



**DAVIS'**

**RESEARCH/TECHNOLOGY/  
SCIENCE/OFFICE&BUSINESS**

**CENTER**



**UNIVERSITY RESEARCH PARK**



455 CAPITOL MALL, SUITE 160  
SACRAMENTO, CA 95814  
CA 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** 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

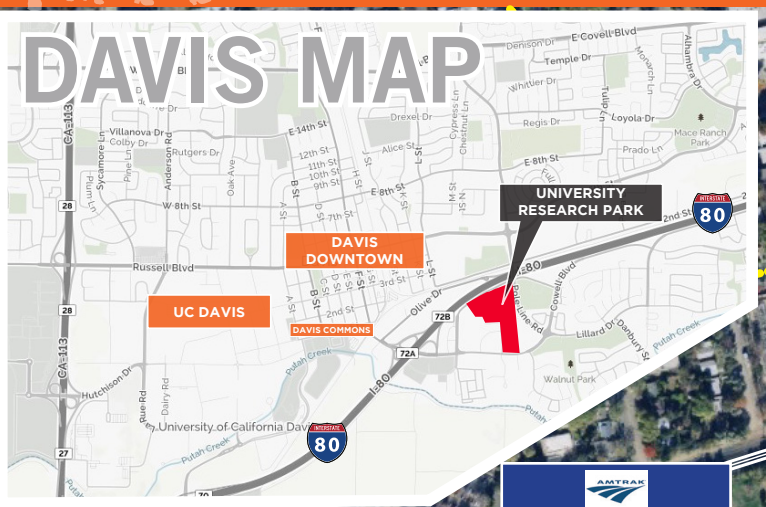


**GET CONNECTED TO DAVIS & UC DAVIS**

**DAVIS CALIFORNIA**



# VIBRANT MIXED-USE NEIGHBORHOOD



To Sacramento CBD, Sacramento Airport

WALKABLE AMENITIES			
HOTELS			
1	HOLIDAY INN	2	LA QUINTA INN & DAVIS SUITES
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



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	SQUARE FEET AVAILABLE	NOTES**	TIMING	MONTHLY RENT*/***
1947 GALILEO COURT	102	±1,408	A reception area, two private offices along the window line, and a large open area seating 3+ workstations, a copy/file storage area, and bathrooms.	IMMEDIATE	\$3,309*
1590 DREW AVENUE	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.	IMMEDIATE	\$4,325***
1550 DREW AVENUE	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 AVENUE	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.	IMMEDIATE	\$11,430***
1590 DREW AVENUE	210 & 220	±6,823	Twelve private offices and one large conference room, all along window line, open area seating 12+ workstations, break room/kitchen, storage. Second floor suite (elevator served) in a Class A 2-story building with professional finishes.	IMMEDIATE	\$18,425***
1560 DREW AVENUE	N/A	±11,811	Reception/waiting area, 23 private offices along window line, two open areas seating 12-20 workstations with great natural lighting from windows and skylights, one large training/conference room, a large break room/kitchen, mail/copy room, IT closet, bathrooms including shower and storage.	IMMEDIATE	\$27,755*

\*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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# DAVIS'

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# CENTER



# UNIVERSITY RESEARCH PARK



FULCRUM

**FULCRUM PROPERTY**

1530 J. STREET // STE 200  
SACRAMENTO, CA 95814

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