

# FOR LEASE

## LAB/OFFICE/FLEX SPACES



# DAVIS COMMERCE PARK

**2121 2<sup>ND</sup> ST | DAVIS, CA 95618**

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# PROPERTY HIGHLIGHTS

Davis Commerce Park is a well-established, multi-building commercial campus strategically located at 2121 2nd Street in Davis, California. The project consists of three reinforced concrete buildings totaling 62,369 square feet on 4.37 acres, offering a versatile mix of office, laboratory, research and development (R&D), flex, fitness, and specialized commercial space.

The campus is home to a diverse roster of innovative businesses spanning life sciences, technology, research, health and wellness, and professional services, creating a dynamic environment for collaboration and growth. The property benefits from excellent visibility, convenient access to major transportation corridors, and Planned Development (PD #2-84) zoning, allowing for a broad range of commercial uses.

With existing natural gas service, professionally maintained common areas, and suites offered on a triple-net (NNN) lease structure, Davis Commerce Park provides flexible occupancy solutions for companies seeking a high-quality business environment in one of Northern California's premier innovation markets.

|         |                          |
|---------|--------------------------|
| Zoning: | PD - Planned Development |
|---------|--------------------------|

|                        |            |
|------------------------|------------|
| Total Space Available: | ±22,780 SF |
|------------------------|------------|

|                         |            |
|-------------------------|------------|
| Vacant Laboratory Area: | ±14,723 SF |
|-------------------------|------------|

|              |           |
|--------------|-----------|
| Office Area: | ±5,615 SF |
|--------------|-----------|

|            |           |
|------------|-----------|
| Flex Area: | ±2,541 SF |
|------------|-----------|

|              |            |
|--------------|------------|
| Building SF: | ±62,369 SF |
|--------------|------------|

|           |            |
|-----------|------------|
| Lot Size: | 4.37 acres |
|-----------|------------|

|               |                     |
|---------------|---------------------|
| Construction: | Reinforced concrete |
|---------------|---------------------|

|      |             |
|------|-------------|
| Gas: | Natural gas |
|------|-------------|





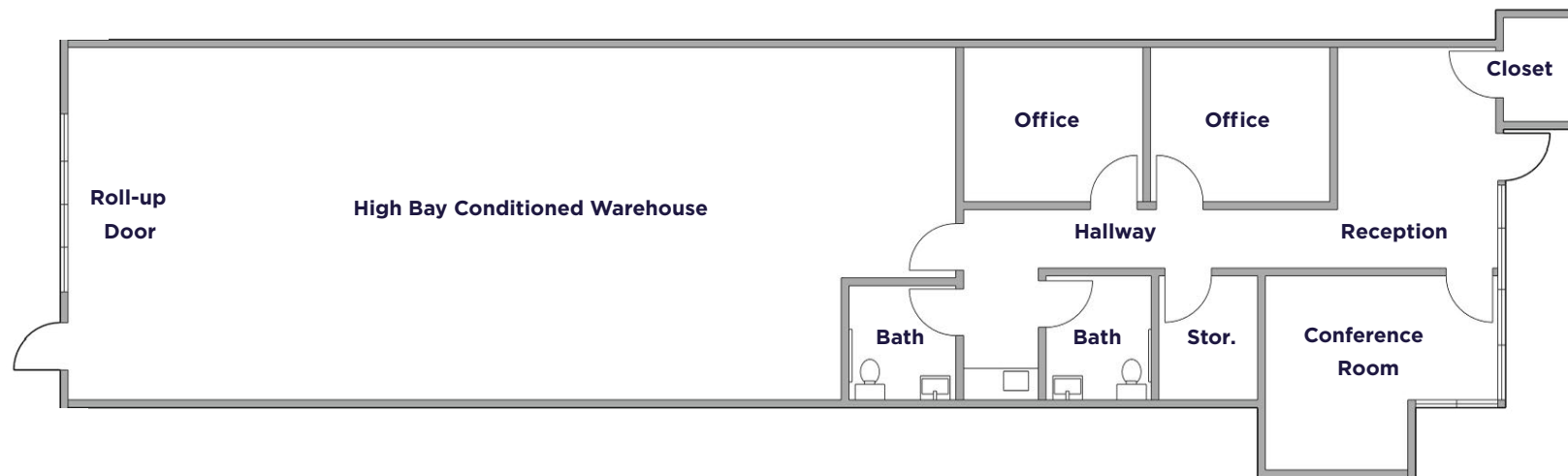
| SUITE                      | SF(±)    | USE          |
|----------------------------|----------|--------------|
| A-106                      | 2,541 SF | Flex         |
| B-104/105                  | 3,159 SF | Laboratory   |
| B-106/107/108              | 8,274 SF | Lab / Office |
| C-106                      | 3,191 SF | Laboratory   |
| C-107/108                  | 5,615 SF | Office       |
| Total Available: 22,978 SF |          |              |

# SITE PLAN

DAVIS COMMERCE PARK | 2121 2<sup>ND</sup> ST

# SUITE A-106

## **FLEX | 2,541 SF**



High bay conditioned warehouse with roll-up door, 2 private offices, conference room, reception area, secure storage, 2 single-occupant ADA restrooms, alarm/security system, central HVAC. Existing conditional use permits (CUP) for additional recreation - 1,500 SF of ancillary retail.

### HIGHLIGHTS

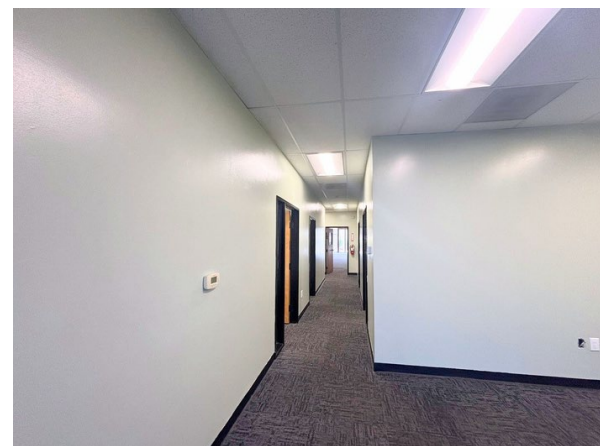
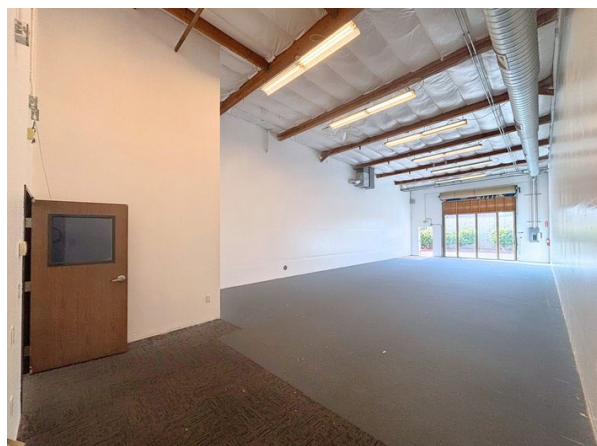
±2,541 rentable SF

Lease Rate \$1.35 PSF NNN

Clean, modern flex/office space

Available now

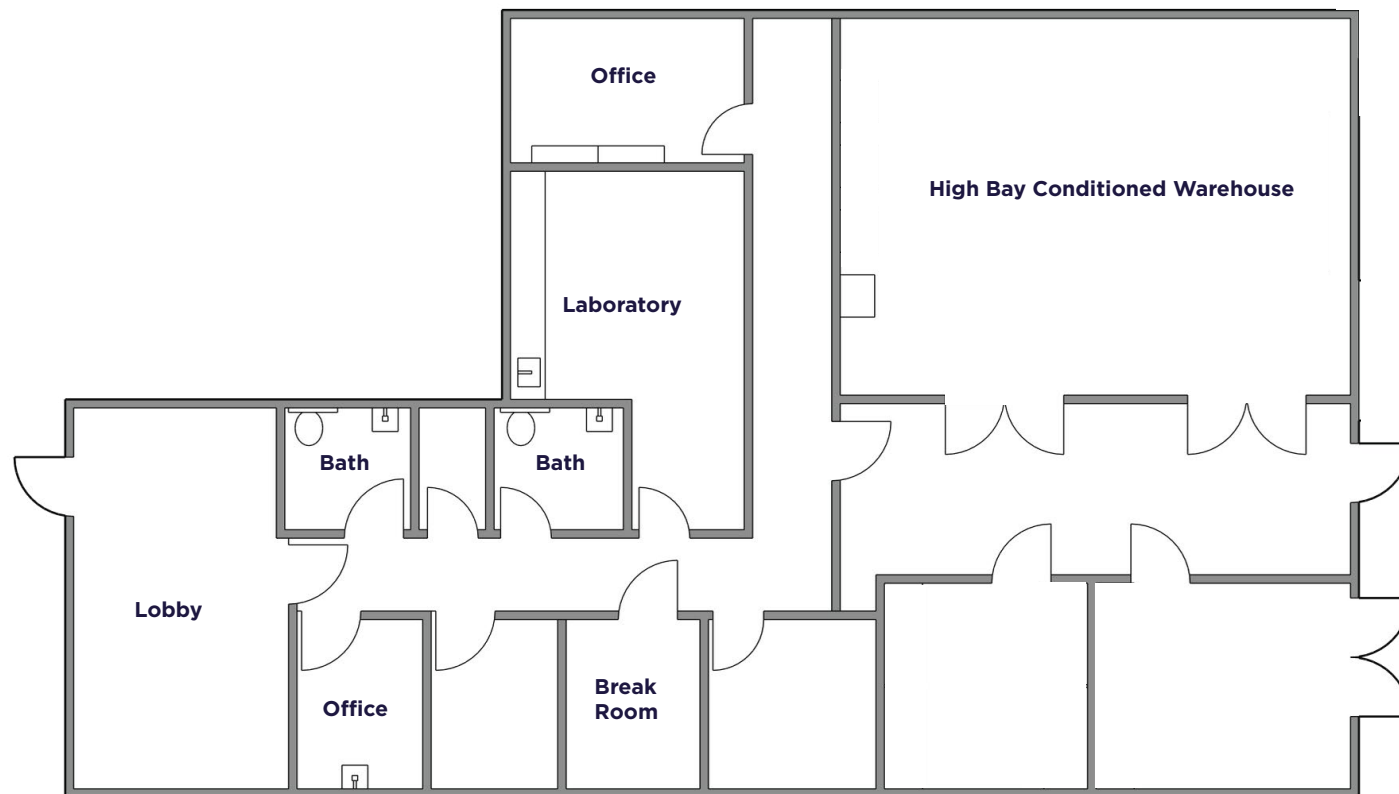
**VIEW VIDEO TOUR**



DAVIS COMMERCE PARK | 2121 2<sup>ND</sup> ST

# SUITE B-104/105

## LAB | 3,159 SF



### HIGHLIGHTS

±3,159 rentable SF

Lease Rate \$1.60 PSF NNN

Electric: 400A-Amp, 208Y/120  
VAC, 3 phase

Available now

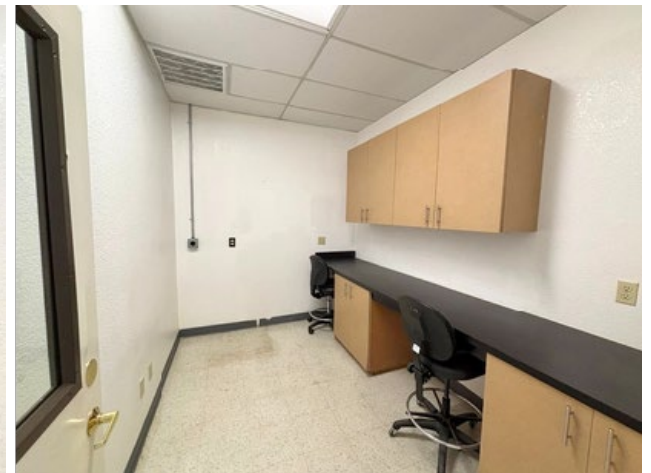
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High bay conditioned warehouse with roll-up door and 16-foot clear ceiling height, dedicated laboratory space, walk-in refrigerator, storage rooms, offices, break room, reception area, 2 private restrooms, alarm system and security cameras. Former food and canibus manufacturing space. Floor drains installed

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# SUITE B-104/105

## LAB | 3,159 SF



# SUITE B-106/107/108

## LAB/OFFICE | 8,274 SF



Turnkey laboratory with fully equipped lab benches with built-in power, data connectivity and utility outlets, emergency showers and eye wash stations, pass-through autoclave with boiler unit, 2 Labcono Logic+ biosafety cabinets, walk-in cold room, clean dry air, reverse osmosis and water lines, fume hoods, multiple track water sprayers, greenhouse lab, chemistry area, cafeteria/break room, numerous private offices and conference rooms. Walk-in clean room located in B-108

### HIGHLIGHTS

±8,472 rentable SF

Lease Rate \$1.60 PSF NNN

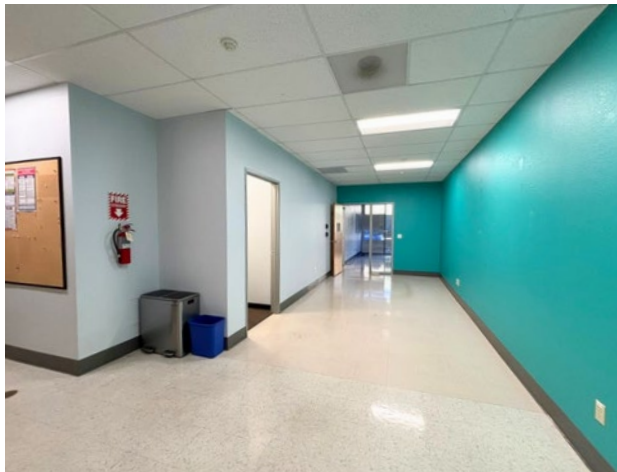
Available now



DAVIS COMMERCE PARK | 2121 2<sup>ND</sup> ST

# SUITE B-106/107/108

## LAB/OFFICE | 8,472 SF



DAVIS COMMERCE PARK | 2121 2<sup>ND</sup> ST

# SUITE B-106/107/108

## LAB EQUIPMENT



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# SUITE C-106

## LAB | 3,191 SF

Multiple lab rooms with sinks and benches, multiple private offices, conference room, kitchen, equipment room, walk-in refrigerator, vinyl-clad washable ceiling tiles, roll-up door knockout, alarm system and security cameras, fiber optic internet.

### HIGHLIGHTS

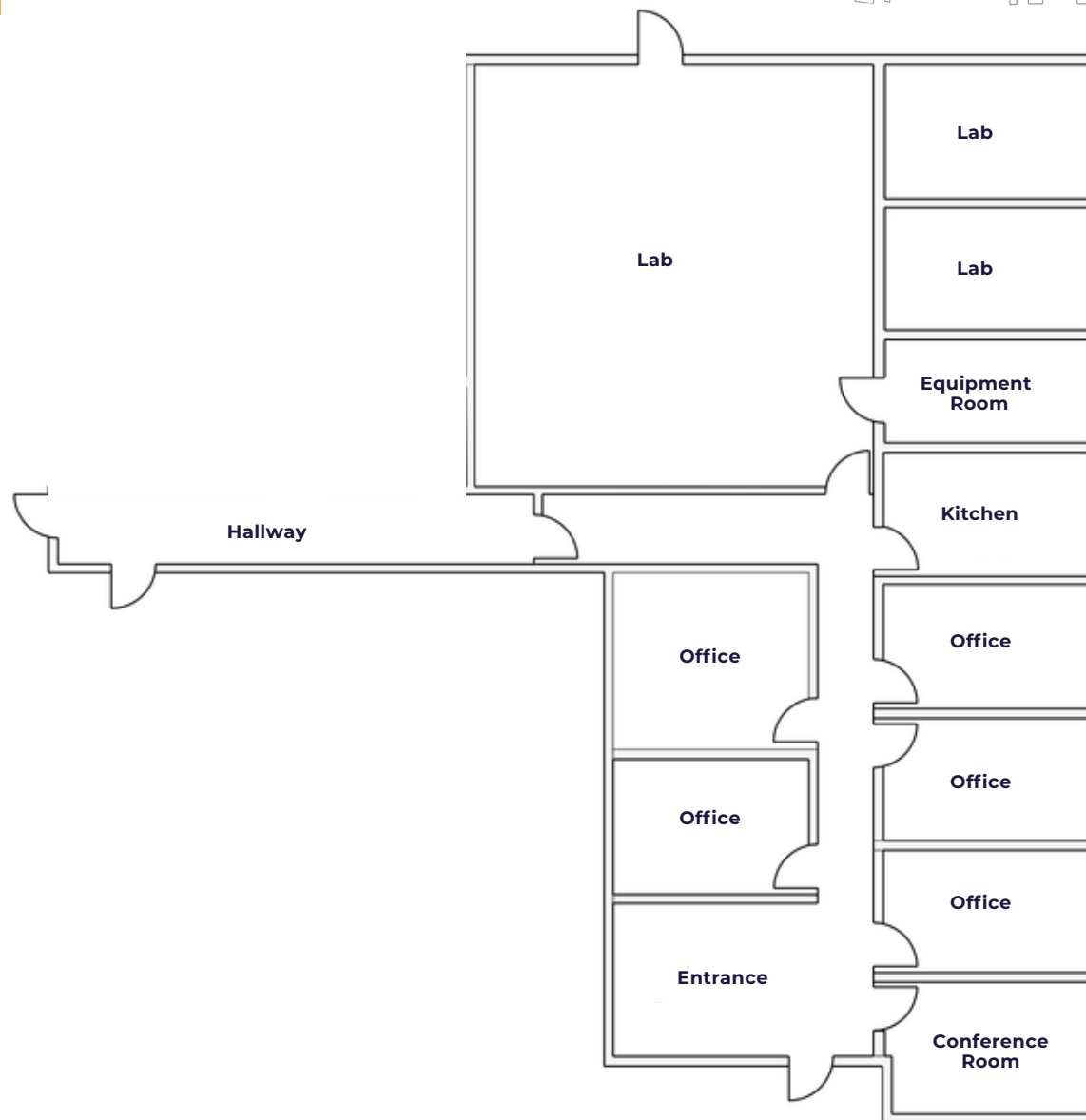
±3,191 rentable SF

Lease Rate \$1.60 PSF NNN

Electric: 200-Amp, 120/240 volts, 3 phase

Available now

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# SUITE C-106

## LAB EQUIPMENT



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# SUITE C-107/108

## OFFICE | 5,615 SF

High-end upscale build-out with glass and sheetrock walls and modern finishes, 5 private offices, 2 bullpen work areas, 2 large conference rooms, 4 private single-occupant restrooms, break room, storage, fiber optic internet, central HVAC, sprinklered building.

### HIGHLIGHTS

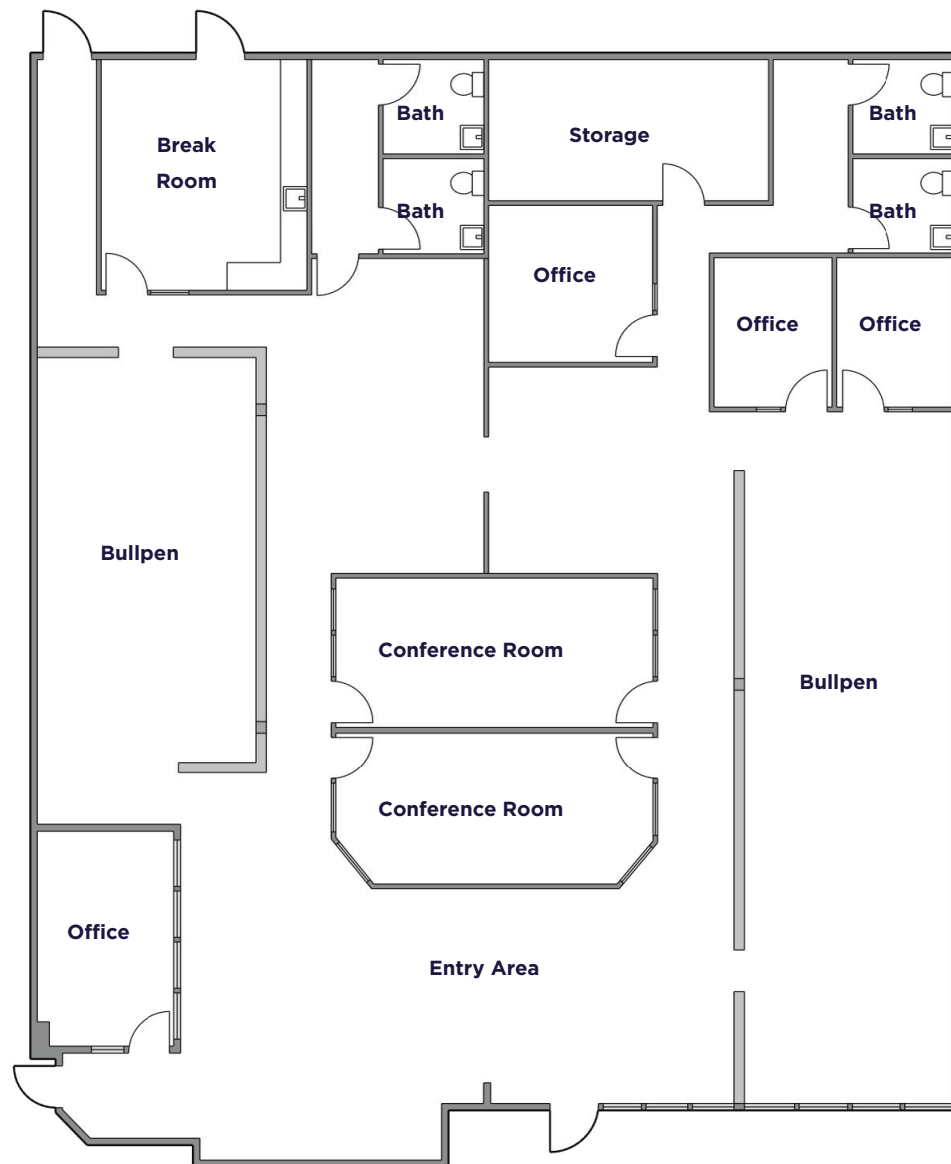
±5,615 rentable SF

Lease Rate \$1.60 PSF NNN

Upscale office perfect for corporate HQ

Available now

[VIEW VIDEO TOUR](#)



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# SUITE C-107/108

## OFFICE | 5,615 SF



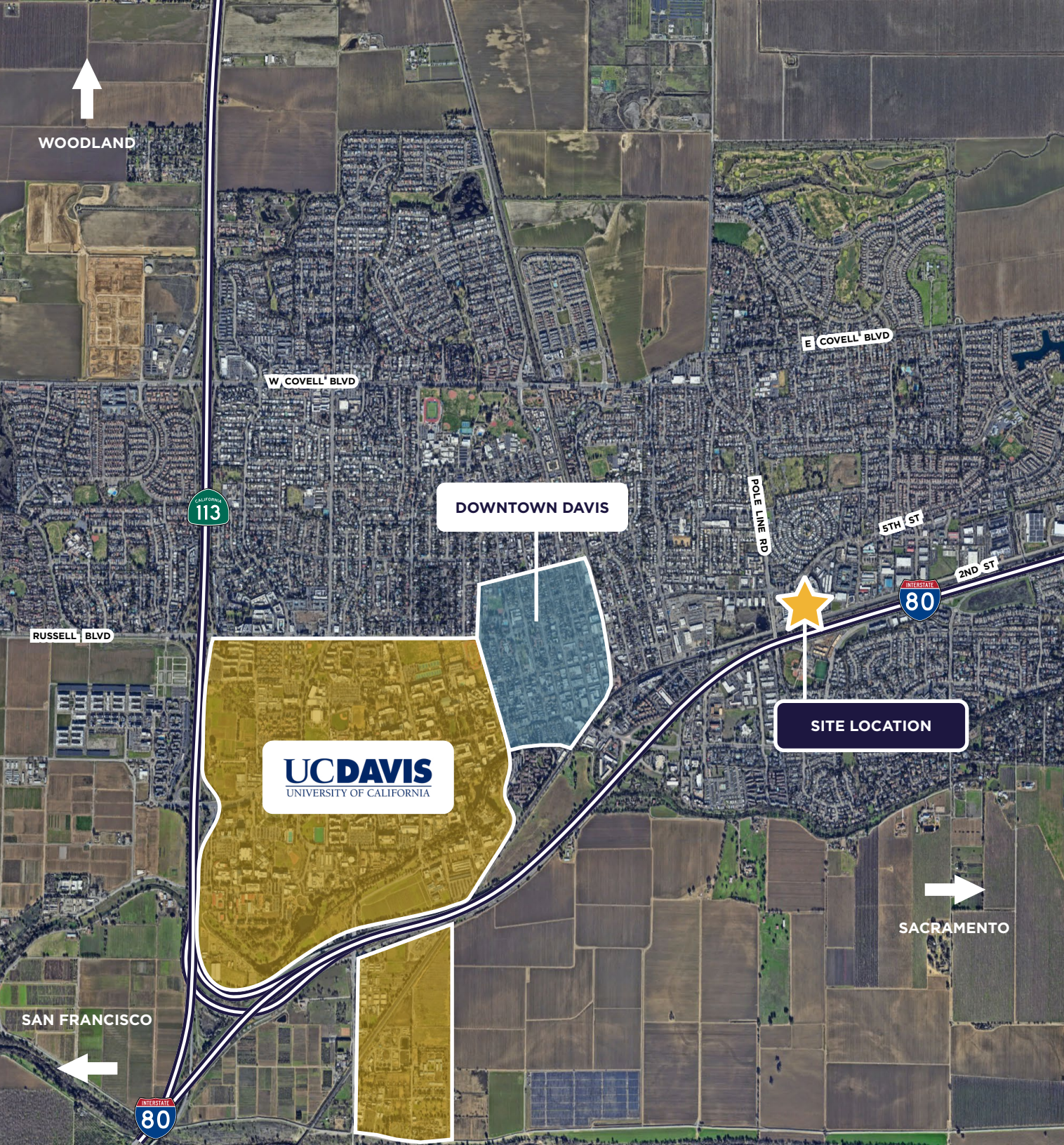


### **BONUS — GREENHOUSE OPTION (ALL LAB SUITES)**

Exterior space can be made available behind any laboratory suite for greenhouse installation. Inquire for details.



BONUS  
**GREENHOUSE**



**UC DAVIS CAMPUS**  
1.7 MILES



**DOWNTOWN DAVIS**  
1.2 MILES



**SACRAMENTO**  
14 MILES

**SAN FRANCISCO**  
75 MILES



**SACRAMENTO  
INTERNATIONAL AIRPORT**  
21 MILES

**SAN FRANCISCO  
INTERNATIONAL AIRPORT**  
88 MILES



# SURROUNDING AMENITIES



# CONTACT INFORMATION

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