

FOR LEASE

Class A Office Space in South Natomas | Sacramento, CA

GATEWAY OAKS

I-IV


**VIDEO
TOUR**

**FREE PARKING, MINUTES FROM DOWNTOWN,
SAVE UP TO \$2,400/YEAR PER STALL!**
(DOWNTOWN APPROX. \$200/MO. PER STALL)

MODERN CLASS A WORKPLACE SUPPORTING CULTURE, COLLABORATION, AND WELLNESS

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HAYDEN NABERS
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 **BASIN STREET
PROPERTIES** EST. 1974

CBRE

BUILDING PARK VISUAL OVERVIEW



GO-I 2150 RIVER PLAZA DR



GO-II 2151 RIVER PLAZA DR








GO-III 2295 GATEWAY OAKS DR



GO-IV 2520 VENTURE OAKS WY



PROPERTY AMENITIES

-  ON-SITE PROPERTY MANAGEMENT & ENGINEER
-  FITNESS CENTER WITH SHOWERS
-  CONFERENCE FACILITIES IN GATEWAY I & IV
-  TENANT LOUNGE IN GATEWAY I & IV
-  BIKE RACKS
-  EV CHARGING STATIONS

IN ADDITION TO THE PROPERTY AMENITIES, BELOW ARE THE SERVICES AND EXPERIENCES OFFERED TO TENANTS:

- PLENTIFUL FREE PARKING
- WIFI THROUGHOUT ALL COMMON AREAS & COLLABORATION SPACES
- HOTEL ROOM & BANQUET HALL DISCOUNTS AT THE COURTYARD BY MARRIOTT
- LUSH LANDSCAPE GROUNDS WITH TRANQUIL WATER FOUNTAINS
- NEW LOBBY & COMMON AREA IMPROVEMENTS
- FULLY FURNISHED SUITES AVAILABLE
- NEW SECURITY SYSTEMS





GO-II



GO-III



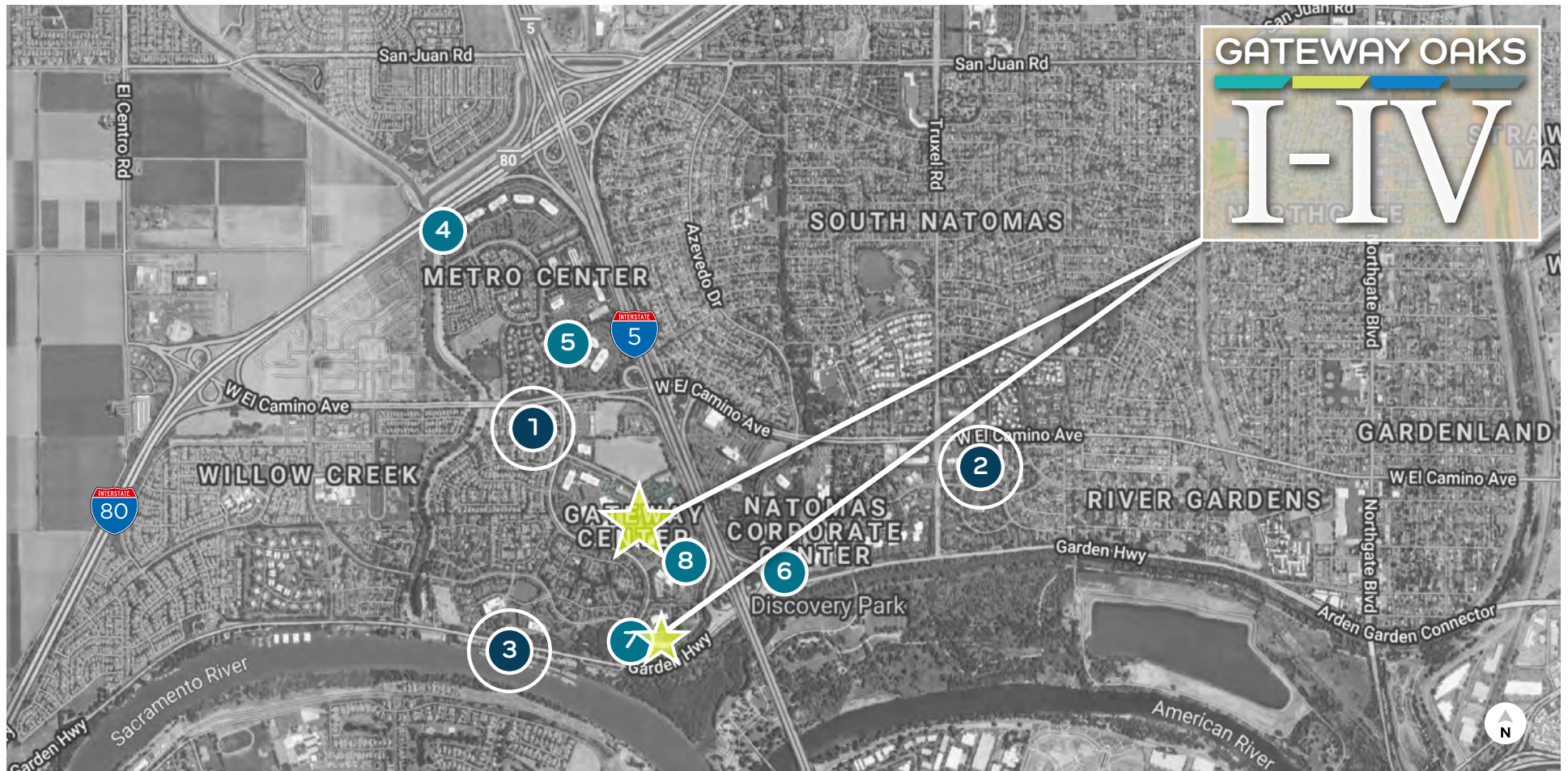
GO-I



GO-IV



LOCATION OVERVIEW - NEARBY AMENITIES



- 1** GATEWAY OAKS DR. / W. EL CAMINO
- 2** TRUXEL / W. EL CAMINO
- 3** RIVER BANK MARINA
- OFFICE PARK CAFÉS**

<ul style="list-style-type: none"> Jack in the Box Golden 1 Credit Union Sushi King New York Pizza Plus Subway Happy Chinese 	<ul style="list-style-type: none"> Shell Carl's Jr. Starbucks Togo's Baskin Robins Jamba Juice 	<ul style="list-style-type: none"> Good Friends Chinese Ruchi Indian Cuisine The Sandwich Spot 	<ul style="list-style-type: none"> Taco Bell Main Street Bagel Café Starbucks Bel Air Anthony's Italian Cuisine Azucar Sushi Dominos Pizza 	<ul style="list-style-type: none"> Donuts Plus Subway Pizza Guys La Bou Mezcal Taqueria Cheers Sports Bar Lotus Fusion Sushi & Chinese 	<ul style="list-style-type: none"> Country Waffles Little Caesars Pizza CVS Pharmacy Chang's Chinese Mr. Carnitas 	<ul style="list-style-type: none"> Chevy's Pearl Crawdad's 	<ul style="list-style-type: none"> 4 Metro Café 5 City Café 6 Natomas Café 7 Marriott Café 8 Venture Café
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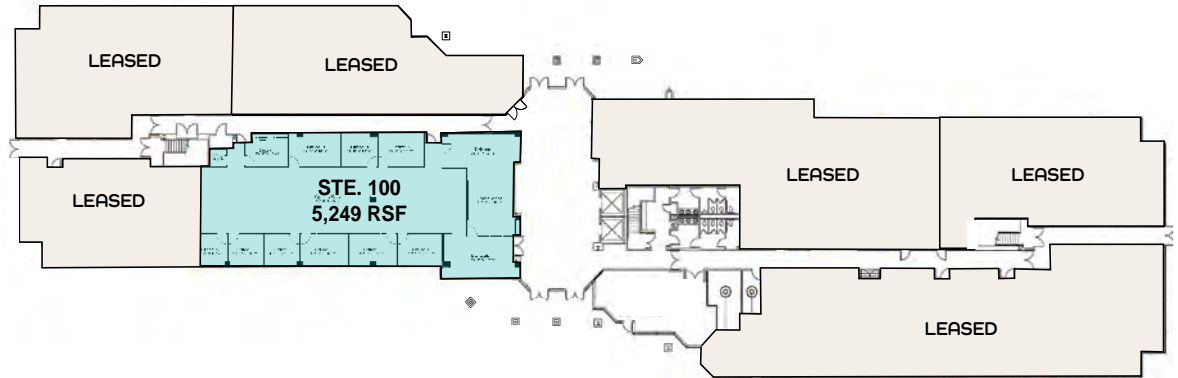
BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

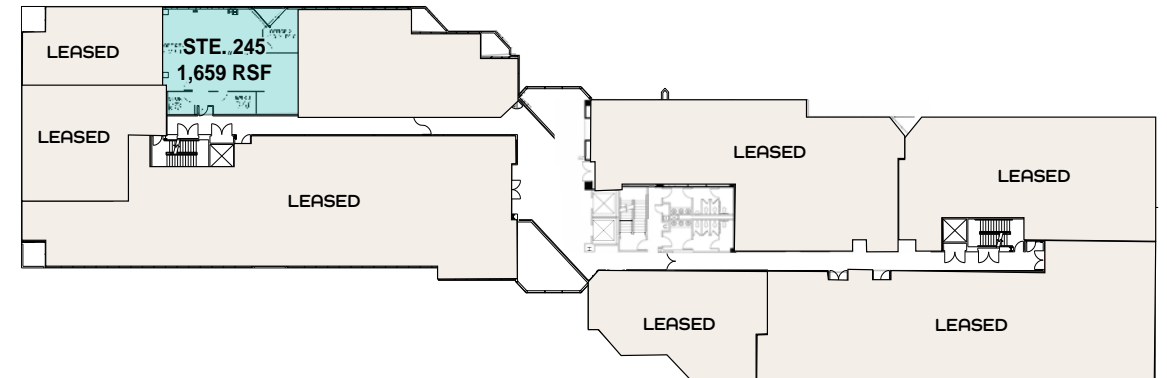
GATEWAY OAKS I 2150 RIVER PLAZA DRIVE

- » Suite 100: 5,249 RSF
- » Suite 245: 1,659 RSF
- » Suite 420: 1,805 RSF

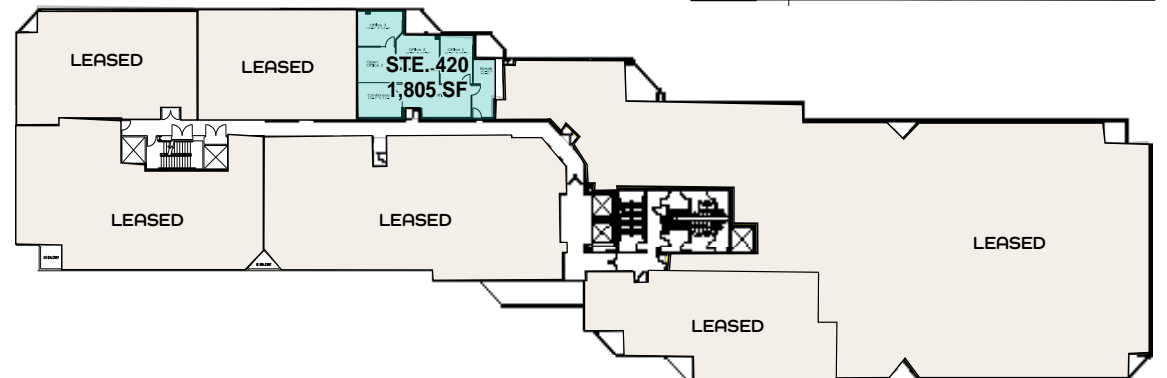
1ST FLOOR



2ND FLOOR



4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.



BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

GATEWAY OAKS II 2151 RIVER PLAZA DRIVE

- » Suite 100: 7,470-9,962 RSF
- » Suite 105: 7,089 RSF
- » Suite 150: 2,492-9,962 RSF

1ST FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.



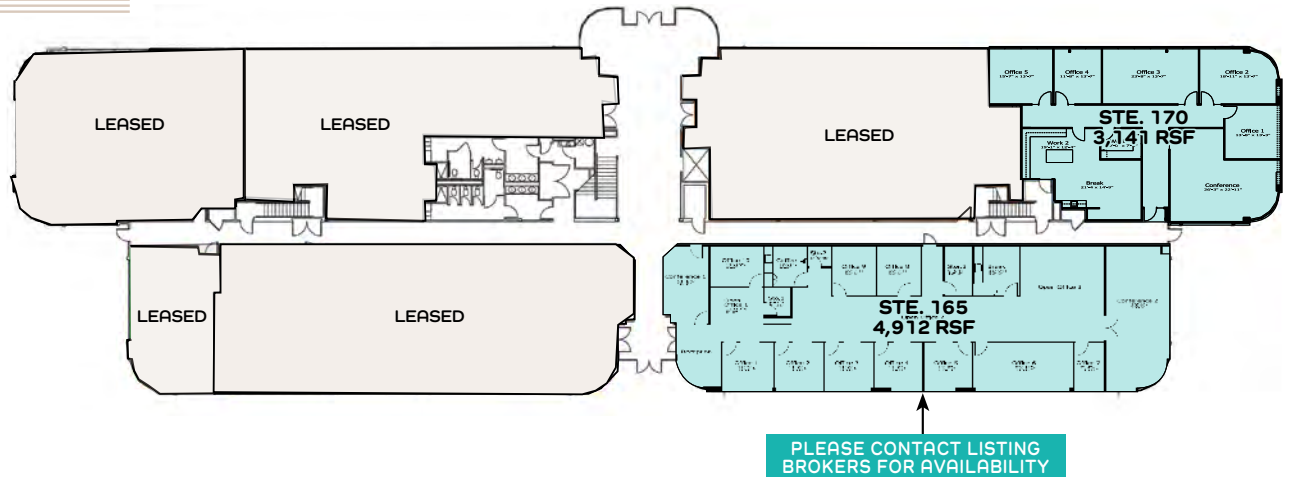
BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

GATEWAY OAKS III 2295 GATEWAY OAKS DRIVE

- » Suite 165: 4,912 RSF
- » Suite 170: 3,141 RSF

1ST FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

 AVAILABLE  LEASED

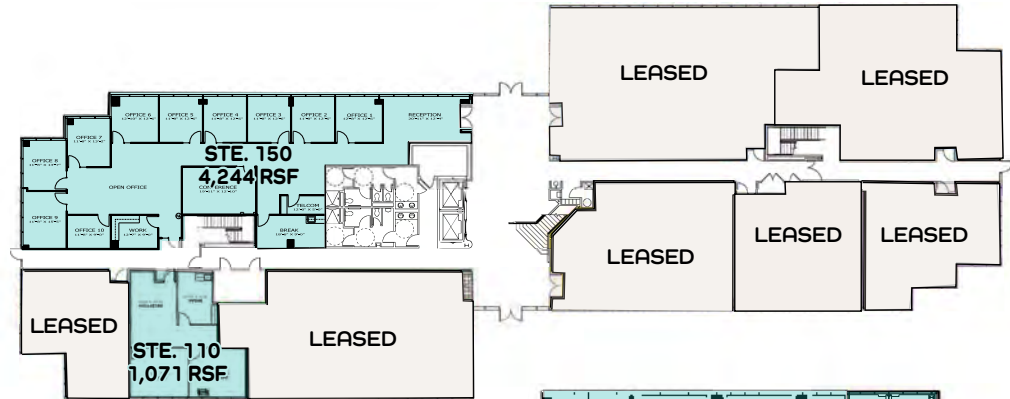
BUILDING AVAILABILITY

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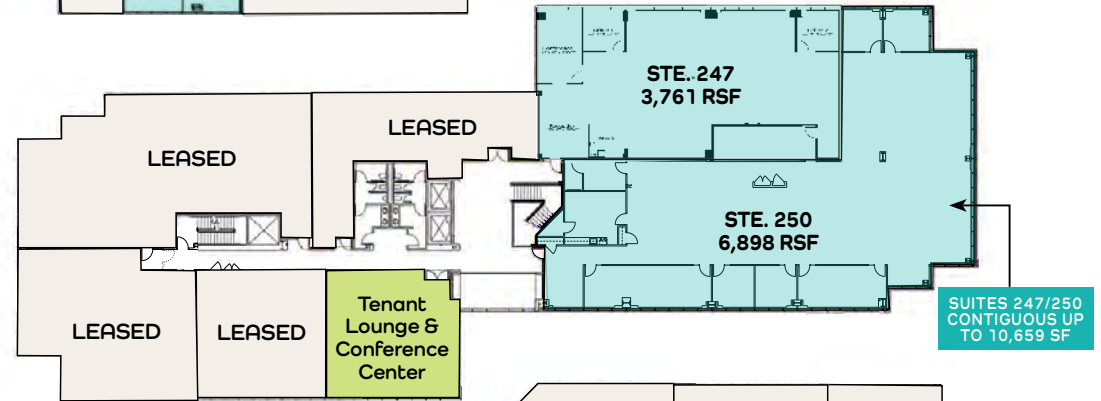
GATEWAY OAKS IV 2520 VENTURE OAKS WAY

- » Suite 110: 1,071 RSF
- » Suite 150: 4,244 RSF
- » Suite 247: 3,761-10,659 RSF
- » Suite 250: 6,898-10,659 RSF
- » Suite 440: 2,594 RSF

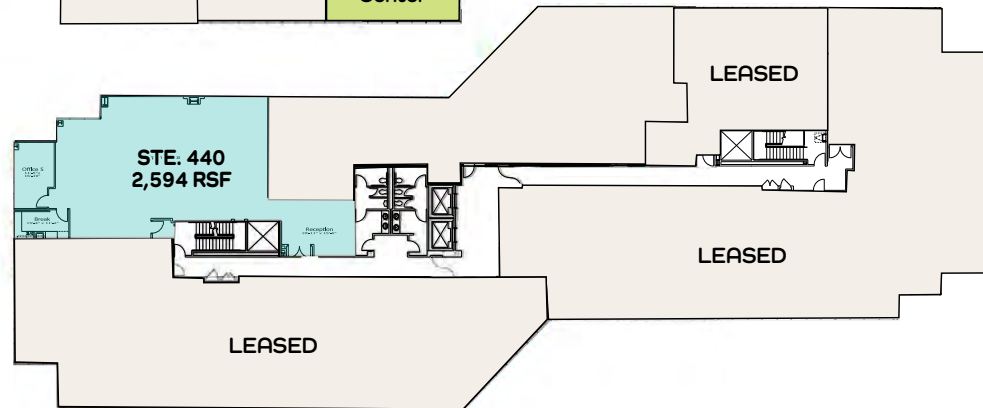
1ST FLOOR



2ND FLOOR



4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.



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