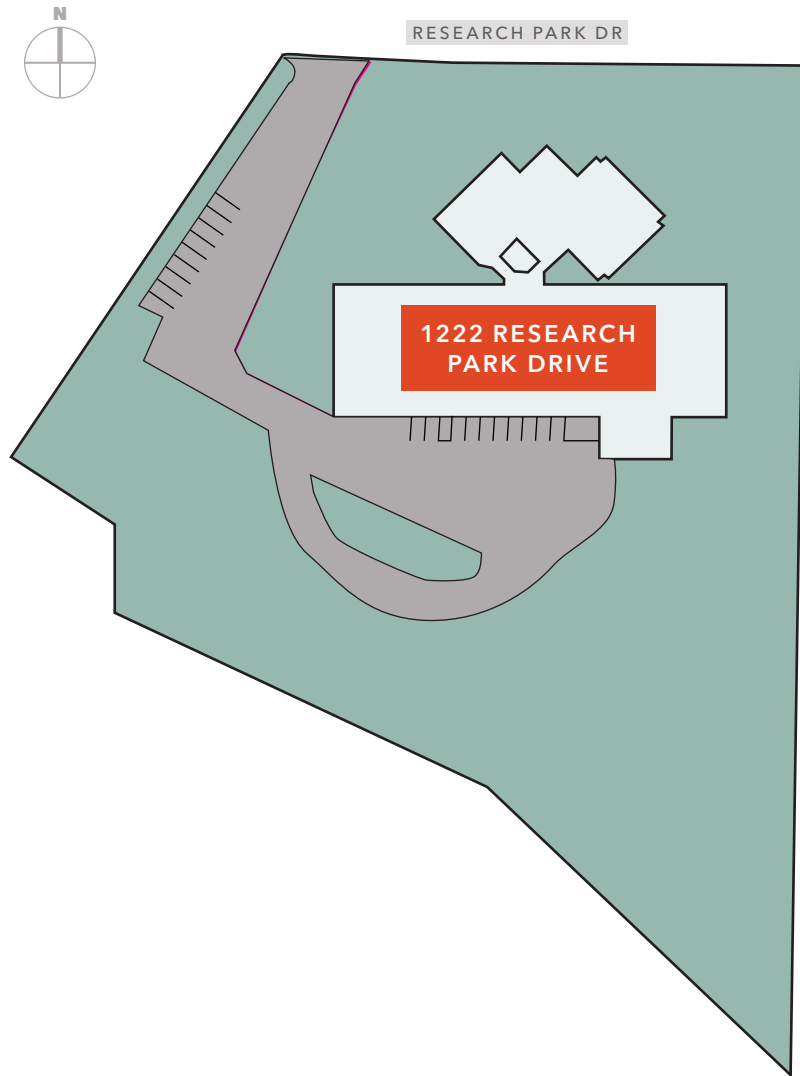
±34,500 SF

TOTAL SF

±4.36 AC

TOTAL AC

SITE PLAN & PARCEL MAP



1222 RESEARCH PARK DR

HIGHLY ACCESSIBLE LOCATION *CLOSE TO* *MANY AMENITIES*

- Great views, natural lighting and window line
- Within walking distance of Starbuck's, IHOP, Carl's Jr., and KFC. Other retail amenities within minutes
- Great proximity to Interstate 80
- Abundant Power

AVAILABLE FOR LEASE

KIDDER MATHEWS



RESTAURANTS

- 01 Dos Coyotes
- 02 Yang Kee Dumpling
- 03 Mr. Pickles
- 04 Teabo Café
- 05 Starbucks
- 06 Four Seasons Gourmet
- 07 IHop
- 08 Carl's Jr
- 09 Starbucks
- 10 KFC

STORES

- 01 Safeway
- 02 Pet foods Express
- 03 Bank of America
- 04 Wells Fargo

HOTELS

- 01 Holiday Inn
- 02 La Quinta Inn & Davis Suites

OTHERS

- 01 O'Reilly Auto Parts
- 02 Great Clips
- 03 Chevron
- 04 Instyle Hair & Nails
- 05 Orange Theory Fitness

ZONING

ARTICLE XVII.

Industrial Administration and Research (I-R) District.
Sec. 29-115.

Purpose. The purpose of an industrial administration and research (I-R) district is to provide an environment exclusively for and conducive to the development and protection of modern, large scale administrative facilities, research institutions and specialized manufacturing organizations, all of a non-nuisance type. (Ord. No. 296, S 19.1)

Sec. 29-116.

Permitted uses. The principal permitted uses of land in an I-R district as follows unless modified by section 29-118:

- (a) Administrative, executive and financial offices.
- (b) Laboratories: experimental, film or testing.
- (c) Manufacturing, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather or semiprecious metals or stones, but not including such operations as saw and planning mills, any manufacturing uses involving primary production of wood, metal or chemical products from raw materials.
- (d) Manufacture of electric and electronic instruments and devices such as television, radio and phonograph equipment.

(e) Manufacture of food products, pharmaceuticals and the like, but not including production of fish or meat products, sauerkraut, vinegar or the like, or the rendering or refining of fats and oils.

(f) Planned unit developments, subject to the provisions of sections 29-245 to 29-257.

(g) Any other research or light manufacturing use determined by the planning commission to be of the same general character as the permitted uses.

(h) Agriculture, except the raising of fowls or animals for commercial purposes, or the sale of any products at retail on the premises. (Ord. No. 296, S 19.2; Ord. No. 756, S 1; Ord. No. 1377, S 3.)

Sec. 29-117. Accessory uses.

The following accessory use is permitted in I-R district:

Signs, subject to the provisions of section 29-164. (Ord. No. 296, S 19.3)

Sec. 29-118. Conditional uses.

The following conditional uses may be permitted in an I-R district:

- (a) Public and quasi-public, including public utility uses necessary and appropriate to the I-R district.
- (b) Retail commercial uses such as restaurants and auto service stations, necessary to serve and appropriate to the I-R district.

(c) Any use which handles, stores or treats in any fashion hazardous materials as defined in section 29-1 of this chapter. (Ord. No. 296, s 19.4; Ord. No. 1377, S 43)

ARTICLE XVIII. INDUSTRIAL (I) DISTRICT.

Sec. 29-122. Purpose.

The principal permitted uses of land in an I district are as follows unless modified by section 29-125:

(a) Any manufacturing, processing, assembling, research, wholesale or storage uses, except as hereinafter modified, or modified in section 29-125.

(b) Any manufacturing, processing, assembling use which is not of the character of the uses listed in section 29-125 as subject to review in conformance with the performance standards procedure set forth in sections 29-146 to 29-151.



1222 RESEARCH PARK DRIVE

Exclusively listed by

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