

# CROWN CORPORATE CENTER

2850 Gateway Oaks | Sacramento, CA  
±6,801 to ±15,562 square feet (sf) of  
Class-A Office Space Available for Lease



# PROPERTY HIGHLIGHTS

2850 Gateway Oaks Drive, within Crown Corporate Center, is a Class A four-story office building built in 2007. The property is located in South Natomas, one of Sacramento's preferred office submarkets strategically located between Downtown Sacramento (5 min) and Sacramento International Airport (10 min). The property is the fifth and final building in Crown Corporate Center, located at the intersection of, and visible from, Interstate 5 (North/South) and Interstate 80 (East/West).

## AVAILABILITIES

Suite 200 | ±29,512 RSF

## BUILDING AMENITIES

Nearby restaurants and shopping

## SIGNAGE

Building and monument signage available

## PARKING

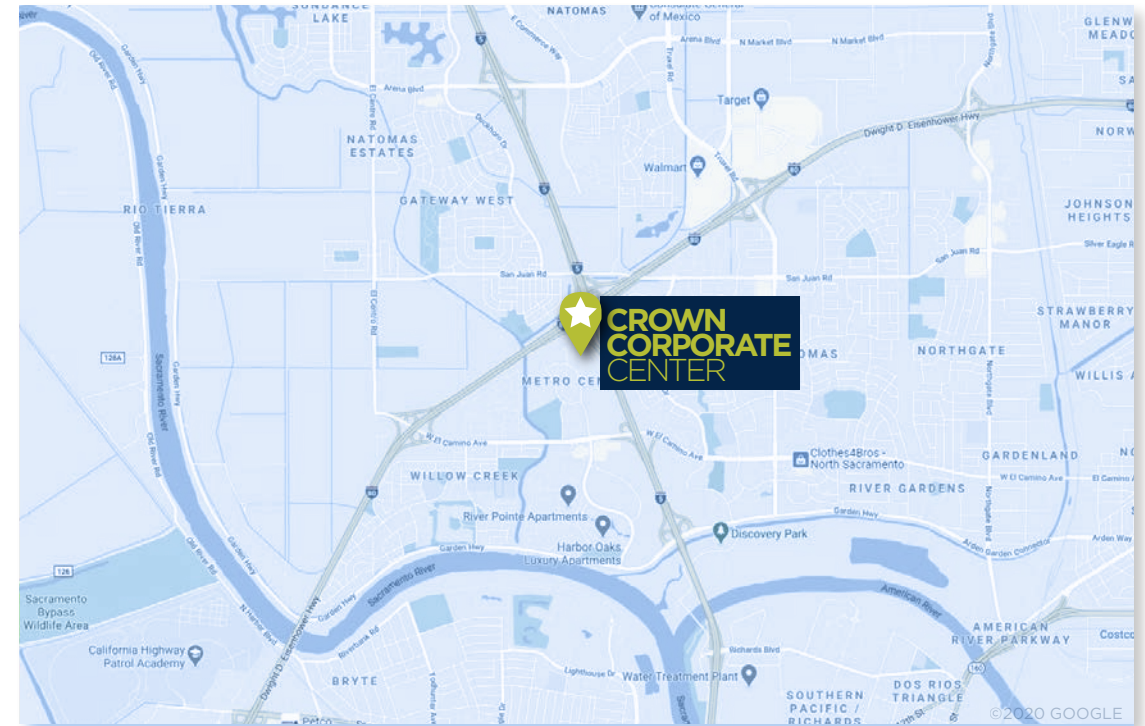
4.18 spaces per 1,000 SF leased

## ACCESS

Easy access to i-80 and i-5

## ELEVATORS

Two, 4-stop hydraulic elevators with a capacity of 3,500 pounds and 23 persons



# BUILDING INFORMATION

RENTABLE AREA	±117,379 SQ FT
GROUND FLOOR	±29,930 RSF
SECOND FLOOR	±29,197 RSF
THIRD FLOOR	±29,512 RSF
FOURTH FLOOR	±28,740 RSF
CONSTRUCTION	Steel-framed structure with site-formed load-bearing concrete architectural wall panels.
CEILING	9 foot finish ceiling height
WINDOWS	Double glazed storefront windows in metal framing.
COMMUNICATIONS	AT&T Fiber
SHOWERS	Showers and lockers located on the ground floor.



# SECOND FLOOR

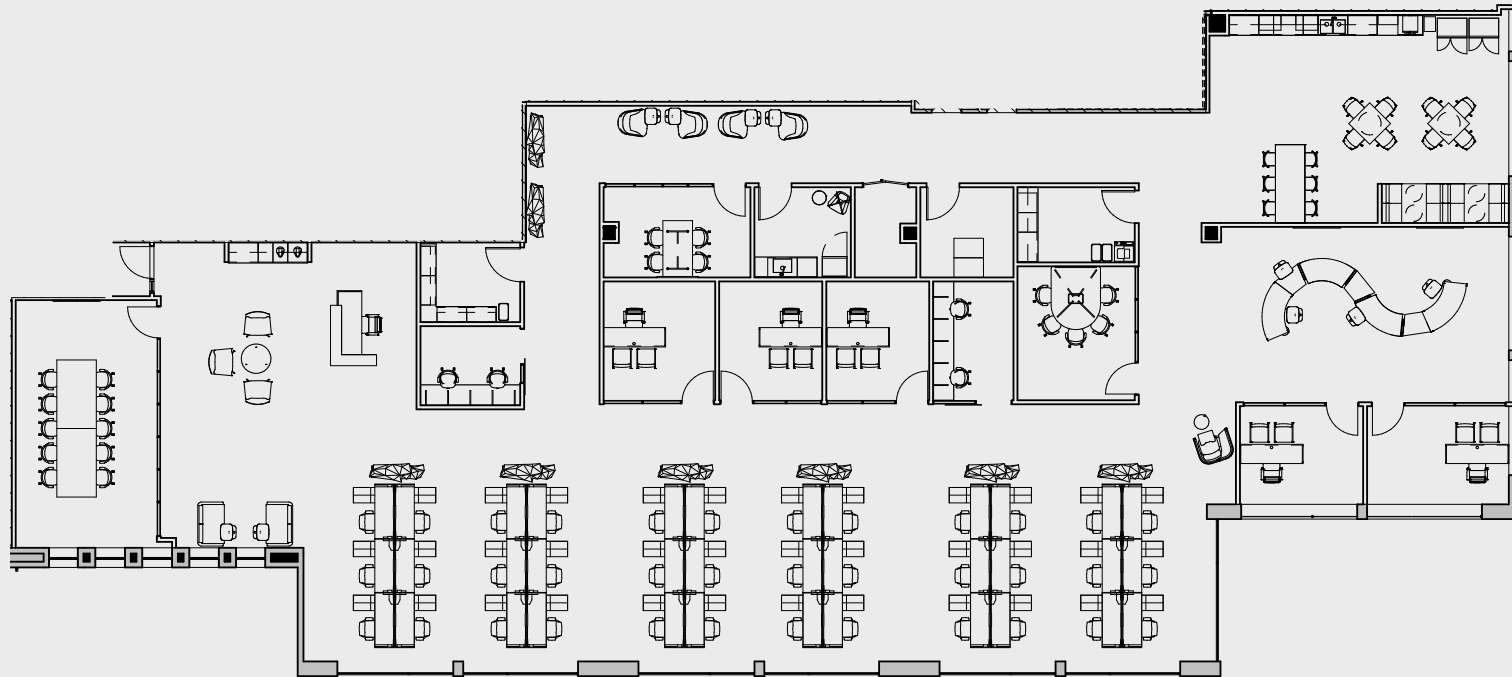
SUITE 225: ±8,142 RSF  
SUITE 275: ±7,420 RSF

COMBINED: ±15,562 RSF



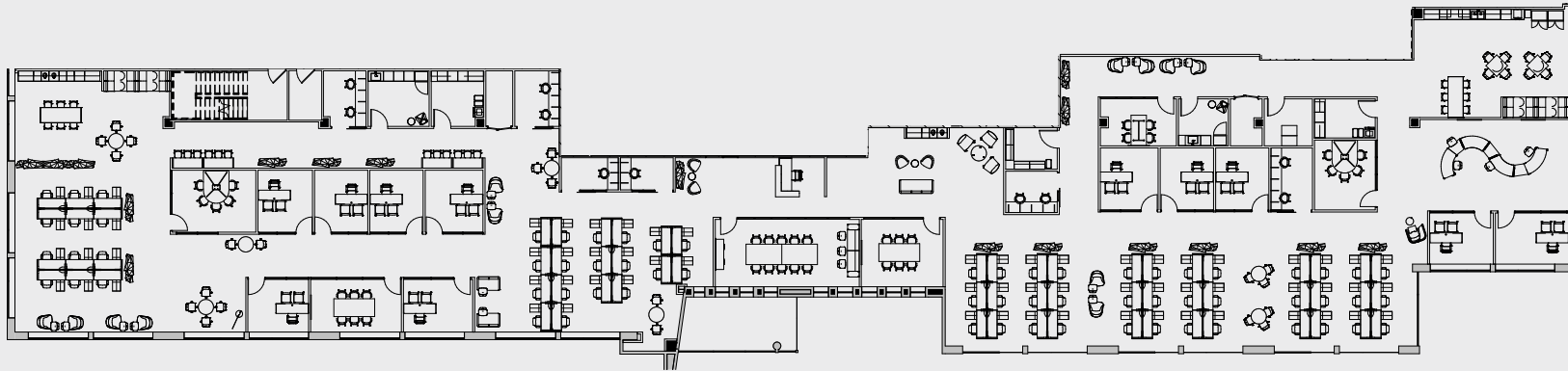
# SUITE 225 HYPOTHETICAL PLAN

SUITE 225: ±8,142 RSF



# SUITE 225 & 275 HYPOTHETICAL PLAN

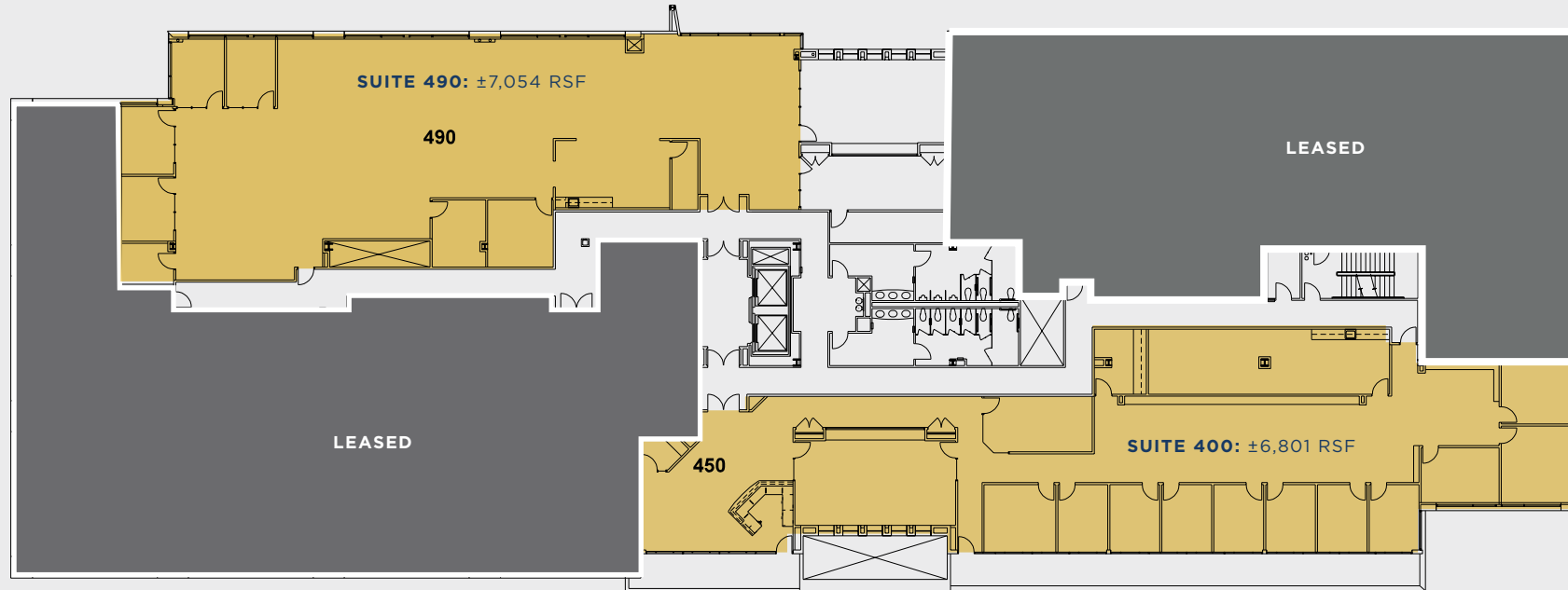
SUITE 225 & 275: ±15,562 RSF



# FOURTH FLOOR

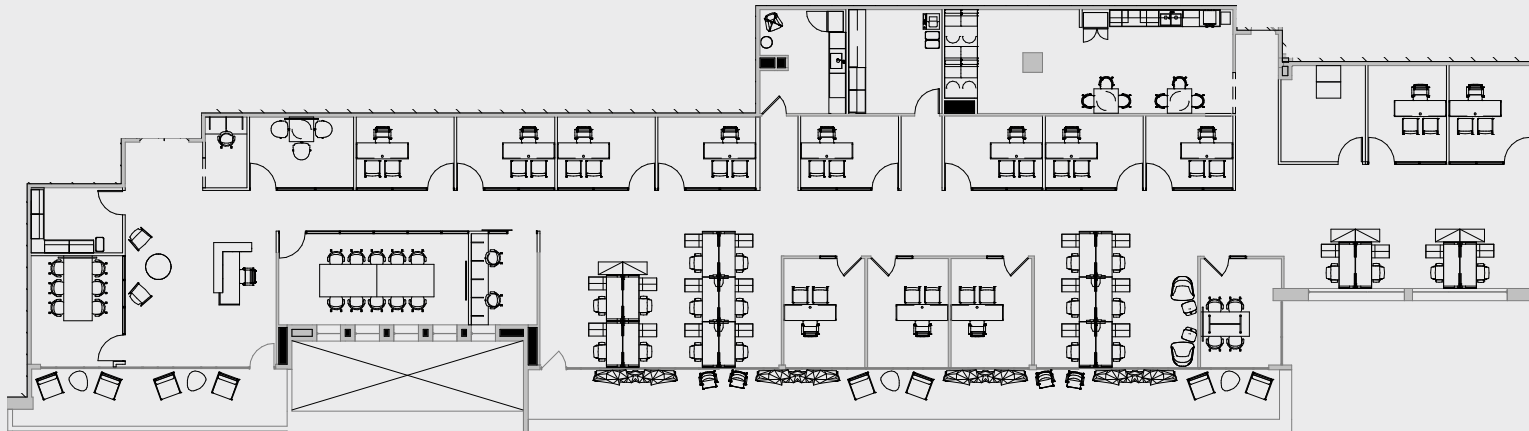
**SUITE 400: ±6,801 RSF**

**SUITE 490: ±7,054 RSF** (Available Sep.2023)



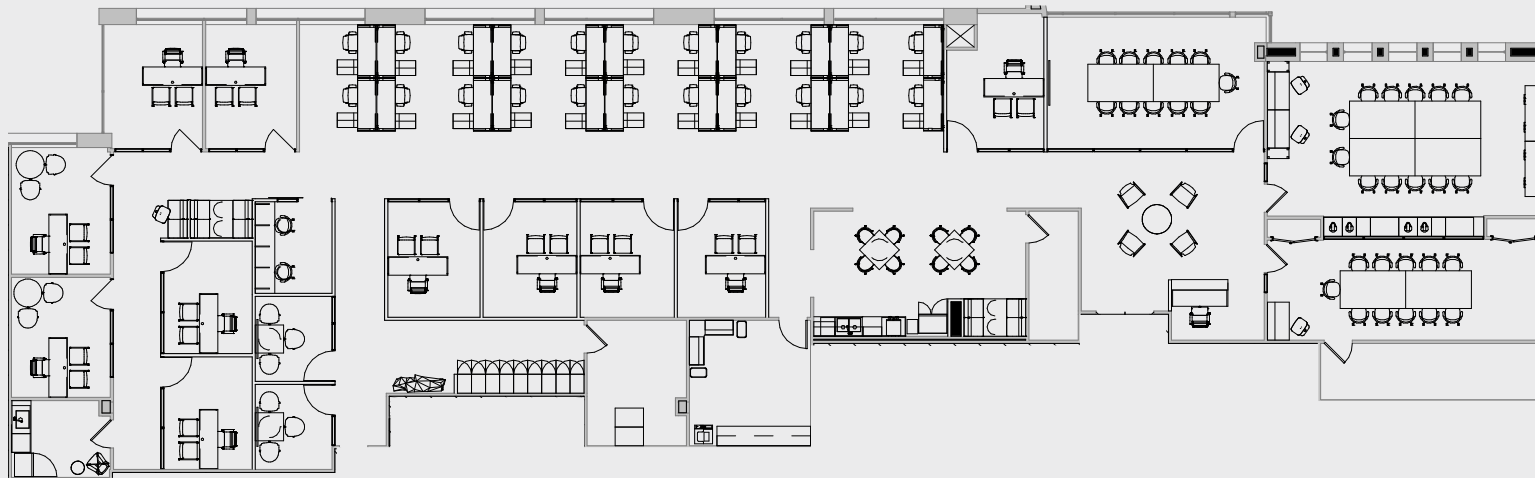
# SUITE 400 HYPOTHETICAL PLAN

SUITE 400: ±6,801 RSF



# SUITE 490 HYPOTHETICAL PLAN

SUITE 490: ±7,054 RSF (Available Sep.2023)





• **HEALTH & WELLNESS** •

- 1) Fitness Evolution
- 2) Anytime Fitness
- 3) CA Family Fitness
- 4) Curves
- 5) Bikram Yoga Natomas
- 6) Orangetheory Fitness
- 7) Natomas Racquet Club

• **PARKS** •

- 1) North Natomas Regional Park
- 2) Kokomo Park
- 3) Quail Park
- 4) Linden Park
- 5) Sundance Park
- 6) Witter Ranch Park
- 7) Tanzanite Park
- 8) Discovery Park

• **FOOD** •

- 1) Peet's Coffee & tea
- 2) Jack's Urban Eats
- 3) Jamba Juice
- 4) Freebirds World Burrito
- 5) Corner Bakery Cafe
- 6) Curry Corner
- 7) Bella Bru Cafe
- 8) Tuk Tuk Thai Cuisine
- 9) Panera Bread
- 10) Pete's Restaurant and Brewhouse
- 11) Tapioca Express
- 12) Beach Hut Deli
- 13) Buffalo Wild Wings
- 14) Starbucks (3 in N.Natomas  
2- in S. Natomas)

• **HOTELS** •

- 1) Homewood Suites by Hilton
- 2) Hampton Inn & Suites
- 3) Holiday Inn Express & Suites
- 4) Extended Stay America
- 5) Hilton Garden Inn (20 Advantage - UC)
- 6) Towne Place Suites by Marriott (UC)
- 7) Residence Inn Marriot Sacramento
- 8) SpringHill Suites by Marriot
- 9) Courtyard by Marriot

• **BANKS** •

- 1) Wells Fargo
- 2) Tri Counties Bank
- 3) Bank of America
- 4) Safe Credit Union
- 5) Chase

• **GAS STATIONS** •

- 1) Shell
- 2) Chevron
- 3) Safeway

• **SCHOOLS** •

- 1) Inderkum High School
- 2) American River College  
Natomas Center
- 3) Natomas School of Music\*

• **OTHER** •

- 1) Raleys
- 2) Safeway
- 3) Natomas Veterinary Hospital
- 4) Cost Plus World Market
- 5) BevMo
- 6) Best Buy
- 7) Target
- 8) FedEx



**POINTS OF INTEREST**

DOWNTOWN SACRAMENTO • GOLDEN 1 CENTER • RAILYARDS • RALEY FIELD  
 • SLEEP TRAIN ARENA • SAC INTERNATIONAL AIRPORT • SPINE BIKE TRAIL •  
 DISCOVERY PARK • OLD TOWN SACRAMENTO

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Class-A Office Space Available for Lease

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[View Site Specific COVID-19 Prevention Plan](#)

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