

**FOR LEASE**

Class A Office Space in South Natomas | Sacramento, CA

## GATEWAY OAKS

# I-IV

  
**VIDEO  
TOUR**

**THE VERSATILE OFFICE EXPERIENCE PROMOTING CULTURE, COLLABORATION AND WELLNESS**

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 **50 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



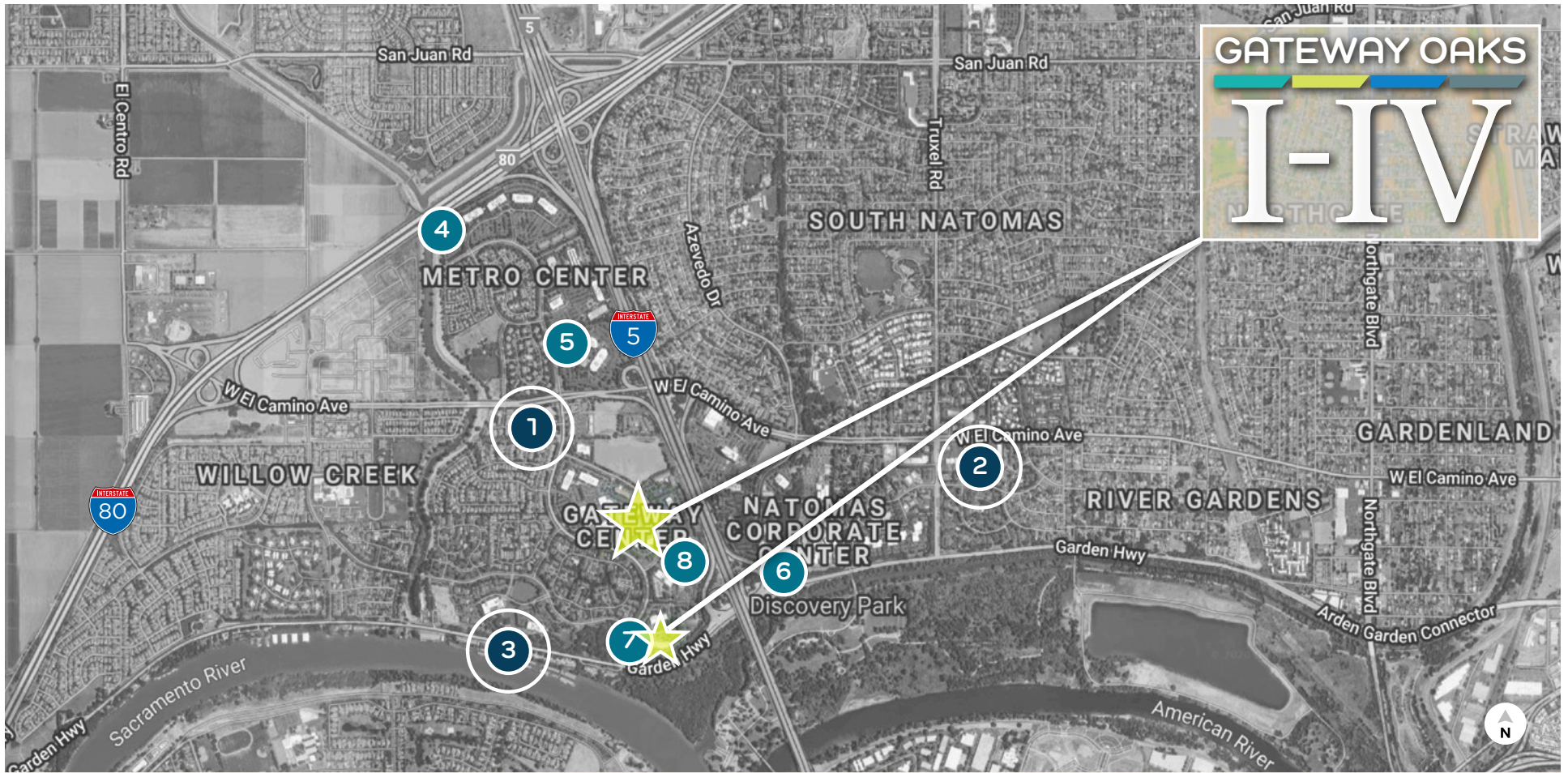
GO-I



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
- 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

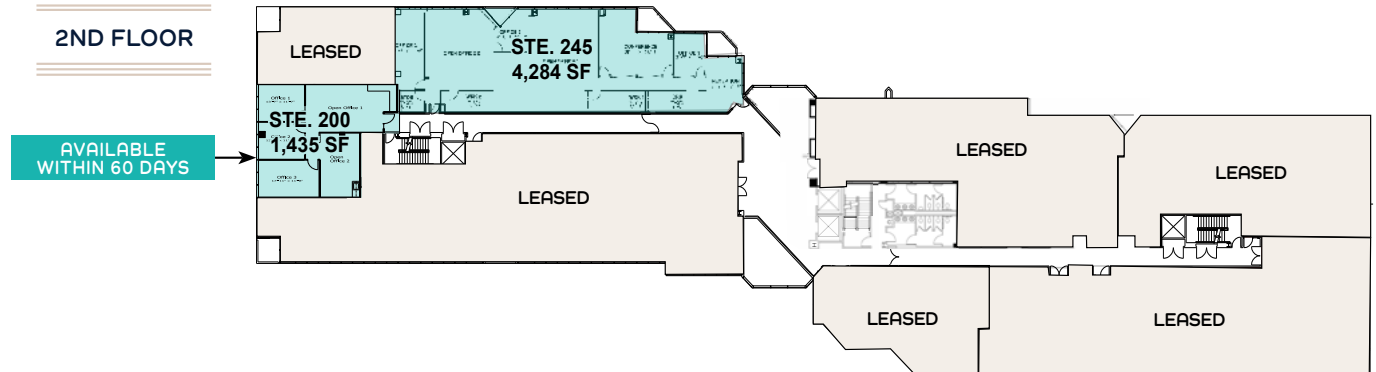
## GATEWAY OAKS I 2150 RIVER PLAZA DRIVE

- » Suite 150: 3,188 SF
- » Suite 200: 1,435 SF
- » Suite 245: 4,284 SF
- » Suite 255: 4,488 SF

### 1ST FLOOR



### 2ND FLOOR



NOT TO SCALE. ALL MEASUREMENTS  
ARE APPROXIMATE.

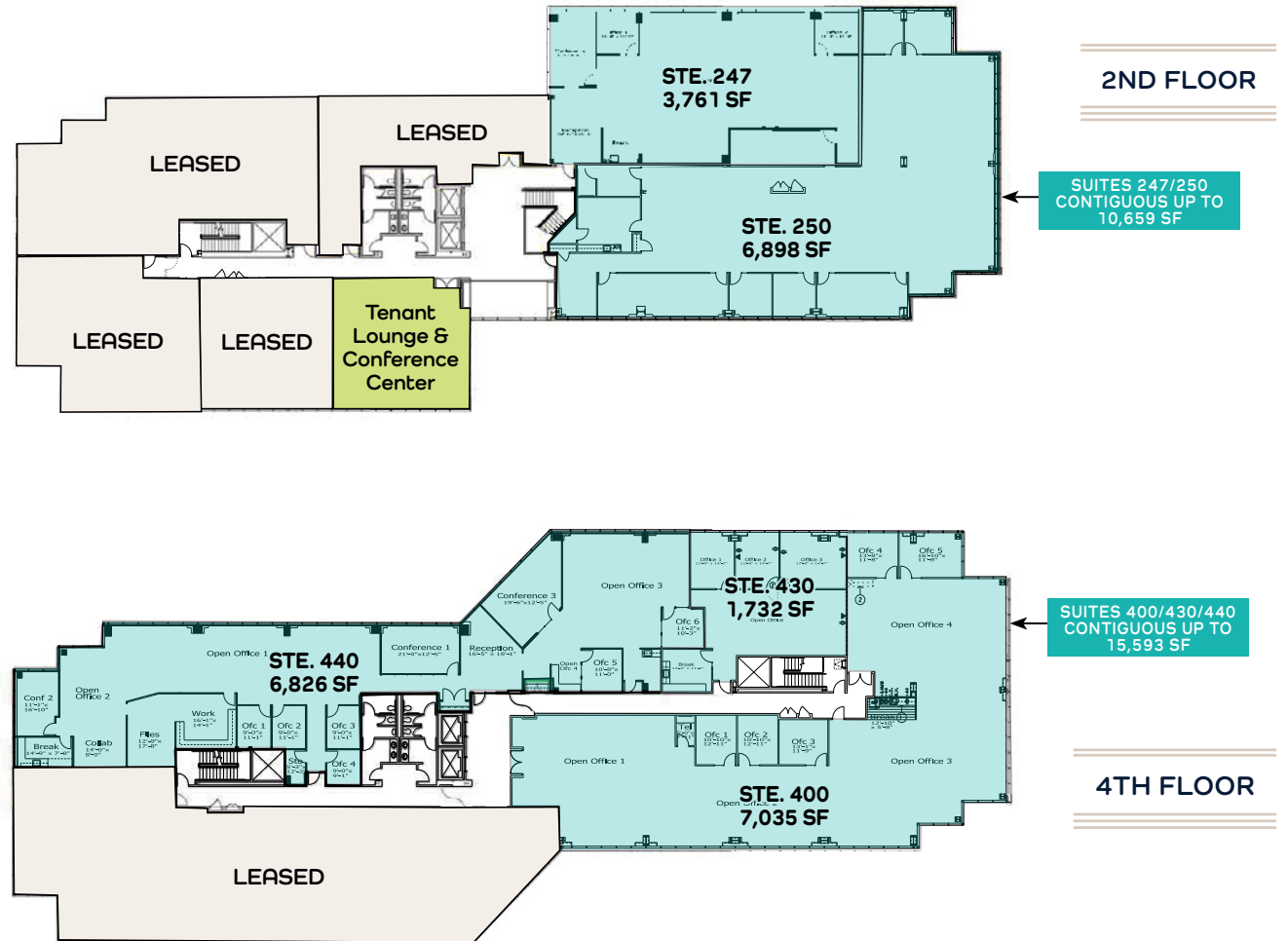


# BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

## GATEWAY OAKS IV 2520 VENTURE OAKS WAY

- » Suite 247: 3,761-10,659 SF
- » Suite 250: 6,898-10,659 SF
- » Suite 400: 7,035-15,593 SF
- » Suite 430: 1,732-15,593 SF
- » Suite 440: 6,826-15,593 SF



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AVAILABLE     LEASED

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**EXCLUSIVE LISTING AGENTS:**

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