

**FOR LEASE, GREAT OFFICE SPACE IN DOWNTOWN DAVIS**FIRST FLOOR: 412 F STREET SUITE C = ±1,621 SF **\$2.40/RSF, FULL SERVICE GROSS**SECOND FLOOR: 407 F STREET SUITE 200 = ±10,554 SF **\$2.40/RSF, MODIFIED GROSS**

Great Mixed-Use Office Space in downtown Davis. At the northeast corner of 4th and F Streets is one of the best and most recognized buildings in this college town. This building was recognized in the Sacramento Business Journal in 2006 as "The Best Commercial Project in Yolo County".

Downtown Davis has numerous restaurants and civic amenities in a pedestrian and bike friendly environment. One of Davis largest parking structures-with available parking is only one block away. The UC Davis Central Campus is a short distance west of this architectural gem. The Campus Arboretum, the Mondavi Center, the Mannetti-Schrem Art Museum, and downtown Davis mix of retail and commercial establishments are right out the front door.

Building Features (414 F Street):

- ±1621 SF Ground Floor
- 10,554 SF Second Floor, first time available since built.
- Award Winning Building
- Common Area Break Room and Kitchen.
- Good Professional Firms as co-Tenants. (Stockholm Environmental Institute, Golden State Funding, Army Corp of Engineers, Riverbed Technology)
- Great Window Line.
- Elevator and Stairs to second Floor

Location Features:

- Centrally located in Downtown Davis at the intersection of 4th and F Streets
- Close proximity to UC Davis and active downtown. Short walk from Amtrak Depot with 22+ passenger trains to Bay Area and Sacramento per Day.
- Great pedestrian and bicycle access and numerous civic amenities.
- Large Public Parking Structure 1 block

For more information, contact:

Jim Gray, CCIM / LEED AP
Senior Director
+1 916 947 5142
jim.gray@cushwake.com
LIC #00775072

Nahz Anvary, CCIM
Senior Director
+1 916 284 8385
nahz.anvary@cushwake.com
LIC #01468557

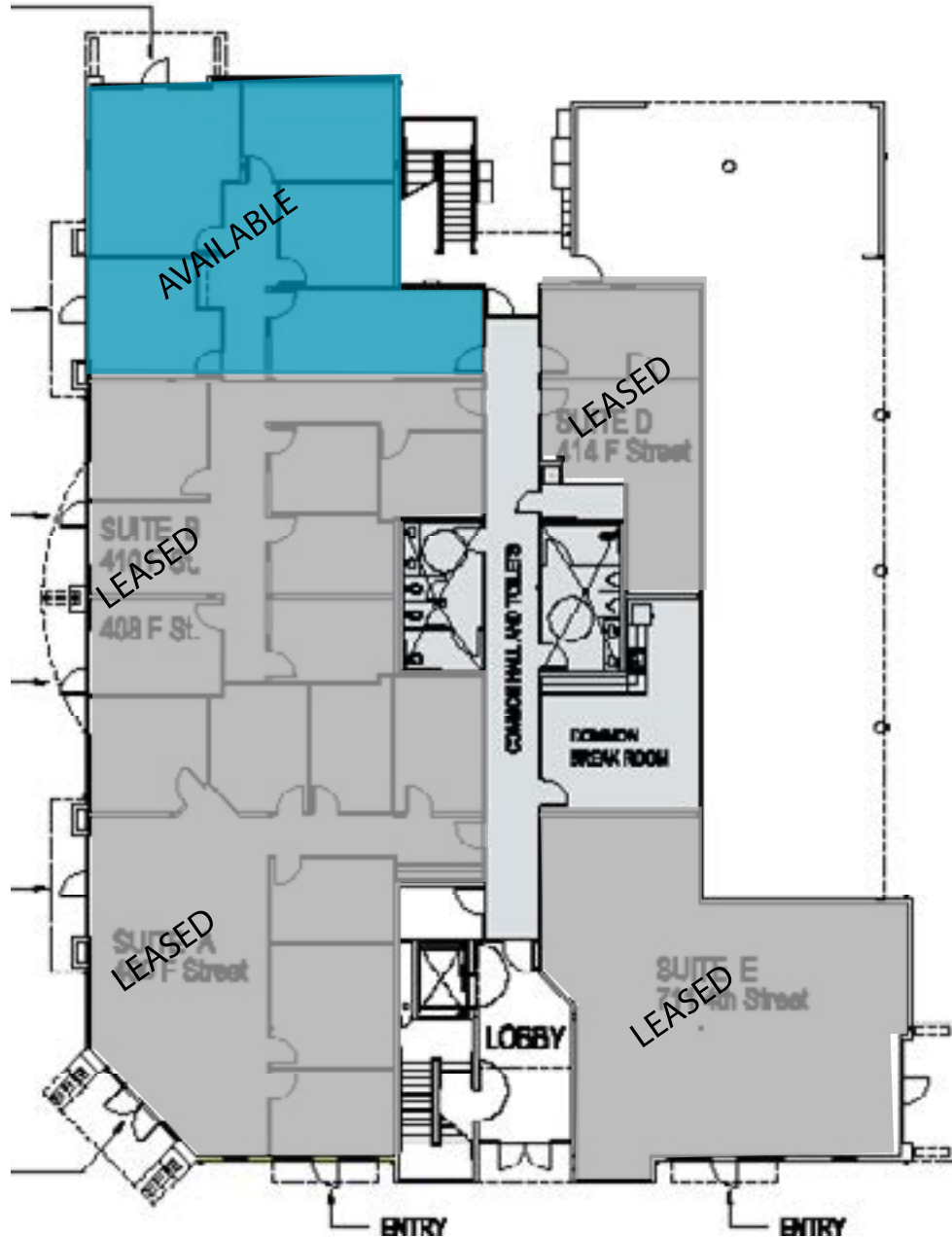
400 Capitol Mall, Suite 1800
Sacramento, CA 95814

T: +1 916 288 4800
F: +1 916 446 0024

cushmanwakefield.com

SITE PLAN - FIRST FLOOR

412 F Street - Suite C



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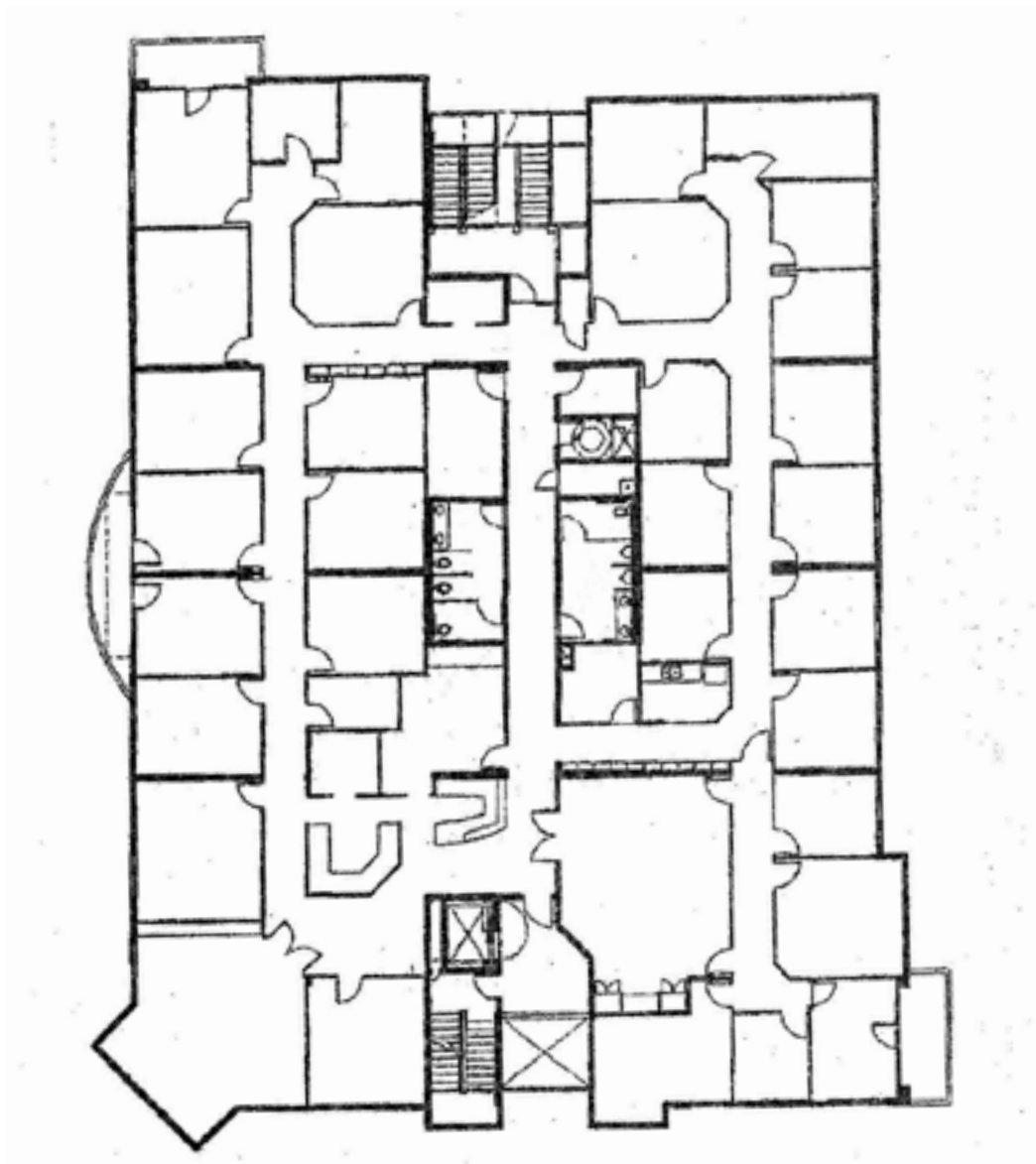
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SITE PLAN - SECOND FLOOR

407 F Street - Suite 200



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EXTERIOR PHOTOS

711 4th Street



Building Entrance



Exterior Along F Street

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PARKING:

The McCormick Building was designed and built as a dynamic mixed use building. Parking for the office users is available off site. The Davis Garage at 825 4th Street is only 1 block east of the subject property. That garage is a multi-use facility to support downtown businesses including retail, theatres, and office uses. The Parking structure was developed as a public-private partnership, and spaces are required to be made available on both an hourly and daily basis

The amenities at the garage include; EV Charger, Covered Parking, 7-foot height clearance, credit cards accepted. The hours of operation are 24 hours a day 7 days a week. The garage is managed by Central Parking. As of March 7, 2017 <https://sacramentoparking.spplus.com/825-4th-St.html> daily flat rate is \$5.00 and the monthly rate is \$40.00.



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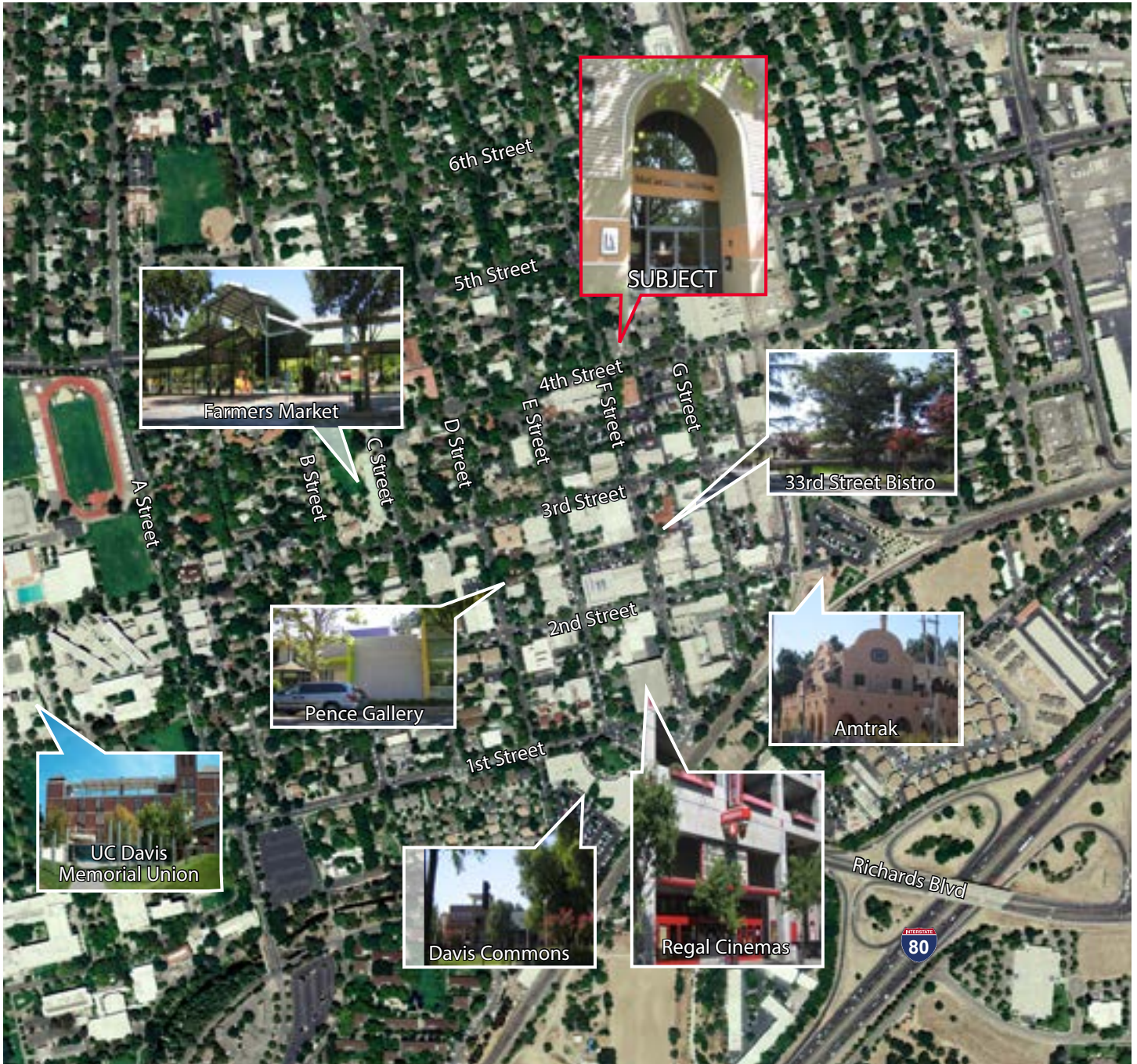
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