



DAVIS'

RESEARCH/TECHNOLOGY/
SCIENCE/OFFICE&BUSINESS

CENTER

UNIVERSITY RESEARCH PARK



FULCRUM

400 CAPITOL MALL, SUITE 1800
SACRAMENTO, CA 95814
CA LIC. #00616335



CUSHMAN &
WAKEFIELD

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 FOR LARGE
OPTIONS & SMALL
BUSINESS

17 BUILDINGS
& OVER **300,000**
SQUARE FEET

OPPORTUNITIES FOR
CUSTOMIZED
FACILITIES



ADJACENT TO
THE DAVIS
BIKE LOOP



RESTAURANTS, HOTELS
RETAIL & GROCERS
20+ WITHIN WALKING DISTANCE



ON-SITE
FITNESS
FACILITY

16 ACRES OF
RECREATIONAL
AREA ADJACENT



CONVENIENT BIKE, PEDESTRIAN, BUS, AMTRAK, AND
FREEWAY ACCESS IN A WALKABLE NEIGHBORHOOD

BEAUTIFULLY LANDSCAPED WITH
ATTRACTIVE OUTDOOR SPACES



5MINS TO DOWNTOWN DAVIS &
THE UC DAVIS CAMPUS
18MINS TO SACRAMENTO CENTRAL
BUSINESS DISTRICT (CBD)
25MINS 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 35,000 students

UC Davis funding sources include \$704 million in research funding, \$149 million in private support, and \$956 million in the total UCD Endowment

UC Davis is a powerful economic engine for Northern California, generating \$8.1 billion in annual economic activity and accounting for 72,000 jobs. 221,914 living alumni with degrees

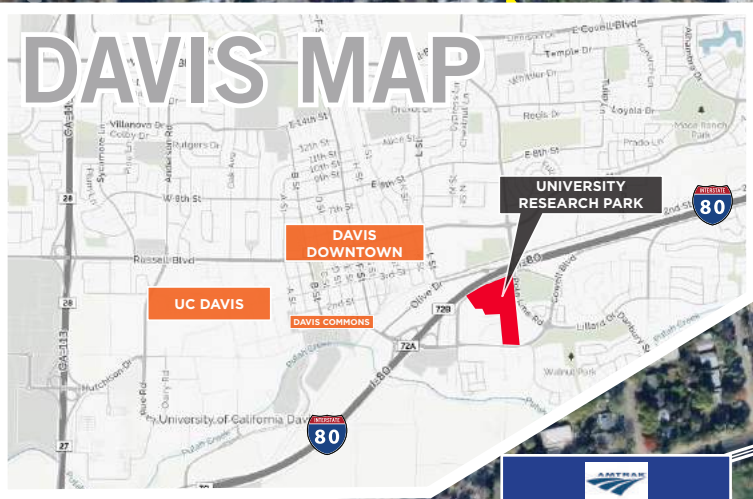
UC Davis' two campuses in Davis and Sacramento constitute the second-largest individual employer in the Sacramento region



GET CONNECTED TO DAVIS & UC DAVIS

DAVIS CALIFORNIA

VIBRANT MIXED-USE NEIGHBORHOOD



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	COMMON GROUNDS COFFEE
3	MR. PICKLES	4	ROUNDTABLE PIZZA
5	TEABO CAFÉ	6	STARBUCKS
7	HONG KONG CAFÉ	8	APPLEBEE'S
9	IHOP	10	DEL TACO
11	CARL'S JR.	12	KFC
13	FOUR SEASONS GOURMET CHINESE		

STORES

1	SAFEWAY GROCERY	2	OFFICEMAX
3	PET FOODS EXPRESS	4	WELLS FARGO BANK
5	RITE AID PHARMACY		

OTHER

1	O'Reilly Auto Parts	2	Jiffy Lube
3	Great Clips	4	Chevron

- BIKE LANES
- BUS STOPS
- AMTRAK LINE

PLAYFIELDS PARK
BATTING CAGES

UNIVERSITY
RESEARCH PARK

UNIVERSITY
RESEARCH PARK
PROPERTY
FOR FUTURE
EXPANSION

KAISER DAVIS
MEDICAL OFFICES

UC DAVIS
EXTENSION

To UC Davis Campus,
Arboretum & Downtown

UNIVERSITY RESEARCH PARK SITE PLAN

**WHERE
BREAKTHROUGHS &
BUSINESS
HAPPEN.**



 **Marrone[®]**
Bio Innovations

WEST YOST

ASSOCIATES

UCDAVIS
OFFICE OF RESEARCH



BLUE OAK ENERGY[®]

novozymes[®]
Rethink Tomorrow


CVF CAPITAL PARTNERS

 **BioConsortia**

UNIVERSITY RESEARCH PARK

JOIN THESE AND OTHER
OUTSTANDING FIRMS
DAVIS CALIFORNIA



ADDRESS	SUITE	SQUARE FEET AVAILABLE	NOTES**	TIMING	MONTHLY RENT*/***
1590 DREW	120	±1,599	Reception/waiting area, open area seating 2+ workstations, three private offices and one conference room all along window line, and kitchenette. Suite right off of the lobby in a Class A 2-story building with professional finishes.	Q2 2018	\$4,325***
1590 DREW	200	±3,989	Reception/waiting area, six private offices and one conference room all along window line, break room/kitchen, copy room, and storage. Second floor suite (elevator served) in a Class A 2-story building with professional finishes.	IMMEDIATE	\$10,770***
1550 DREW	100	±4,150	Reception/waiting area, nine private offices, break room, and additional rooms with medical and lab infrastructure if required. Ready for customized improvements.	IMMEDIATE	\$9,755*
1590 DREW	100	±4,234	Reception/waiting area, six private offices and one conference room all along window line, second conference room, 2 open office areas seating 10+ workstations, and break room/kitchen. First floor suite right off the lobby in a Class A 2-story building with professional finishes.	JAN 2018	\$11,430***
1554 DREW	WHOLE BUILDING	±7,234	Primarily open layout, great light, high ceilings, ready for customized improvements.	LEASE PENDING	\$17,000*
1590 DREW	100 & 200	±8,230	Combined Suite 100&200 on first and second floor served by interior staircase and elevator. Largest availability in the park with multiple private offices, conference rooms and other amenities all along the window line. Ready for customized improvements. Suites right off of the lobby in a Class A 2-story building with professional finishes.	January 2018 (100) and Immediate (200)	\$22,250***

*Modified Gross, Tenant pays separately metered utilities and internal janitorial service.

**Current Configurations. Can be customized for your business requirements.

***Full Service Gross, Tenant pays internal janitorial service.

CURRENT AVAILABILITIES

CONTACT INFO

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FULCRUM PROPERTY

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