

DAVIS COMMERCE PARK

2121 2nd St. Davis, CA 95622

For Lease | Laboratory / Office / Flex Spaces



ANTONIA GIAOURIS

Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6



PROPERTY HIGHLIGHTS

- Zoned: PD – Planned Development
- Total Available SF: ±22,978
 - 14,822 Laboratory | 5,615 Office | 2,541 Flex
- Buildings total: 62,369 SF | Lot size: 4.37 acre
- Parking Ratio: 162/2.6
- Strong street visibility
- Construction: Reinforced concrete
- Natural gas
- Fiber optic internet access



Davis Commerce Park, a dynamic community designed for innovation, productivity, and growth. Perfectly positioned to meet the diverse needs of modern enterprises, our park is home to a vibrant mix of lab, office, flex, gym, cannabis, science, and research tenants. In addition to its convenient location, the park is surrounded by a variety of restaurants, making it easy for employers, employees, and clients to grab a quick bite, enjoy lunch, or host a meeting. This center comprises three commercial buildings and offers flexible space to accommodate both small and large businesses. Discover how Davis Commerce Park can be the catalyst for your business success!

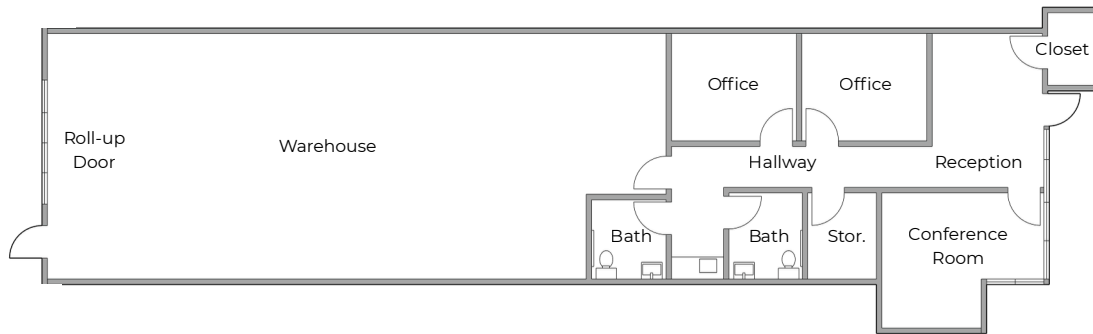


Available Units

SUITE	SF(±)	USE	BASE RENT
A-106	2,541	Flex	\$1.35/SF
B-104 & 105	3,159	Laboratory	\$1.60/SF
B-106, 107 & 108	8,472	Lab / Office	\$1.60/SF
C-106	3,191	Laboratory	\$1.60/SF
C-107 & 108	5615	Office	\$1.60/SF



SUITE A-106 (Flex)



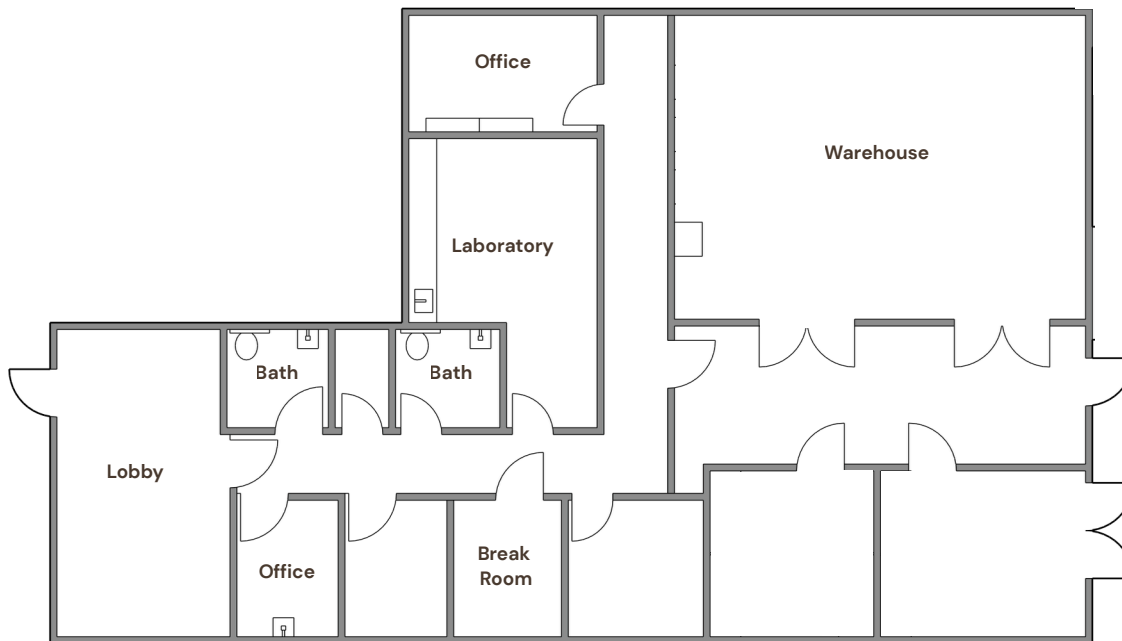
HIGHLIGHTS

- ±2,541 rentable SF
- Rent total: \$5,082
 - Base: \$3,430 (\$1.35/SF)
 - NNN: \$1,652 (\$0.65/SF)
- Clean, modern flex/office space
- Large warehouse space with roll up door. 2 private offices, 2 single-occupant ADA restrooms, conference room, reception area, and secure storage.
- Alarm / security system
- Central HVAC
- Available now

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SUITE B-104/105 (Lab)



HIGHLIGHTS

- ±3,159 rentable SF
- Rent total: \$7,108
 - Base: \$5,054 (\$1.60/SF)
 - NNN: \$2,053 (\$0.65/SF)
- Storage rooms, offices, 2 private restrooms, a break room and a reception area
- Large warehouse with roll up door. 16' clear ceiling height
- Electric: 400A-Amp, 208Y/120 VAC, 3 phase; Lessee to verify service capacity
- Alarm system & security cameras
- Walk in refrigerator.

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SUITE B-104/105 (Lab)



SUITE B-106/107/108 (Lab/Office)



HIGHLIGHTS

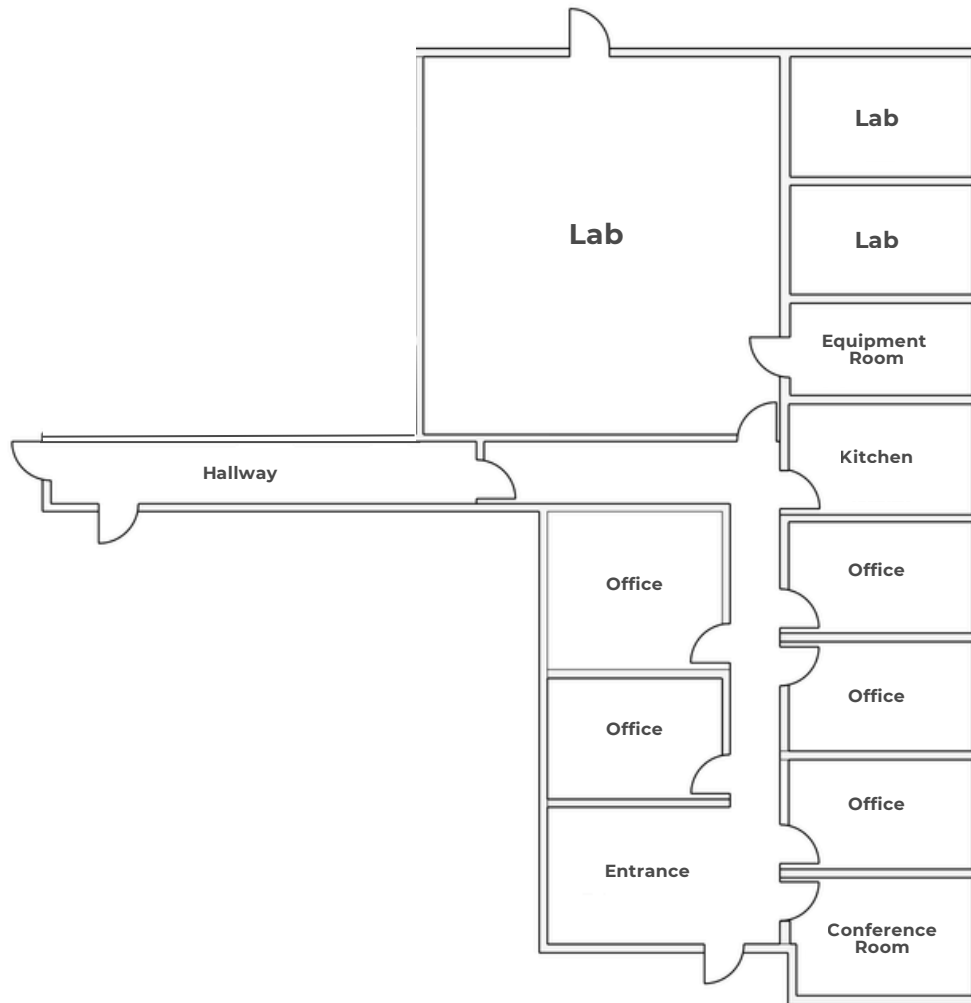
- ±8,472 rentable SF
- Rent total: \$19,062
 - Base: \$13,555 (\$1.60/SF)
 - NNN: \$5,507 (\$0.65/SF)
- **Turnkey laboratory** outfitted with advanced infrastructure & equipment
 - Fully equipped lab benches with built-in power, data connectivity and utility outlets
 - Emergency showers & eye wash stations
 - Pass-through autoclave with boiler unit
 - (2) Labcono Logic+ biosafety cabinets
 - Walk-in cold room
 - Clean dry air, reverse osmosis & water lines
 - Fume hoods
 - Multiple track water sprayers
- Numerous private offices, conference rooms, and private restrooms

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SUITE B-106/107/108 (Lab)



SUITE C-106 (Lab)



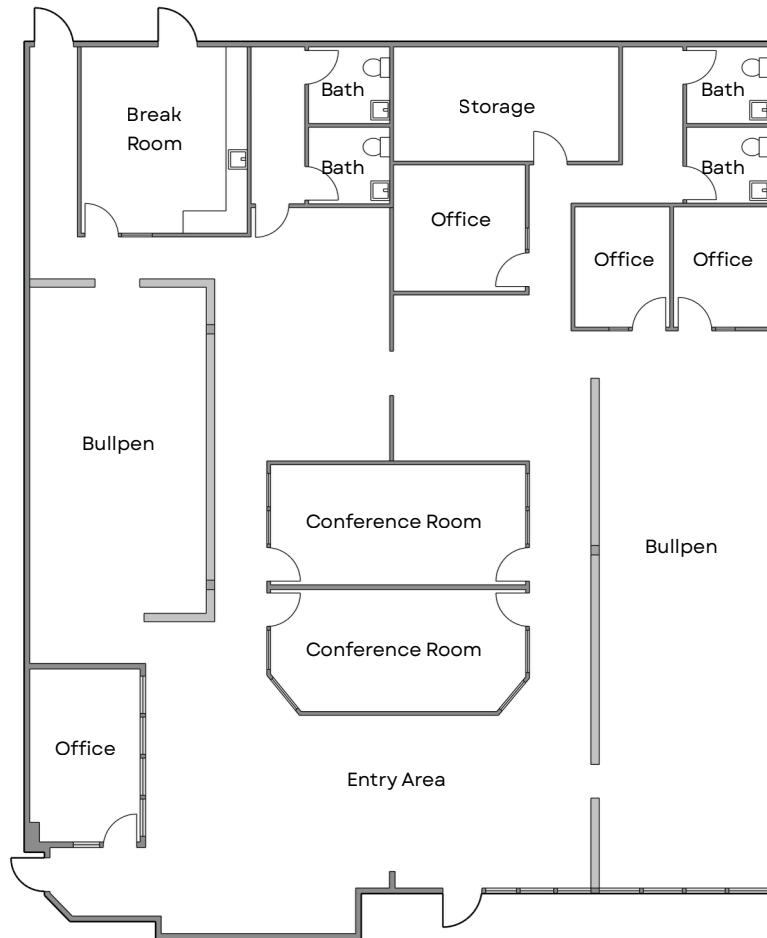
HIGHLIGHTS

- ±3,191 rentable SF
- Rent total: \$7,180
 - Base: \$5,106 (\$1.60/SF)
 - NNN: \$2,074 (\$0.65/SF)
- Multiple lab rooms with sinks & benches
- Multiple private offices
- Vinyl clad, washable ceiling tiles
- Roll up door knockout
- Alarm system & security cameras
- Walk in refrigerator
- Electrical: 200-Amp, 120/240 volts, 3 phase; Lessee to verify service capacity

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SUITE C-107/108 (Office)



HIGHLIGHTS

- ±5,615 rentable SF
- Rent total: \$12,634
 - Base: \$8,984 (\$1.60/SF)
 - NNN: \$3,650 (\$0.65/SF)
- Upscale office design, perfect for corporate headquarters. High-end build-out with a mixture of glass and sheetrock walls and other modern finishes.
- 5 private offices, 2 bullpen work areas
- 2 large conference rooms
- 4 private single-occupant restrooms
- Fiber optic internet
- Central HVAC
- Sprinklered building

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SUITE C-107/108 (Office)





Need a greenhouse? Exterior space can be made available behind all laboratories for greenhouse(s) installation. Please inquire for details.



LOCATION



1. Bank of America
1.3 miles away
2. Wells Fargo Bank
1.2 miles
3. Chase Bank
1.3 miles away
4. Travis Credit Union
1.4 miles away
5. US Bank
1.2 miles away



1. Davis Bike Loop
1.7 miles away
2. Putah Creek Riparian Reserve
1.6 miles away
3. Walnut Park
0.5 miles away
4. Brooks Road Trailhead
3.7 miles
5. UC Davis Arboretum and Public Garden
1.9 miles away
6. Northstar Park
2.2 miles away
7. Central Park
1.1 miles away
8. Yolo Bypass Wildlife Area
2.9 miles away
9. Sandy Motley Park
1.4 miles away
10. Slide Hill Park
1.0 miles away



1. Tres Hermanas
0.8 miles away
2. Dos Coyotes Border Case
0.5 miles away
3. Ike's Love & Sandwiches
0.9 miles away
4. Mr. Pickle's Sandwich shop
0.5 miles away
5. Black Bear Diner
1.2 miles away
6. In-N-Out Burger
0.9 miles away
7. Raising Canes's Chicken Fingers
1.0 miles away
8. Blaze Pizza
0.9 miles away
9. Nick the Greek
1.0 miles away
10. Sam's Mediterranean Cuisine
1.2 miles away



1. Hyatt House Davis
0.3 miles away
2. Hyatt Place UC Davis
1.5 miles away
3. University Park Inn and Suites
1.0 miles away
4. Holiday Inn Express & Suites Davis
0.6 miles away



1. Oakland International Airport
80.1 miles away
2. Sacramento International Airport
20.6 miles away
3. San Francisco International Airport
88.3 miles away



1. Sutter Davis Hospital
4.1 miles away
2. UC Davis Medical Center
2.6 miles away
3. Kaiser Permanente Davis Offices
2.0 miles away



1. UC Davis
1.7 miles away
2. University of Southern California
398 miles away
3. UC Berkeley
70.8 miles away
4. Stanford University
111 miles away
5. California Institute of Technology
398 miles away

OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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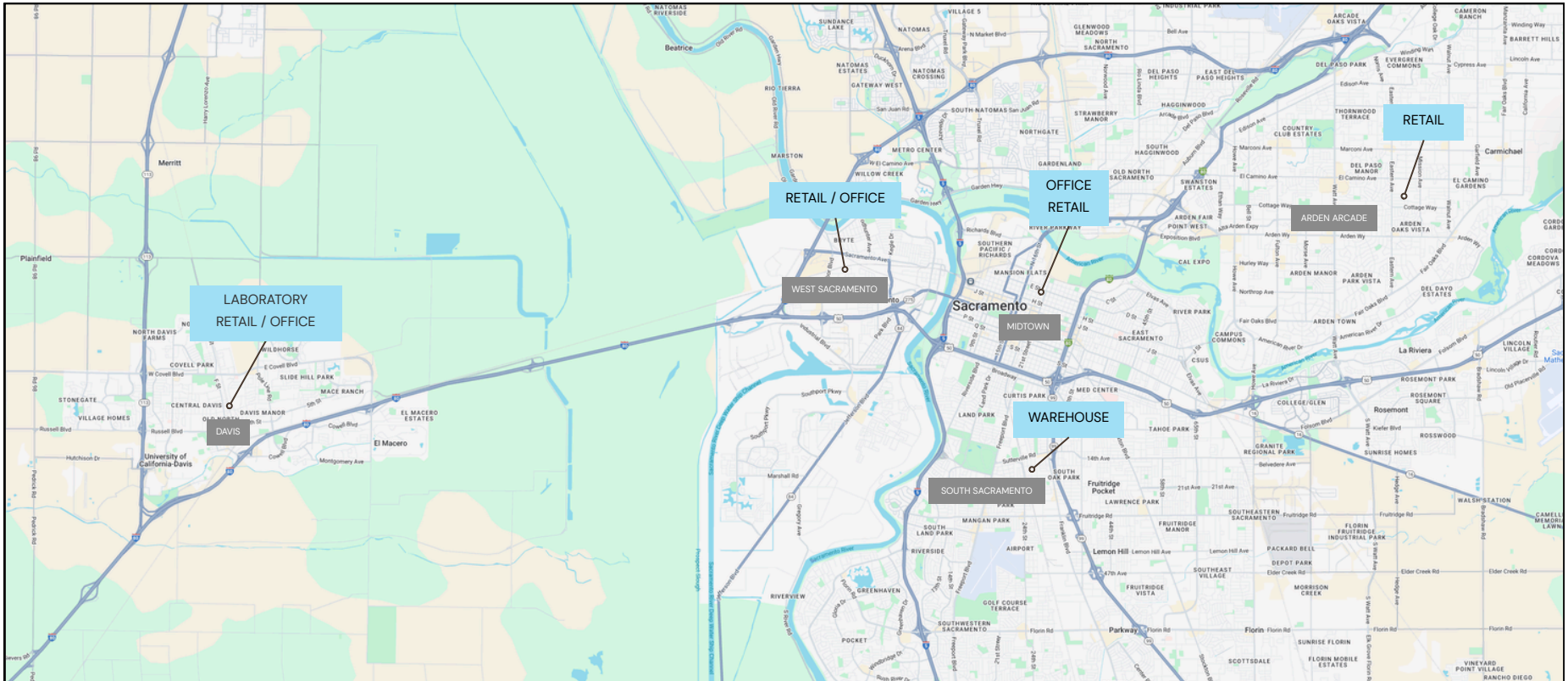
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