

FOR LEASE

2520 Venture Oaks Way | Sacramento, CA

GATEWAY OAKS

IV


**VIDEO
TOUR**



MODERN CLASS A WORKPLACE SUPPORTING CULTURE, COLLABORATION, AND WELLNESS

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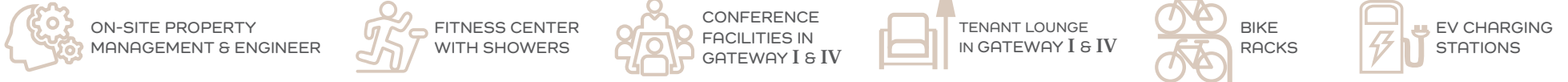
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BUILDING PARK VISUAL OVERVIEW



PROPERTY AMENITIES



IN ADDITION TO THE PROPERTY AMENITIES, BELOW ARE THE SERVICES AND EXPERIENCES OFFERED TO TENANTS:



- PLENTIFUL FREE PARKING
- WIFI THROUGHOUT ALL COMMON AREAS & COLLABORATION SPACES
- HOTEL ROOM & BANQUET HALL DISCOUNTS AT THE COURTYARD BY MARRIOTT
- LUSH LANDSCAPE GROUNDS WITH TRANQUIL WATER FOUNTAINS
- NEW LOBBY & COMMON AREA IMPROVEMENTS
- FULLY FURNISHED SUITES AVAILABLE
- NEW SECURITY SYSTEMS



GATEWAY IV AMENITIES TOUR 

NEW CONCIERGE SERVICES!
 NOW AVAILABLE ON DEMAND FOR
 TENANT BUSINESS SERVICES, FAMILY
 ENTERTAINMENT & TRAVEL ARRANGEMENTS



[*CLICK HERE FOR MORE INFORMATION](#)





BUILDING PHOTOS

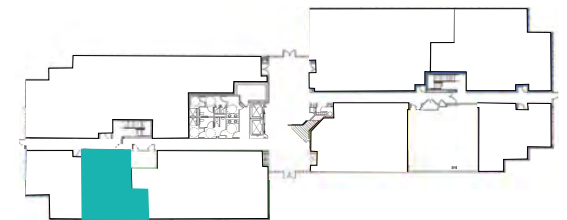
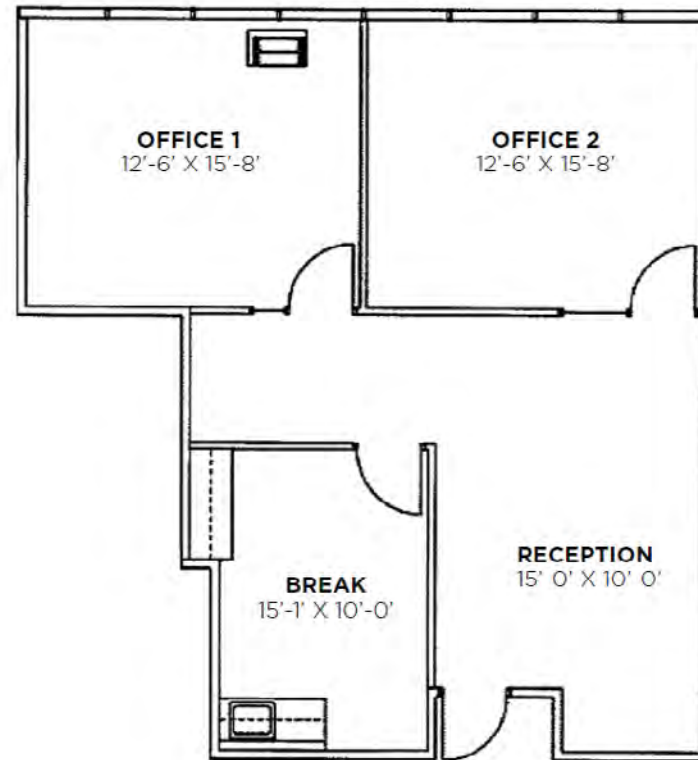


LOCATION OVERVIEW - NEARBY AMENITIES



1,071 RSF | SUITE 110
2520 Venture Oaks Way

GATEWAY OAKS
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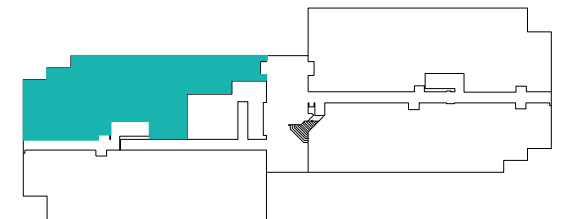
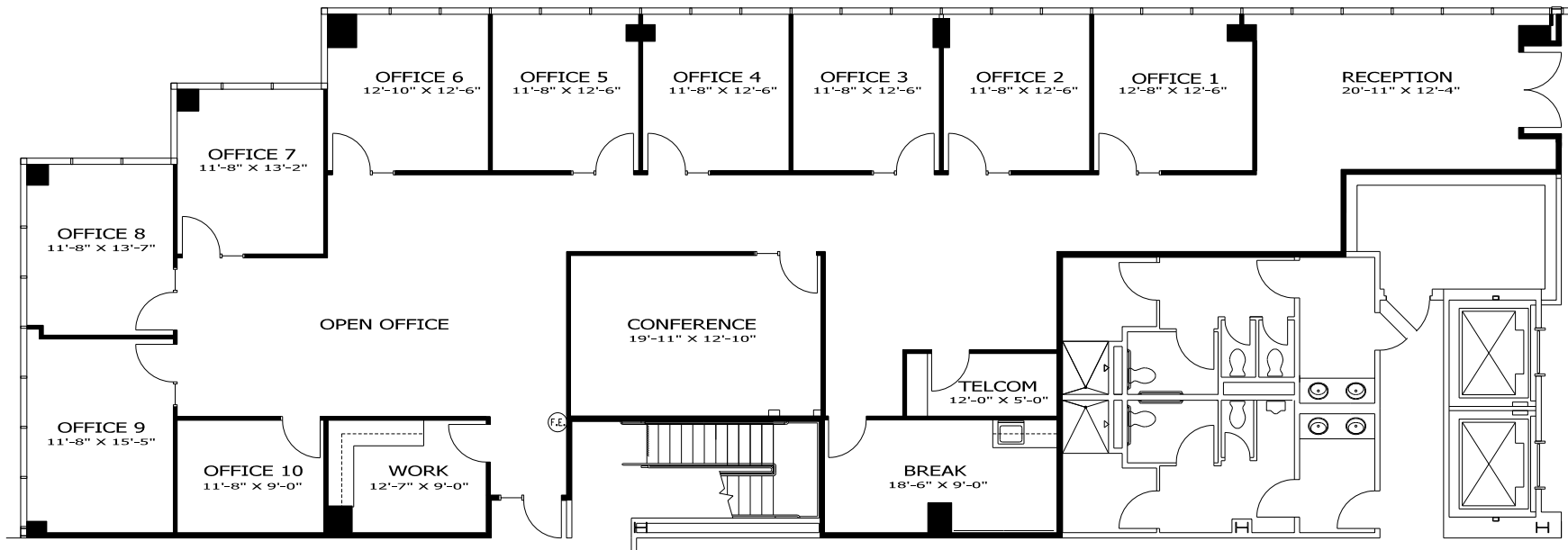
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

4,244 RSF | SUITE 150

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*Available 3/1/2026

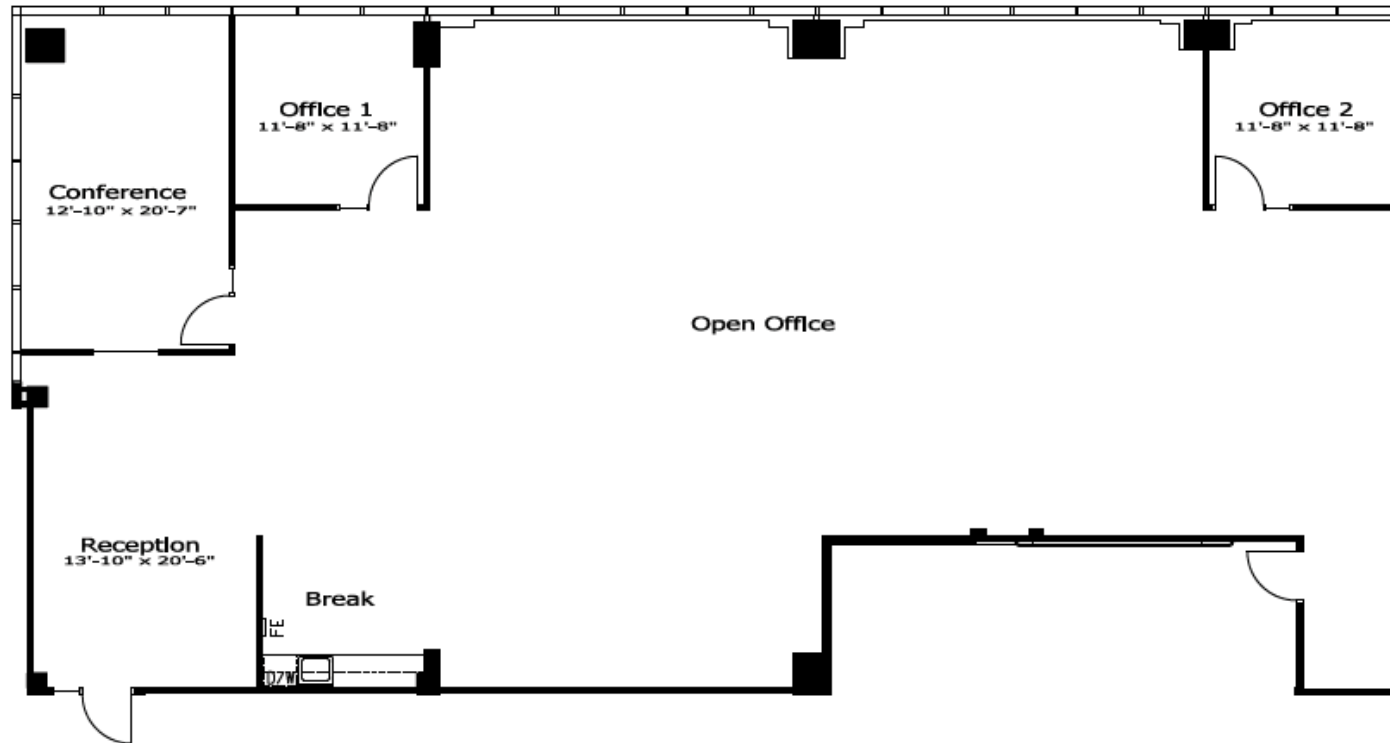


3,761 RSF | SUITE 247

2520 Venture Oaks Way



*Suites 247/250 Contiguous up to 10,659 RSF



MOVE-IN READY!

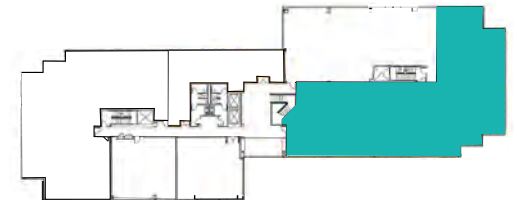
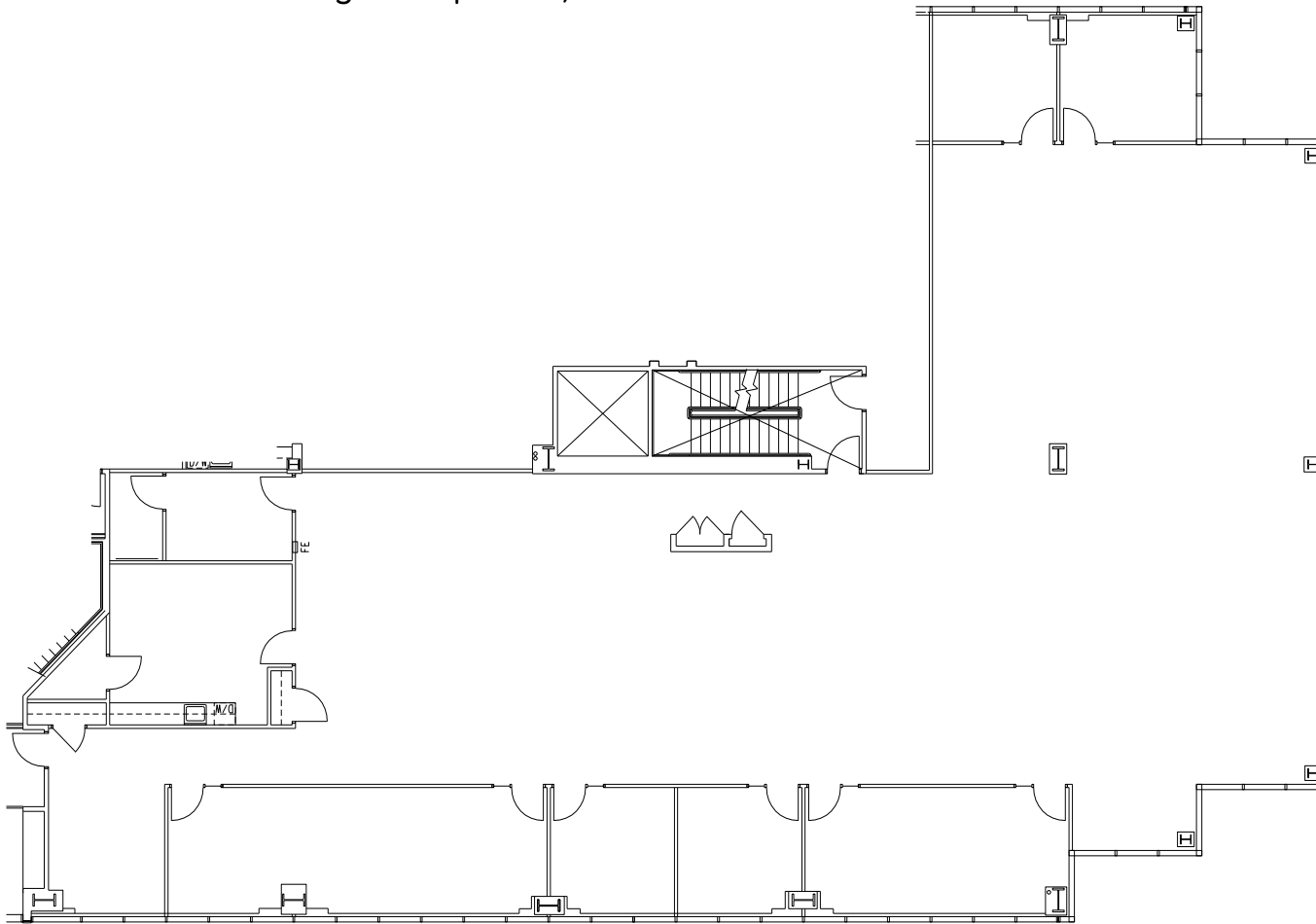
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

6,898 RSF | SUITE 250

2520 Venture Oaks Way



*Suites 247/250 Contiguous up to 10,659 RSF

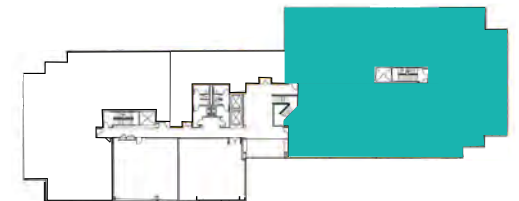
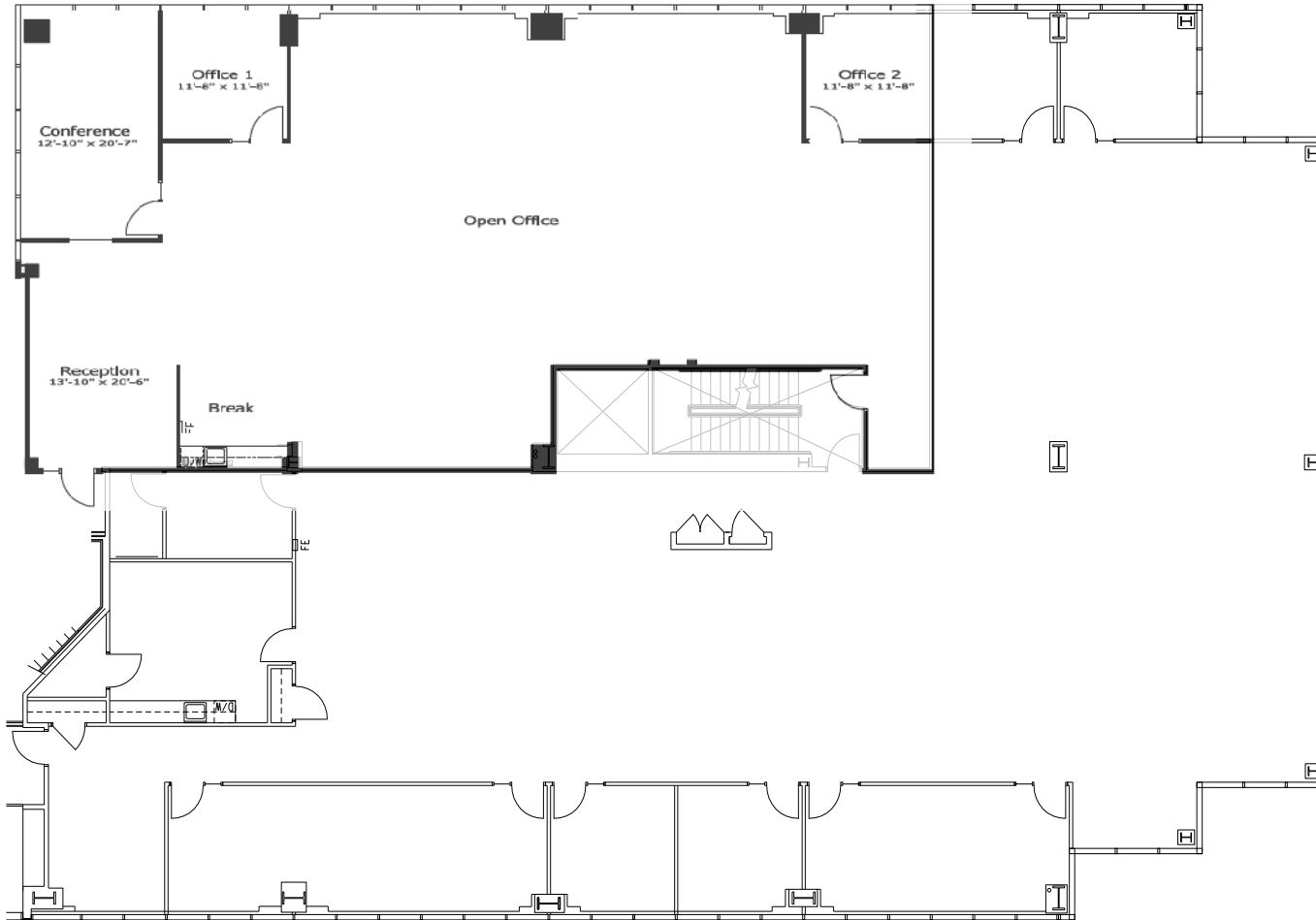


NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

10,659 RSF | SUITES 247/250

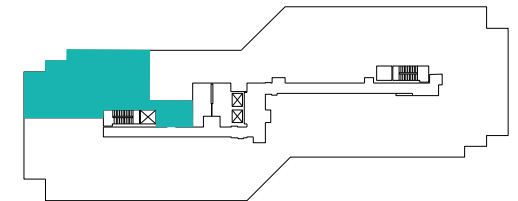
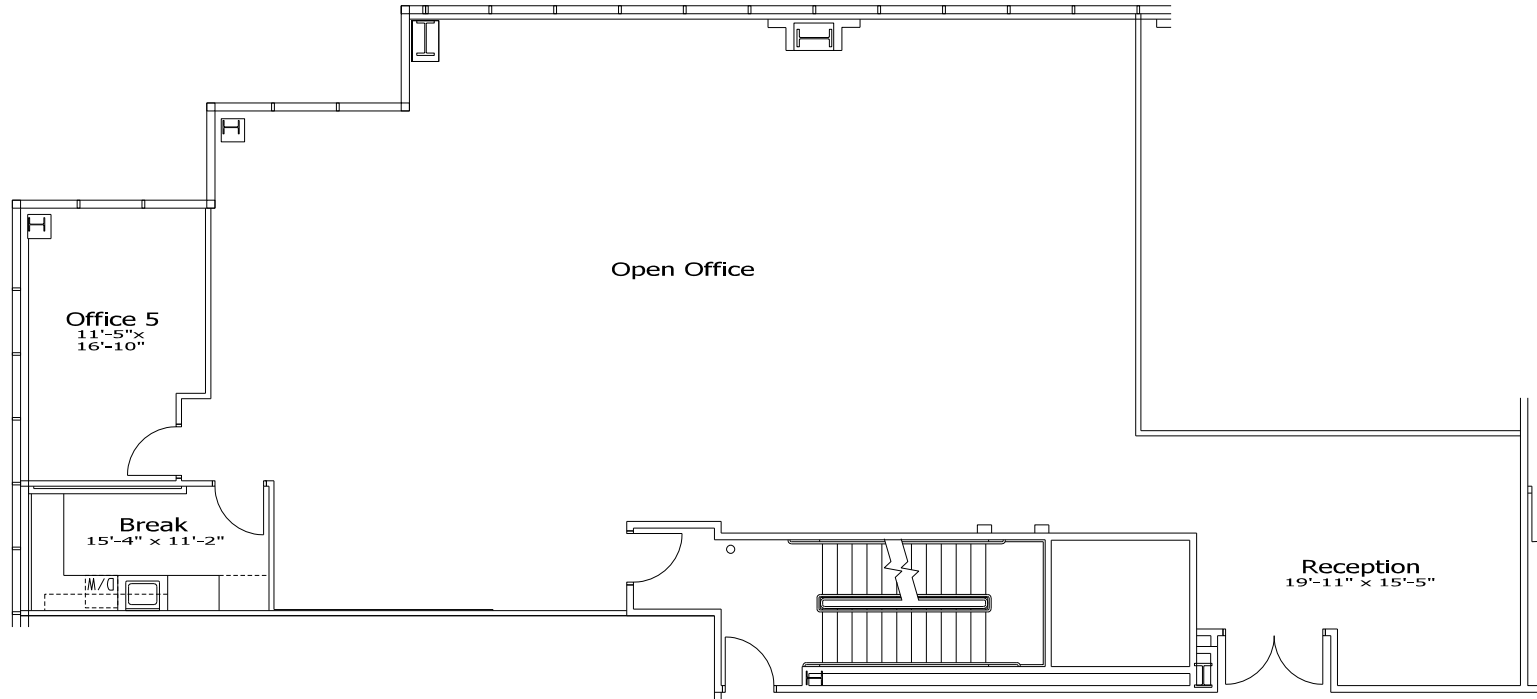
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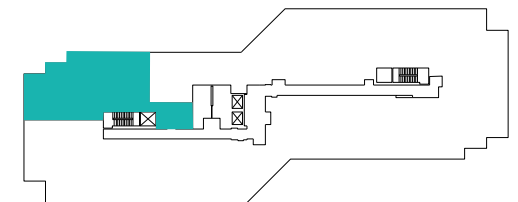
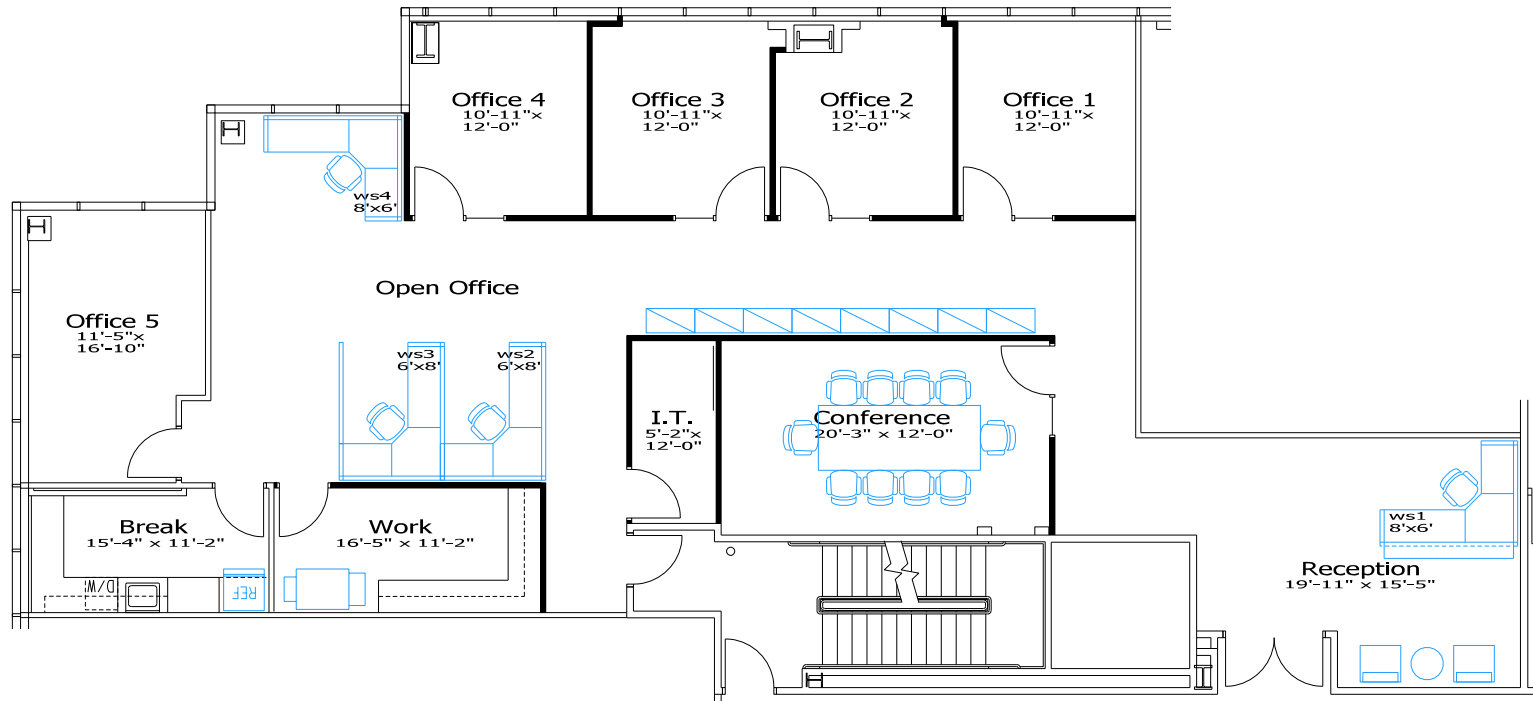
2,594 RSF | SUITE 440 - As-Built
2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

2,594 RSF | SUITE 440 - Prospective Plan

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EXCLUSIVE LISTING AGENTS:

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