

**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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 **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

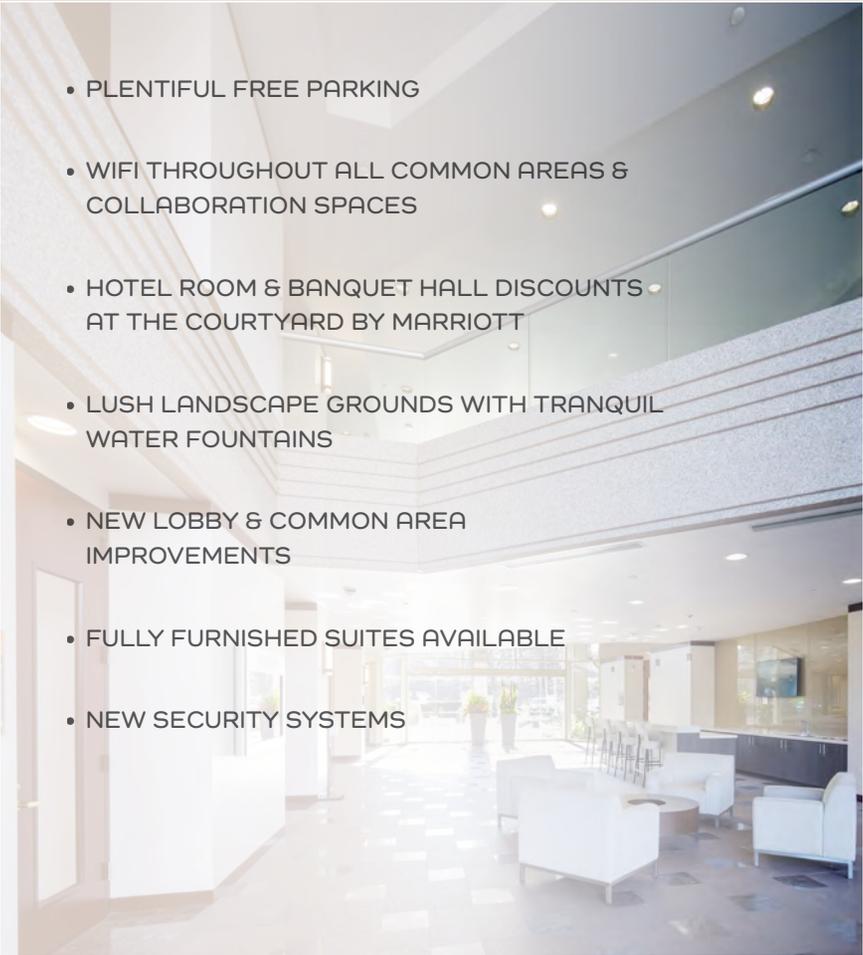


BIKE RACKS



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

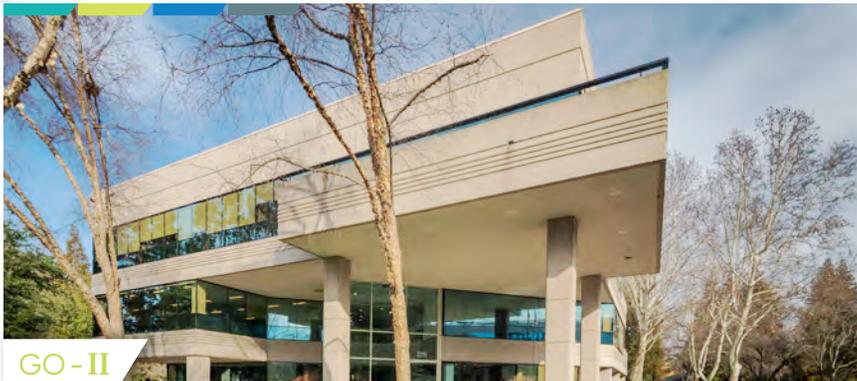


**NEW CONCIERGE SERVICES!**  
 NOW AVAILABLE ON DEMAND FOR  
 TENANT BUSINESS SERVICES, FAMILY  
 ENTERTAINMENT & TRAVEL ARRANGEMENTS



[\\*CLICK HERE FOR MORE INFORMATION](#)





GO-II



GO-III



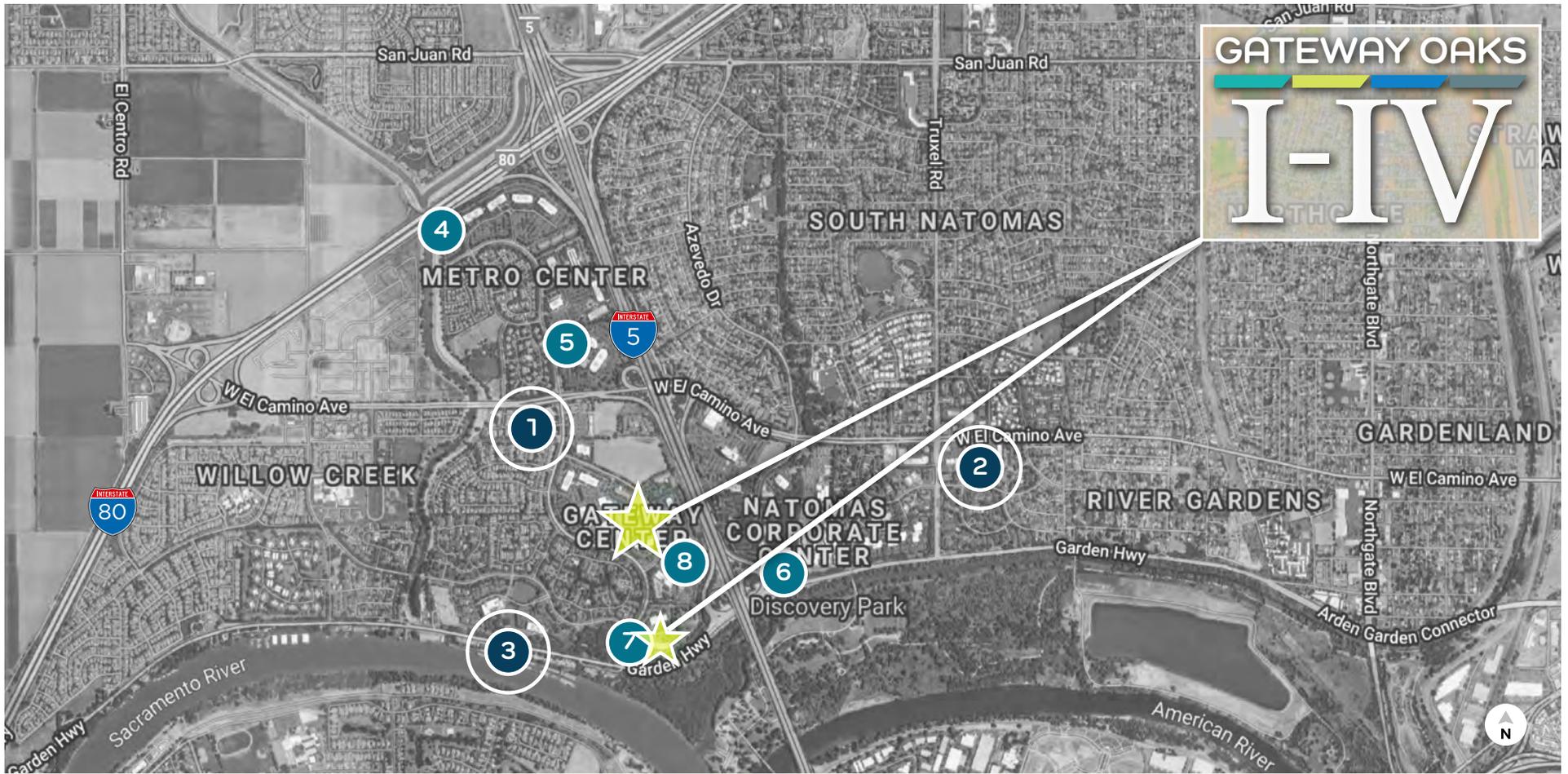
GO-I



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
- Azucar 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

- 4** Metro Café
- 5** City Café
- 6** Natomas Café
- 7** Marriott Café
- 8** Venture Café

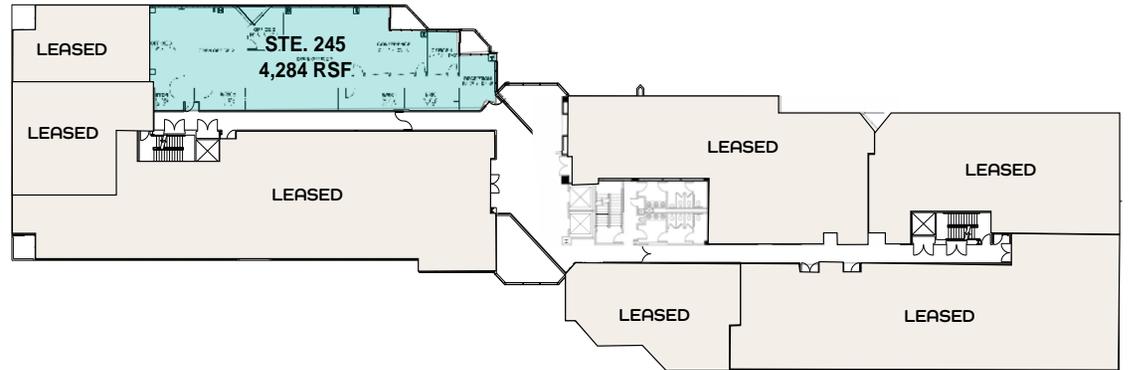
# BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

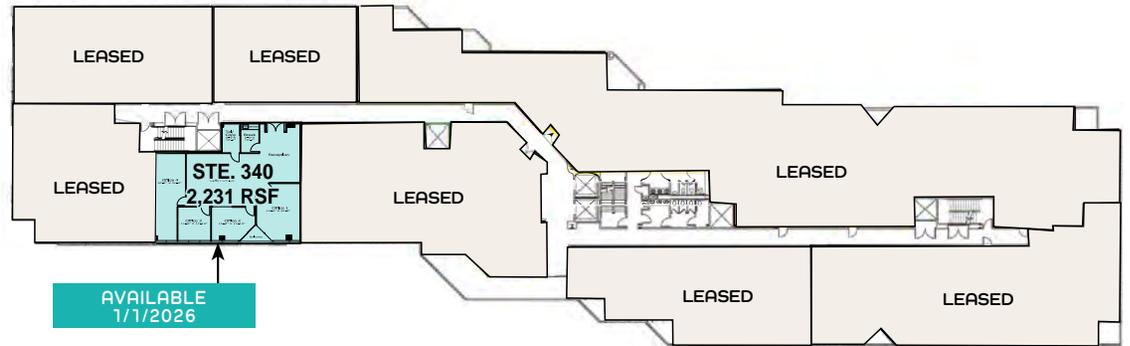
## GATEWAY OAKS I 2150 RIVER PLAZA DRIVE

- » Suite 245: 4,284 RSF
- » Suite 340: 2,231 RSF
- » Suite 420: 1,805 RSF

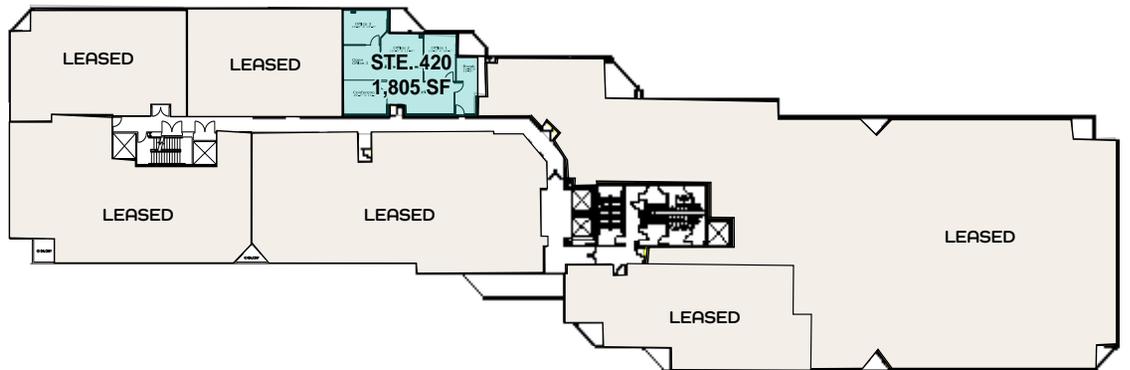
### 2ND FLOOR



### 3RD FLOOR



### 4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.



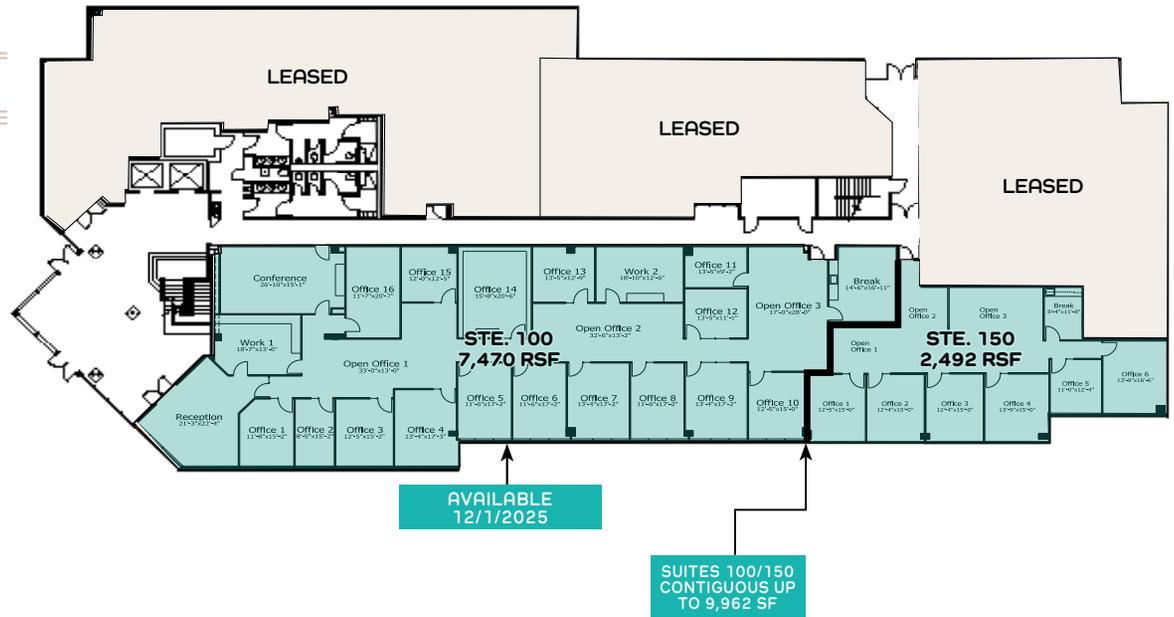
# BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

## GATEWAY OAKS II 2151 RIVER PLAZA DRIVE

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

1ST FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

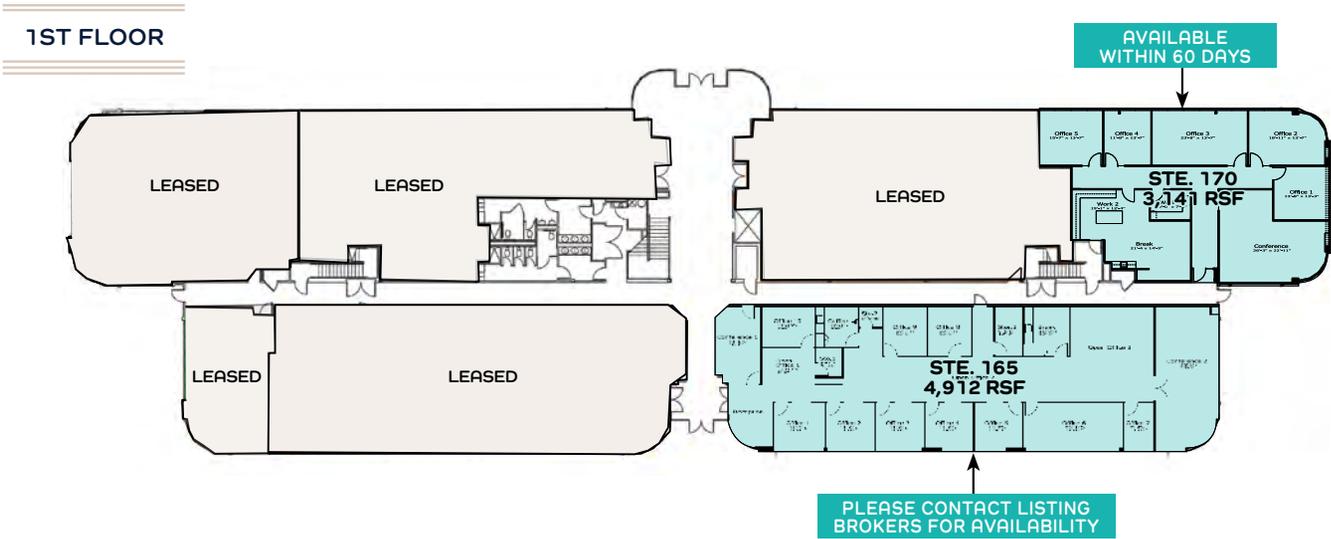
AVAILABLE     LEASED

# 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



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

 AVAILABLE  LEASED

# BUILDING AVAILABILITY

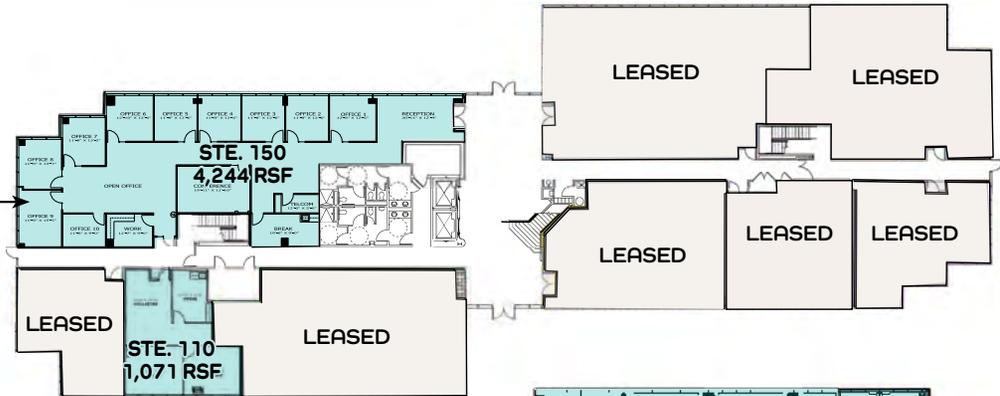
 Click Available Space to View Enlarged Floor Plan

## GATEWAY OAKS IV 2520 VENTURE OAKS WAY

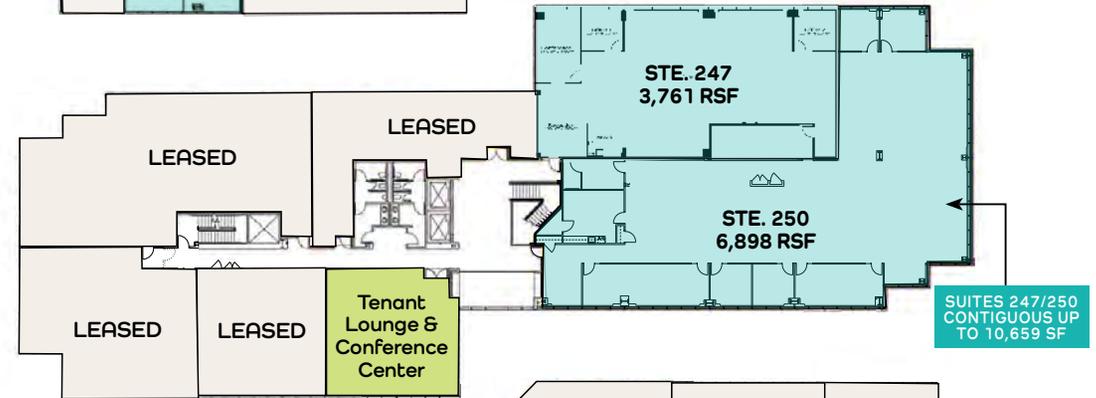
- » Suite 110: 1,071 RSF
- » Suite 150: 4,244 RSF
- » Suite 247: 3,761-10,659 RSF
- » Suite 250: 6,898-10,659 RSF
- » Suite 440: 2,594 RSF

### 1ST FLOOR

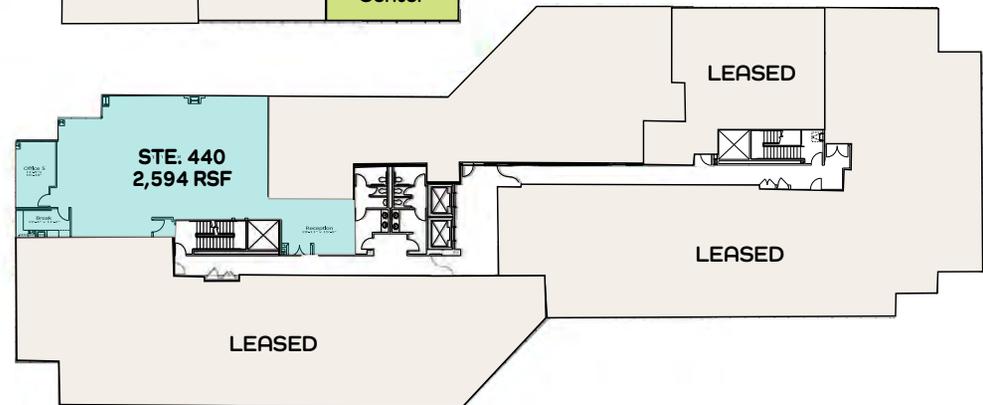
AVAILABLE  
3/1/2026



### 2ND FLOOR



### 4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

AVAILABLE     LEASED

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**EXCLUSIVE LISTING AGENTS:**

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