

SACRAMENTO, CA



2450

VENTURE OAKS WAY

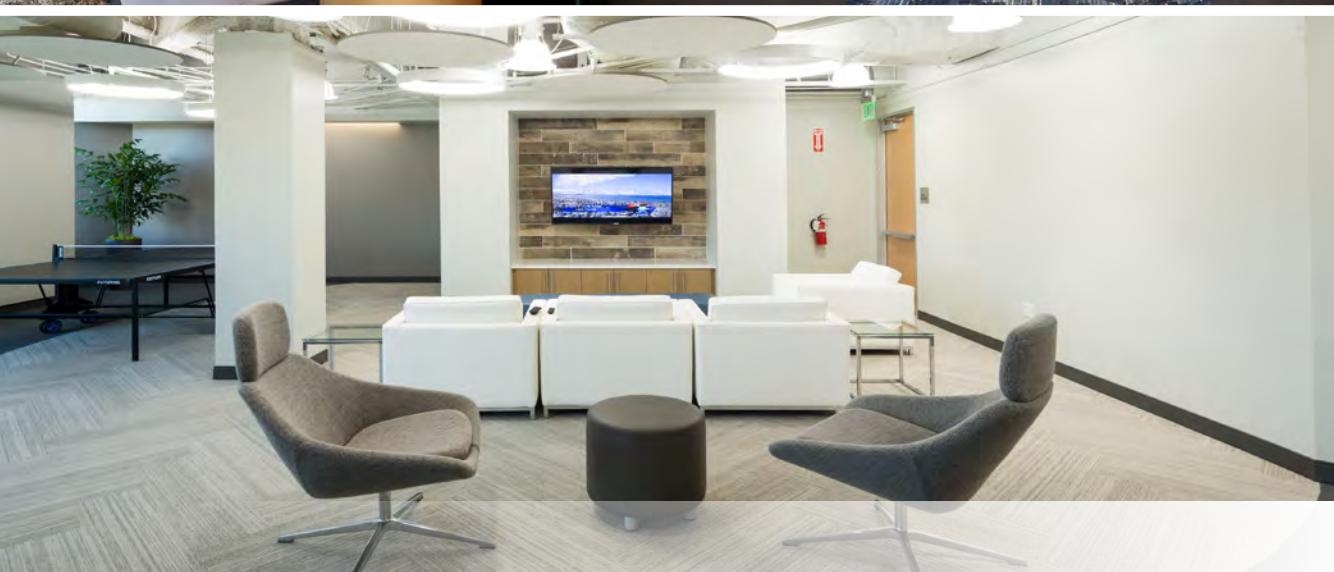
TAKE
VIRTUAL TOUR



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.





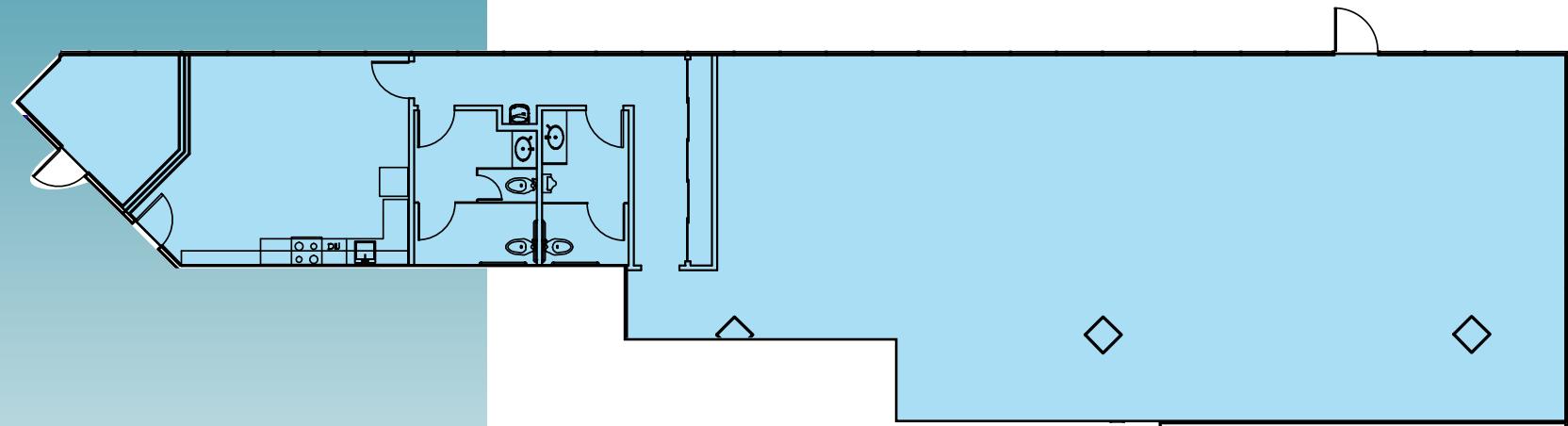
— AMENITIES

- **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

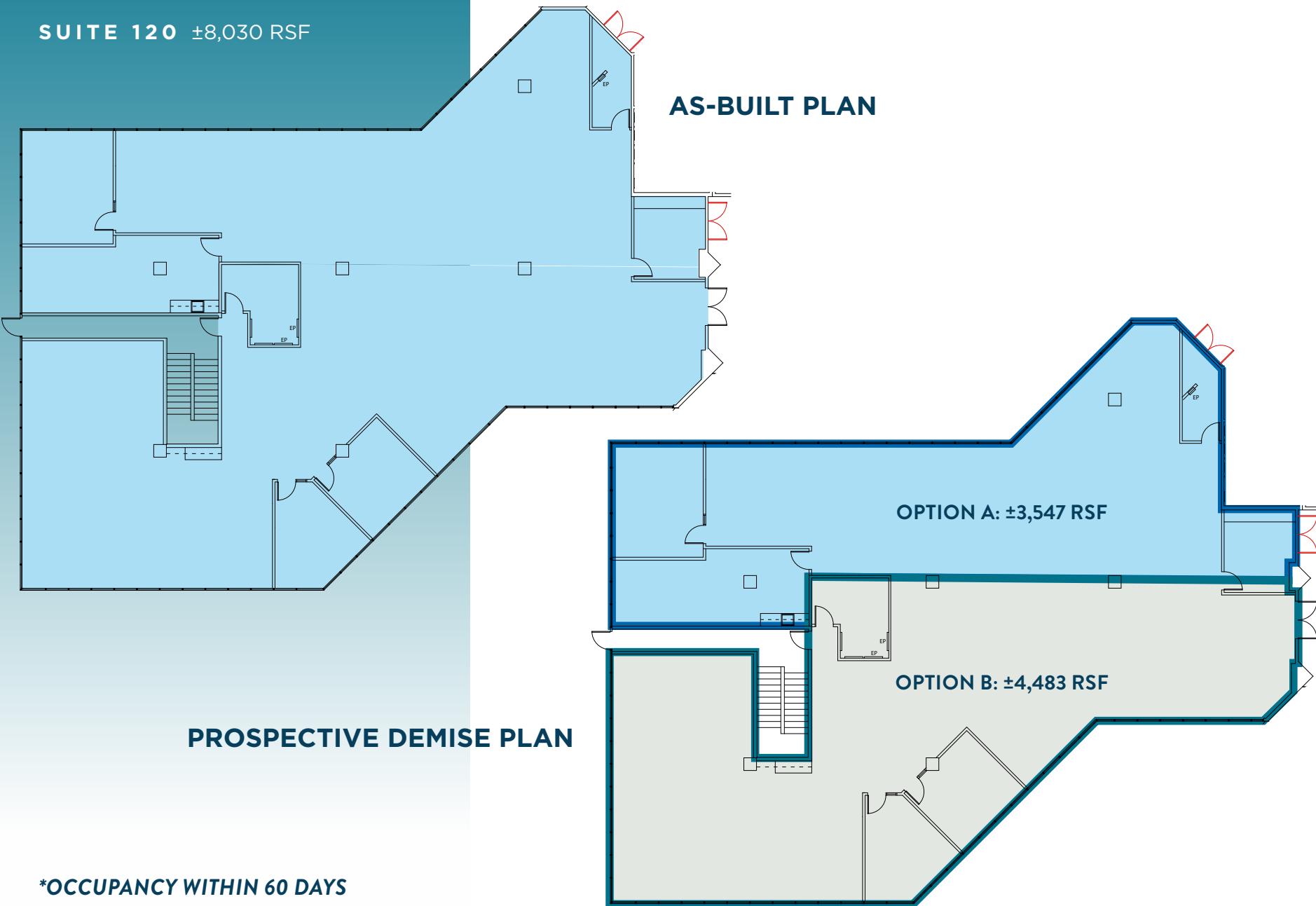
SUITE 110 ±3,379 RSF



***OCCUPANCY WITHIN 60 DAYS**

1ST FLOOR

SUITE 120 ±8,030 RSF





GOLDEN 1
CENTER

DOWNTOWN
SACRAMENTO

RAILYARDS
DEVELOPMENT



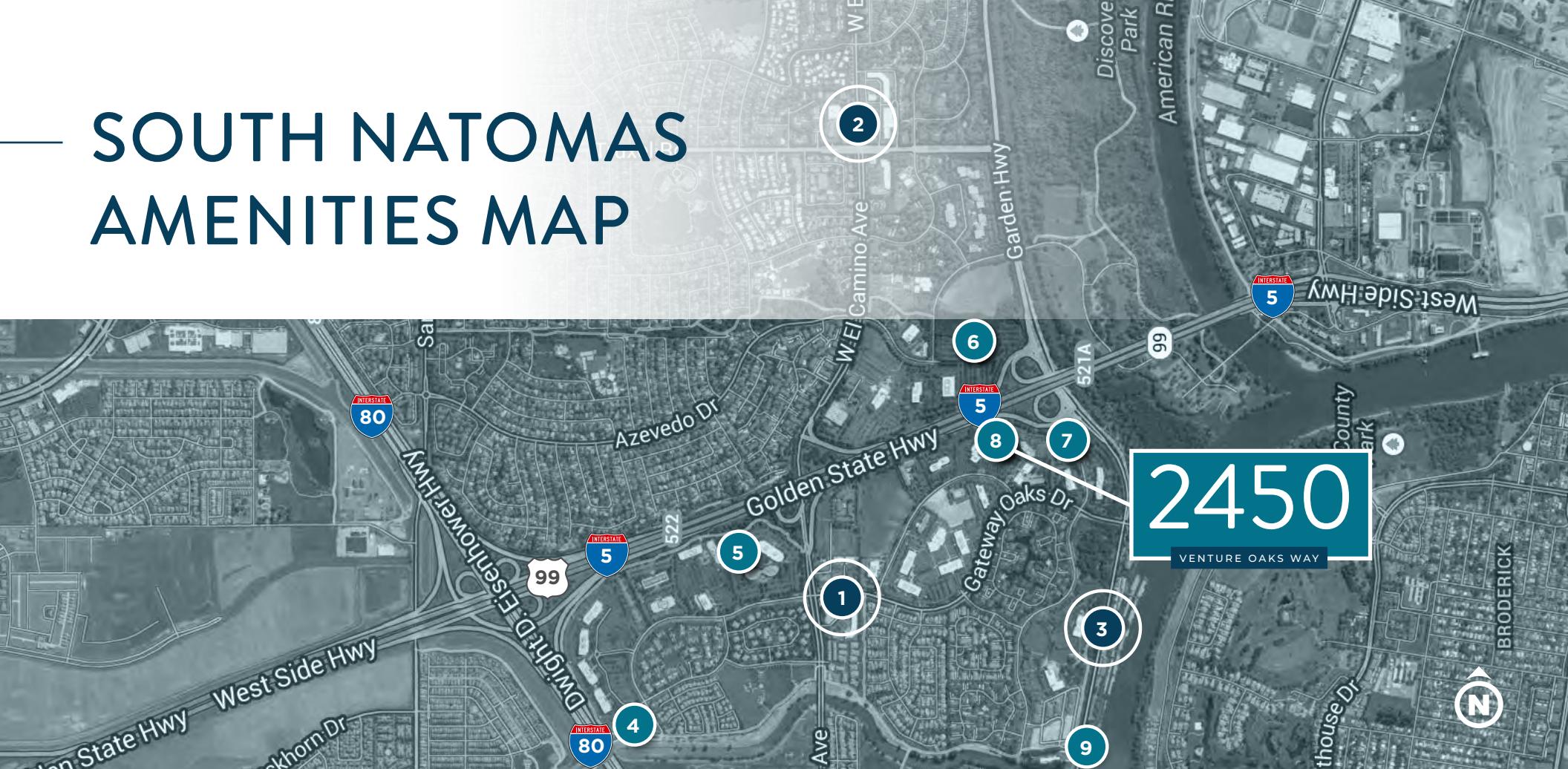
2450
VENTURE OAKS WAY



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
Azukar 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

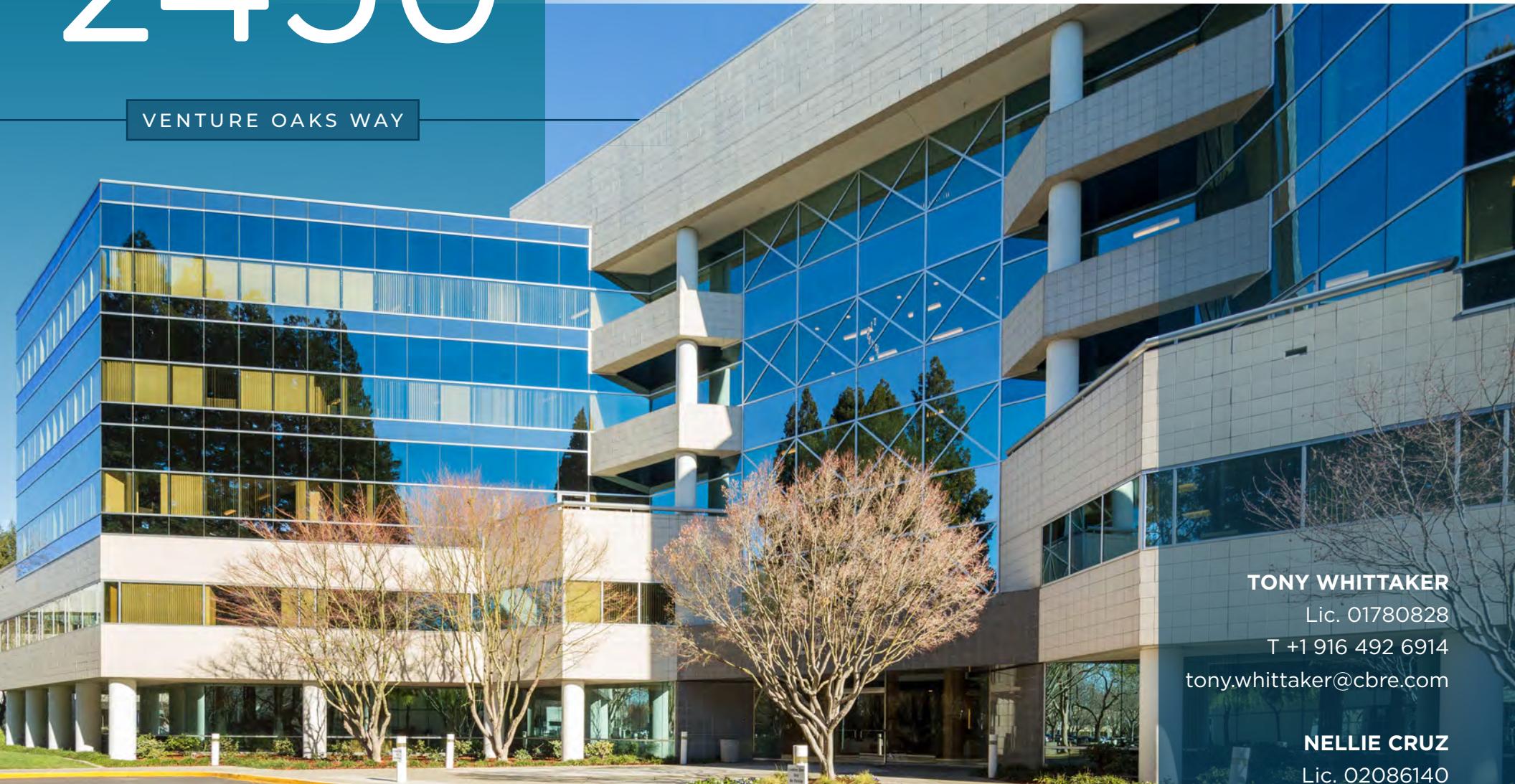
OFFICE PARK CAFÉS

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

2450

VENTURE OAKS WAY

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