

SACRAMENTO, CA

2450

VENTURE OAKS WAY

TAKE
VIRTUAL TOUR



CBRE

— 2450 VENTURE OAKS WAY

enjoys an excellent location in the high growth South Natomas submarket with exceptional freeway frontage and direct visibility to both north and south bound traffic on I-5 and is within one mile of I-80, which allows for excellent access to all of the Sacramento Metropolitan area.





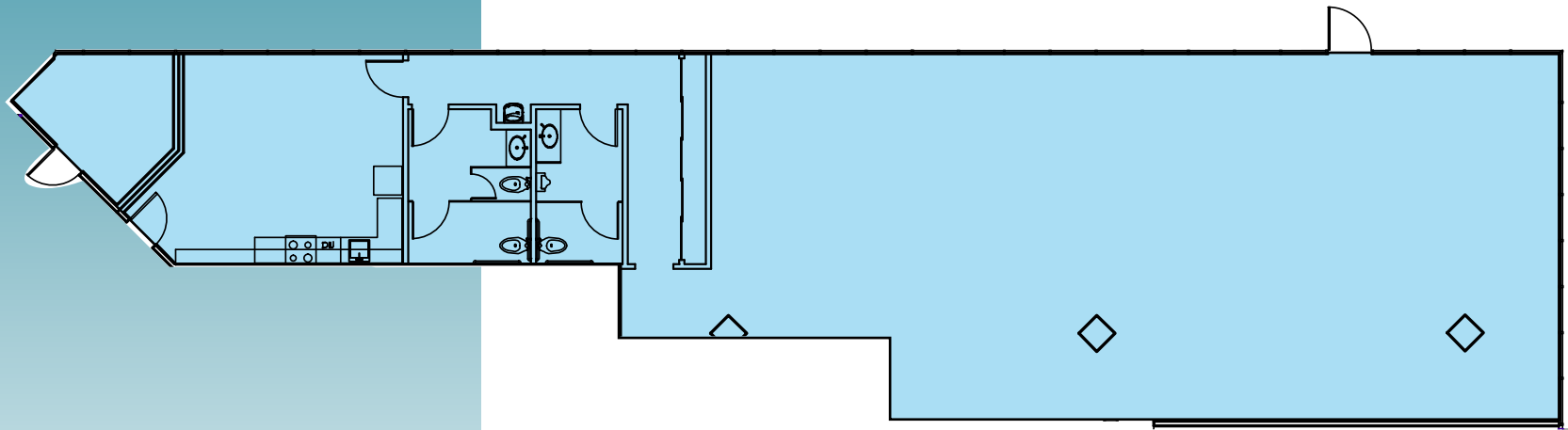
AMENITIES

- **New!** Building Conferencing Center on second floor
- Institutional Ownership & Property Management
- Freeway visible location with immediate freeway access
- Two miles to Sacramento's Central Business District & the State Capitol
- On-site café
- On-site health facility with showers and lockers
- Employee Lounge on second floor
- EV charging stations
- Discounted pricing to common conferencing centers at Venture OfficeNow on-site



1ST FLOOR

SUITE 110 ±3,379 RSF

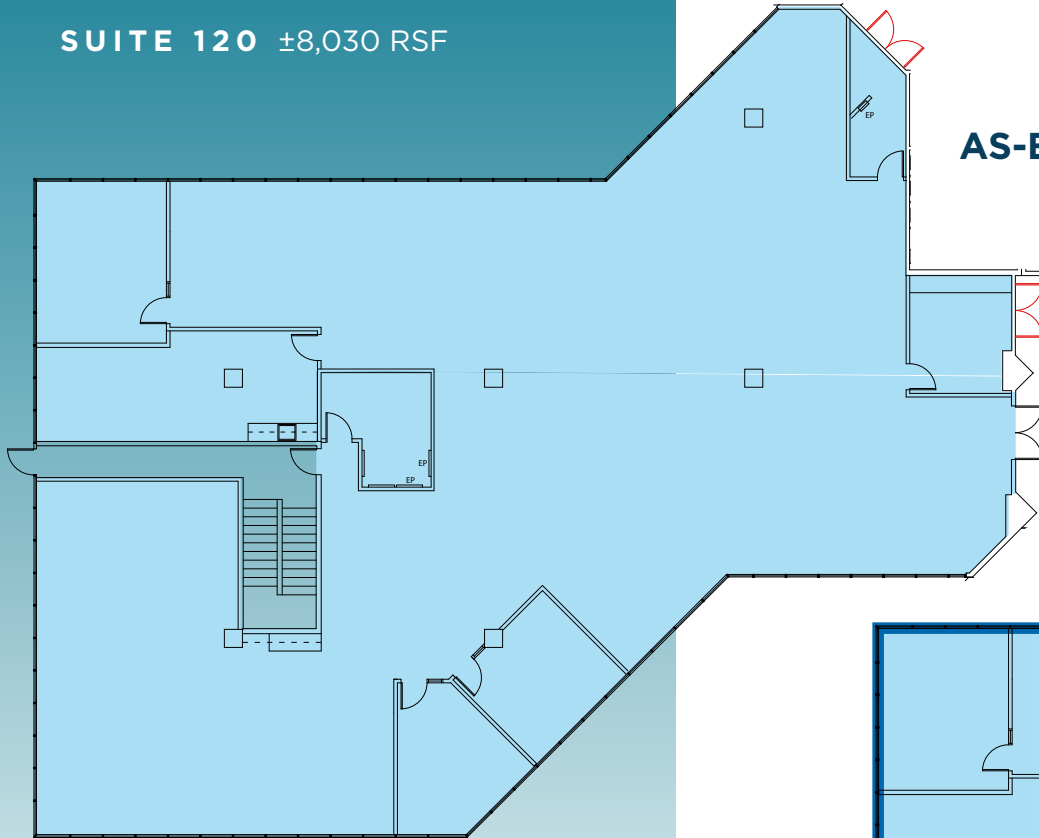


**OCCUPANCY WITHIN 60 DAYS*

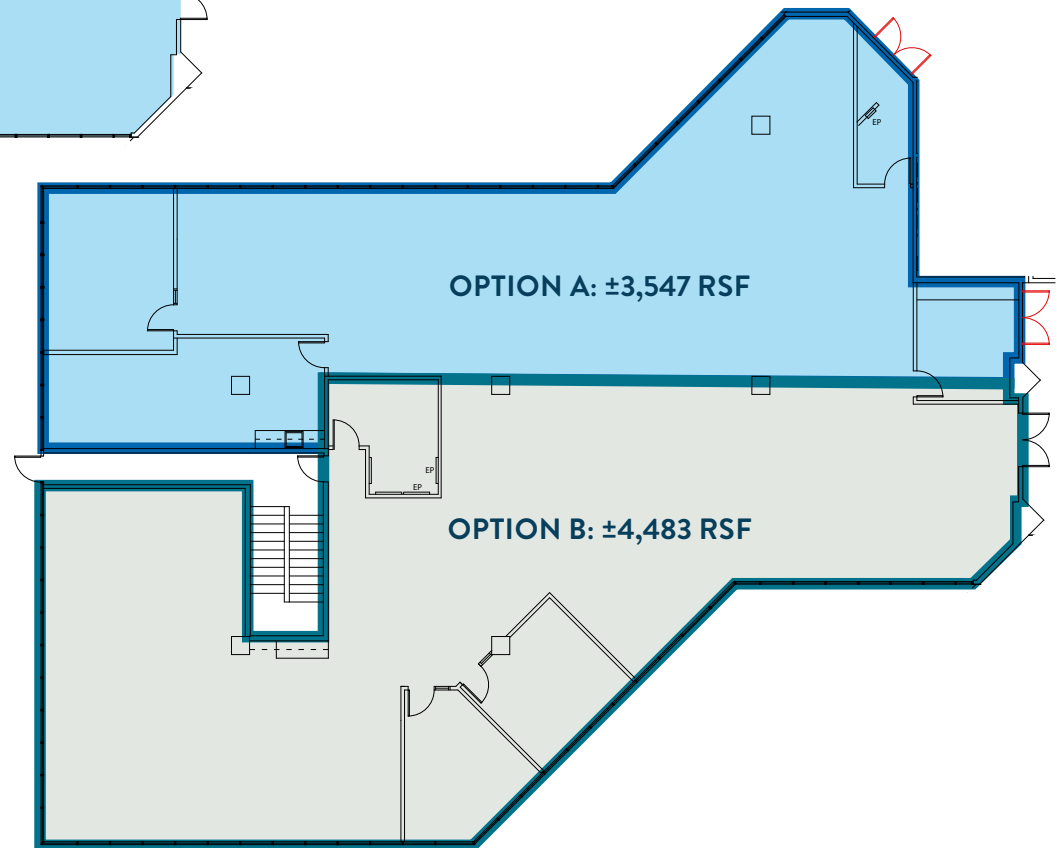
1ST FLOOR

SUITE 120 ±8,030 RSF

AS-BUILT PLAN



PROSPECTIVE DEMISE PLAN



*OCCUPANCY WITHIN 60 DAYS



GOLDEN 1
CENTER

DOWNTOWN
SACRAMENTO

RAILYARDS
DEVELOPMENT

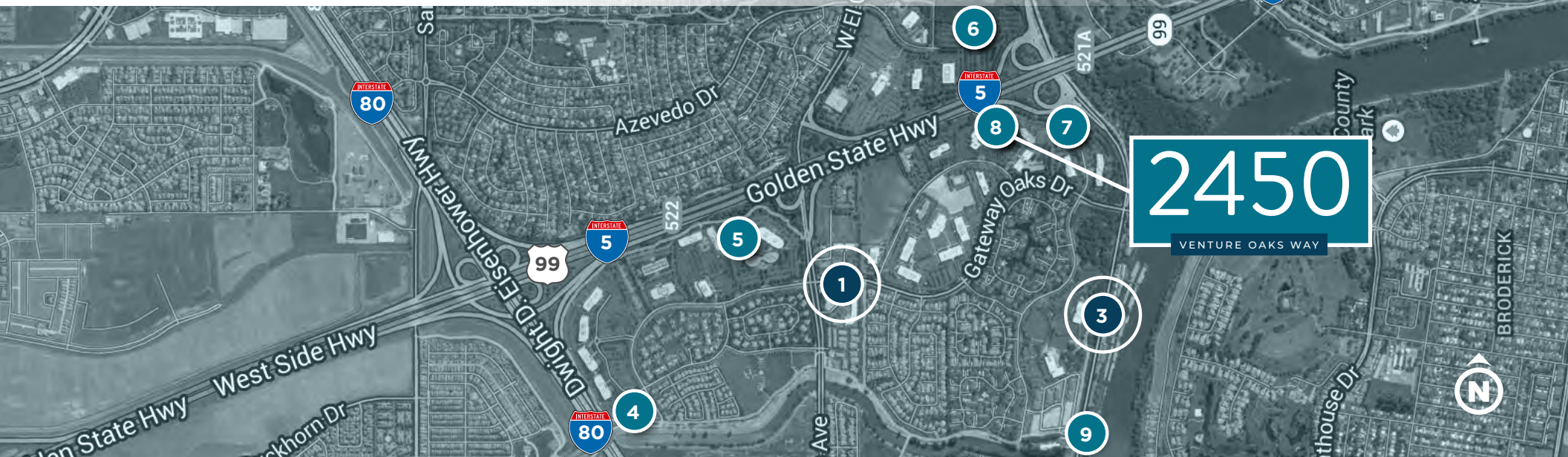


2450
VENTURE OAKS WAY

W EL CAMINO AVE

GATEWAY OAKS DR

SOUTH NATOMAS AMENITIES MAP



1

GATEWAY OAKS DR./ W. EL CAMINO

Jack in the Box	Starbucks
Golden 1 Credit Union	Togo's
Sushi King	Baskin Robins
New York Pizza Plus	Jamba Juice
Subway	Good Friends Chinese
Happy Chinese	Ruchi Indian Cuisine
Shell	The Sandwich Spot
Carl's Jr.	

2

TRUXEL/ W. EL CAMINO

Taco Bell	La Bou
Main Street Bagel Café	Mezcal Taqueria
Starbucks	Cheers Sports Bar
Bel Air	Lotus Fusion Sushi & Chinese
Anthony's Italian Cuisine	Country Waffles
Azucar Sushi	Little Caesars Pizza
Dominos Pizza	CVS Pharmacy
Donuts Plus	Chang's Chinese
Subway	Mr. Carnitas
Pizza Guys	

3

RIVER BANK MARINA

Chevy's
Pearl
Crawdad's

OFFICE PARK CAFÉS

4	Metro Café
5	City Café
6	Natomas Café
7	Marriott Café
8	Venture Café
9	Virgin Sturgeon

2450

C O N T A C T S

VENTURE OAKS WAY

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