



A Catalyst for Innovation

UCDAVIS

WEXFORD
SCIENCE+TECHNOLOGY



www.aggie-square.com



A New Era for Life Sciences

Aggie Square is the culmination of an ambitious mission that will serve as a pillar for a new era of life sciences. It is an unprecedented project to create physical spaces where serendipitous encounters are orchestrated through intentional points of connection and inclusion.



A Place for Connection and Innovation

Aggie Square holds immense energy and excitement, working to transform the Sacramento region and beyond. Two buildings are designed for science, technology, and engineering, and a third dedicated to lifelong learning, all distinct yet connected by a drive for invention and bettering the human condition.

These physical spaces will attract cutting-edge innovation, foster ground-breaking advancements, and bring them to life in ways that will impact humanity.

Anchor tenants include UC Davis, a stand alone retail, office and amenity building , plus a mixed-use residential housing and commercial kitchen.



Project Overview

1.1M

Q1 2025

PHASE 1 DEVELOPMENT
UP TO 3.0M SF WITHIN
FUTURE PHASE

Advances in life sciences, technology, and engineering offer hope for solutions to global problems we couldn't imagine even a few years ago. Aggie Square can bring world-class researchers and the communities they serve together with entrepreneurs, technical experts and engineers who guide ideas from concept to market.

UNIVERSITY ANCHORED ACADEMIC ECOSYSTEM

- Data Science
- Artificial Intelligence/Machine Learning
- Digital Health
- Regenerative Medicine
- Neuroscience
- Cancer
- Vaccine & Therapeutic Development
- Medical Device Development
- Diagnostic Innovation
- Bioprocessing Innovation
- Life Science Training



INNOVATIVE HUB

Inclusive of: Lab, Office, Retail, Coworking, Shared facilities, Programming, Residential, Parking, Academic and Industry



Innovative Infrastructure for the Startup Economy

SHARED LABS + OFFICES

- 30-day, flexible terms
- High-touch operational service
- Social infrastructure enabling serendipitous and meaningful interactions
- Clustering of solopreneurs + scaling start ups + corporates
- Amenities ranging from fully stocked kitchens to unmetered use of conference rooms/phonebooths



ACTIVE PROGRAMMING

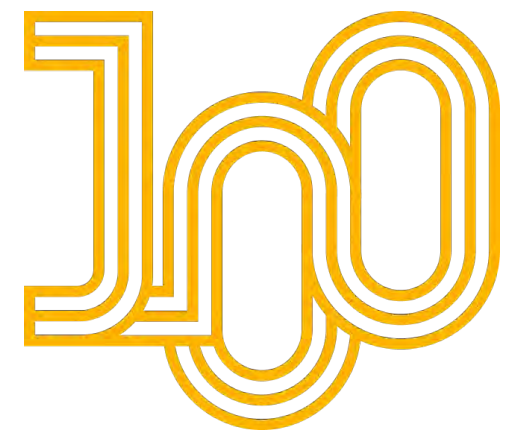
Aggie Square is a setting where public organizations and private employers join UC Davis to build customized training and education programs from "cradle to career."

- Global network, local touch
- Highlighted industry nights
- Engaging and including the community & region
- Innovation convener to provide regular, free, and open programming to the District
- Civic lounge open to all, serving as the community's "Living Room"



Site Plan





AGGIE
SQUARE
WAY

Life Science, Technology and Engineering West

233,000 SF
Building Size

36,000 SF
Average Floor
Plate Size

TBD
Delivery





AGGIE
SQUARE
WAY

Life Science, Technology and Engineering East

314,000 SF
Building Size

46,000 SF
Average Floor
Plate Size

Q1 2025
Delivery

GOLD
Projected LEED
Certification





AGGIE
SQUARE
WAY

Lifelong Learning Tower - Class A Office Building

255,000 SF
Building Size

33,000 SF
Average Floor
Plate Size

Q1 2025
Delivery

GOLD
Projected LEED
Certification



VIEW LOOKING INTO AGGIE SQUARE



INTERIOR VIEW



Contact Our Team

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