

FOR LEASE

2520 Venture Oaks Way | Sacramento, CA

GATEWAY OAKS

IV

**VIDEO
TOUR**

THE VERSATILE OFFICE EXPERIENCE PROMOTING CULTURE, COLLABORATION AND WELLNESS

TONY WHITTAKER

+1 916 492 6914

TONY.WHITTAKER@CBRE.COM

LIC. 01780828

JASON GOFF

+1 916 446 8222

JASON.GOFF@CBRE.COM

LIC. 01205230

NELLIE CRUZ

+1 916 492 6915

NELLIE.CRUZ@CBRE.COM

LIC. 02086140







50 **BASIN STREET**
PROPERTIES EST. 1974

CBRE

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 IV AMENITIES TOUR 

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



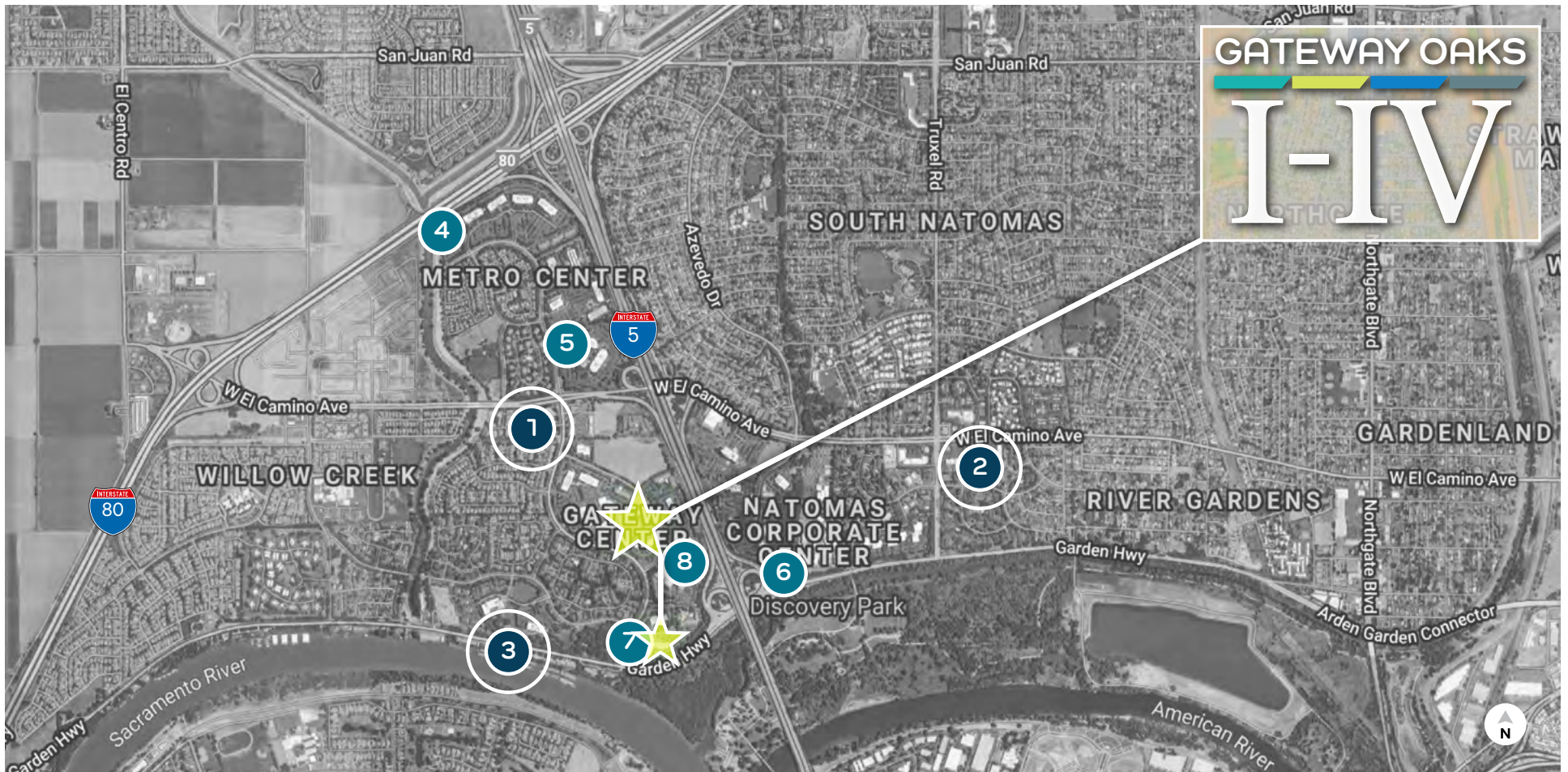
[*CLICK HERE FOR MORE INFORMATION](#)



BUILDING PHOTOS



LOCATION OVERVIEW - NEARBY AMENITIES



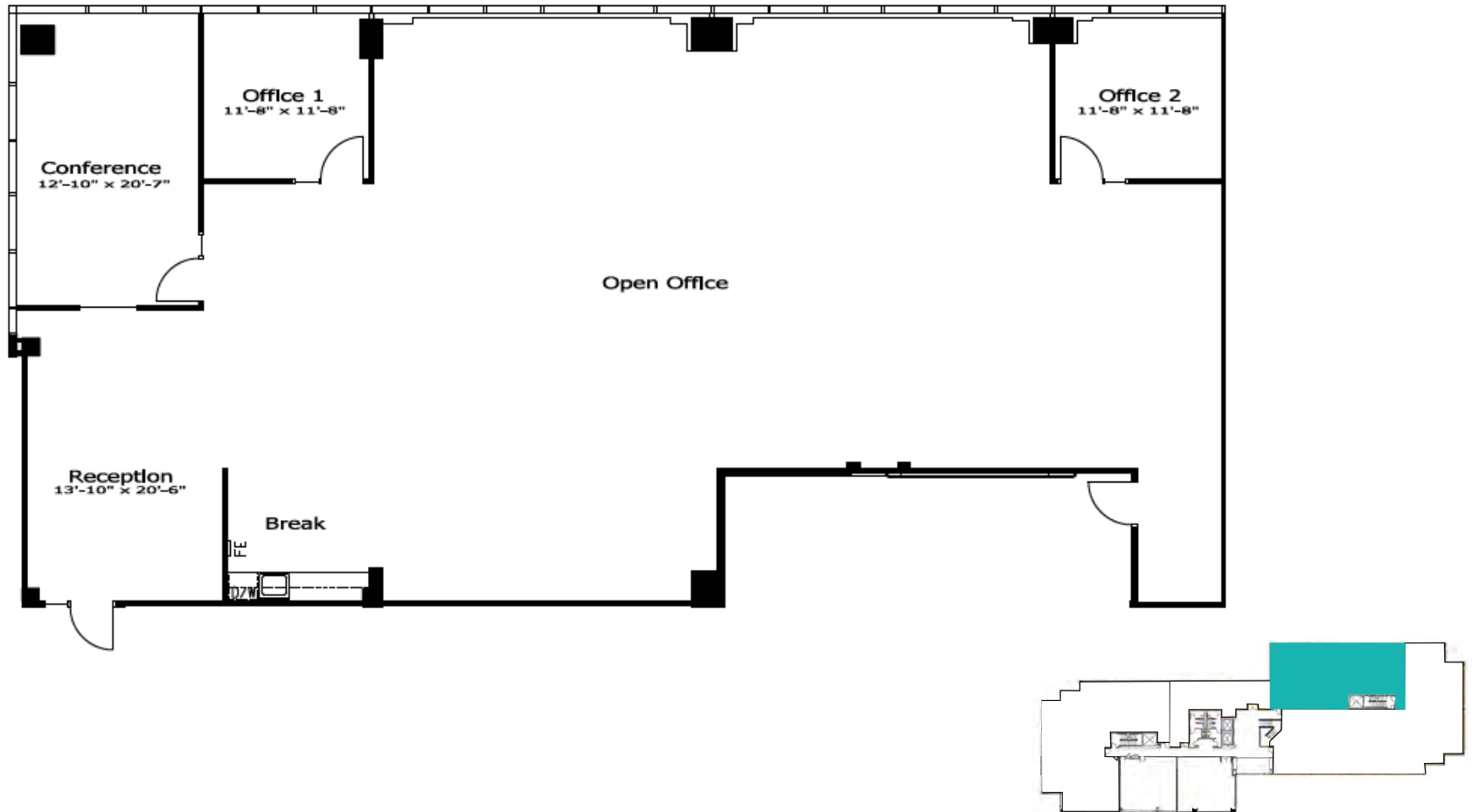
- 1** GATEWAY OAKS DR. / W. EL CAMINO
- 2** TRUXEL / W. EL CAMINO
- 3** RIVER BANK MARINA
- OFFICE PARK CAFÉS**

<ul style="list-style-type: none"> Jack in the Box Golden 1 Credit Union Sushi King New York Pizza Plus Subway Happy Chinese 	<ul style="list-style-type: none"> Shell Carl's Jr. Starbucks Togo's Baskin Robins Jamba Juice 	<ul style="list-style-type: none"> Good Friends Chinese Ruchi Indian Cuisine The Sandwich Spot 	<ul style="list-style-type: none"> Taco Bell Main Street Bagel Café Starbucks Bel Air Anthony's Italian Cuisine Azucar Sushi Dominos Pizza 	<ul style="list-style-type: none"> Donuts Plus Subway Pizza Guys La Bou Mezcal Taqueria Cheers Sports Bar Lotus Fusion Sushi & Chinese 	<ul style="list-style-type: none"> Country Waffles Little Caesars Pizza CVS Pharmacy Chang's Chinese Mr. Carnitas 	<ul style="list-style-type: none"> 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
--	--	---	---	---	--	---	---

3,761 RSF | SUITE 247
2520 Venture Oaks Way



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



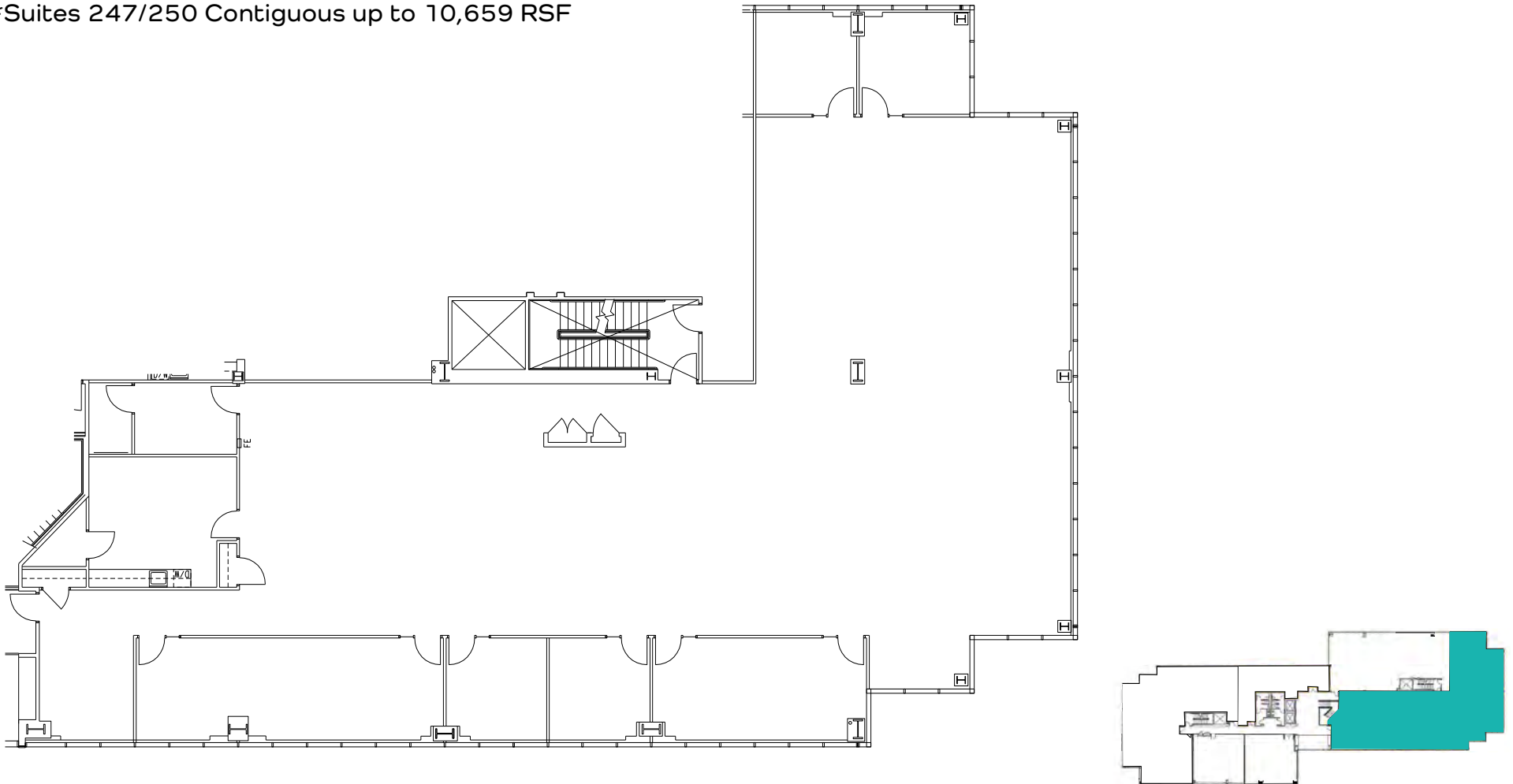
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

6,898 RSF | SUITE 250

2520 Venture Oaks Way



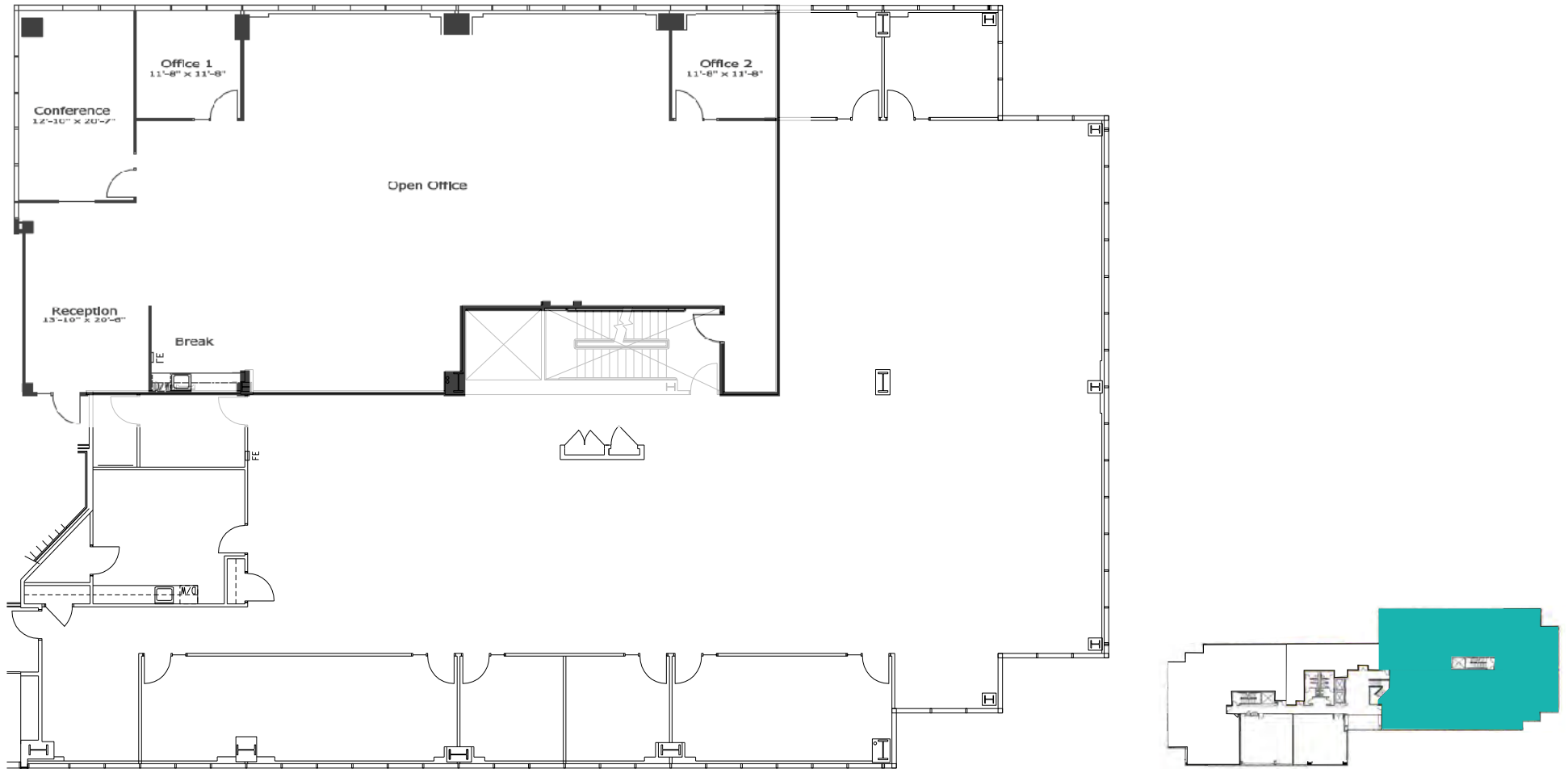
*Suites 247/250 Contiguous up to 10,659 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

10,659 RSF | SUITES 247/250

2520 Venture Oaks Way



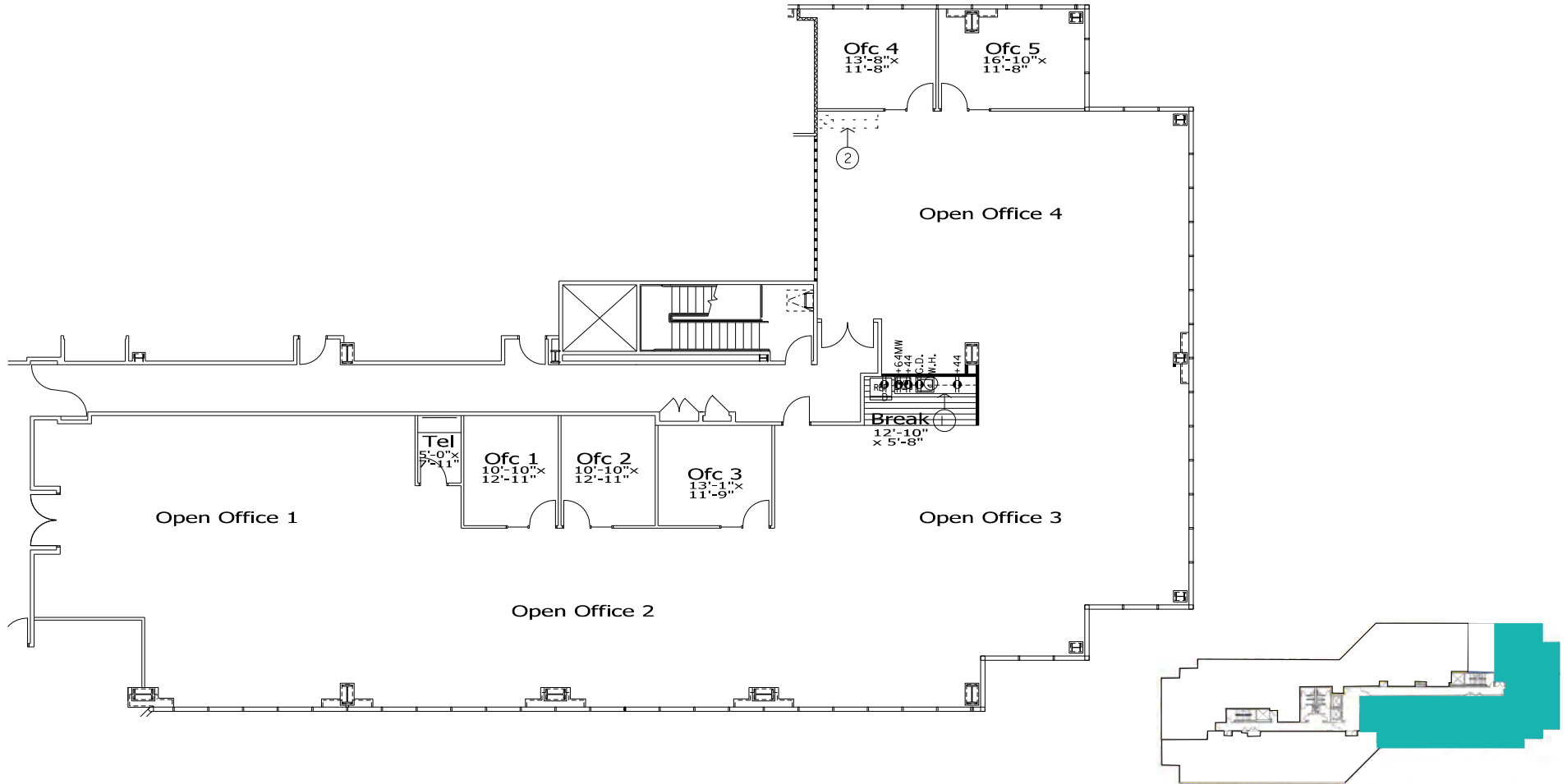
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

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.

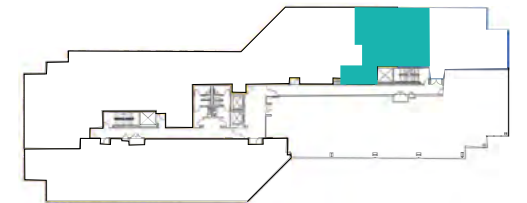
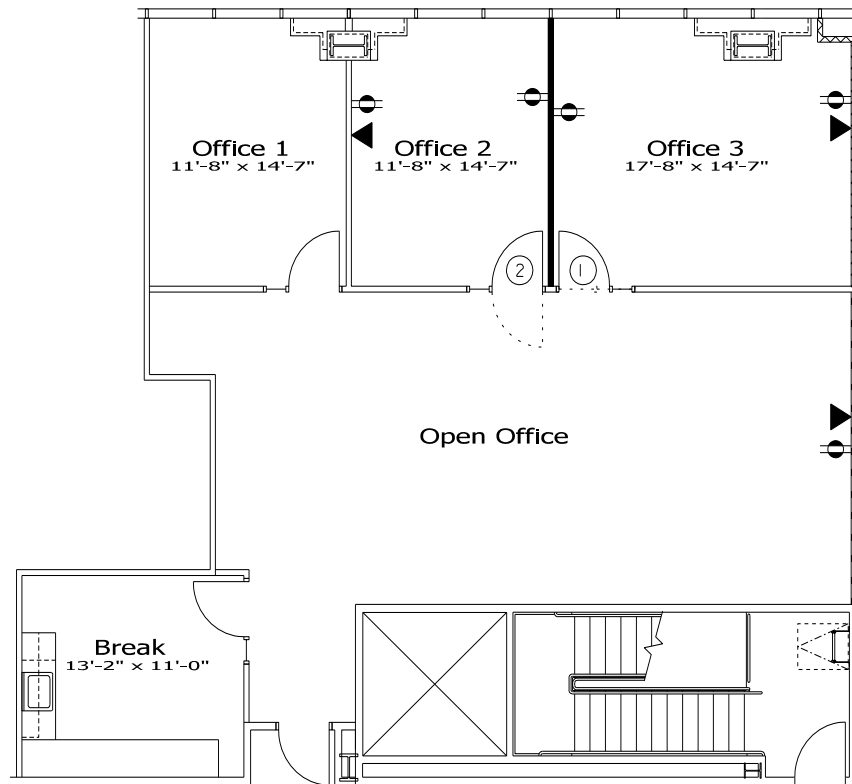
1,732 RSF | SUITE 430

2520 Venture Oaks Way



VIEW THE VIRTUAL TOUR

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



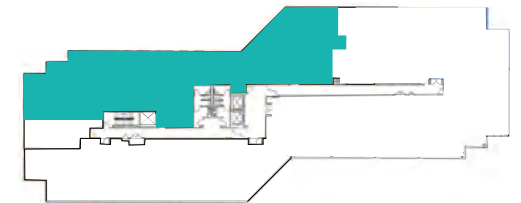
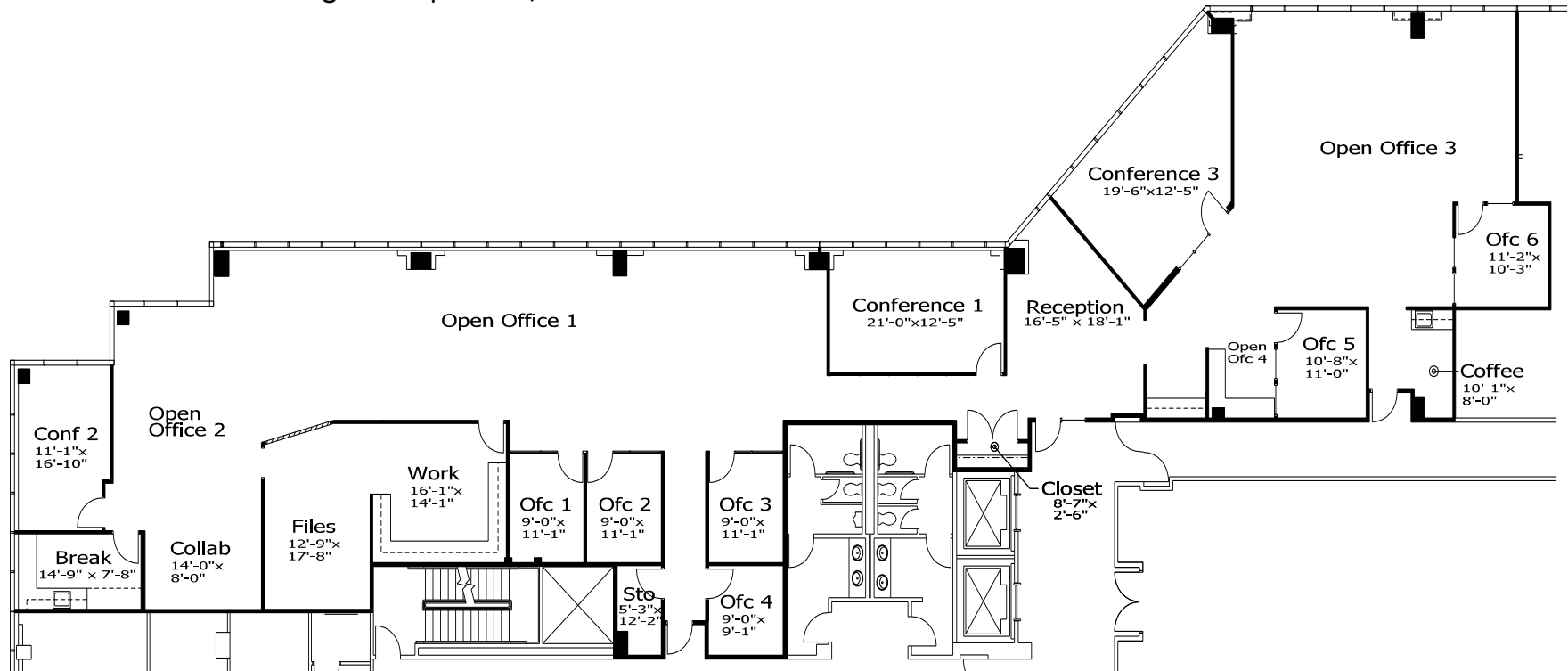
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

MOVE-IN READY!

6,826 RSF | SUITE 440
2520 Venture Oaks Way



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

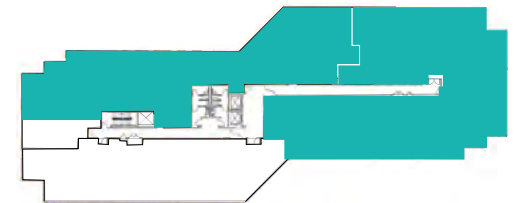
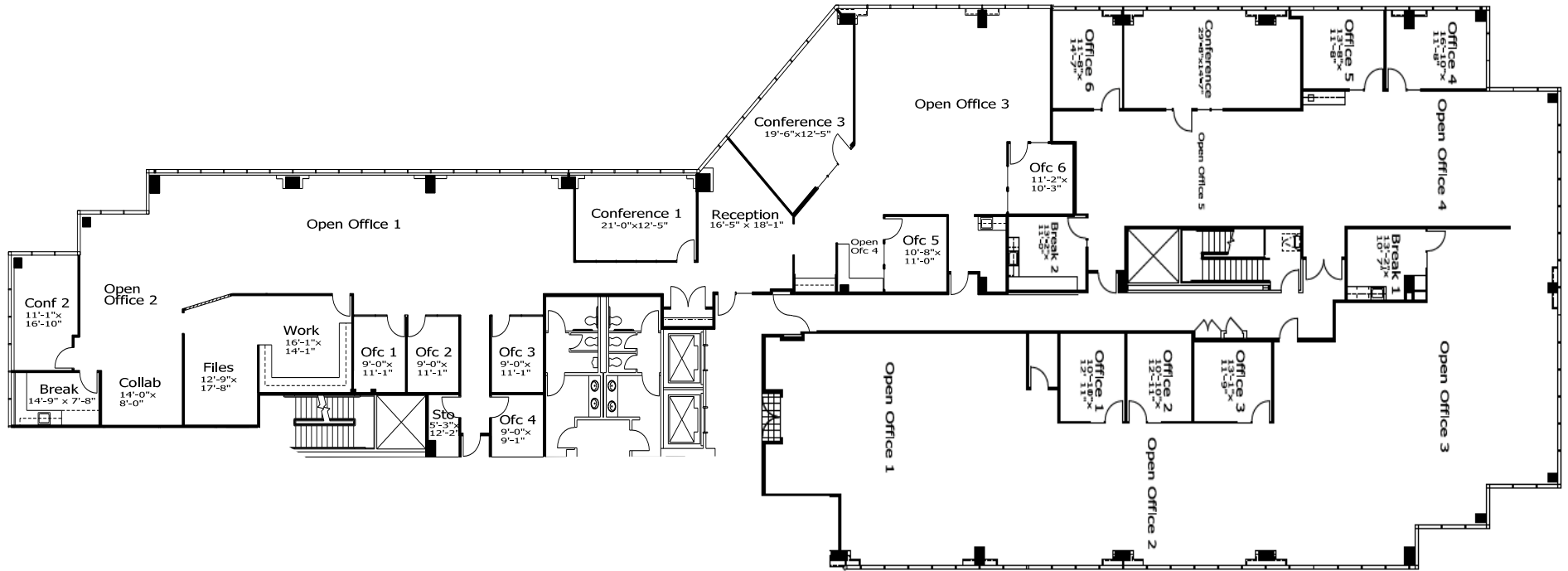


HYPOTHETICAL PLAN

NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

15,593 RSF | SUITES 400/430/440

2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

FOR LEASE

2520 Venture Oaks Way | Sacramento, CA

GATEWAY OAKS

IV

EXCLUSIVE LISTING AGENTS:

TONY WHITTAKER

+1 916 492 6914
TONY.WHITTAKER@CBRE.COM
LIC. 01780828

JASON GOFF

+1 916 446 8222
JASON.GOFF@CBRE.COM
LIC. 01205230

NELLIE CRUZ

+1 916 492 6915
NELLIE.CRUZ@CBRE.COM
LIC. 02086140

