FOR LEASE

±2,155–±87,229 RSF

Move in Ready Suites



202 & 260 COUSTEAU PLACE

DAVIS, CA

OFFICE | R&D SPACE

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BUZZ OATES

PAC WEST DIVERSIFIED

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

- Solar Panel Installation for Energy Savings
- Easily Accessible from Interstate 80 and Downtown Davis
- Building and Monument Signage Available
- High Quality Tenant Improvements & Building Operational Systems
- Located Adjacent to the Davis Bike Trail
- Move-in Ready Spaces off of Lobby Entrance



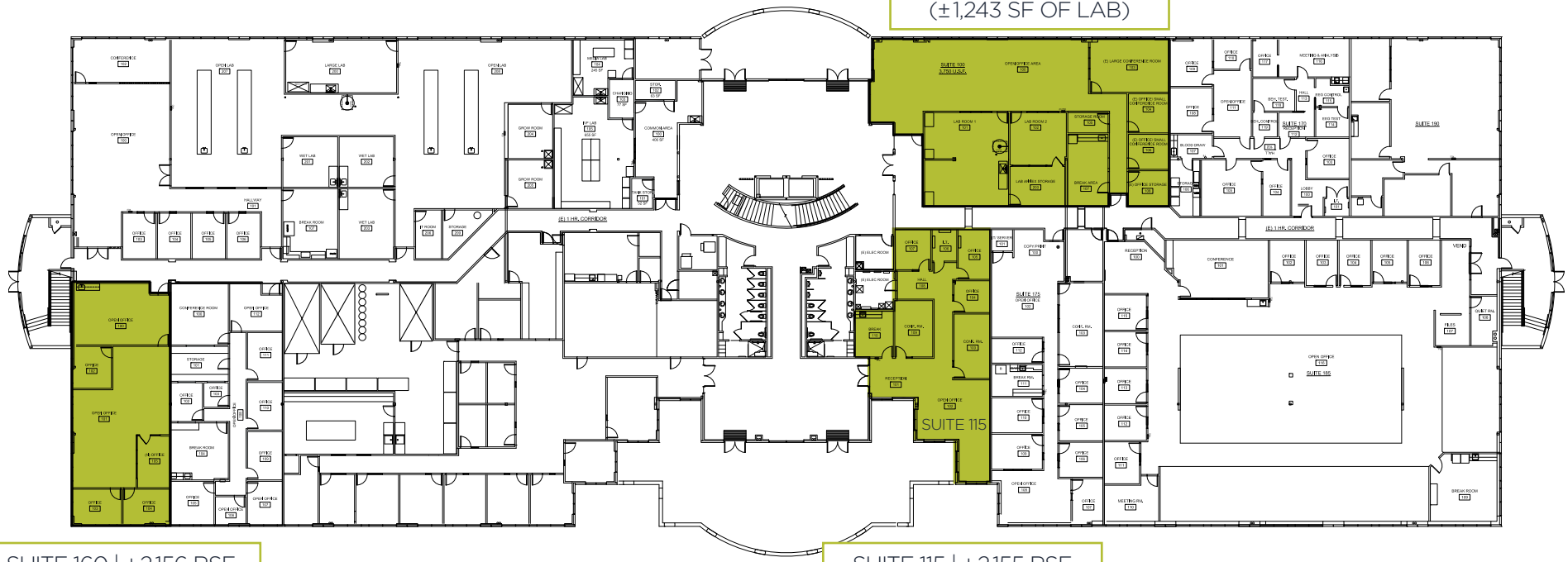
LOBBY



AERIAL
Parking: 4.60/1,000

202 **COUSTEAU |** 1ST FLOOR

SUITE 100 | ±4,275 RSF
(±1,243 SF OF LAB)



SUITE 160 | ±2,156 RSF

SUITE 115 | ±2,155 RSF

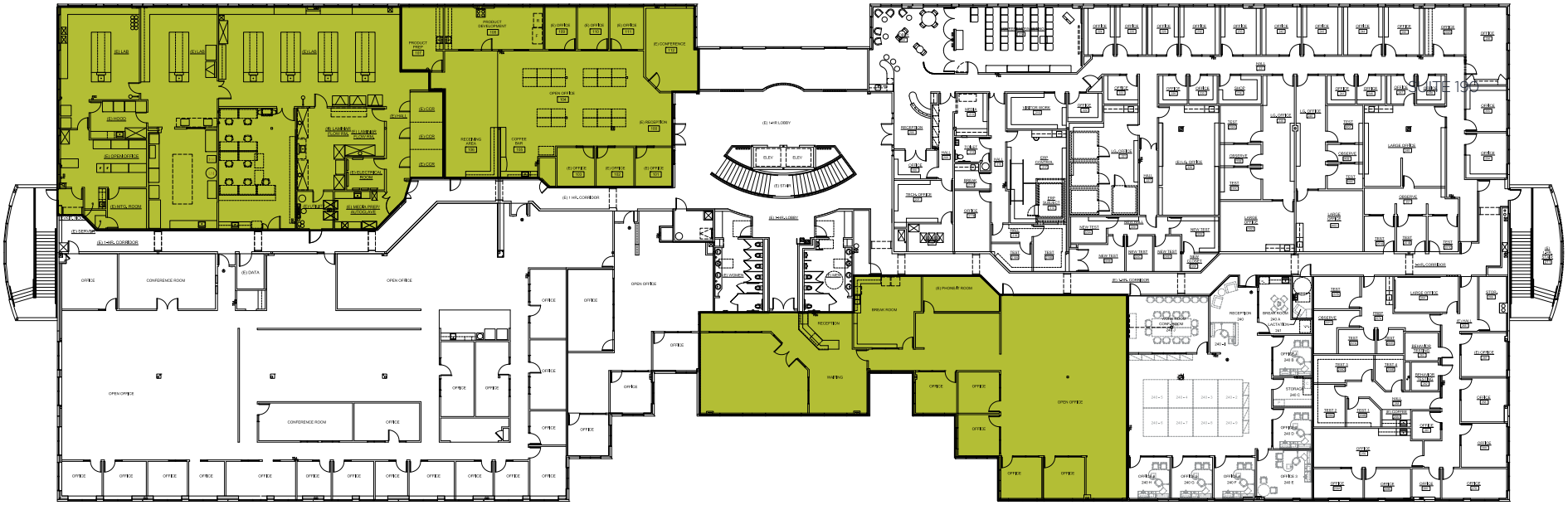
FLOOR PLAN
8,586 SF

202 **COUSTEAU |** 2ND FLOOR

COMBINED ±11,301 RSF

SUITE 200 | ±7,182RSF

SUITE 210 | ±4,119 RSF



FLOOR PLAN

16,594 SF

260 **COUSTEAU** | 1ST FLOOR

SUITE 110 | ±11,579 RSF

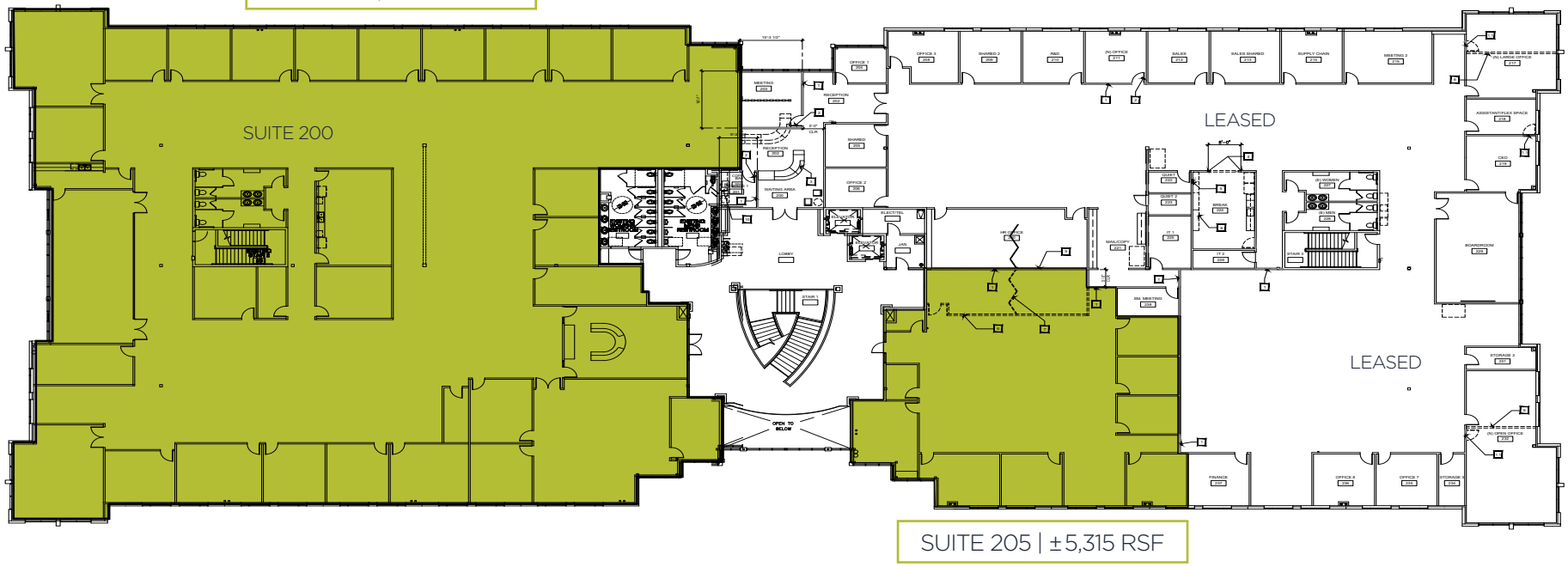


±20,185 RSF

FLOOR PLAN
31,764 SF

260 **COUSTEAU** | 2ND FLOOR

SUITE 200 | ±24,970 RSF



SUITE 205 | ±5,315 RSF

FLOOR PLAN

30,285 SF

SAMPLE BUILDOUTS


OPEN OFFICE


LOBBY


BREAK ROOM


KITCHEN

ON-SITE **SOLAR**



SOLAR PANEL INSTALLATION FOR ENERGY SAVINGS
(ESTIMATED ANNUAL PRODUCTION OF 2,711,537 KWH)

202 & 260 Cousteau Place leverages Buzz Oates owned properties to create a dynamic ecosystem that synergizes the diverse sectors of Advanced Manufacturing, Life Science, Office, and Industrial spaces.



PROPERTY SYNERGY

AERIAL AMENITIES



UNIVERSITY MALL

1. Trader Joe's
2. Starbucks
3. Subway
4. Ohana Hawaiian BBQ

DAVIS COMMONS

1. Mikuni Davis
2. Burger Patch
3. The Halal Guys

MISC. RETAIL

1. OfficeMax
2. Safeway
3. RiteAid
4. Teabo Café
5. Dos Coyotes
6. Pet Food Express
7. Common Grounds Coffee

NUGGET CENTER

1. Nugget Markets
2. Taqueria Guadalajara
3. Huku Japanese Bistro
4. Wok of Flame
5. The Chicken Hawkers
6. Starbucks
7. Chevron
8. McDonald's
9. Taco Bell

TARGET CENTER

1. Target
2. TJ Maxx
3. Famous Footwear
4. AT&T Store
5. Chase Bank
6. Beach Hut Deli
7. Starbucks

OAK TREE PLAZA

1. Nugget Markets
2. CVS Pharmacy
3. Cenario's Pizza

MISC. RETAIL

1. Safeway
2. Panda Express
3. Big 5 Sporting Goods
4. Jack's Urban Eats
5. Jamba

THE DAVIS **LIFESTYLE**

Davis has much to offer, including parks, bike-paths, a world-class university, a growing cluster of innovative companies, farm-fresh food, diverse community activities and festivals, and a vibrant downtown with unique shops. Davis is home to United States Bicycling Hall of Fame, the Mondavi Center and Arboretum located on the UC Davis campus.

Davis is the home to UC Davis, highly known for research and devlopement. Proximity to UC Davis, and a very qualified workforce has helped our growing technology sector. Over 100 of our 2,200 companies work in advanced manufacturing, agtech, biotech, clean tech, data and life sciences, creating sustainable solutions to world issues.



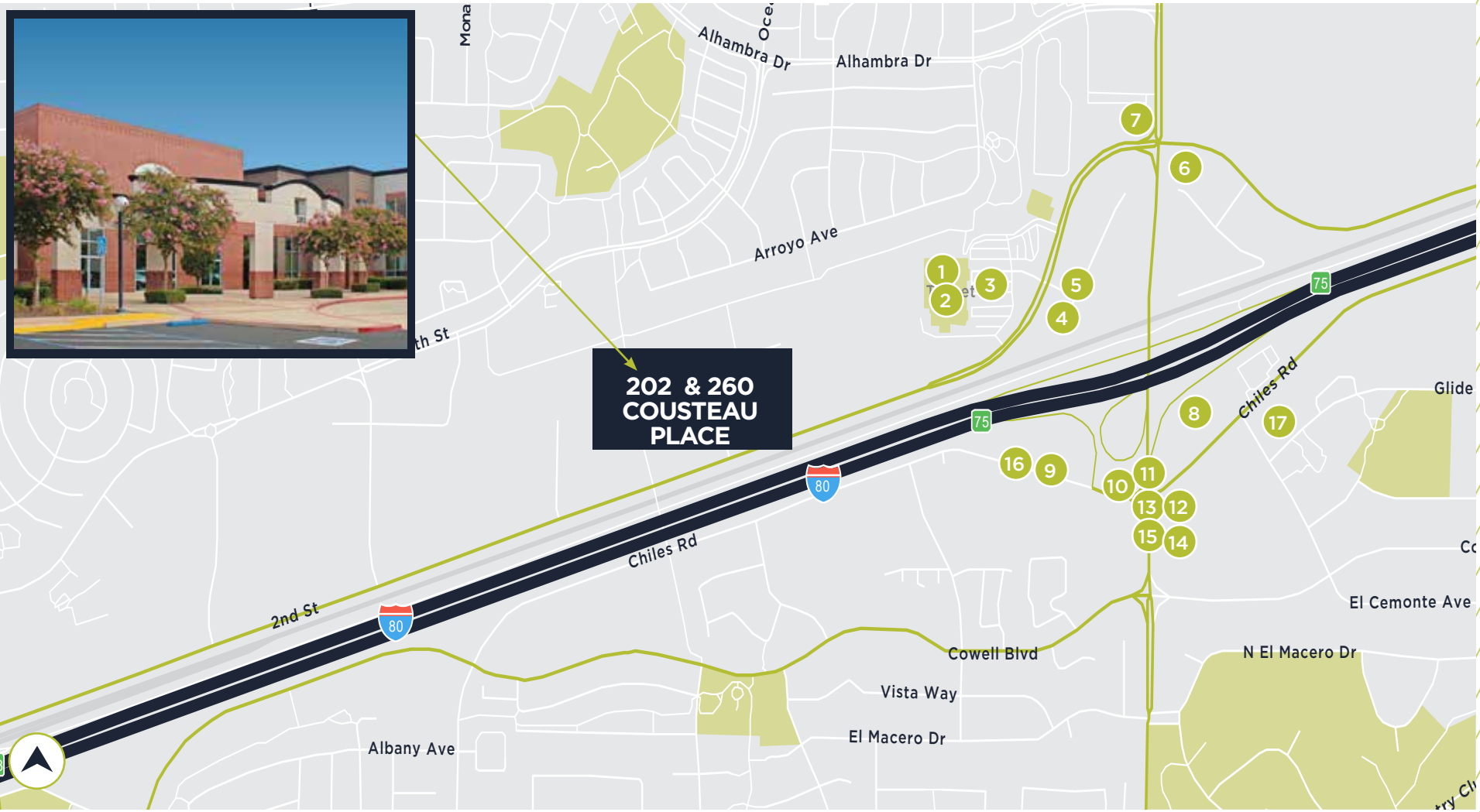
82,445	$106,558	$764,466	64%
POPULATION	**AVG. INCOME**	**AVG. HOME VALUE**	**COLLEGE DEGREE**
Within 5 Miles	*Within 5 Miles*	*Within 5 Miles*	*Within 5 Miles*
201,299	$98,664	$462,976	41%
POPULATION	**AVG. INCOME**	**AVG. HOME VALUE**	**COLLEGE DEGREE**
Within 10 Miles	*Within 10 Miles*	*Within 10 Miles*	*Within 10 Miles*











1. Target
2. Starbucks
3. AT&T
4. Beach Hut Deli
5. Chase Bank
6. Ikeda's
7. Chevron
8. Taco Bell
9. McDonald's
10. Nugget Market
11. Starbucks
12. Huka Japanese Bistro
13. Wok of Flame
14. Taqueria Guadalajara Grill
15. The Chicken Hawkers
16. Chevron
17. Subway

STREET VIEW

CONTACT INFORMATION

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