

FOR LEASE

2295 Gateway Oaks Drive | Sacramento, CA

GATEWAY OAKS

III


**VIDEO
TOUR**

THE VERSATILE OFFICE EXPERIENCE PROMOTING CULTURE, COLLABORATION AND WELLNESS

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 **BASIN STREET
PROPERTIES**

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:

- WIFI THROUGHOUT ALL COMMON AREAS
- NEW OUTDOOR AND INDOOR COLLABORATION AREAS WITH WIFI
- HOTEL ROOM DISCOUNTS AT THE COURTYARD BY MARRIOTT
- POOL ACCESS AT THE COURTYARD BY MARRIOTT
- NEW LANDSCAPING UNDERWAY
- NEW LOBBY AND COMMON AREA IMPROVEMENTS UNDERWAY
- BRAND NEW SPEC SUITES
- FULLY FURNISHED SUITES AVAILABLE
- NEW CAFÉ OPERATOR IN GATEWAY I
- NEW SECURITY SYSTEMS
- MERV-13 HVAC SYSTEMS
- GROUP FITNESS CLASSES (YOGA, HIIT, BOOTCAMP)



BUILDING PHOTOS



LOCATION OVERVIEW - NEARBY AMENITIES

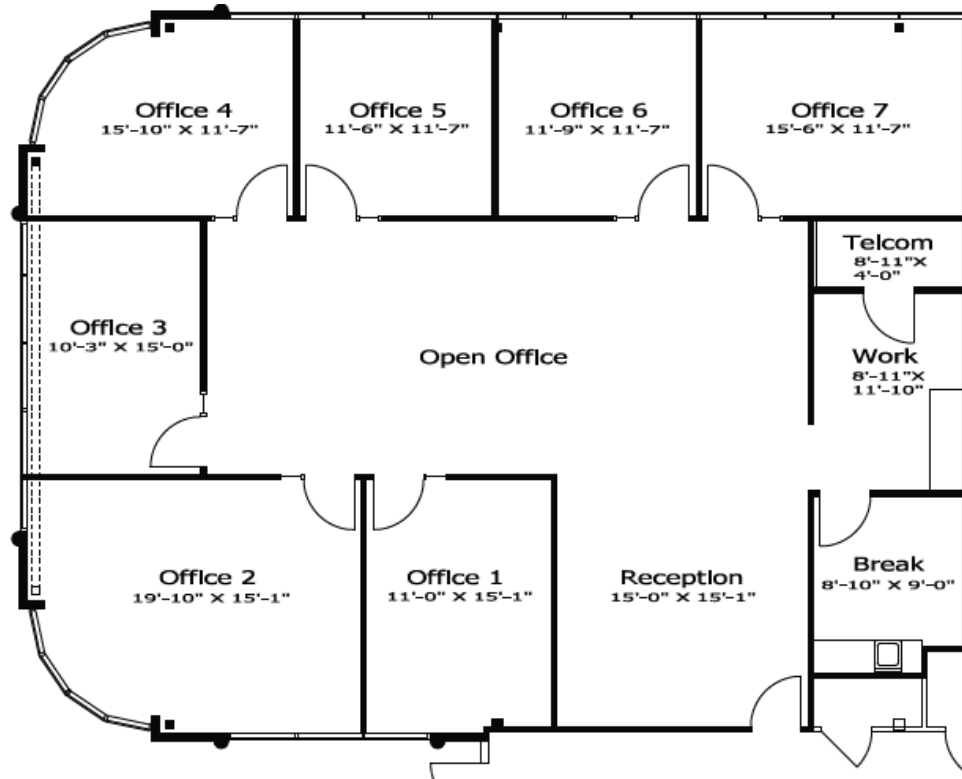


GATEWAY OAKS
I-IV

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

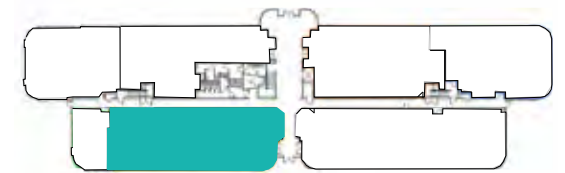
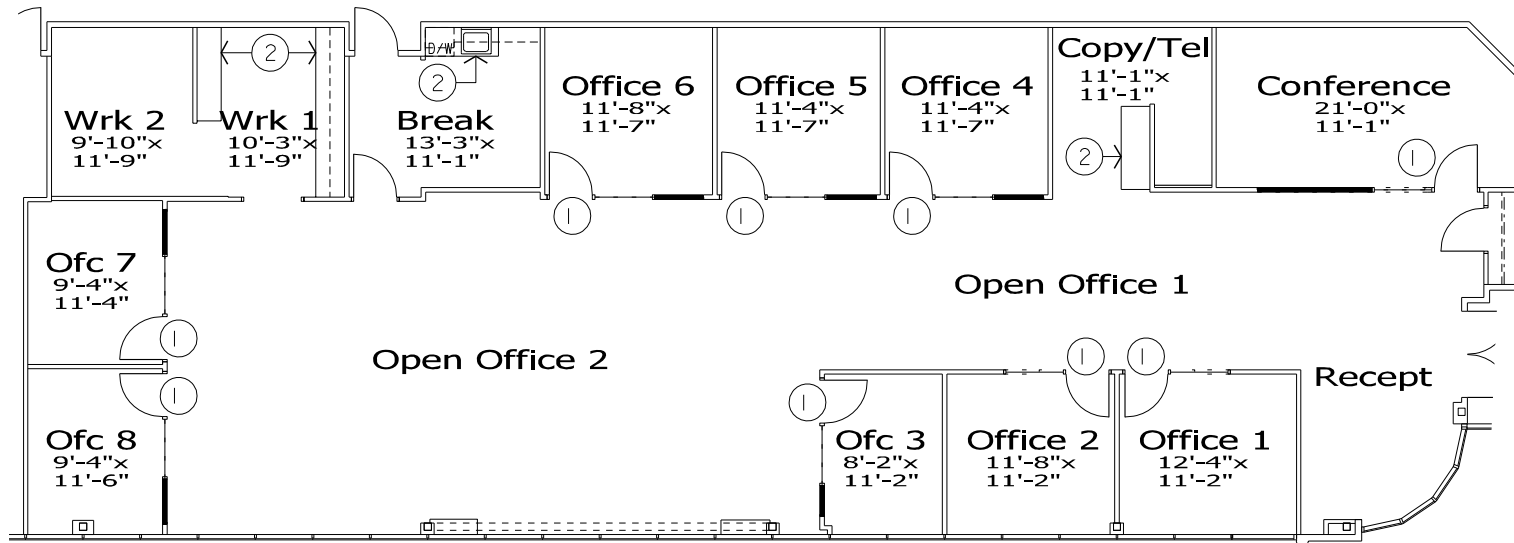
<ul style="list-style-type: none"> Jack in the Box Golden 1 Credit Union Sushi King New York Pizza Plus Subway Happy Chinese 	<ul style="list-style-type: none"> Shell Carl's Jr. Starbucks Togo's Baskin Robins Jamba Juice 	<ul style="list-style-type: none"> Good Friends Chinese Ruchi Indian Cuisine The 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
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2,663 RSF | SUITE 100
2295 Gateway Oaks Drive



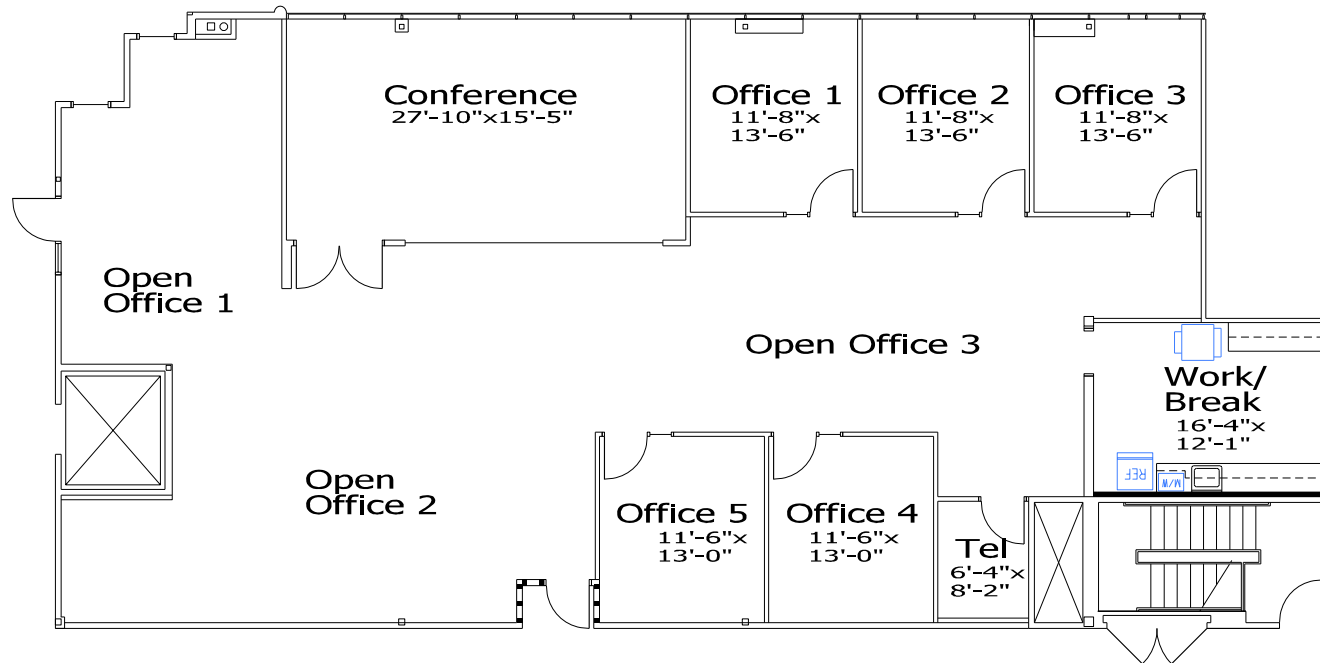
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

4,101 RSF | SUITE 125
2295 Gateway Oaks Drive



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

3,742 RSF | SUITE 240
2295 Gateway Oaks Drive



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MOVE-IN READY!



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CULTURE, COLLABORATION & CARBONATION



POTENTIAL ACTIVITIES INCLUDE:

- » Top Golf
- » Punch Bowl Social
- » Rivercats Game
- » The Smart Axe
- » Kings Game
- » Sac Brew Boat

Go Team!!!

TEAM BUILDING ACTIVITIES FUND

Join us at **Gateway Oaks** and we will provide you a **\$1 PSF team building activities fund** to welcome them back to the office!*

In the spirit of bringing your team back together in the office and in activities outside of the office we are promoting the Team Building Activities Fund.

We hope this is useful tool to boost morale and energize your office.

- 2150 and 2151 River Plaza Drive
- 2295 Gateway Oaks Drive
- 2520 Venture Oaks Way

**\$1 PSF budget allowance becomes available once lease commences. Minimum 3-year lease. Offer valid thru 6/30/22.*

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EXCLUSIVE LISTING AGENTS:

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