

GATEWAY

CORPORATE CENTER

160-180 PROMENADE CIRCLE | SACRAMENTO



CLASS A OFFICE SPACE AVAILABLE FOR LEASE

NEWMARK



Pappas Investments

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GATEWAY CORPORATE CENTER



VIEW AERIAL FOOTAGE

180

Promenade Circle

INTERSTATE
80

144,322 AADT

160

Promenade Circle

GATEWAY CORPORATE CENTER

PROPERTY HIGHLIGHTS

160 PROMENADE

Suite 115: $\pm 9,091$

Suite 150: $\pm 18,586$

180 PROMENADE

Suite 105: $\pm 1,738$ RSF

Suite 110: $\pm 3,270$ RSF

Suite 115: $\pm 9,054$ RSF

Suite 140: $\pm 3,716$ RSF

Suite 215: $\pm 21,105$ RSF (Divisible)

Suite 220: $\pm 3,000$ RSF

Suite 325: $\pm 2,626$ RSF

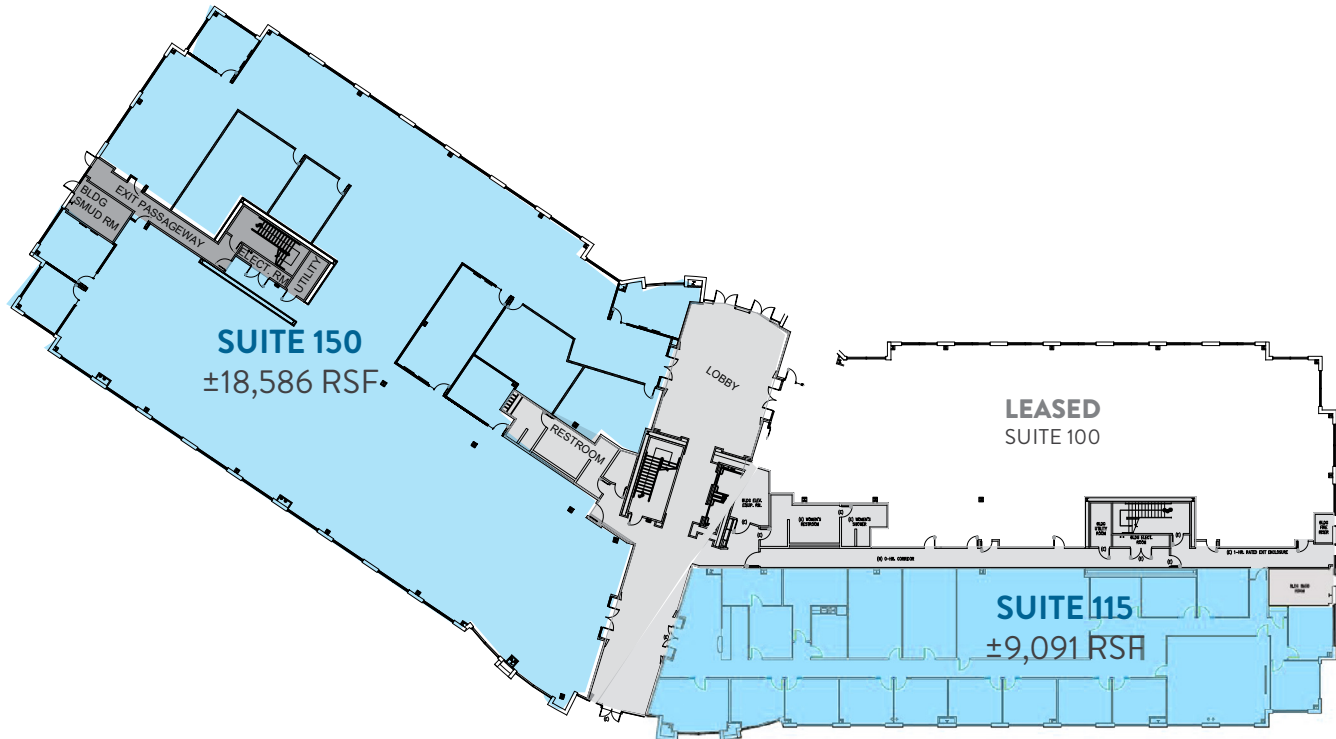
- New gym coming 3Q 2025
- Strong locally based building ownership/excellent property management
- Signage options available for both building and monument displays
- Freeway visible location with immediate freeway access
- Convenient access to an abundance of retail establishments - 0 restaurants, QSR, shopping & lodging
- Plentiful free parking
- Shower facilities with lockers available
- Bike storage



GATEWAY CORPORATE CENTER

FLOORPLAN

1ST FLOOR | **160** PROMENADE



Interstate 80 Signage Available
to over 140,000 cars per day

CORPORATE BRANDING.

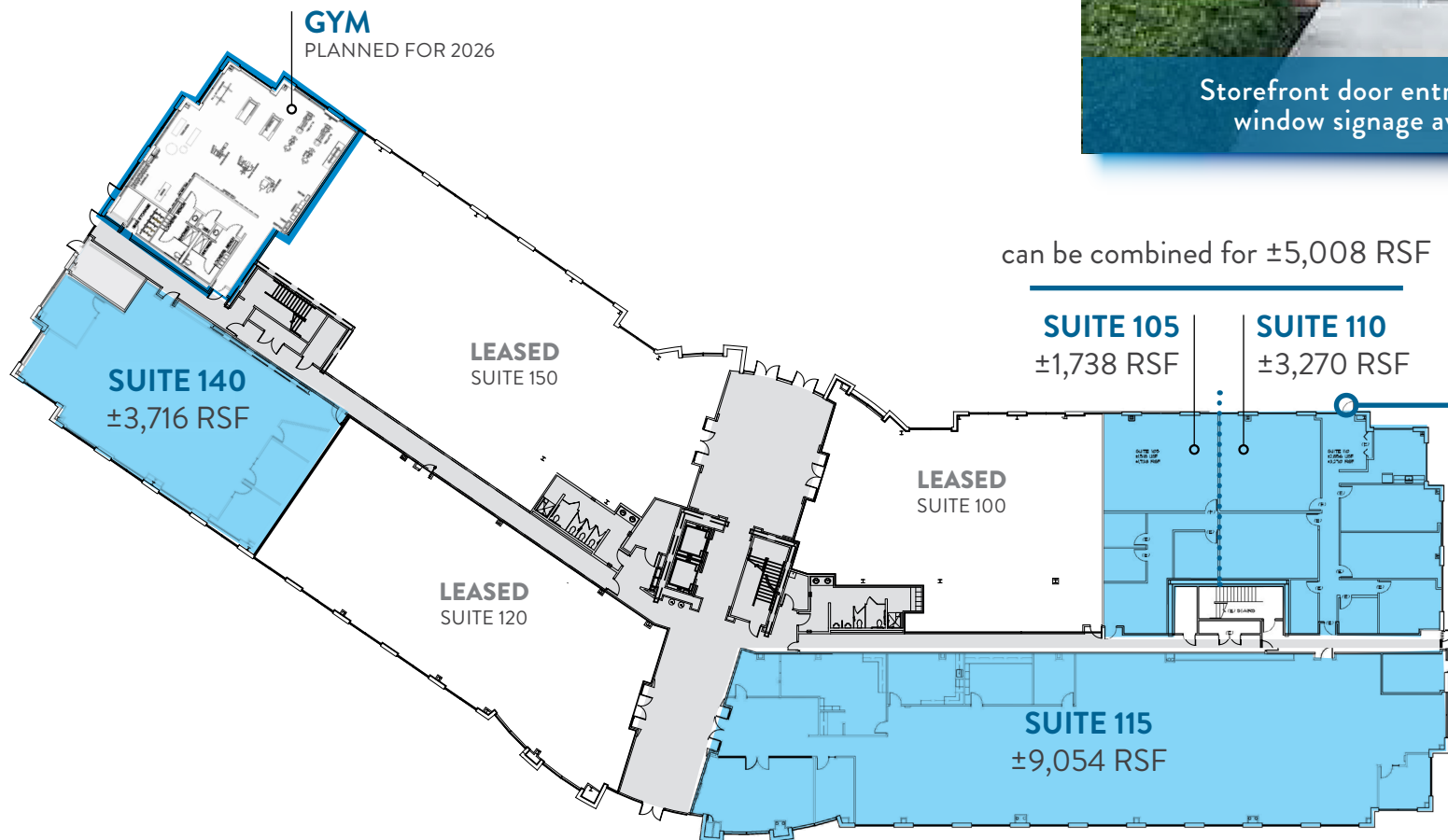
Unobstructed building top signage available at 160 Promenade Circle



GATEWAY CORPORATE CENTER

FLOORPLAN

1ST FLOOR | **180** PROMENADE



FLOORPLAN

SUITE 220
±3,000 RSF

SUITE 215
±21,105 RSF

SUITE 260
±2,600 RSF

LEASED SUITE 240

LEASED SUITE 260

OPEN TO BELOW

CONFERENCE ROOM 14.000

CONFERENCE ROOM 12.000

CONFERENCE ROOM 10.000

CONFERENCE ROOM 8.000

CONFERENCE ROOM 6.000

CONFERENCE ROOM 4.000

CONFERENCE ROOM 2.000

CONFERENCE ROOM 1.000

CONFERENCE ROOM 0.500

CONFERENCE ROOM 0.250

CONFERENCE ROOM 0.125

CONFERENCE ROOM 0.0625

CONFERENCE ROOM 0.03125

CONFERENCE ROOM 0.015625

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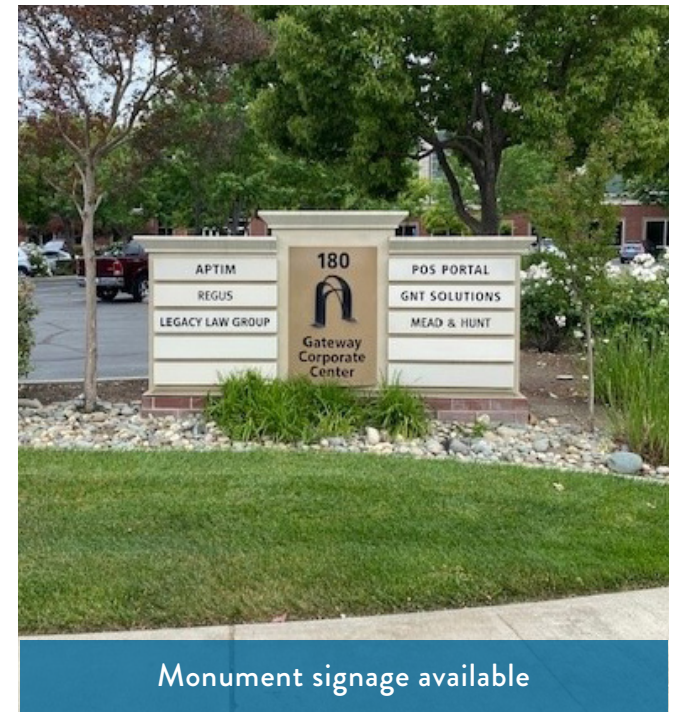
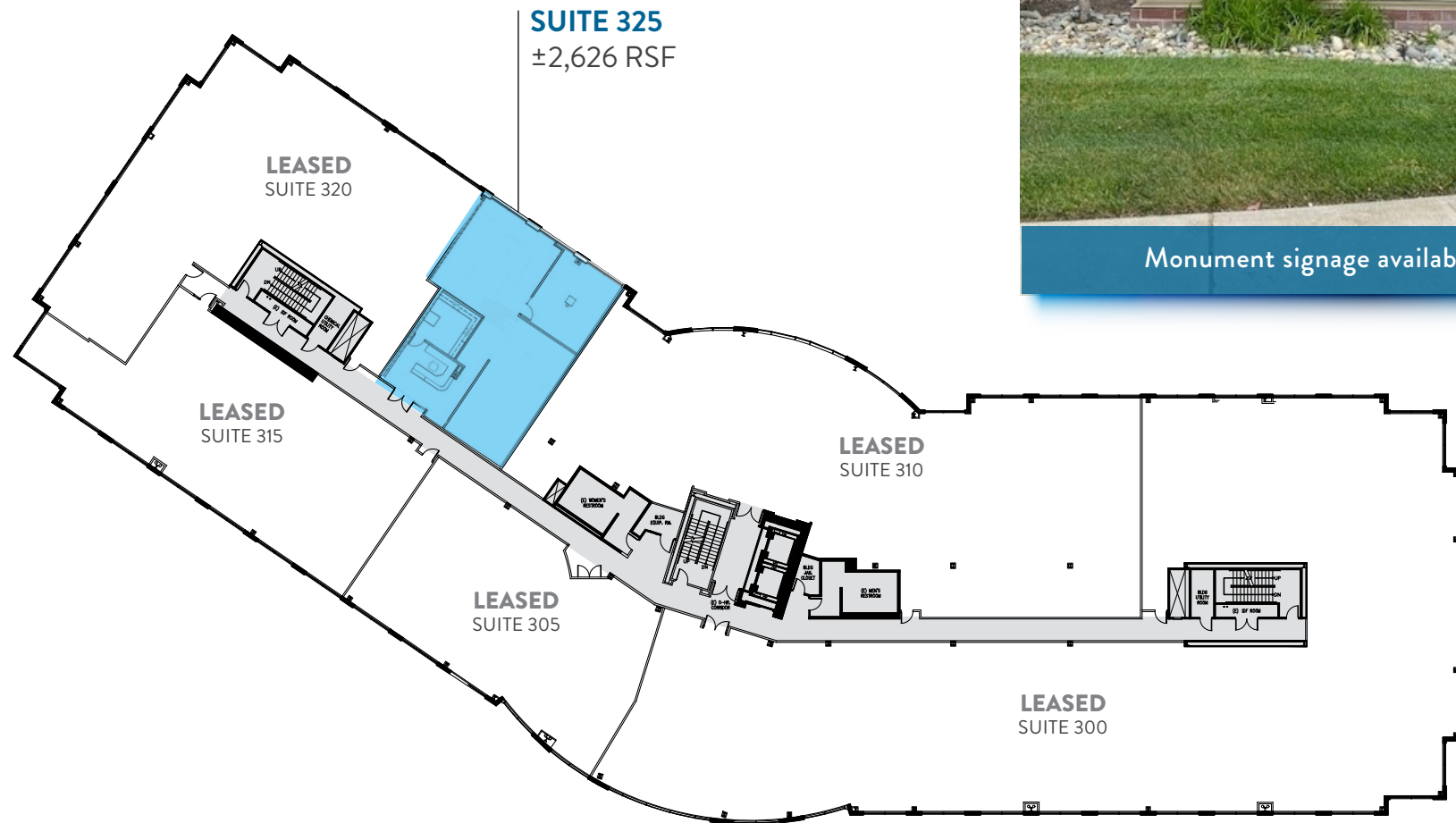
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GATEWAY CORPORATE CENTER

FLOORPLAN

3RD FLOOR | **180** PROMENADE



Monument signage available

LOCATION DRIVE TIMES



- Downtown Sacramento
±6 Miles | ±11 Minutes
- Sacramento International Airport
±8 Miles - ±16 Minutes
- Downtown San Francisco
±89 Miles - ±2.5 Hours

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