



**606 and 630 Peña Drive** in the Mace Ranch neighborhood in East Davis provide a great opportunity to lease  $\pm 1,621$  or  $\pm 1,963$  square feet of flex/tech/office/lab space in Davis. These buildings are very flexible and allow for various configurations and uses, including office, lab, light manufacturing/assembly, R&D, logistics, etc. These properties 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. Sophisticated Landlord and attentive Property Manager. Tenants have included various types of office and lab users, science firms, engineers, contractors, designers, suppliers, wine distributors, and more.

### Property Highlights

- $\pm 1,621$  or  $\pm 1,963$  square feet of flex/tech/office/lab space - see site plan
- Ready for occupancy or team in place to help with custom improvements, planning and budgeting.
- Well designed and maintained
- Comcast high-speed internet available
- Zoned Light Industrial / Business Park
- Close proximity to Downtown Davis, UC Davis, numerous commercial & retail facilities and Interstate 80

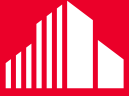
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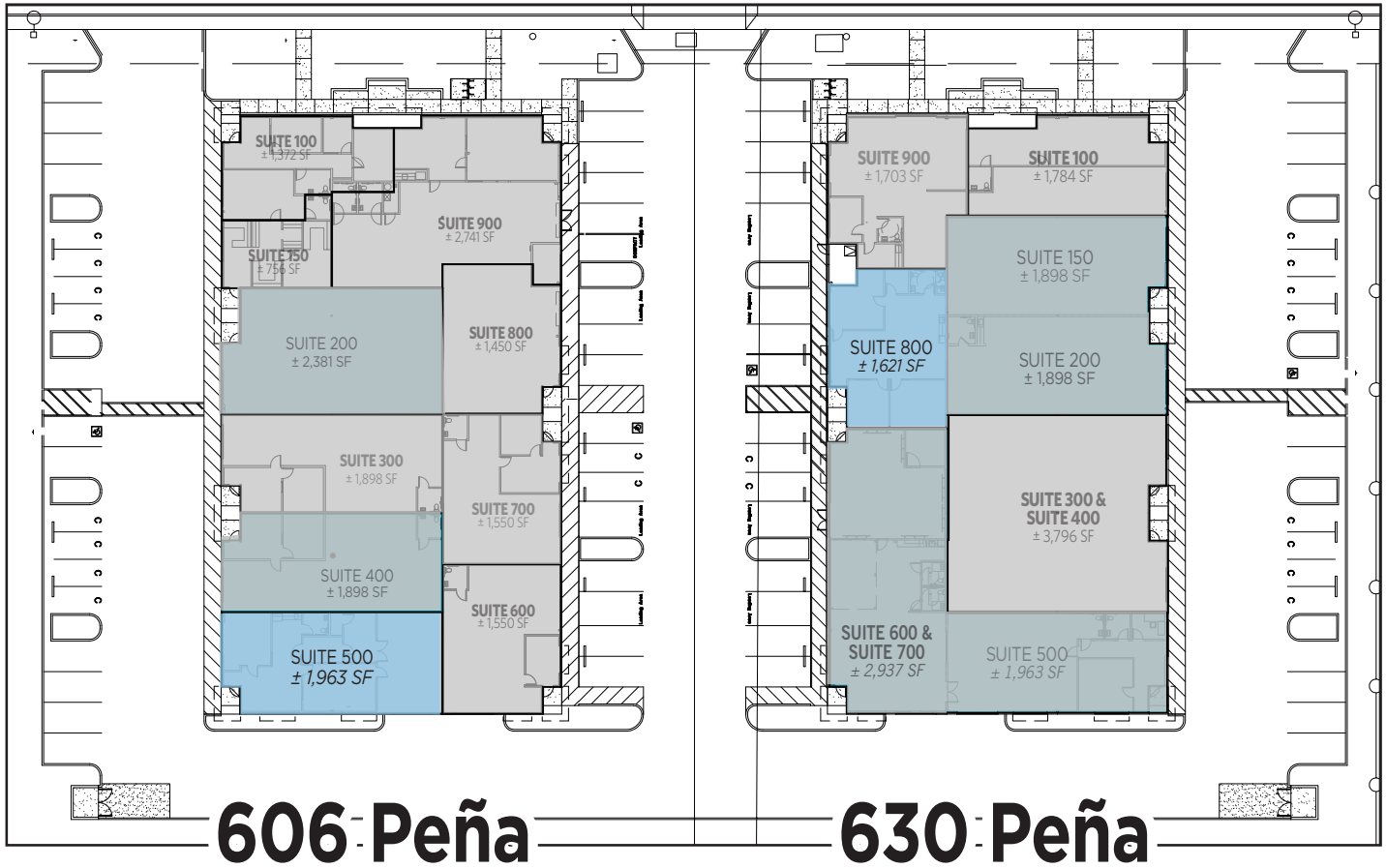
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**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**606 & 630 Peña Drive**  
Davis, California



- Gross lease; Tenant to pay separately metered utilities (gas & electric), & internal janitorial service to the suite
- Lease rates from \$1.20/SF to \$1.55/SF depending on tenant improvements and lease duration.
- Individualized floor plans available upon request.
- Design and construction team available to prepare test fits and budgets

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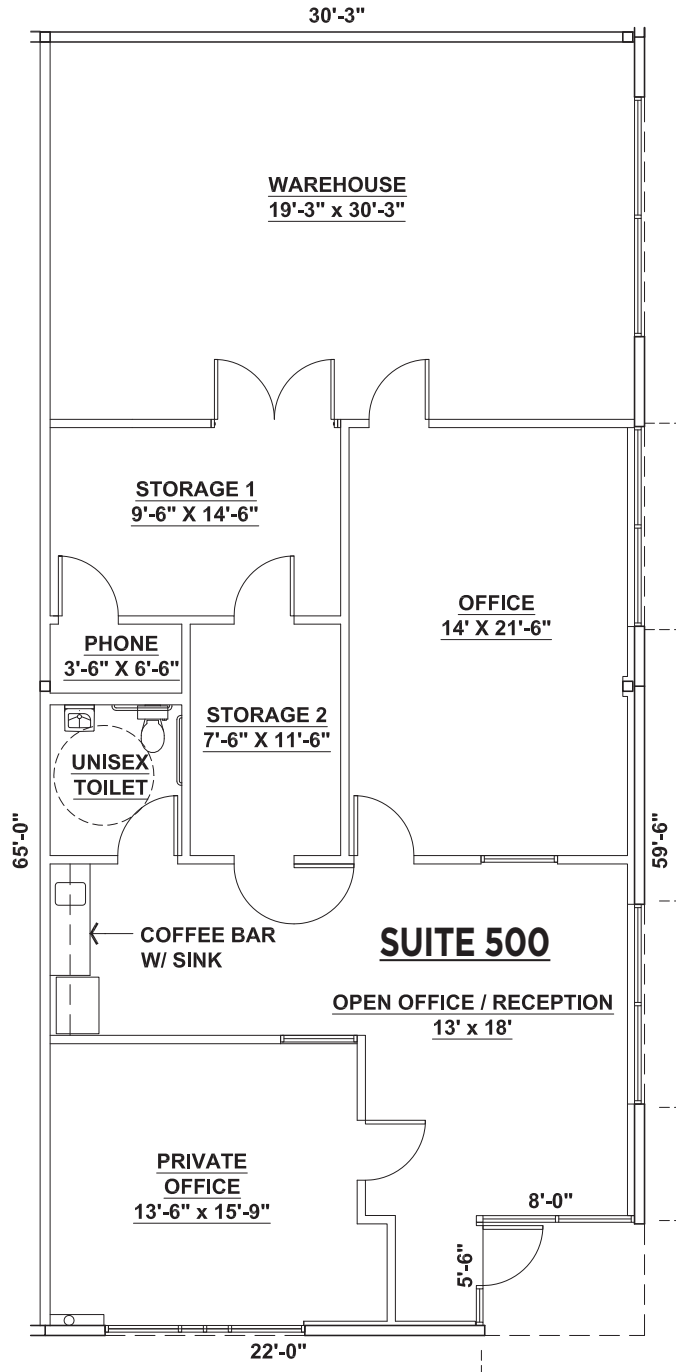


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FOR LEASE

**606 & 630 Peña Drive**  
Davis, California

**Floor Plan: 606 Peña Drive - Suite 500 ±1,963 SF**



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**Suite 500 Additional  
Attributes & Features**

- Large private offices
- Open Support Area or Wholesale Display Area
- Large Break Area. Cabinets and Spaces for Appliances.
- Conditioned Warehouse with Roll Up Door and Truck Access at Grade. Rack System Negotiable.
- Separate Secured Storage. (Previous Tenant used for Wine Storage.)
- Good design and colors throughout. Great Corner Window Lines. Plenty of Natural Light.
- Available for Immediate Occupancy



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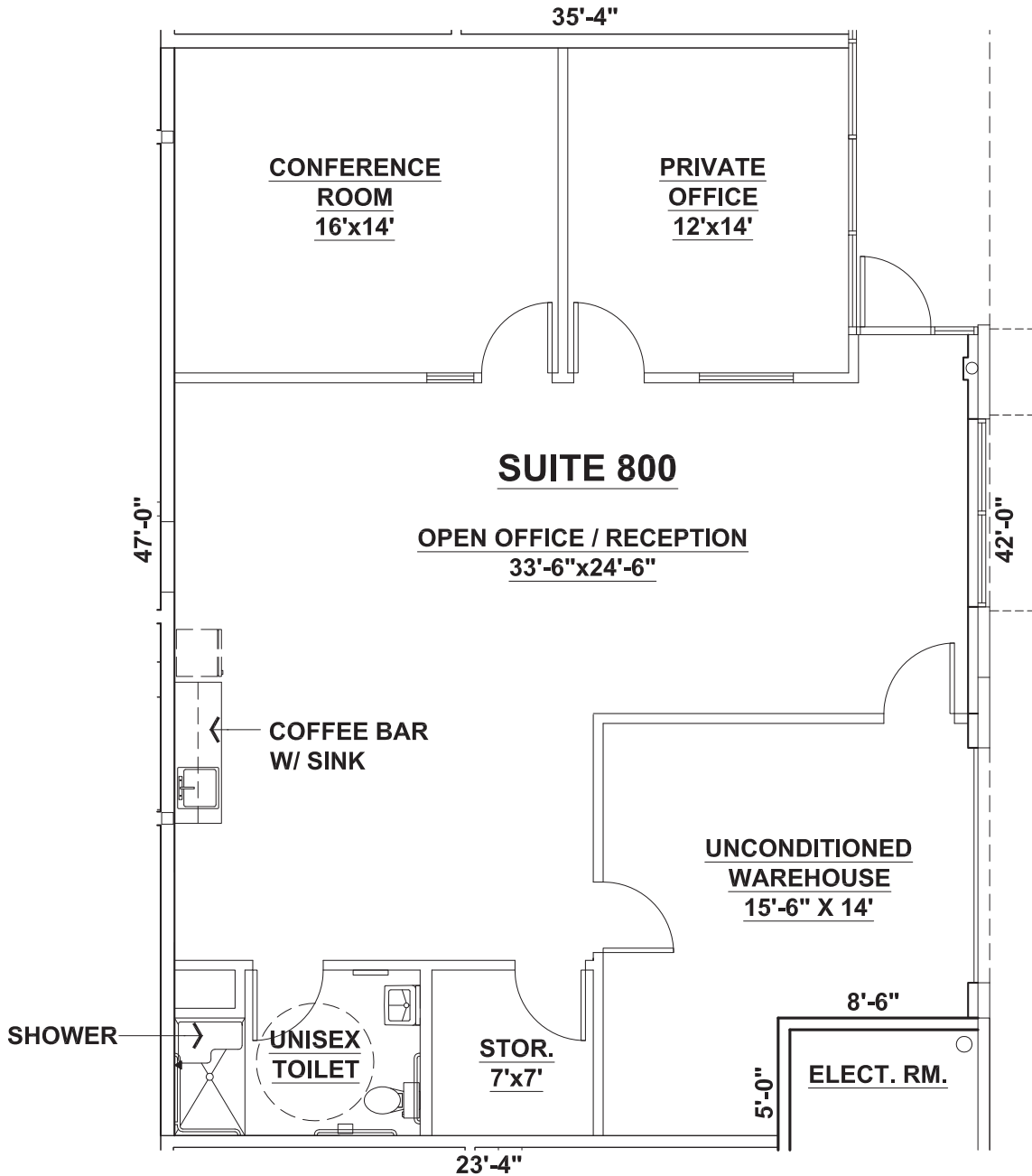
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FOR LEASE

**606 & 630 Peña Drive**

Davis, California

**Floor Plan: 630 Peña Drive - Suite 800 ±1,621 SF**



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WAKEFIELD**

FOR LEASE

**606 & 630 Peña Drive**

Davis, California

**Property Photos**



FLEXIBLE FLOORPLANS W/  
NATURAL LIGHT



SAMPLE BREAKROOM



SAMPLE CONDITIONED  
WAREHOUSE



SAMPLE OFFICE SPACE



630 PENA DR



ALTERNATE VIEW

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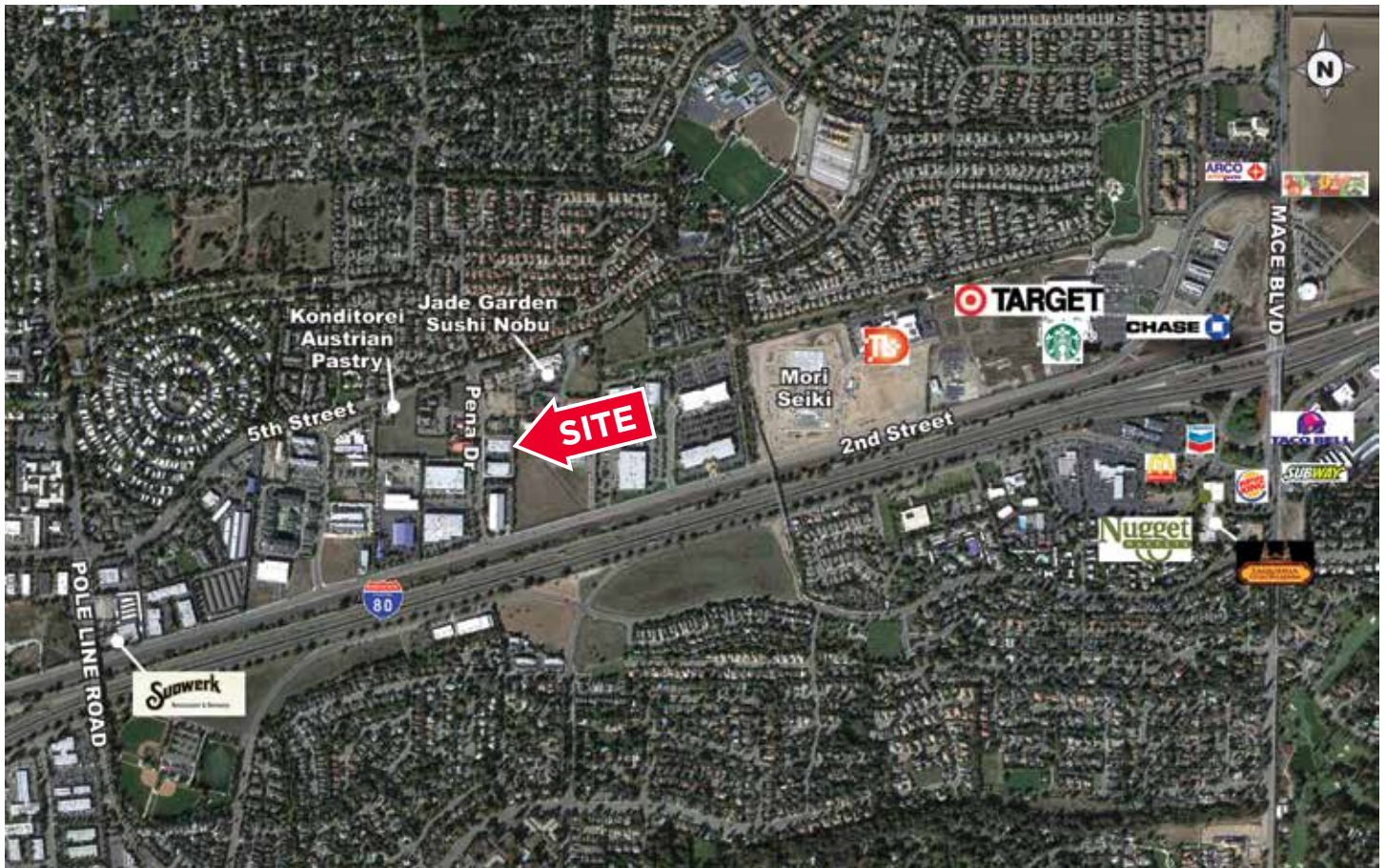


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**Aerial**



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