



A Catalyst for Innovation

Developed by:

WEXFORD
SCIENCE+TECHNOLOGY

Leased by:

 **CUSHMAN &
WAKEFIELD**

Anchored by:

UC DAVIS

Phase 1A Now Complete

A Hub for Visionaries and Trailblazers

Aggie Square, developed by Wexford Science & Technology, is at the forefront of Sacramento's global push for innovation. This premier technology and research hub will include over 1.1M SF across five buildings, including two state-of-the-art science, technology, and engineering buildings, and a third Class A office building.

Aggie Square integrates advanced lab spaces and modern classrooms to drive transformative research and foster a collaborative environment committed to pushing the boundaries of global breakthroughs.

1.1M TOTAL SF

CLASS-A

ALL-ELECTRIC BUILDINGS

LEED GOLD

LAB/LIFE SCIENCE & OFFICE SPACE



Advanced labs & flexible classrooms



Ready-Now Lab Space with access to Shared Lab Equipment



Multiple outdoor plazas & event spaces



On-site parking structure(±1,540 stalls)



Maker spaces



Direct Access to Highway 50, Downtown, and Sacramento Int'l Airport





THE GRADUATE SCHOOL OF MANAGEMENT CULTIVATES FUTURE LOCAL BUSINESS LEADERS.



THE UC DAVIS VETERINARY GENETICS LABORATORY PIONEERS ANIMAL DNA TESTING AND GENETICS SERVICES AS PART OF THE NATION'S NO. 1 VETERINARY PROGRAM.



THE SCHOOL OF MEDICINE AND THE COLLEGE OF ENGINEERING HIGHLIGHT UC DAVIS'S GLOBAL LEADERSHIP IN HEALTHCARE IMAGING, NEUROSCIENCE, AND MORE.



THESE PARTNERSHIPS SPAN DIVERSE FIELDS SUCH AS CELL AND GENE THERAPY, SURGICAL SKILLS, MEDICAL DEVICES, AND FOOD AND MEDICINE, ENSURING A COMPREHENSIVE APPROACH TO INNOVATION AND HEALTHCARE ADVANCEMENTS.

Advancing Together with **UCDAVIS**

Aggie Square's impact extends beyond its campus. It fosters collaborations with academic partners at the urban Sacramento health campus and the college-town campus in Davis, creating meaningful relationships and driving collective progress.

Creating a National Platform of Research, Talent, Corporate Innovation, and Collaboration

Wexford Science & Technology is a real estate development company exclusively focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use Knowledge Communities that are built on a foundation of discovery, innovation, entrepreneurial activity, corporate engagement and community inclusion.

9.8M

square feet developed, under development and managed

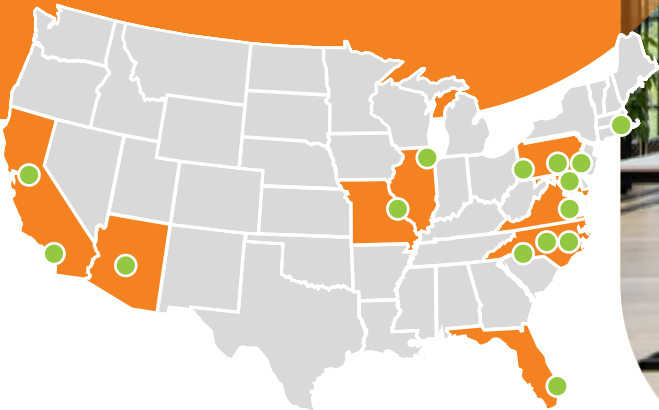
315+

research and innovation tenants

31

institutional partners

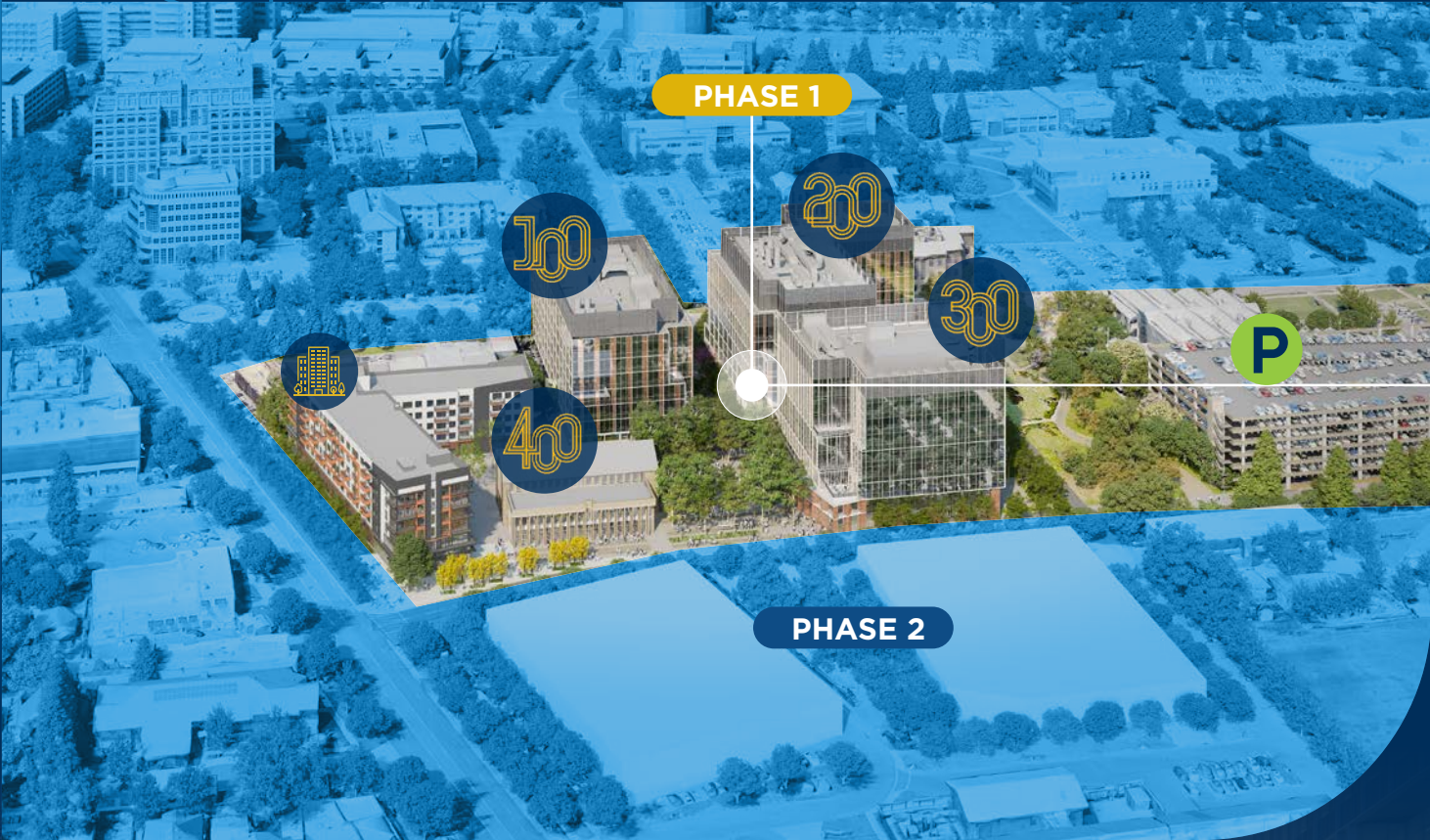
WEXFORD
SCIENCE+TECHNOLOGY



WEXFORD'S ANCHOR INSTITUTIONAL + TENANT RELATIONSHIPS



Be Part of Aggie Square



PHASE 1 OF AGGIE SQUARE
WILL COMPRISE 1.1M SF ACROSS
5 BUILDINGS.



ANOVA AGGIE SQUARE

- 205,000 SF total
- 5 stories, 190 modern units
- 49 units master-leased by UC Davis
- Amenities include a fitness center and yoga studio
- 15,000 sq. ft. retail space on the ground floor



400 AGGIE

- 3 stories, 35,000 SF total
- 21,000 SF leased by UC Davis Veterinary Genetics Laboratory
- Remaining space available via UC Davis



Aggie Square Specs



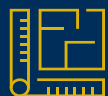
TOTAL BUILDING SIZE

- ±313,000 RSF
- ±254,938 RSF



NUMBER OF STORIES

- Seven (7)
- Eight (8)



FLOOR PLATES

- ±42,000 SF
- ±32,000 SF



FLOOR-TO-FLOOR SLAB HEIGHT

- Lab Tenant Floors 14'-6"
- Tenant Floors, +/- 14'-0"



SUSTAINABILITY

- LEED Gold



FLOOR VIBRATIONS

- Up to 2000 MIPS as required



PASSENGER ELEVATORS

- Five (5) per building with 4,000 lb Capacity

SERVICE ELEVATOR

- One (1) 5,000 Maximum capacity
- One (1) 6,500 lb Maximum capacity



LOADING DOCK

- Three (3) 12'x40'x14' high truck bays w/ raised dock | One (1) 12'x20'x14' high bay with additional 20' for dedicated trash compactor and container w/raised dock. One (1) 12' bay with ramp and stair access raised dock for on-grade deliveries.

Load Capacity: 50-100 PSF



HVAC

- The HVAC system is all-electric with air cooled chillers, heat recovery chillers and energy recovery units providing ultimate efficiency and costs savings. Air handling units are designed to supply 100% outside air to the base building.



ELECTRICAL

- 7.0-8.0 W/rsf for normal power with a 100kw emergency generator. Additional space in equipment yard for tenant dedicated generator.



SECURITY

- 24/7 SITE SECURITY with Operable cameras to monitor the building's perimeter. Lobby is open to the public during business hours; tenant areas secured 24/7 with elevator access controlled at ground level.



FIBER

- AT&T



HOURS OF OPERATION

- 7 am to 6 pm Monday through Friday and 8 am to 2 pm on Saturdays

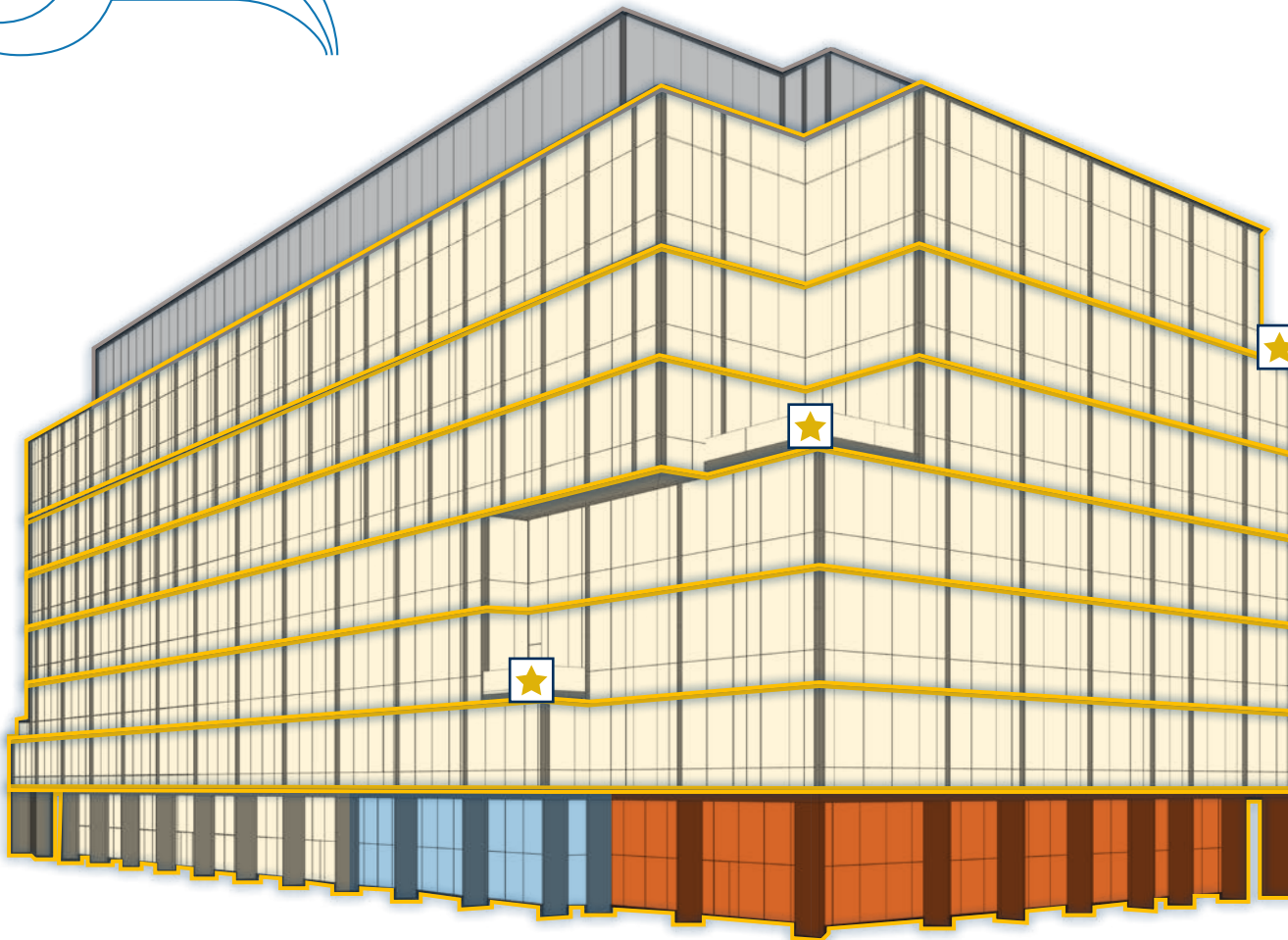


PARKING

- 6 level parking garage with a total of 1,540 stalls

KEY

- Both Buildings
- Building 200 (LSTE)
- Building 300 (LLL)



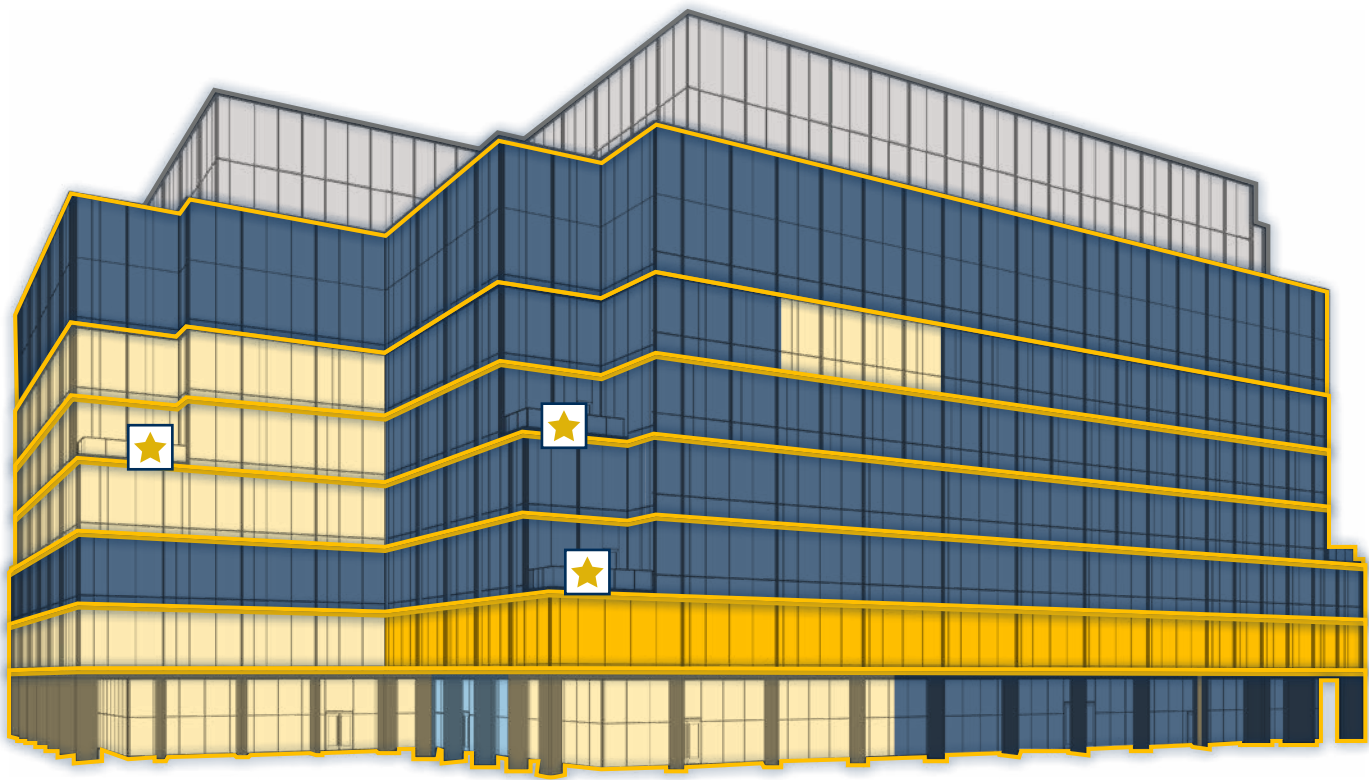
AVAILABLE SPACE COMMON SPACE RETAIL SPACE BALCONY



LEVEL	RSF AVAILABLE	FLOOR PLANS
LEVEL 1	±30,188 RSF	Download Floor Plan
LEVEL 2	±33,263 RSF	Download Floor Plan
LEVEL 3	±33,243 RSF	Download Floor Plan
LEVEL 4	±32,995 RSF	Download Floor Plan
LEVEL 5	±33,233 RSF	Download Floor Plan
LEVEL 6	±32,621 RSF	Download Floor Plan
LEVEL 7	±32,598 RSF	Download Floor Plan

Click or Scan the Code
to Explore!





 AVAILABLE SPACE

 COMMON SPACE

 LEASED

 CONNECT LABS
BY WEXFORD

 BALCONY



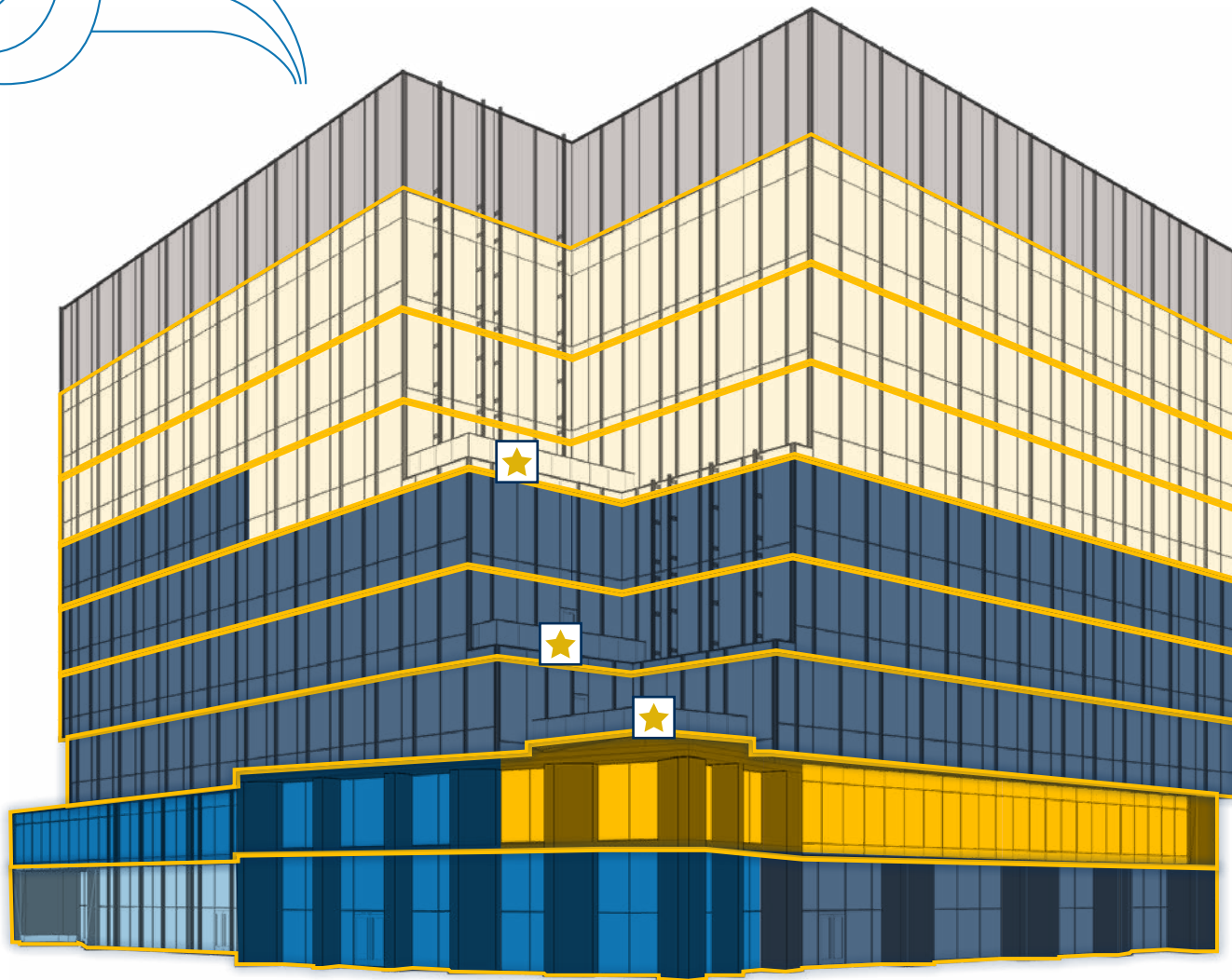
Lab/Life Science

LEVEL	RSF AVAILABLE	FLOOR PLANS
LEVEL 1	±12,390 RSF	Download Floor Plan
LEVEL 2*	±8,779 RSF	Download Floor Plan
LEVEL 3	LEASED	Download Floor Plan
LEVEL 4	±18,308 RSF	Download Floor Plan
LEVEL 5	±17,624 RSF	Download Floor Plan
LEVEL 6	±22,042 RSF	Download Floor Plan
LEVEL 7	LEASED	Download Floor Plan

*Includes Connect Labs by Wexford

Click or Scan the Code
to Explore!





-  AVAILABLE SPACE
-  LEASED
-  EVENT SPACE - THE ASSEMBLY
-  COMMON SPACE - SOCIAL LABS
-  CONNECT LABS BY WEXFORD
-  BALCONY



Class A Office

LEVEL	RSF AVAILABLE	FLOOR PLANS
LEVEL 1	LEASED	Download Floor Plan
LEVEL 2*	±15,523 RSF	Download Floor Plan
LEVEL 3	LEASED	Download Floor Plan
LEVEL 4	LEASED	Download Floor Plan
LEVEL 5	LEASED	Download Floor Plan
LEVEL 6	±20,508 RSF	Download Floor Plan
LEVEL 7	±32,709 RSF	Download Floor Plan
LEVEL 8	±32,709 RSF	Download Floor Plan

*Includes Connect Labs by Wexford

Click or Scan the Code
to Explore!



Connect Labs LEVEL 2

connect labs
BY WEXFORD

Specifically created for emerging and growth companies in the life sciences, computational, engineering, medical device, and energy industries, Connect Labs offers pre-built and furnished lab, support, and office space with a purposefully curated set of amenities, services, and shared equipment that provides companies the space to grow and attract talent; specialized equipment to leverage and conserve capital; intentional proximity to peers, experts and potential strategic partners; and opportunities to conduct research to improve the human condition and drive economic impact.

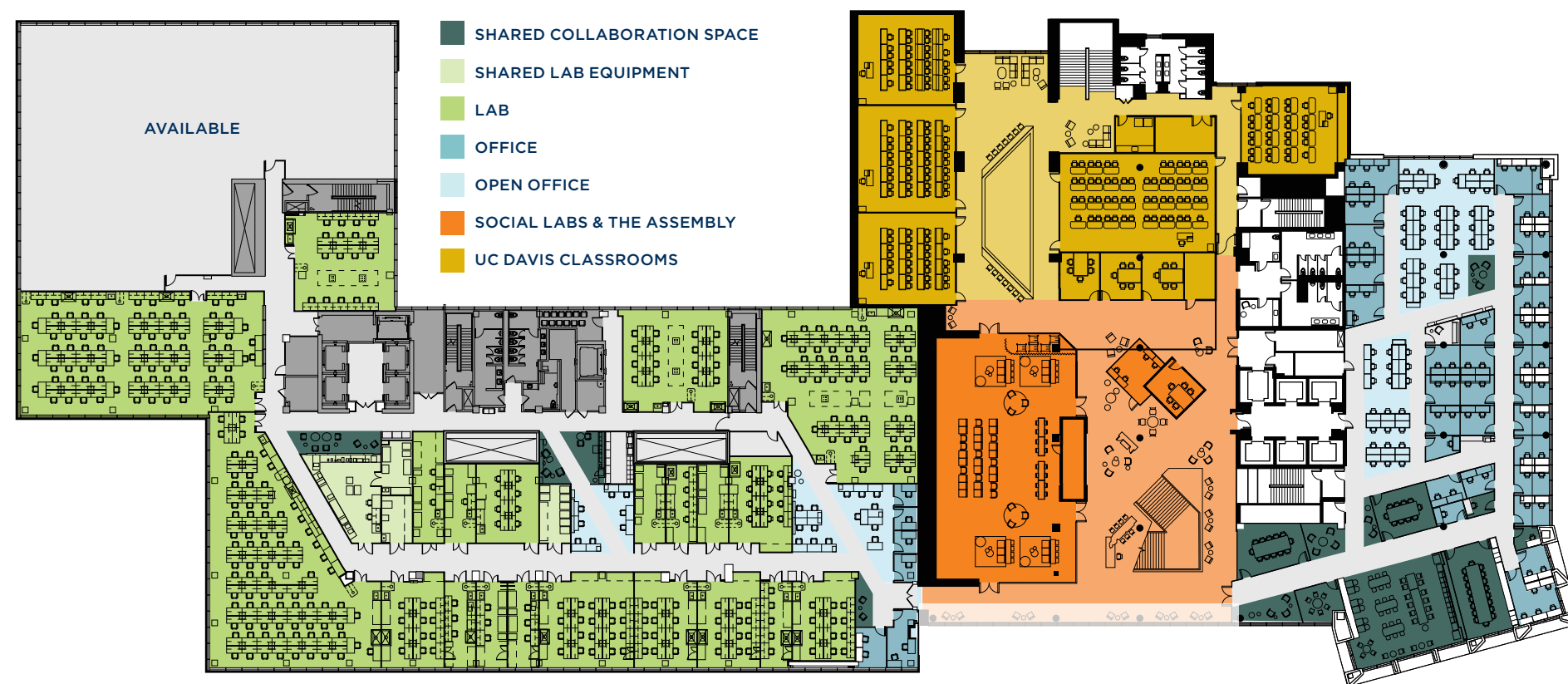
- WET ROOM:**
- Autoclave
 - Glassware Washer
 - Ultrapure Water Filtration System

- COLD STORAGE:**
- Refrigerator (2 - 8°C)
 - Automatic Defrost Freezer (-30°C)
 - ULT Freezer (-BOC)

- CELL CULTURE ROOM:**
- BSCs
 - CO2 Double Stack Incubators
 - Water bath
 - Inverted Microscope
 - Benchtop Refrigerated Centrifuge
 - Aspiration Pump
 - EVOS® M7000 Imaging System
 - Countess™ III FL Automated Cell Counter

- CORE LAB:**
- NanoDrop™ Spectrophotometer
 - Microplate Washer
 - Microplate Scanner
 - qPCR Machine
 - E-Gel™ Power Snap Electrophoresis System
 - iBright FL 1500 Imaging System
 - Western Blot Gel Tank and Blot Module
 - Automated Western Blot Processor

- Power Supplies
- Benchtop Refrigerated Centrifuge
- Portable Balances
- Analytical Balance
- Thermal Mixer
- Microcentrifuge
- pH Meter
- Stirring Hotplate
- Vortex Mixer



200 AGGIE SQUARE

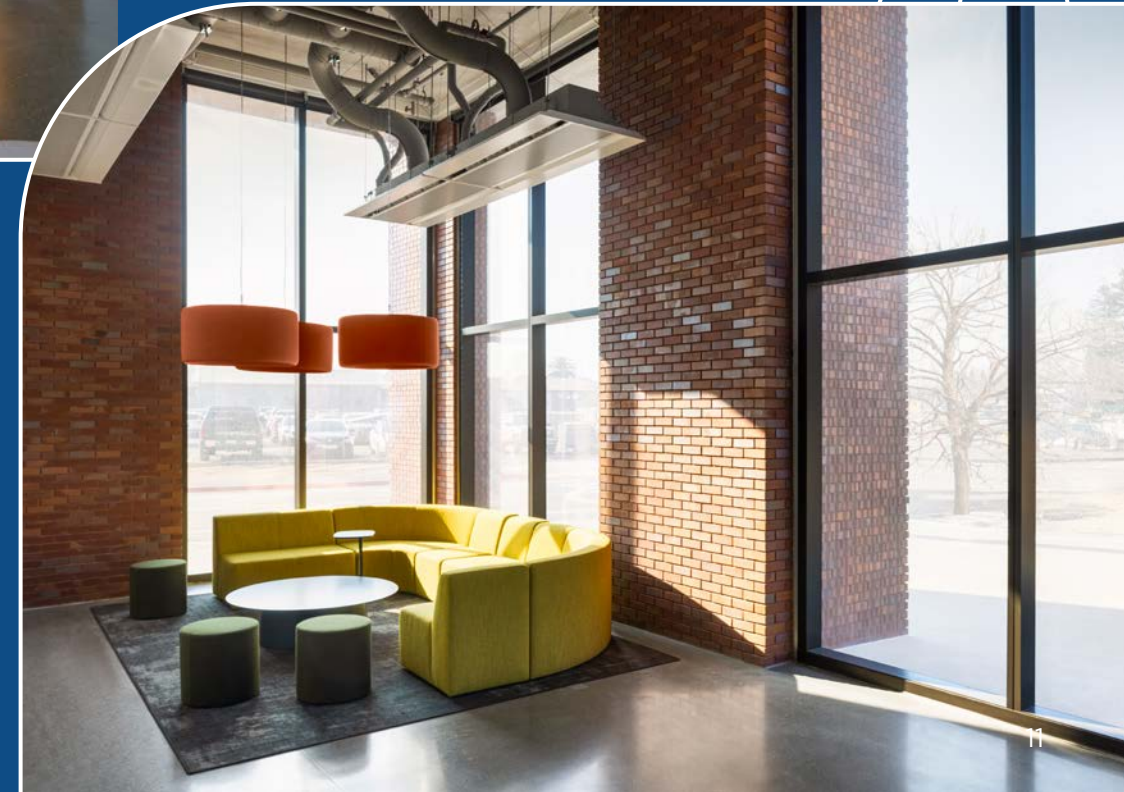
Lab, Lab Support & Shared Lab Equipment

300 AGGIE SQUARE

Lab, Lab Support & Collaboration Equipment

Collaborative Spaces for Dynamic Growth

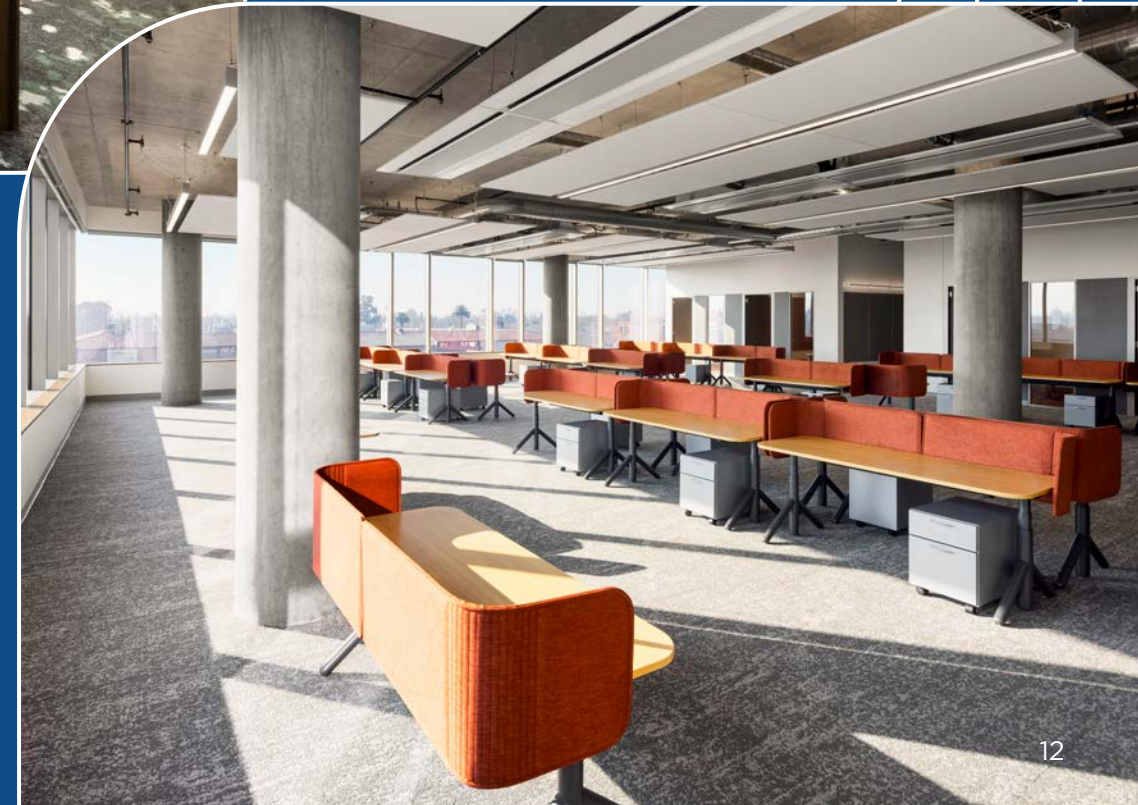
Aggie Square fosters a collaborative environment with tenant spaces designed to inspire innovation and connection. Active programming enhances the experience, offering partnerships with UC Davis and industry leaders, engaging community events, and a civic lounge that serves as a vibrant gathering place for collaboration and exchange.





Capacity for up to 298 seated and standing

The Assembly Event Space



A Fresh Take on Urban Living

Aggie Square is surrounded by a lively, well-connected, live-work-play environment.

This vibrant community offers a range of amenities, including diverse dining options, state-of-the-art fitness centers and lush parks, creating a balanced environment where personal well-being and creative minds thrive.



CAFÉ

Old Soul @ 40 Acres
Pavilion Cafe
Scrubs East Cafe
Selland's Market Cafe
The Sandwich Spot
Starbucks

HEALTH CLUBS/GYMS

Anytime Fitness
F45 Training - Sacramento
In-Shape Family Fitness

HOTELS

Courtyard Sacramento
Hampton Inn & Suites
Hotel Med Park

RESTAURANTS

Allora
Bacon & Butter
Brickland
Canon
Faria Bakery
Fixins Soul Kitchen
Gunther's Quality Ice Cream
Hawks Public House
Journey to the Dumpling - Midtown
Kansai Ramen & Sushi House
Kru Contemporary Japanese Cuisine
Mezcal Grill
OBA Kitchen
OBO' Italian Table & Bar
OneSpeed
Taco Y Tequila
University of Beer - East Sacramento
Viet Ha Noodles & Grill
SacYard Community Tap House

SHOPPING

Corti Brothers
Office Depot
Rite Aid
Sacramento Natural Foods Co-op
Save Mart
Target
Trader Joes
UPS Store
Walgreens

Nearby Amenities

All Roads Lead Here

Whether you're heading to Downtown Sacramento, commuting home or catching a flight from Sacramento International Airport, Aggie Square offers unparalleled connectivity. Enjoy seamless access to area highways, electric bus routes and various rideshare options.



- 6 min
Highway 99
- 8 min
Midtown Sacramento
- 10 min
Downtown Sacramento
- 20 min
UC Davis
- 20 min
Sacramento Intl Airport
- 80 min
San Francisco

At the Forefront of Life Science Innovation

GREATER SACRAMENTO

56%

more life scientists live in Greater Sacramento than the average U.S. city

17%

five-year life science job growth rate

711,300+

university students within 100 miles

Home to:



UC DAVIS

#1

in the U.S. in veterinary and agricultural sciences

\$1B

annual research funding

Top 20

university for external funding

Sources: UC Davis; NIH, U.S Department of Health & Human Services; ACS, One Year Estimate, 2021, Table S1502; Beyond HQ 2022 Tech Workforce Report; Lightcast; CBRE; Metrocomp, Applied Economics.





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WEXFORD
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