

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

INTERSTATE
80 144,322 AADT

180
Promenade Circle

160
Promenade Circle

GATEWAY CORPORATE CENTER

PROPERTY HIGHLIGHTS

160 PROMENADE

Suite 150: ±19,542 RSF

180 PROMENADE

Suite 215: ±21,105 RSF (Divisible)

Suite 220: ±3,000 RSF

Suite 260: ±3,933 RSF (Divisible)

2nd Floor Available up to ±28,038 RSF

Suite 301: ±2,705 RSF

Suite 325: ±2,626 RSF

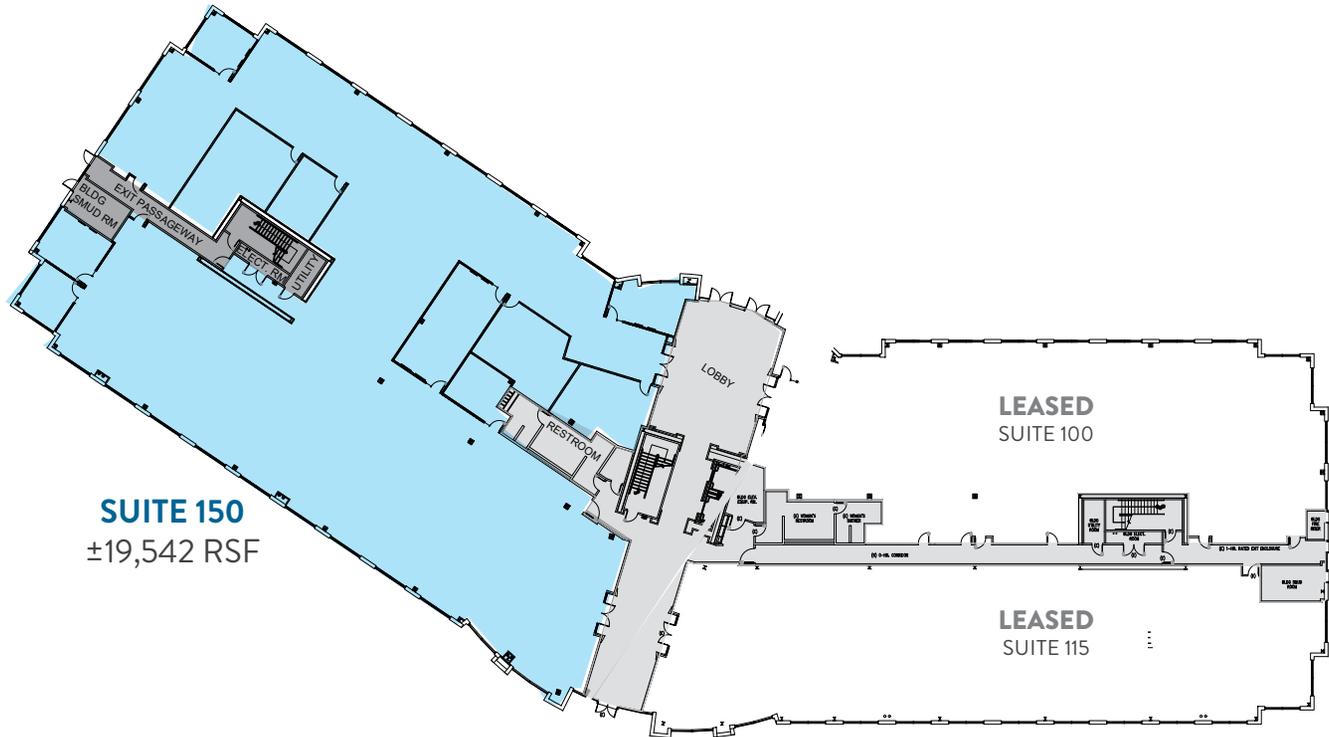
- Conference Facility and Fitness Center planned
- Strong locally based building ownership/excellent property management
- Signage options available for both building and monument displays
- Freeway visible location with immediate freeway access
- Convenient access to an abundance of retail establishments - restaurants, QSR, shopping & lodging
- Plentiful, free parking
- Shower facilities with lockers available



GATEWAY CORPORATE CENTER

FLOORPLAN

1ST FLOOR | **160** PROMENADE



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

CORPORATE BRANDING.

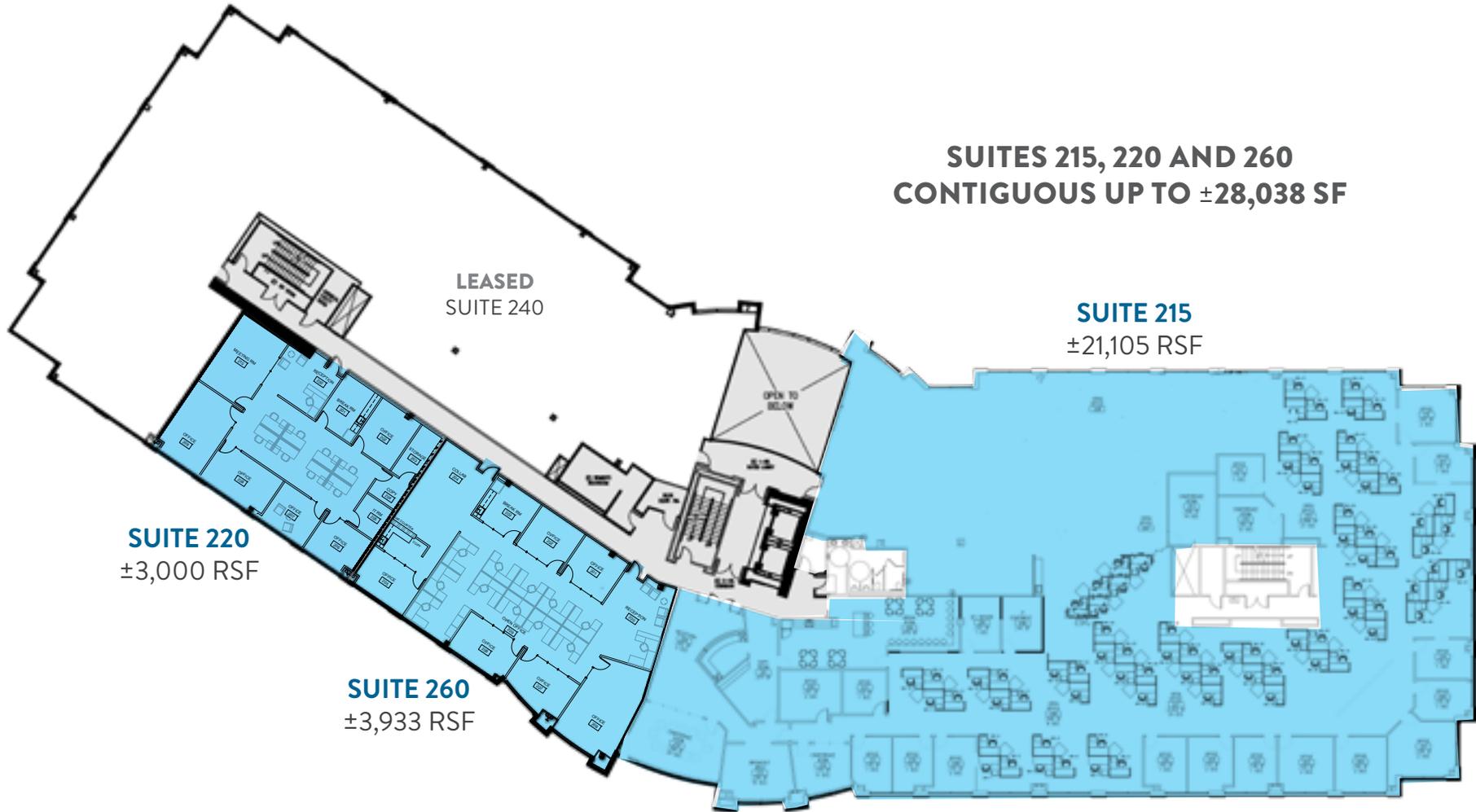
Unobstructed building top signage available at 160 Promenade Circle



GATEWAY CORPORATE CENTER

FLOORPLAN

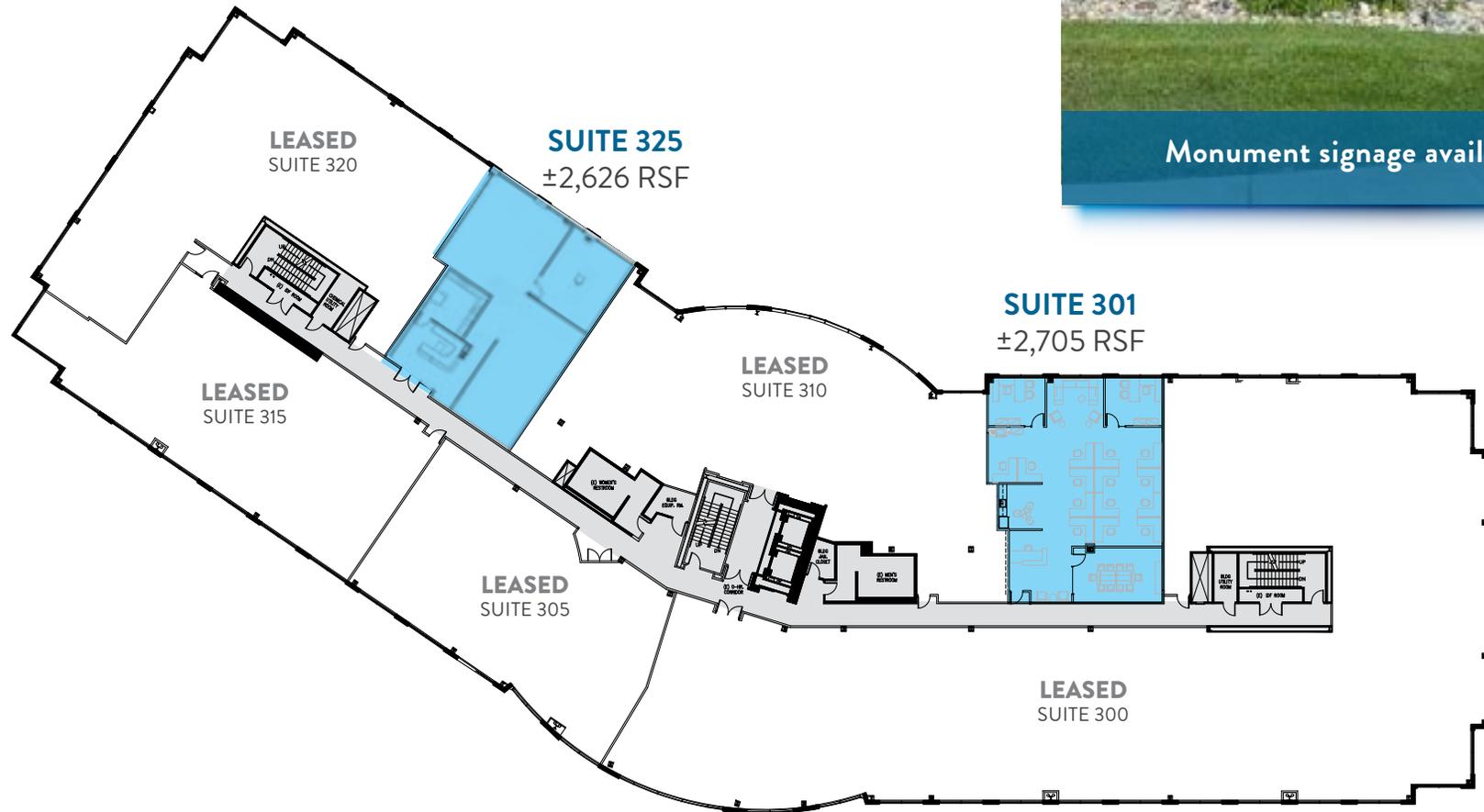
2ND FLOOR | **180** PROMENADE



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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