

**FOR LEASE**

2520 Venture Oaks Way | Sacramento, CA

**GATEWAY OAKS**

**IV**

**VIDEO  
TOUR**

**THE VERSATILE OFFICE EXPERIENCE PROMOTING CULTURE, COLLABORATION AND WELLNESS**

**TONY WHITTAKER**

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**NELLIE CRUZ**

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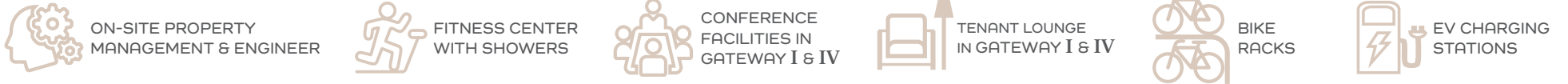
**50** **BASIN STREET**  
PROPERTIES EST. 1974

**CBRE**

# 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



**GATEWAY OAKS**  
**I-IV**

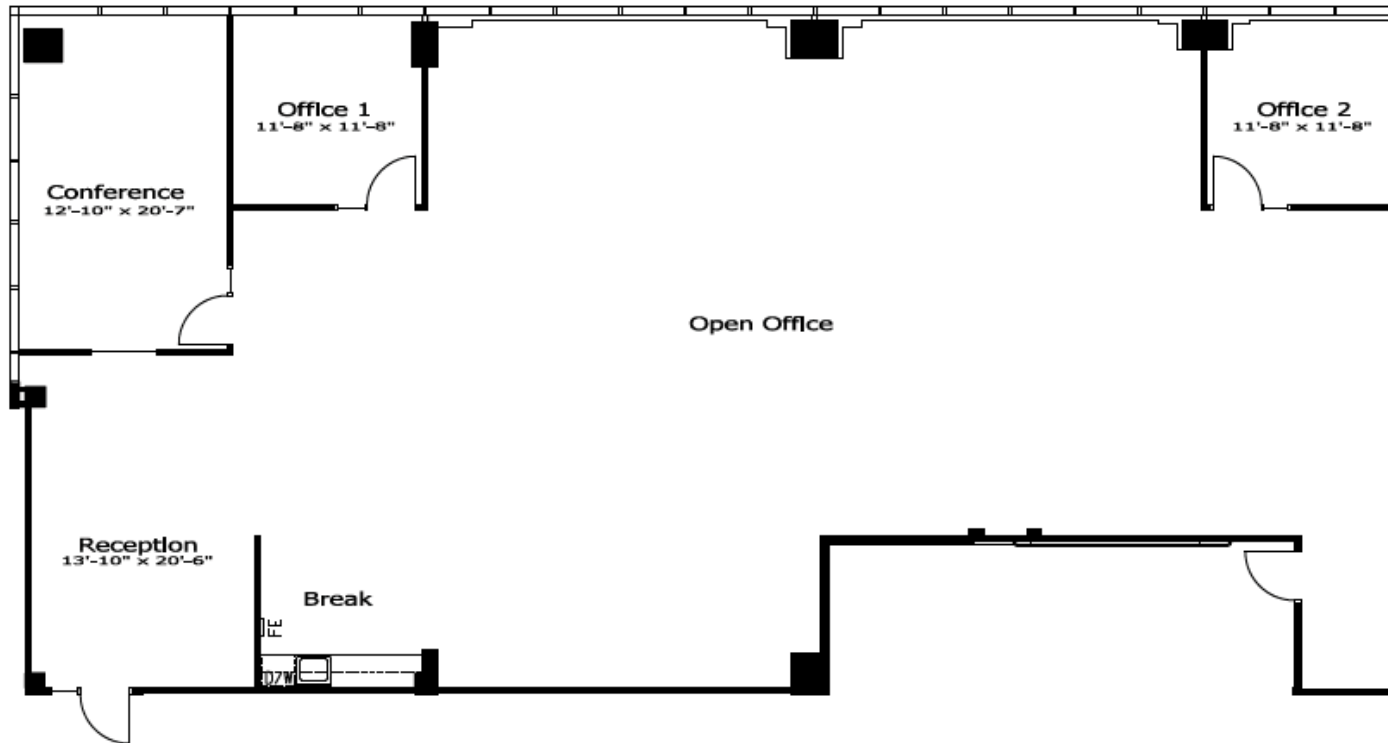
- 1** GATEWAY OAKS DR. / W. EL CAMINO
- 2** TRUXEL / W. EL CAMINO
- 3** RIVER BANK MARINA
- OFFICE PARK CAFÉS**

Jack in the Box Golden 1 Credit Union Sushi King New York Pizza Plus Subway Happy Chinese	Shell Carl's Jr. Starbucks Togo's Baskin Robins Jamba Juice	Good Friends Chinese Ruchi Indian Cuisine The Sandwich Spot Taco Bell Main Street Bagel Café Starbucks Bel Air Anthony's Italian Cuisine Azukar Sushi Dominos Pizza	Donuts Plus Subway Pizza Guys La Bou Mezcal Taqueria Cheers Sports Bar Lotus Fusion Sushi & Chinese	Country Waffles Little Caesars Pizza CVS Pharmacy Chang's Chinese Mr. Carnitas	Chevy's Pearl Crawdad's	<ul style="list-style-type: none"> <li><b>4</b> Metro Café</li> <li><b>5</b> City Café</li> <li><b>6</b> Natomas Café</li> <li><b>7</b> Marriott Café</li> <li><b>8</b> Venture Café</li> </ul>
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3,761 RSF | SUITE 247  
2520 Venture Oaks Way



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



**MOVE-IN READY!**

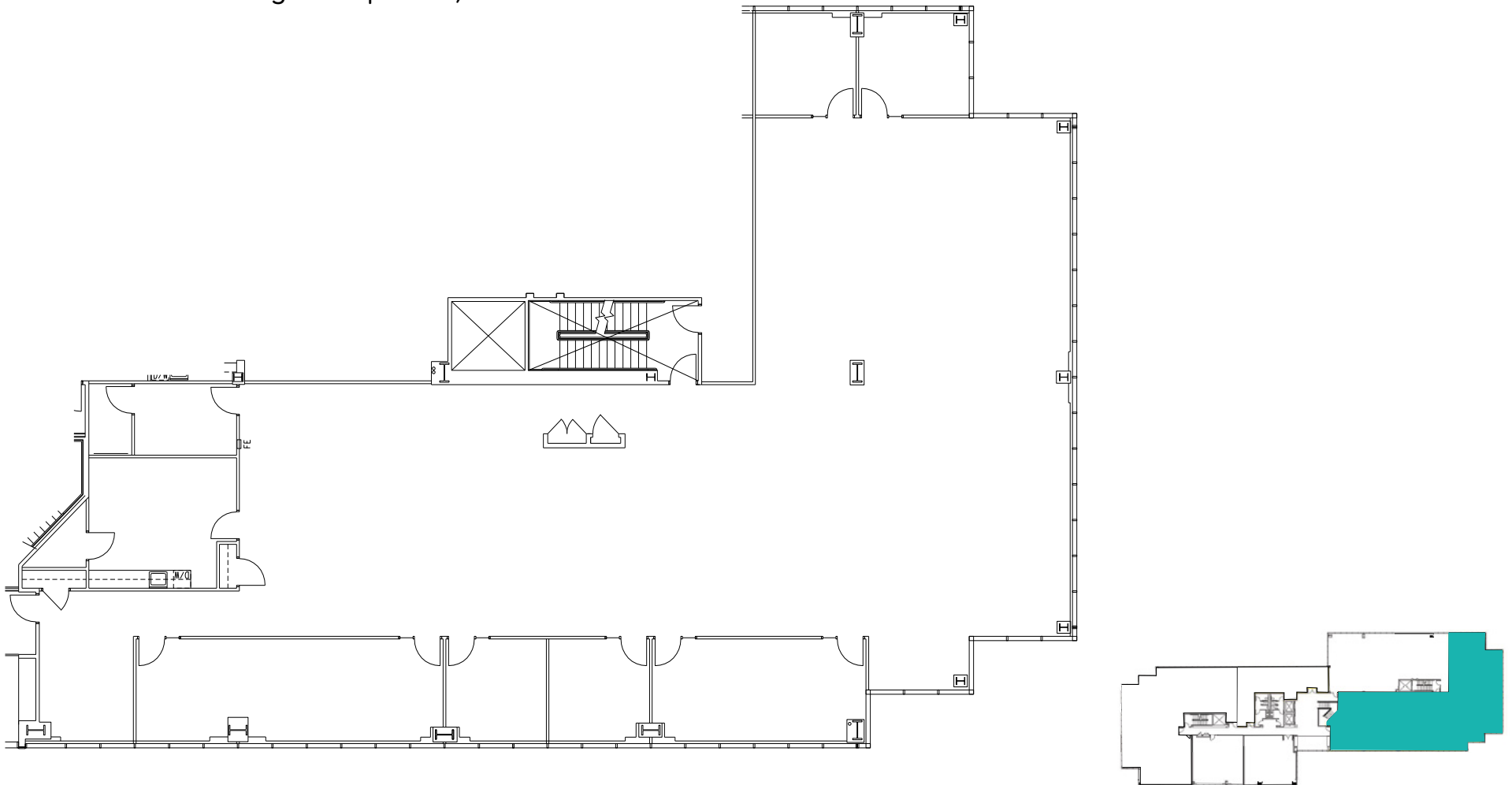
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

# 6,898 RSF | SUITE 250

2520 Venture Oaks Way



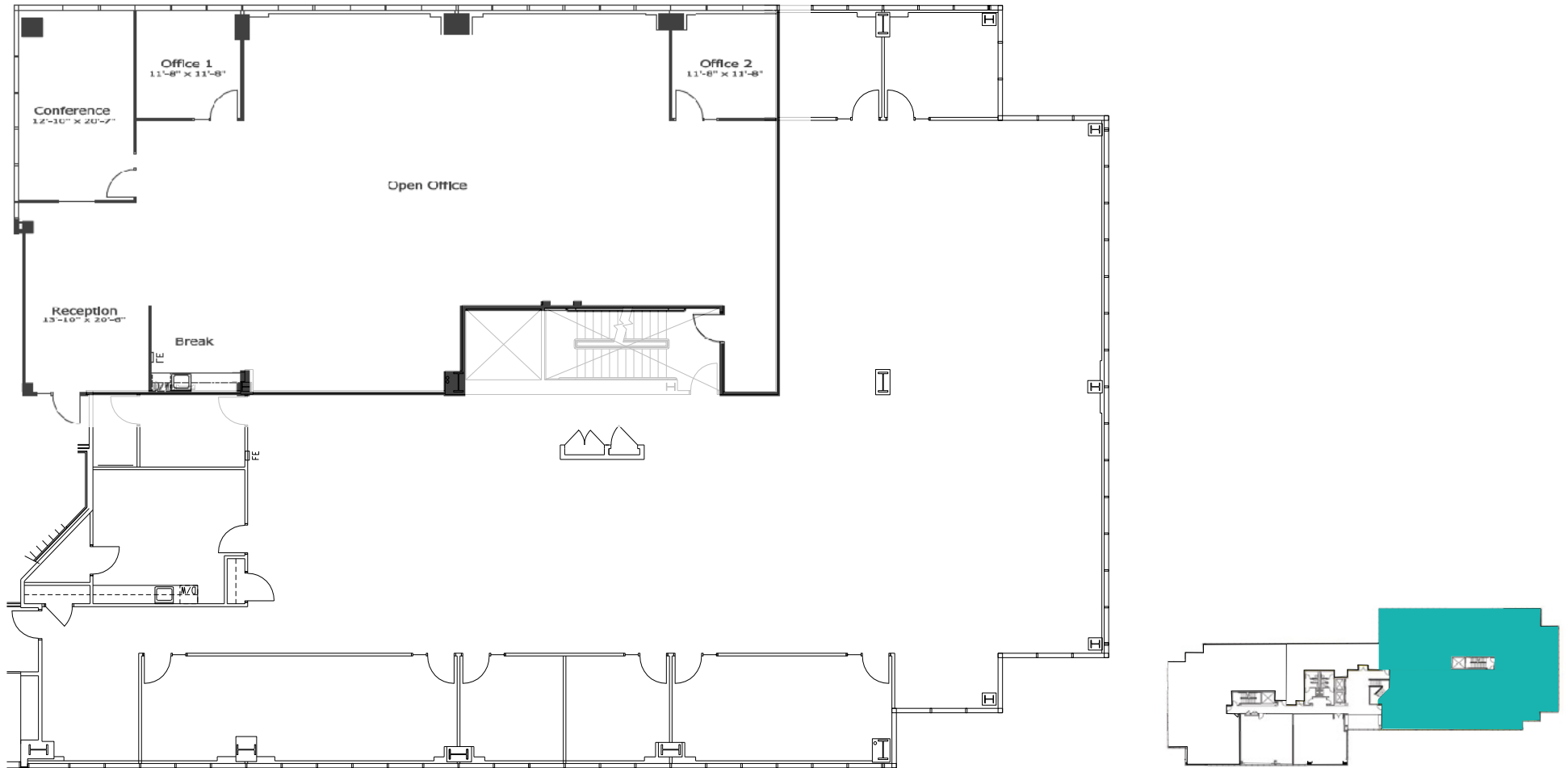
\*Suites 247/250 Contiguous up to 10,659 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

# 10,659 RSF | SUITES 247/250

2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

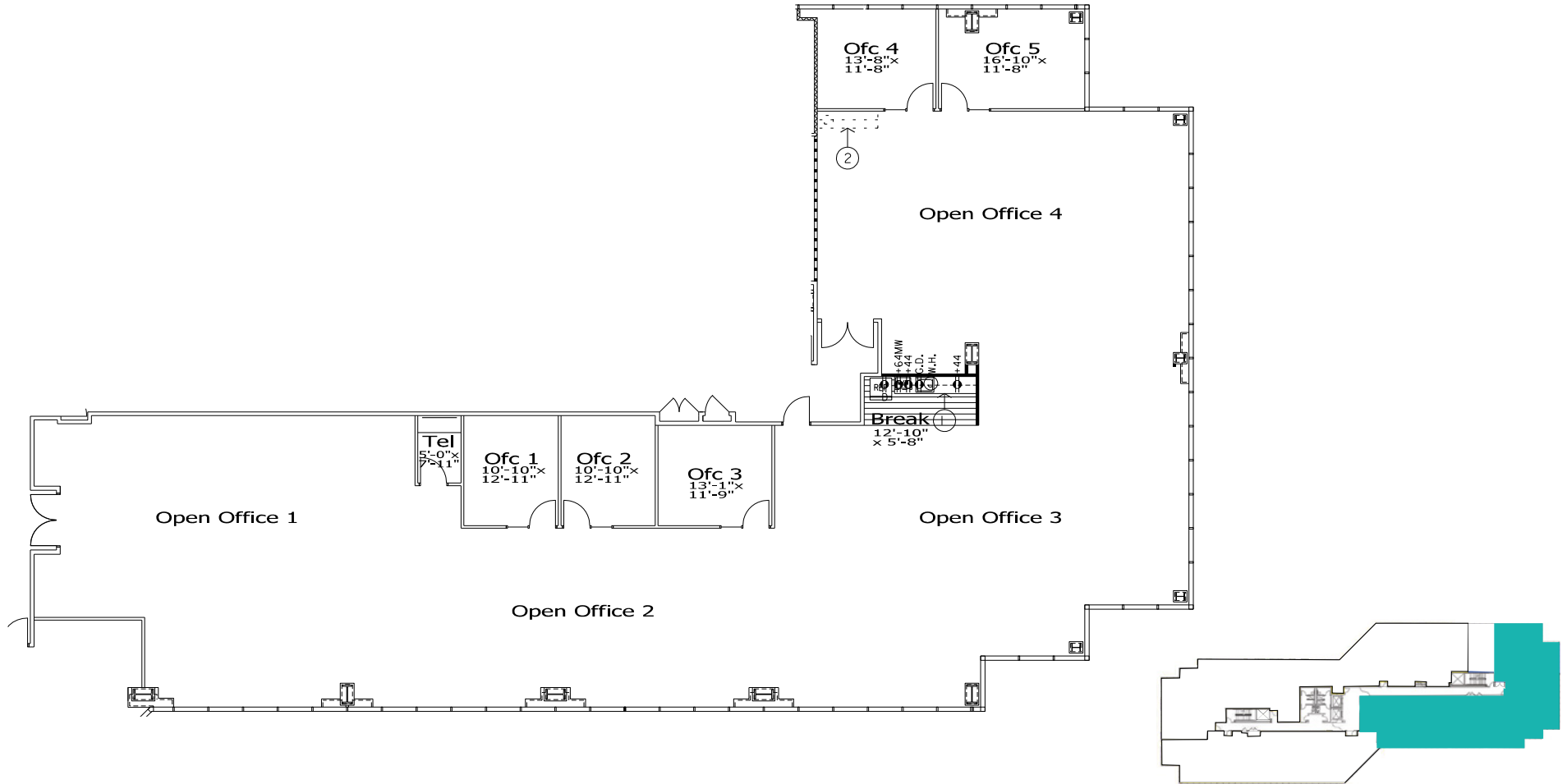


# 7,035 RSF | SUITE 400

2520 Venture Oaks Way



\*Suites 400/430/440 Contiguous up to 15,593 RSF



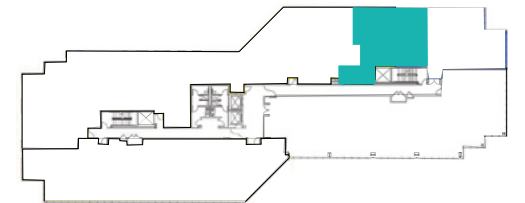
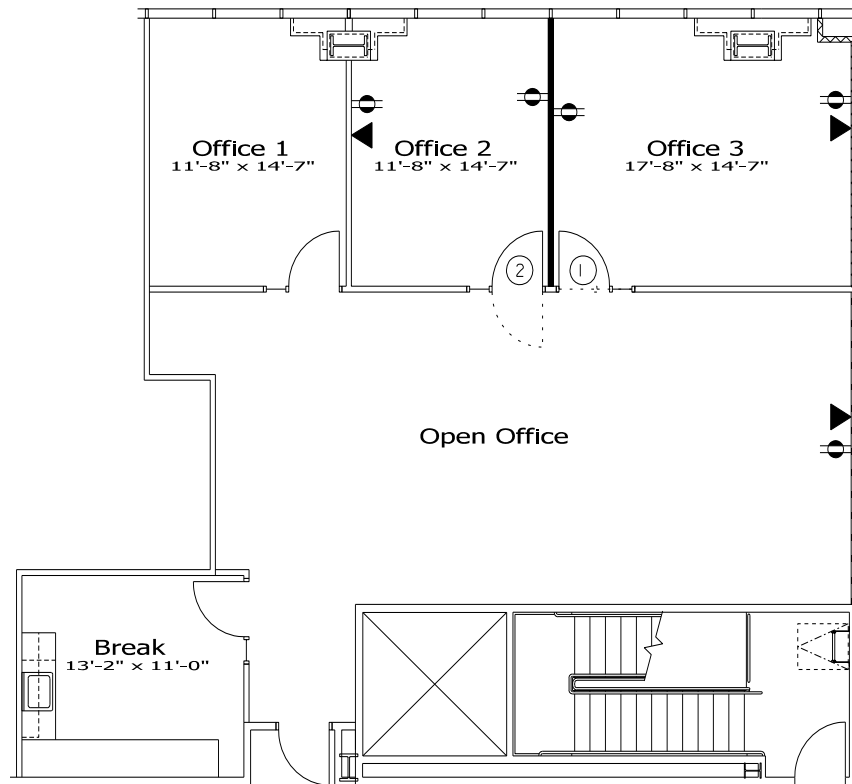
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

1,732 RSF | SUITE 430  
2520 Venture Oaks Way



VIEW THE VIRTUAL TOUR

\*Suites 400/430/440 Contiguous up to 15,593 RSF



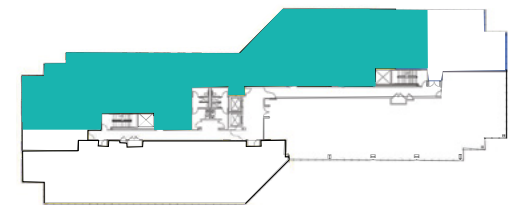
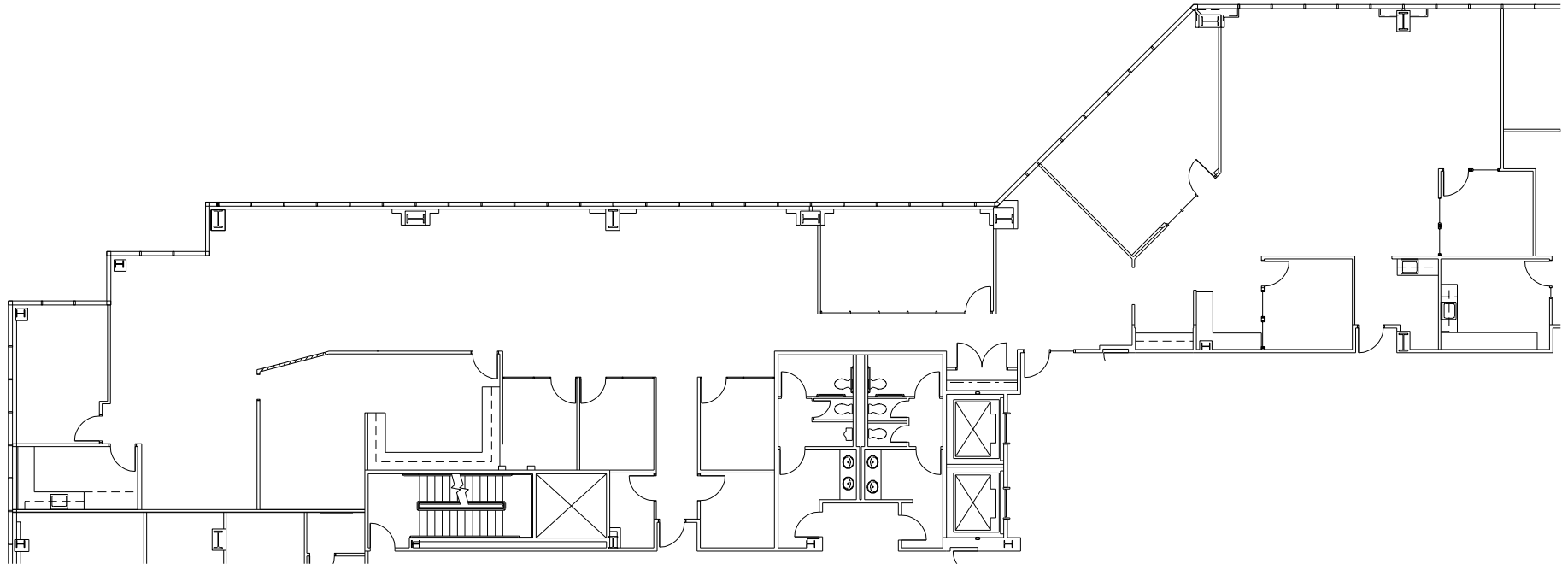
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

**MOVE-IN READY!**

6,826 RSF | SUITE 440  
2520 Venture Oaks Way

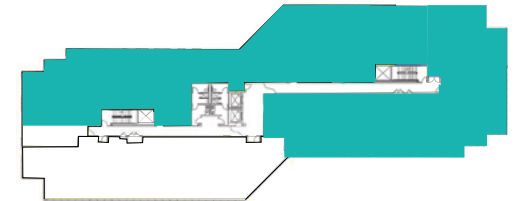
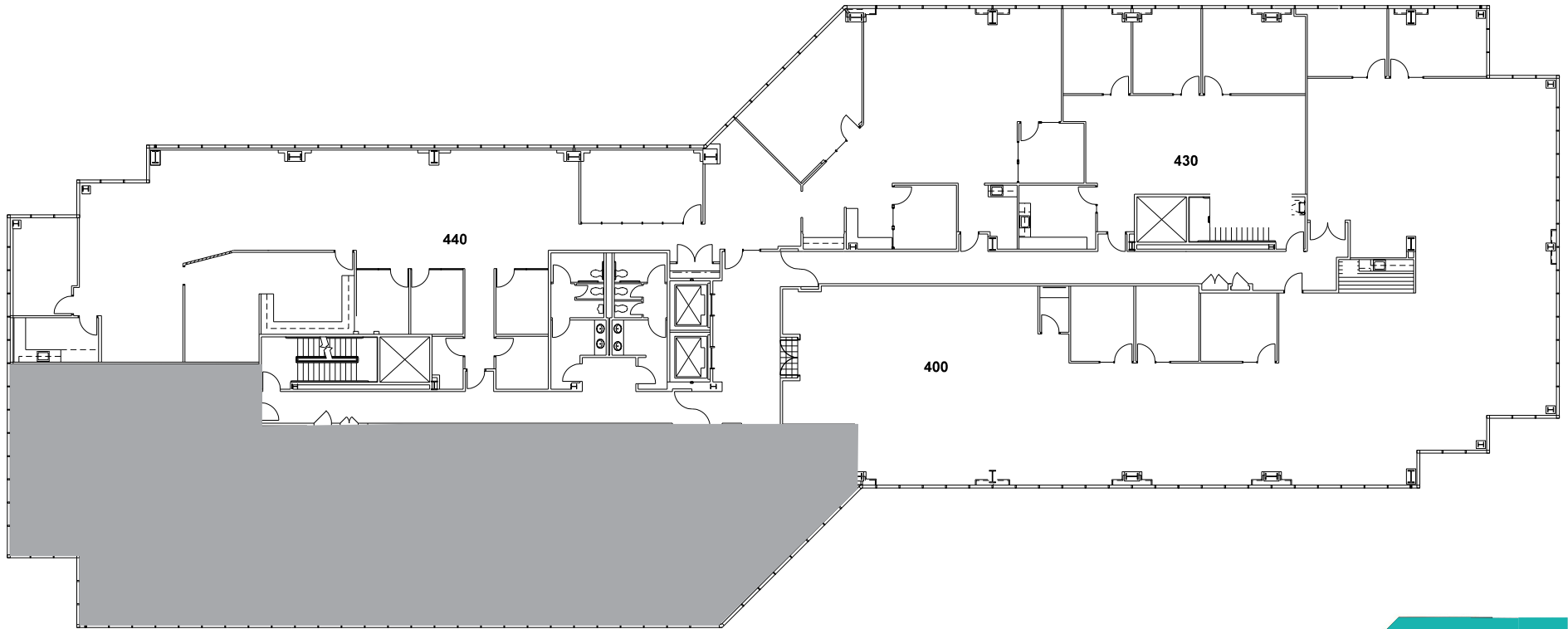


\*Suites 400/430/440 Contiguous up to 15,593 RSF



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15,593 RSF | SUITES 400/430/440  
2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

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# GATEWAY OAKS

# IV

## EXCLUSIVE LISTING AGENTS:

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