

FOR LEASE FLEX / R & D SUITES

2795 2nd Street & 607 Peña Drive
Davis, CA 95618



2795 2nd Street, Suite 200 and 607 Pena, Suites 300 and 450 in the Mace Ranch neighborhood in East Davis provide a great opportunity to lease various size suites of flex/tech/office/lab space in Davis. Suites ranging in size from $\pm 8,625$, $\pm 10,800$ and $\pm 21,600$ SF. These buildings are very flexible and allow for various configurations and uses, including office, lab, light manufacturing/assembly, R&D, logistics, athletic etc.

The properties are on the well-traveled thoroughfare of 2nd Street and Pena Drive with visibility to Interstate-80, they are less than five minutes from the Mace Boulevard Exit on I-80, in close proximity to UC Davis and the Davis central core area, and a short 15 minute drive to Downtown Sacramento. Lease duration and tenant improvements negotiable.

Other tenants in the buildings include R&D/lab/scientific UC Davis and athletic users.

PROPERTY HIGHLIGHTS

- Suites ranging in size from $\pm 8,625$, $\pm 10,800$, and $\pm 21,600$ SF of flex/tech/office/lab/athletic space – see site plan
- Ready for your business. We have a team in place to help with custom improvements, planning and budgeting.
- Zoned Light Industrial / Business Park
- Close proximity to Downtown Davis, UC Davis, numerous commercial & retail facilities and Interstate 80

FOR LEASE

\$0.75-1.25 /SF, Triple Net. Current NNN charges \$0.21, depending on tenant improvements, credit quality and lease duration.

*** Tenant to pay separately metered utilities (gas & electric), & internal janitorial service to the suite**

Jim Gray, CCIM
Senior Director, LEED AP
+1 916 617 4255
jim.gray@cushwake.com
Lic.#00775072

Nahz Anvary, CCIM
Senior Director
+1 916 617 4257
nahz.anvary@cushwake.com
Lic.#01468557

David Nicholson
Director
+1 916 288 4422
david.nicholson@cushwake.com
Lic.#01845338



400 Capitol Mall Suite 1800
Sacramento, CA 95814
cushmanwakefield.com

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PROPERTY PHOTOS - 2795 2nd Street



Front entry of suite full of glass



View from the back of the suite including large bathroom core



View from the front of the suite

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PROPERTY PHOTOS - 607 Pena Drive



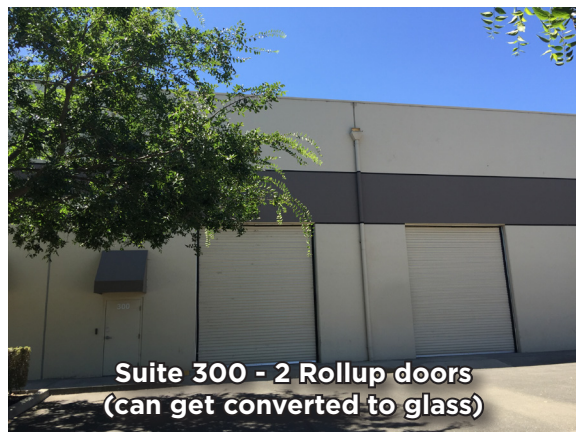
Suite 300 - Kitchenette & bathroom core



Suite 300 - View to the North



Suite 300 - View to the South



**Suite 300 - 2 Rollup doors
(can get converted to glass)**



**Suite 450 - View from the
front of the suite**



**Suite 450 - View from the
back of the suite**

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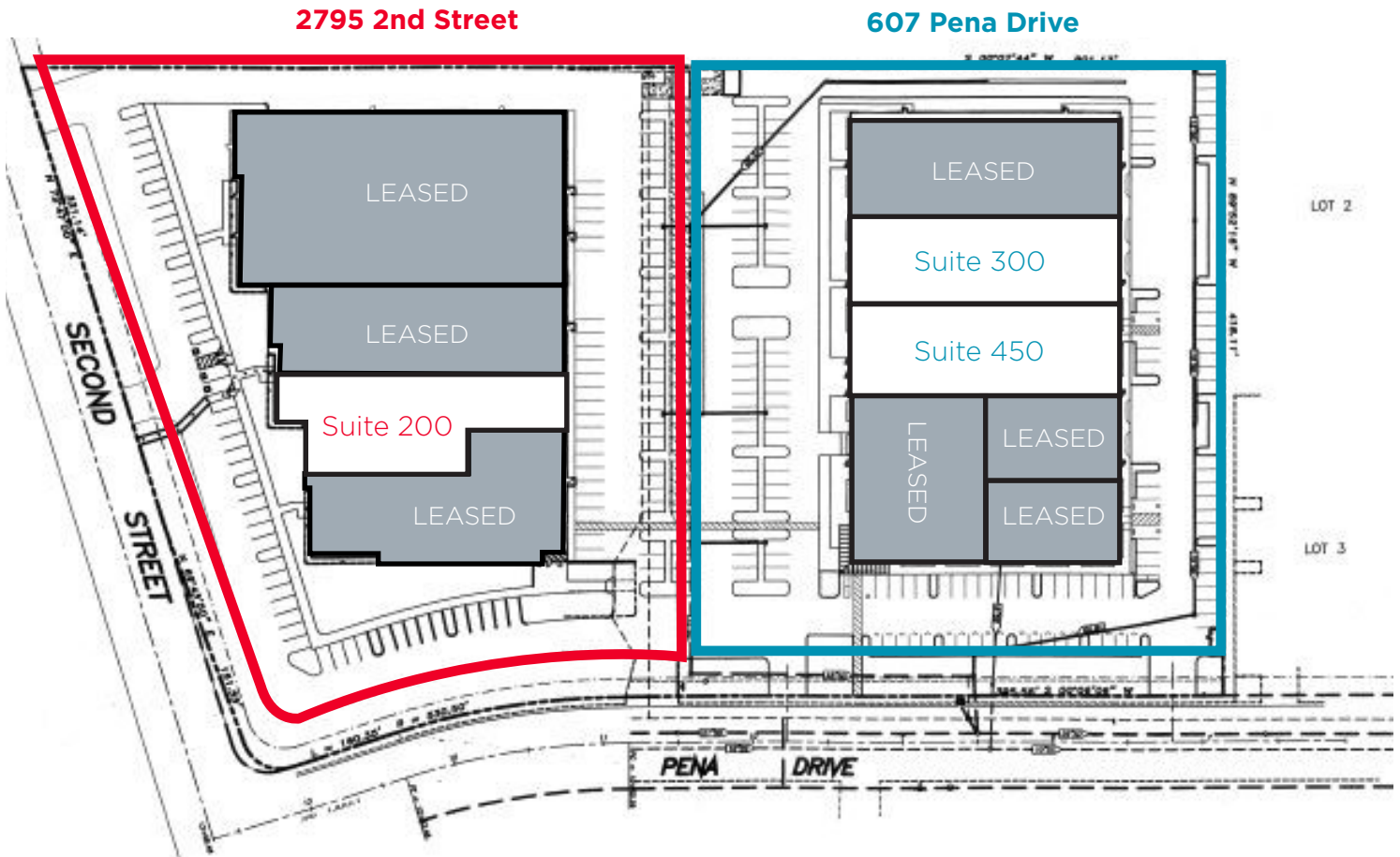
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Site Plan & Floor Plans



2795 2nd Street

SUITE 200	±8,625 SF
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607 Peña Drive

SUITE 300	±10,800 SF
SUITE 450	±10,800 SF
Combined	±21,600 SF

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 WAKEFIELD**
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 Sacramento, CA 95814
 cushmanwakefield.com

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AREA AERIAL



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