

**FOR LEASE**

Class A Office Space in South Natomas

**GATEWAY OAKS**

**I-IV**

Sacramento, CA

  
**VIDEO  
TOUR**

**MODERN CLASS A WORKPLACE SUPPORTING CULTURE, COLLABORATION, AND WELLNESS**

**TONY WHITTAKER**

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LIC. 02231233






 **BASIN STREET  
PROPERTIES** EST. 1974

**CBRE**

# BUILDING PARK VISUAL OVERVIEW



# 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



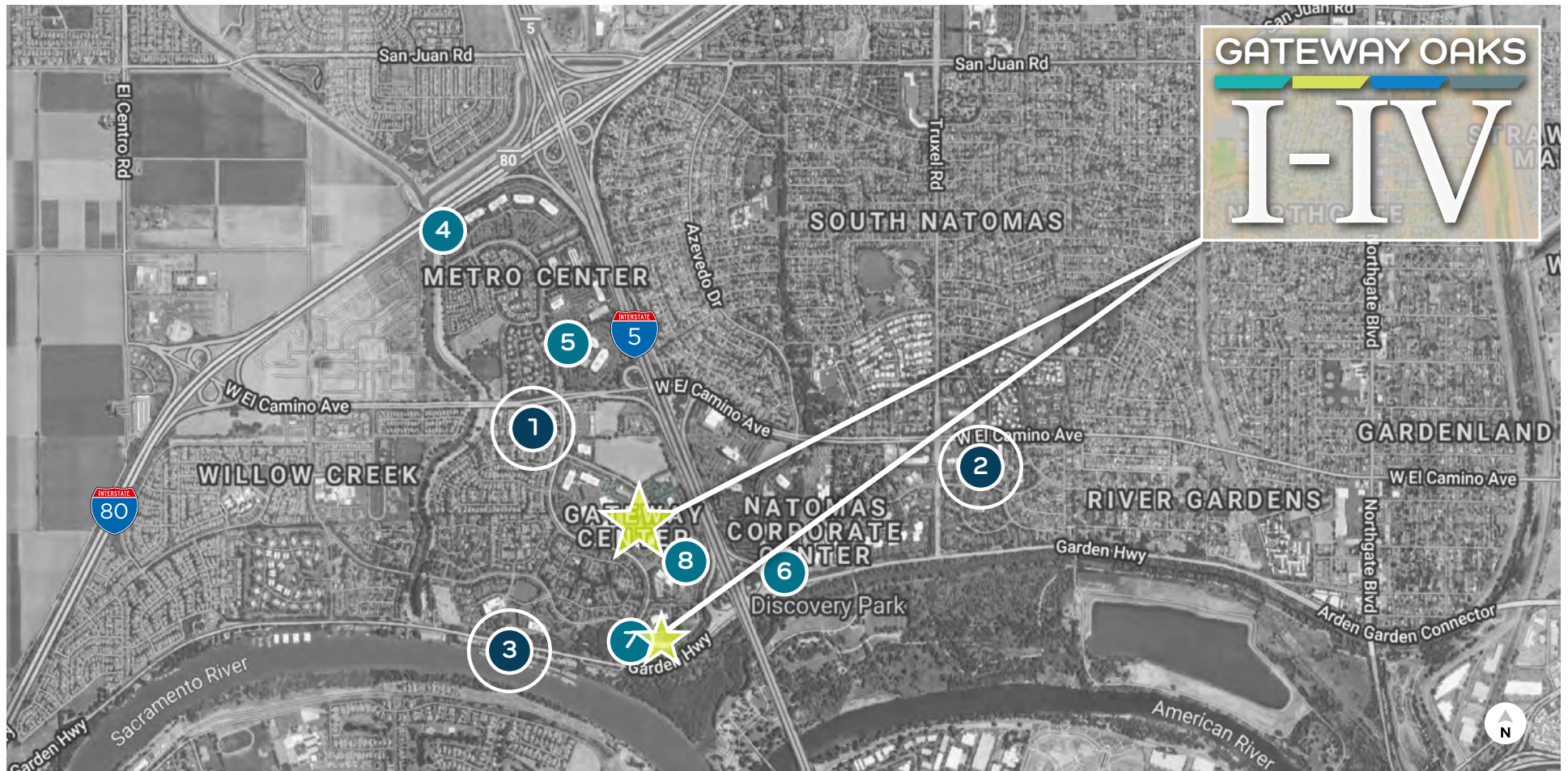
GO-I



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**

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

 Click Available Space to View Enlarged Floor Plan

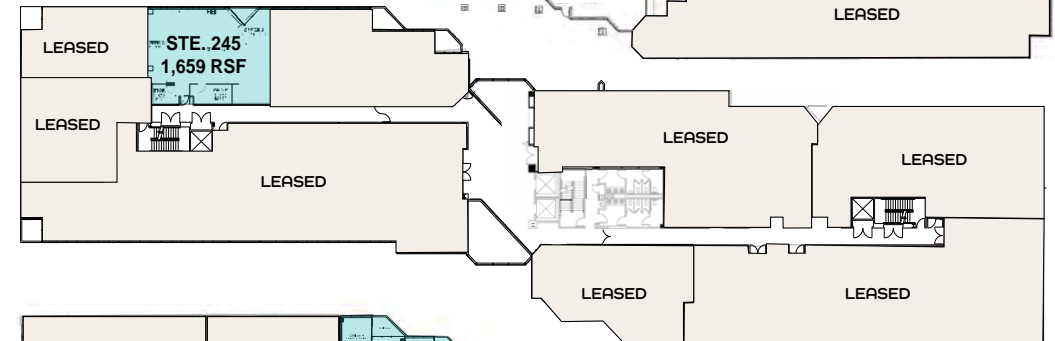
## GATEWAY OAKS I 2150 RIVER PLAZA DRIVE

- » Suite 100: 5,249 RSF
- » Suite 245: 1,659 RSF
- » Suite 305: 1,443 RSF
- » Suite 420: 1,805 RSF

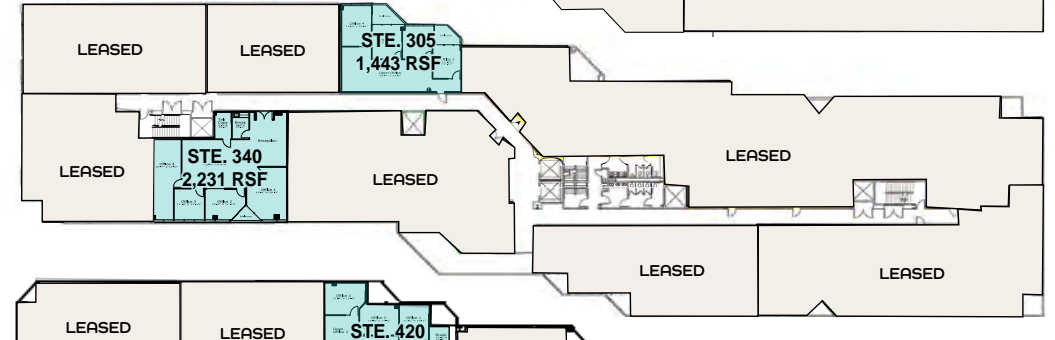
### 1ST FLOOR



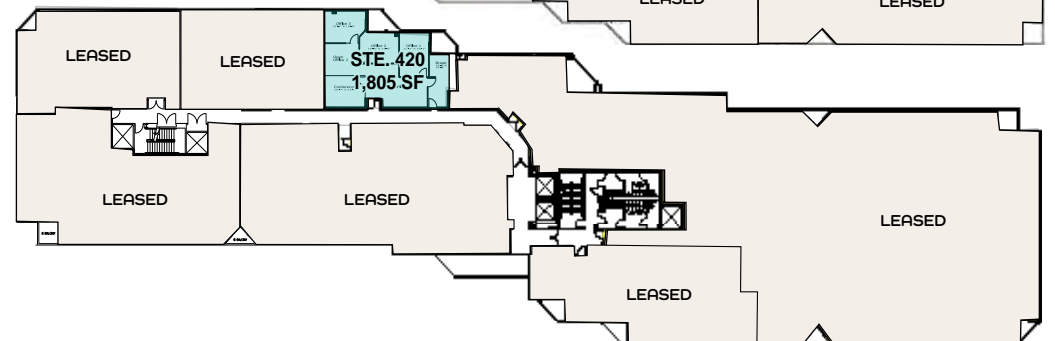
### 2ND FLOOR



### 3RD FLOOR



### 4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.



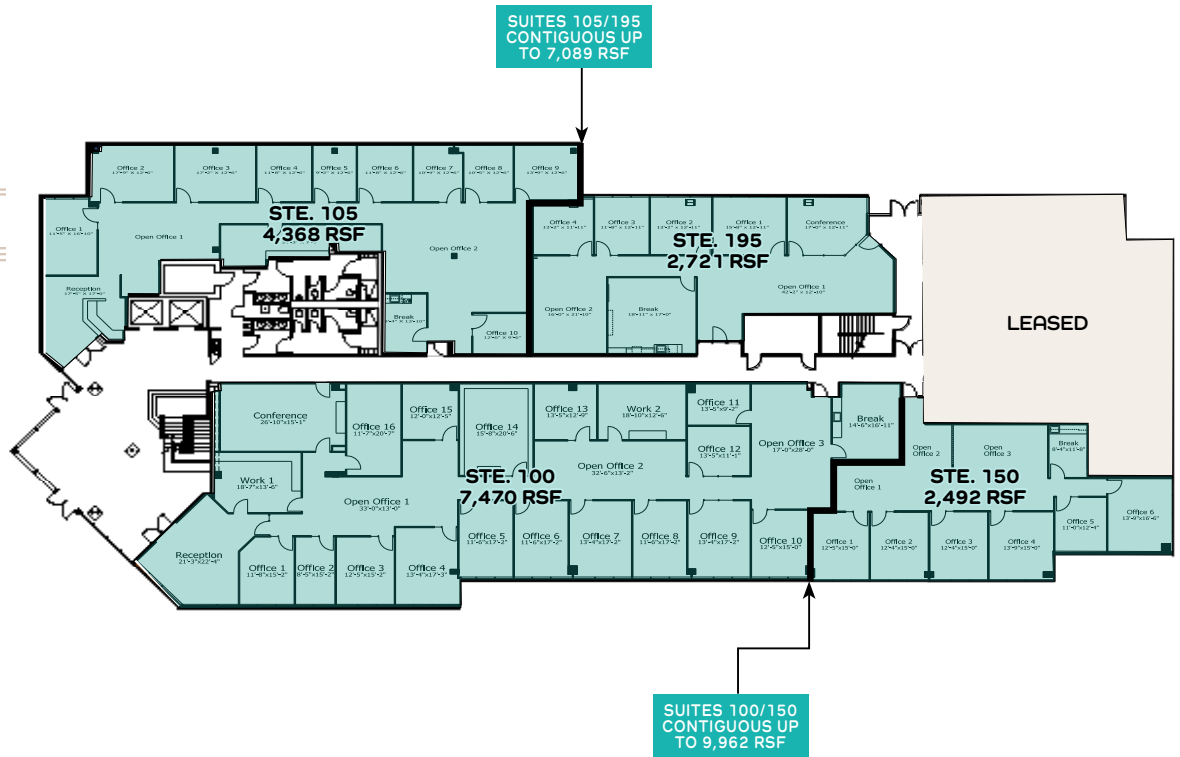
# BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

## GATEWAY OAKS II 2151 RIVER PLAZA DRIVE

- » Suite 100: 7,470-9,962 RSF
- » Suite 105: 4,368-7,089 RSF
- » Suite 150: 2,492-9,962 RSF
- » Suite 195: 2,721-7,089 RSF

1ST FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

AVAILABLE
  LEASED

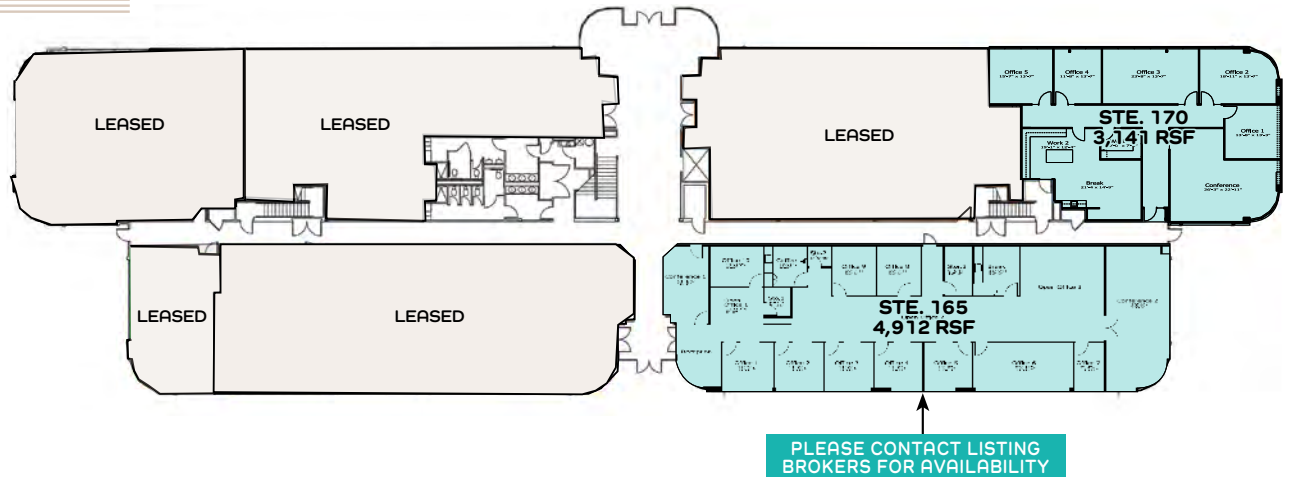
# BUILDING AVAILABILITY

 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.



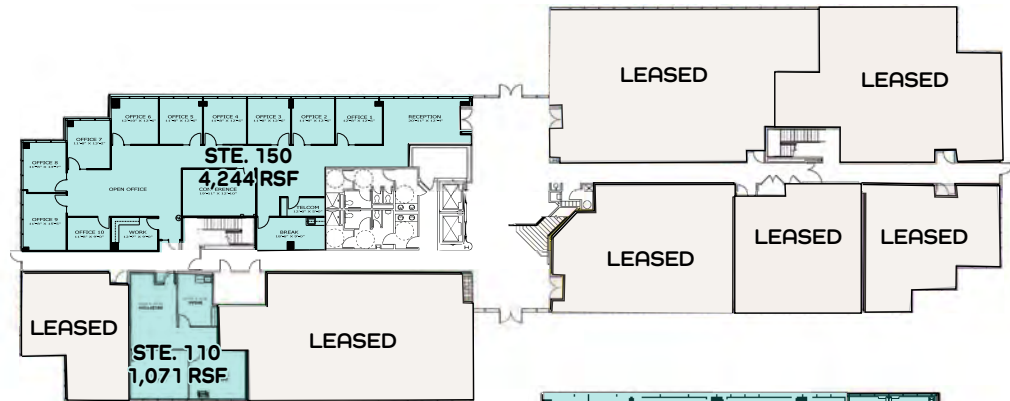
# BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

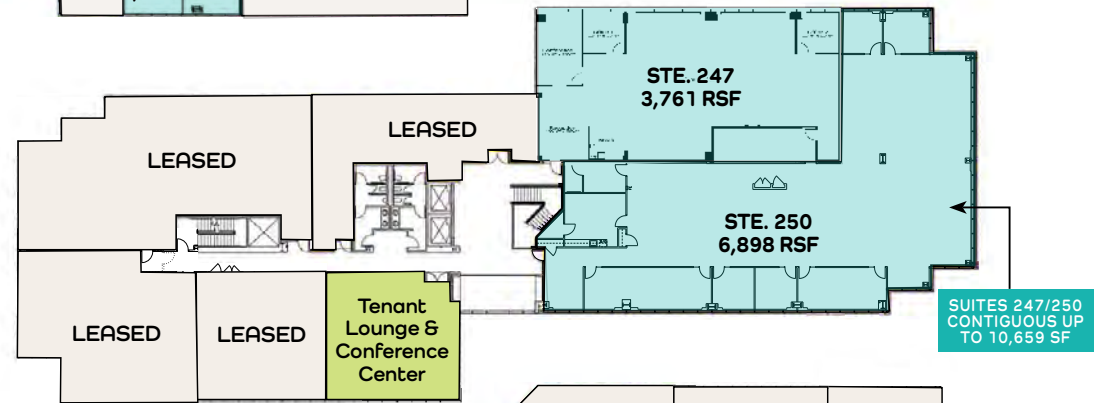
## GATEWAY OAKS IV 2520 VENTURE OAKS WAY

- » 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

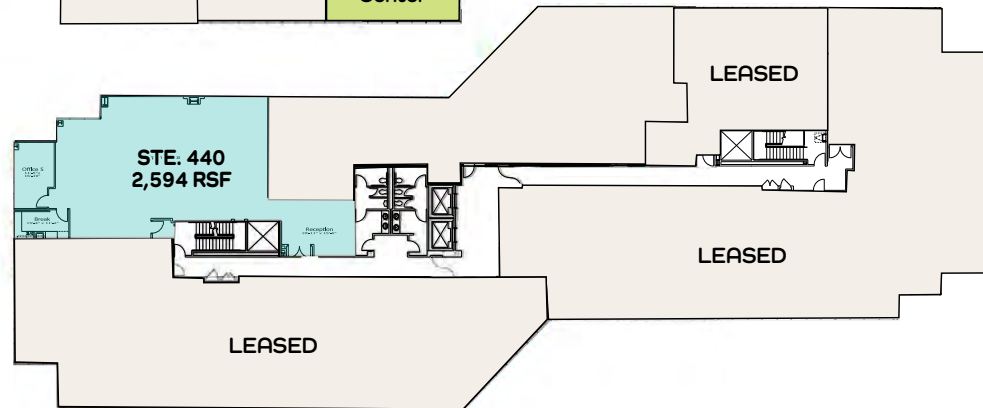
### 1ST FLOOR



### 2ND FLOOR



### 4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.



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## EXCLUSIVE LISTING AGENTS:

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