

2800 GATEWAY OAKS SACRAMENTO

±76,680 RSF
AVAILABLE FOR LEASE



NEWMARK

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PROJECT HIGHLIGHTS



Proximity to I-5 and Interstate 80



Less than 10 Miles from Sacramento International Airport



Less than 3.5 Miles from Downtown Sacramento



Proximity to retail, entertainment, and hospitality



Safe and secure community of noteworthy tenants



Access to the Sacramento and American River



Loading: Ground level dock



Numerous bicycle and walking trails nearby



River-front restaurants and marina



5.0/1,000SF parking ratio - Unreserved at no cost



Building and monument signage opportunities



Class A construction



Fully renovated common area



EV Charging stations



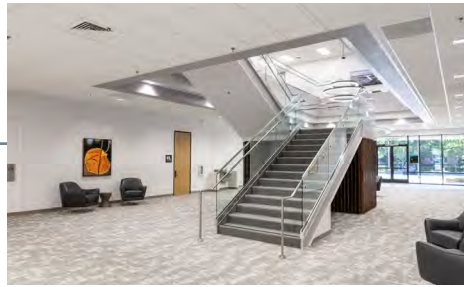
WATCH
VIDEO

Todd Eschelman
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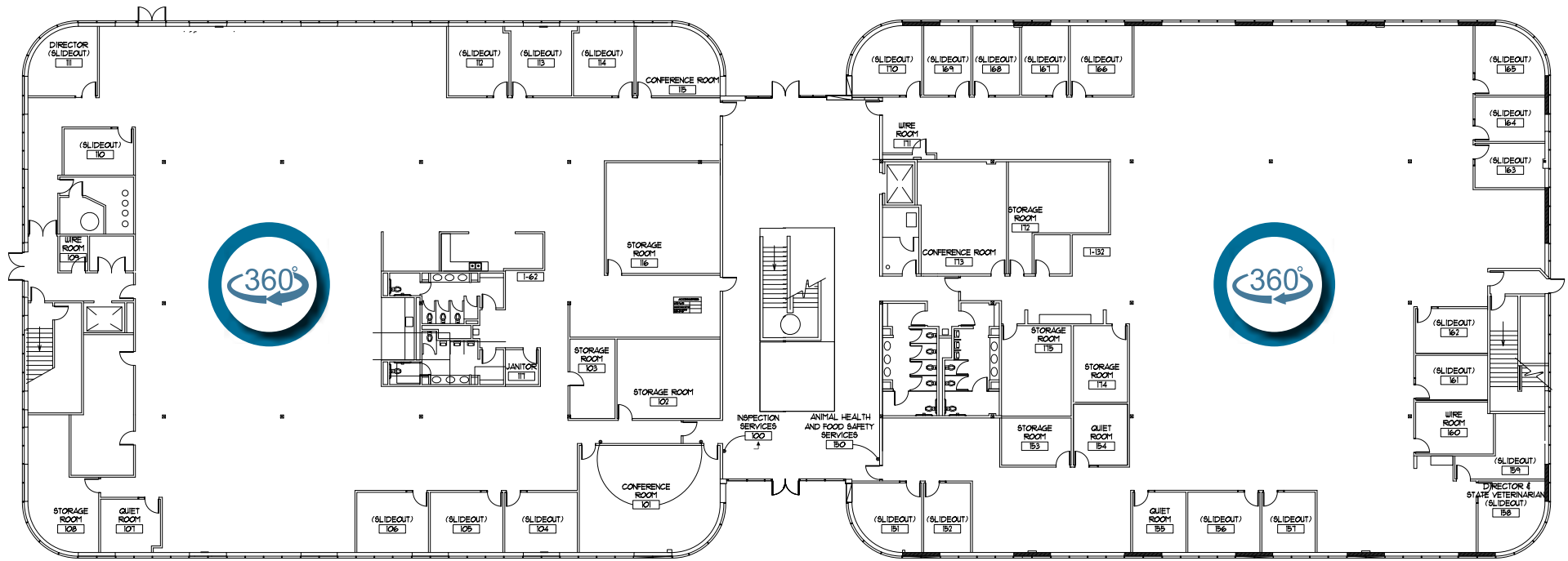
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FLOOR PLANS



First Floor
±19,170 SF - ±38,340 RSF Available



RIGHT WING

LEFT WING

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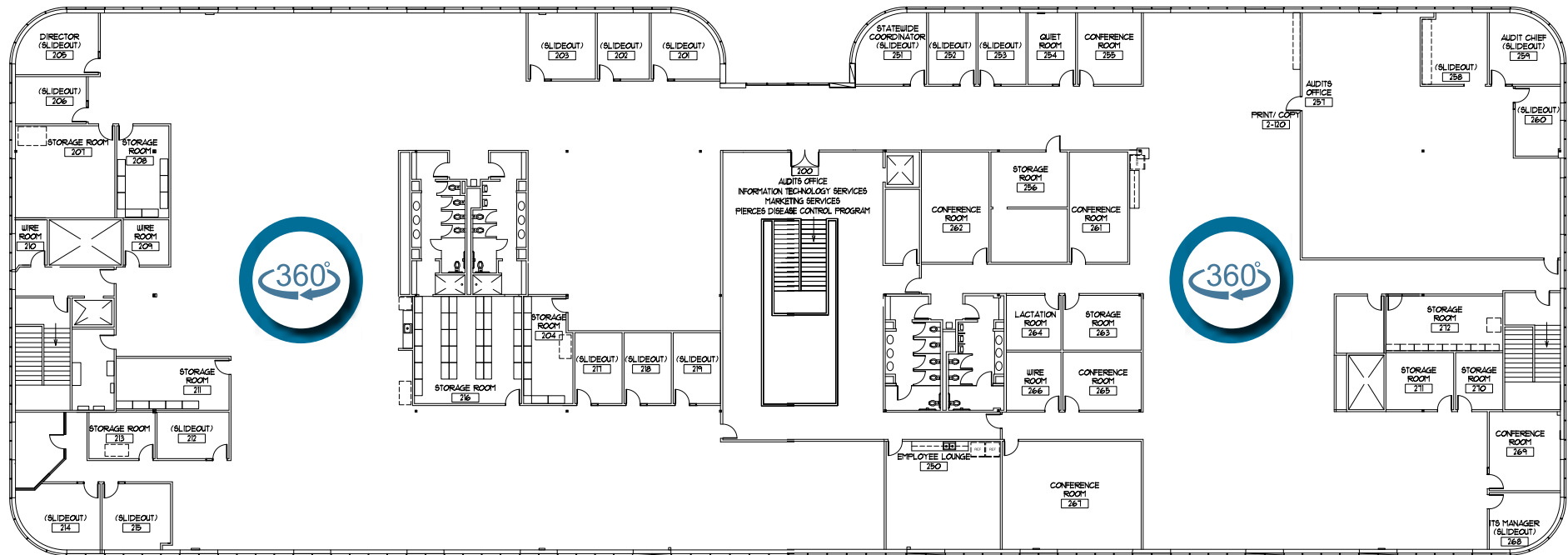
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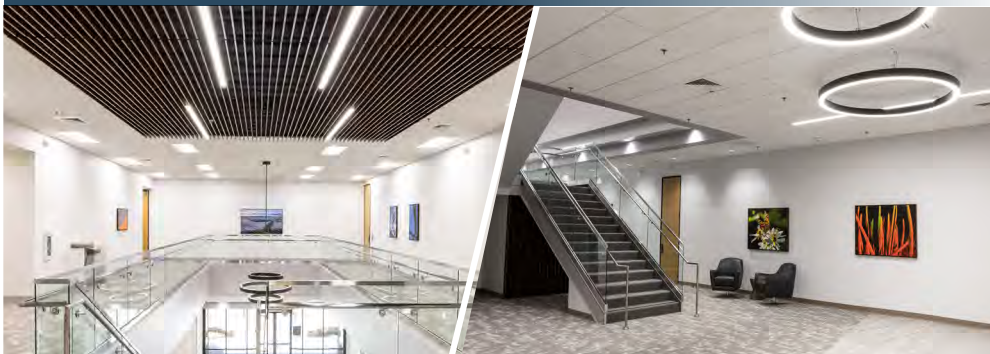
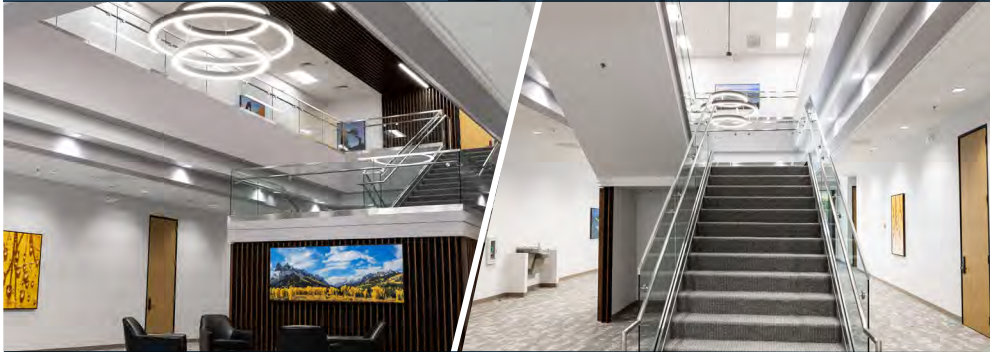
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RECENTLY COMPLETED LOBBY

2800 GATEWAY OAKS, SACRAMENTO



FULL LOBBY & COMMON AREA REMODEL



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AMENITIES AERIAL



2800 GATEWAY OAKS

SUBWAY

WACK IN THE BOX

SANDWICH

SUSHI KING

Carls Jr.

Golden1 Credit Union

extended **STAYAMERICA**

Carls Jr.

STARBUCKS COFFEE

TOGO'S

MOUNTAIN MIKES

CUATRO AMIGOS

jamba

Hilton Garden Inn

SPRINGHILL SUITES

MARRIOTT

Residence INN

BY MARRIOTT

W E) Camino Ave

xerox

River City Bank

STATE STREET

Riverbank MARINA

MasterCraft

VIRGIN STURGEON

Chevys FRESH MEX

CRAWDADS

EST/1986

COURTYARD

BY MARRIOTT

Garden Highway

Bike Trail

Discovery Park

Sacramento River

To Sacramento International Airport

5

To Downtown

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