

FOR LEASE

2150 River Plaza Drive | Sacramento, CA

GATEWAY OAKS

I


**VIDEO
TOUR**

THE VERSATILE OFFICE EXPERIENCE PROMOTING CULTURE, COLLABORATION AND WELLNESS

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BUILDING PARK VISUAL OVERVIEW



PROPERTY AMENITIES



ON-SITE PROPERTY MANAGEMENT & ENGINEER



FITNESS CENTER WITH SHOWERS



CONFERENCE FACILITIES IN GATEWAY I & IV



TENANT LOUNGE IN GATEWAY I & IV



BIKE RACKS



EV CHARGING STATIONS

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
- ON-SITE CAFÉ IN GATEWAY I
- NEW SECURITY SYSTEMS
- MERV-13 HVAC SYSTEMS

GATEWAY I AMENITIES TOUR

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

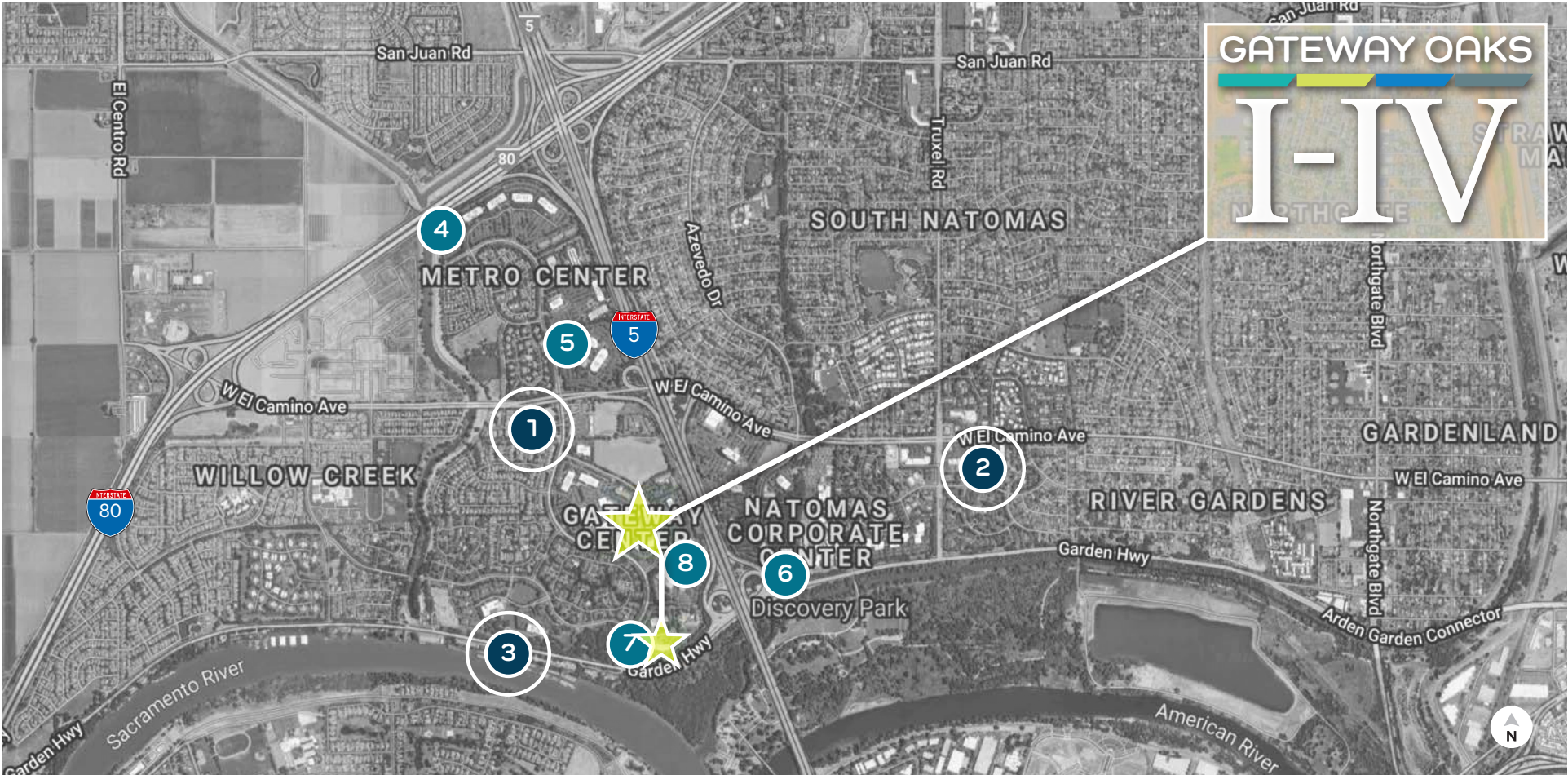
[*CLICK HERE FOR MORE INFORMATION](#)



BUILDING PHOTOS



LOCATION OVERVIEW - NEARBY AMENITIES



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

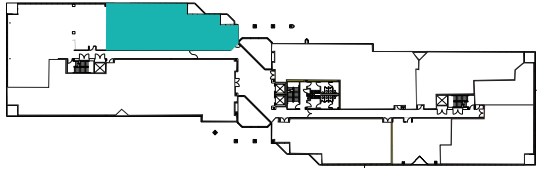
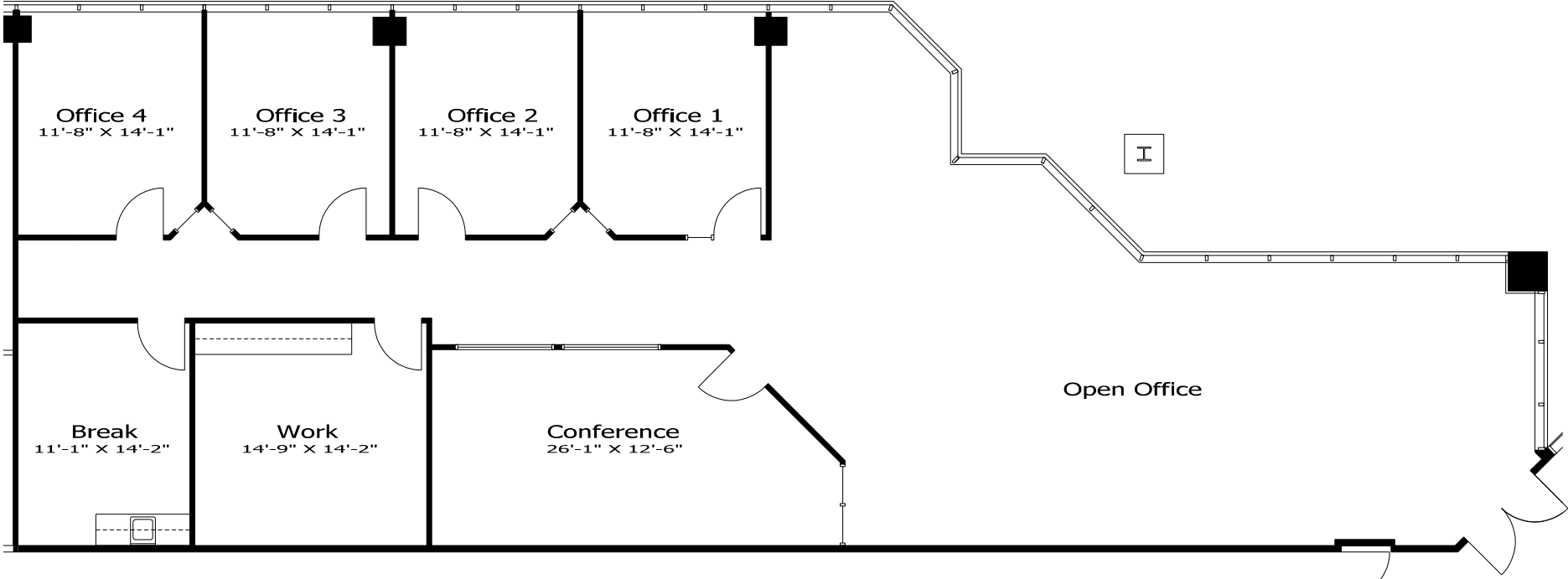
Jack in the Box Golden 1 Credit Union Sushi King New York Pizza Plus Subway Happy Chinese	Shell Carl's Jr. Starbucks Togo's Baskin Robins Jamba Juice	Good Friends Chinese Ruchi Indian Cuisine The Sandwich Spot Taco Bell Main Street Bagel Café Starbucks Bel Air Anthony's Italian Cuisine Azukar Sushi Dominos 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"> 4 Metro Café 5 City Café 6 Natomas Café 7 Marriott Café 8 Venture Café
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3,188 RSF | SUITE 150

2150 River Plaza Drive



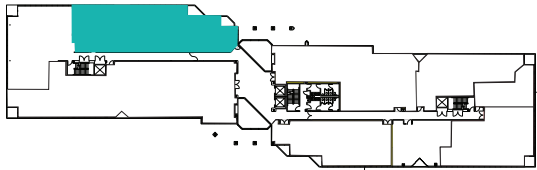
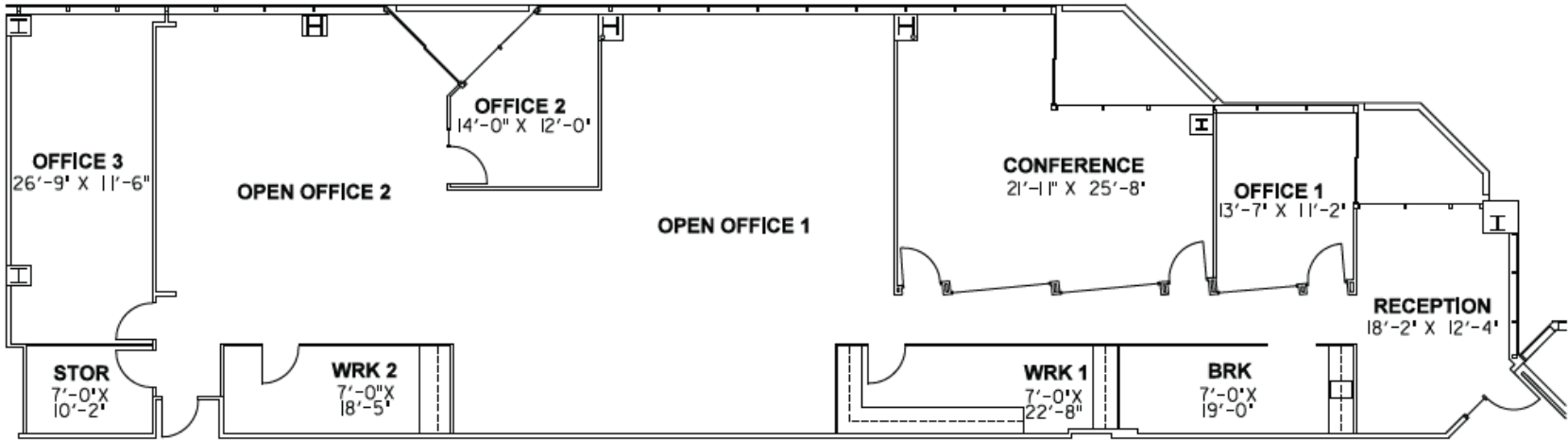
*Available within 60 days



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

4,284 RSF | SUITE 245

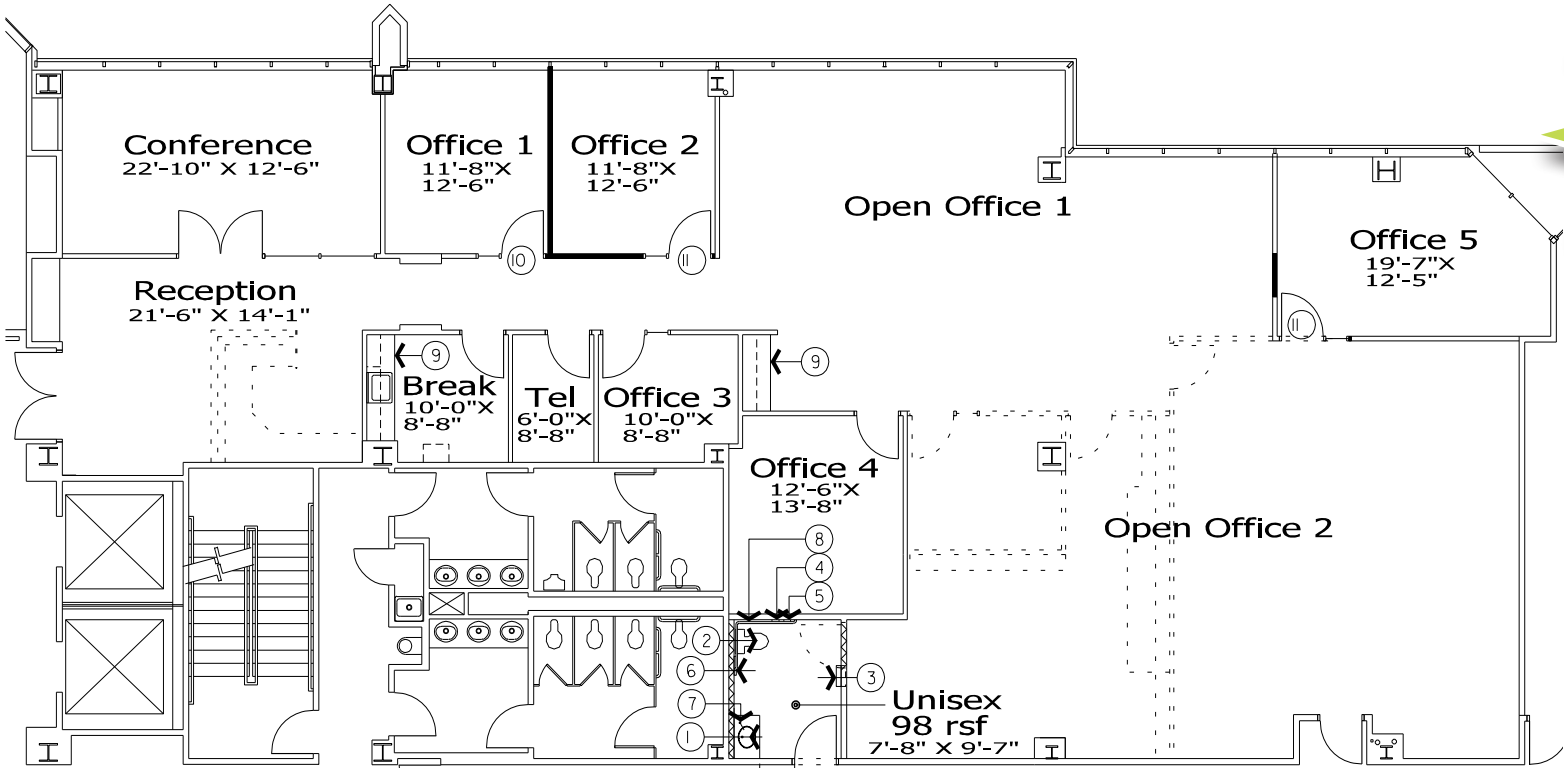
2150 River Plaza Drive



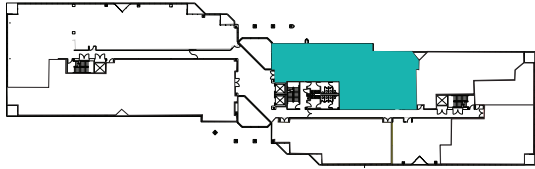
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

4,488 RSF | SUITE 255

2150 River Plaza Drive



\$1.99/SF FOR 1ST YEAR OF TERM
**Minimum 3-year lease
*As-is deals only
Promo expires 6/30/2024



HYPOTHETICAL PLAN

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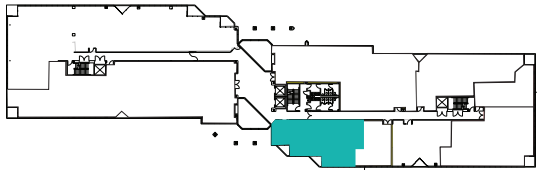
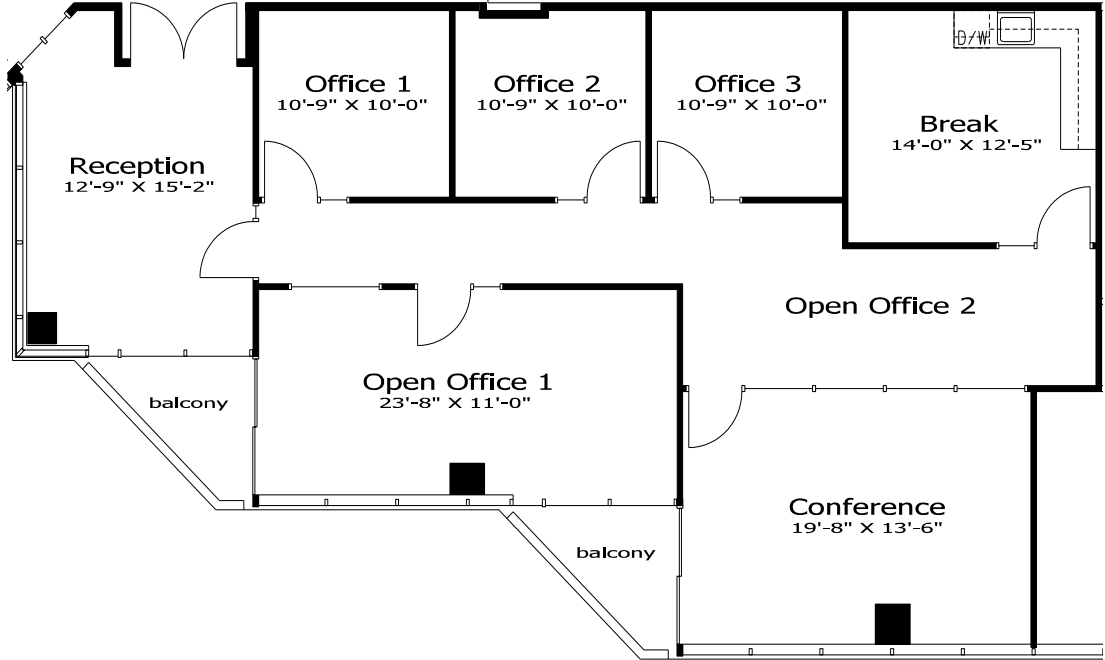


1,878 RSF | SUITE 260

2150 River Plaza Drive

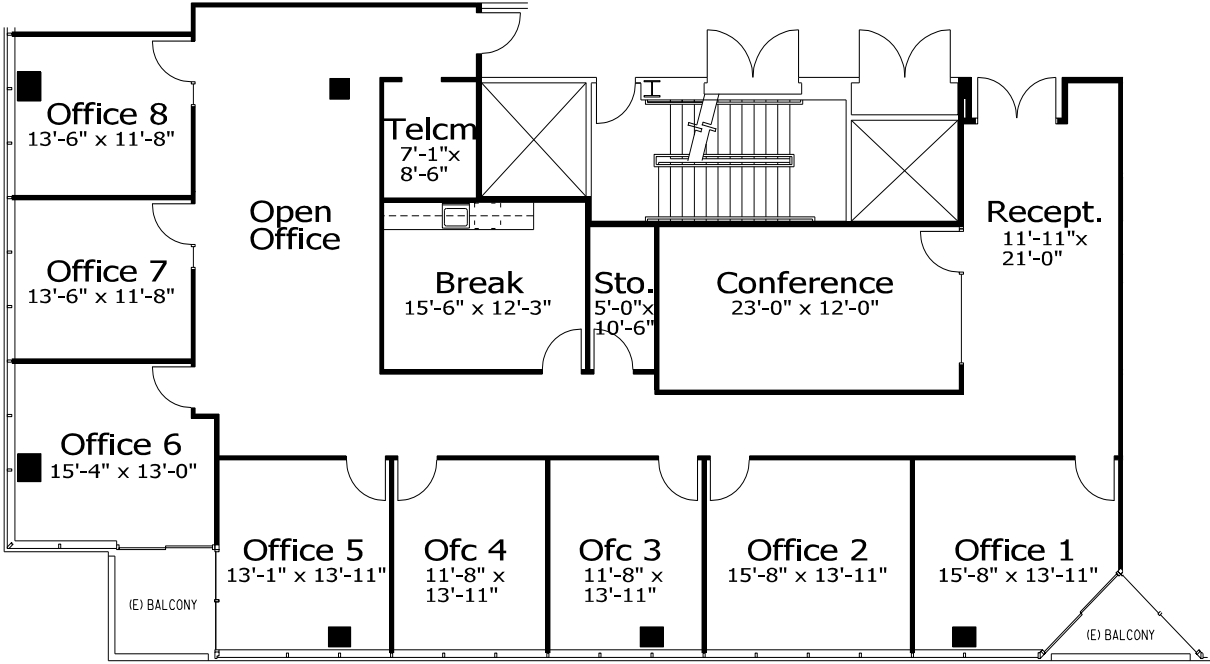


*Available 2/1/2024



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

3,820 RSF | SUITE 430
2150 River Plaza Drive



HYPOTHETICAL PLAN

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FOR LEASE

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GATEWAY OAKS

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EXCLUSIVE LISTING AGENTS:

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