

FOR LEASE

2520 Venture Oaks Way | Sacramento, CA

GATEWAY OAKS

IV

VIDEO
TOUR

THE VERSATILE OFFICE EXPERIENCE PROMOTING CULTURE, COLLABORATION AND WELLNESS

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BUILDING PARK VISUAL OVERVIEW



GO-I 2150 RIVER PLAZA DR



GO-II 2151 RIVER PLAZA DR



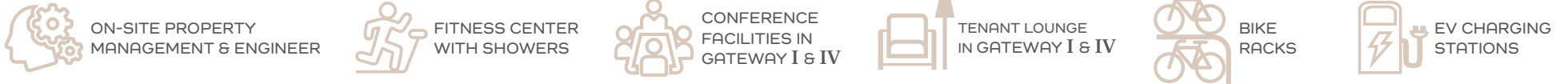
GO-III 2295 GATEWAY OAKS DR



GO-IV 2520 VENTURE OAKS WY



PROPERTY AMENITIES



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

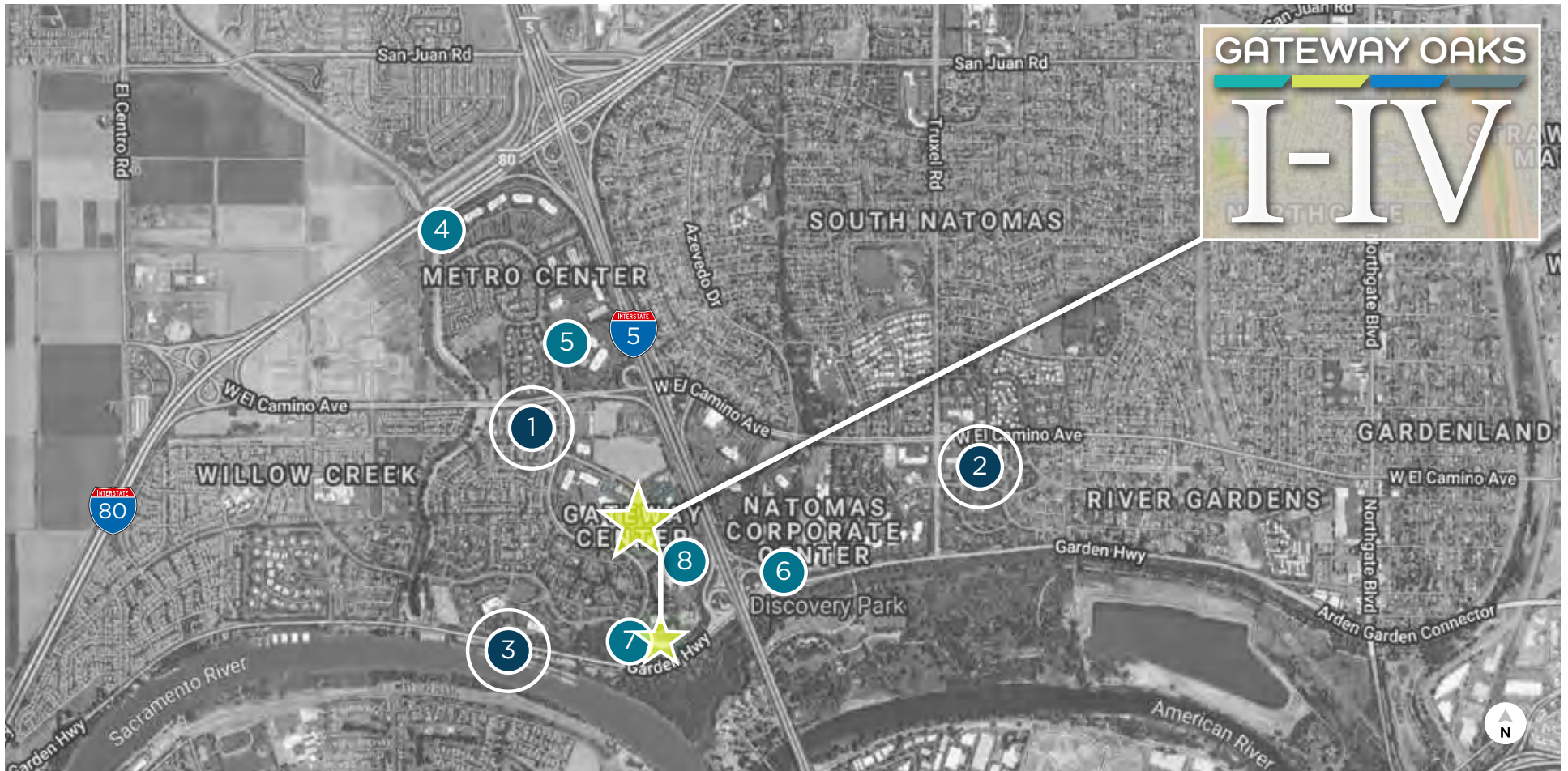
- WIFI THROUGHOUT ALL COMMON AREAS
- NEW OUTDOOR AND INDOOR COLLABORATION AREAS WITH WIFI
- HOTEL ROOM DISCOUNTS AT THE COURTYARD BY MARRIOTT
- POOL ACCESS AT THE COURTYARD BY MARRIOTT
- NEW LANDSCAPING UNDERWAY
- NEW LOBBY AND COMMON AREA IMPROVEMENTS UNDERWAY
- BRAND NEW SPEC SUITES
- FULLY FURNISHED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



BUILDING PHOTOS



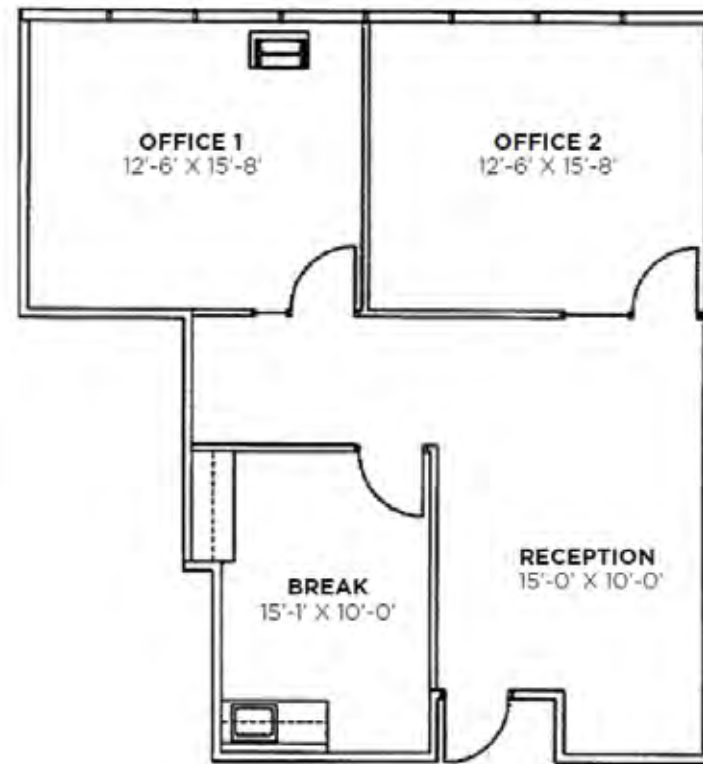
LOCATION OVERVIEW - NEARBY AMENITIES



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

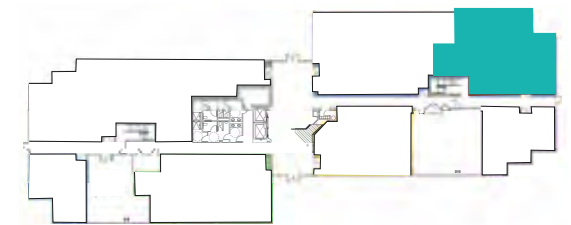
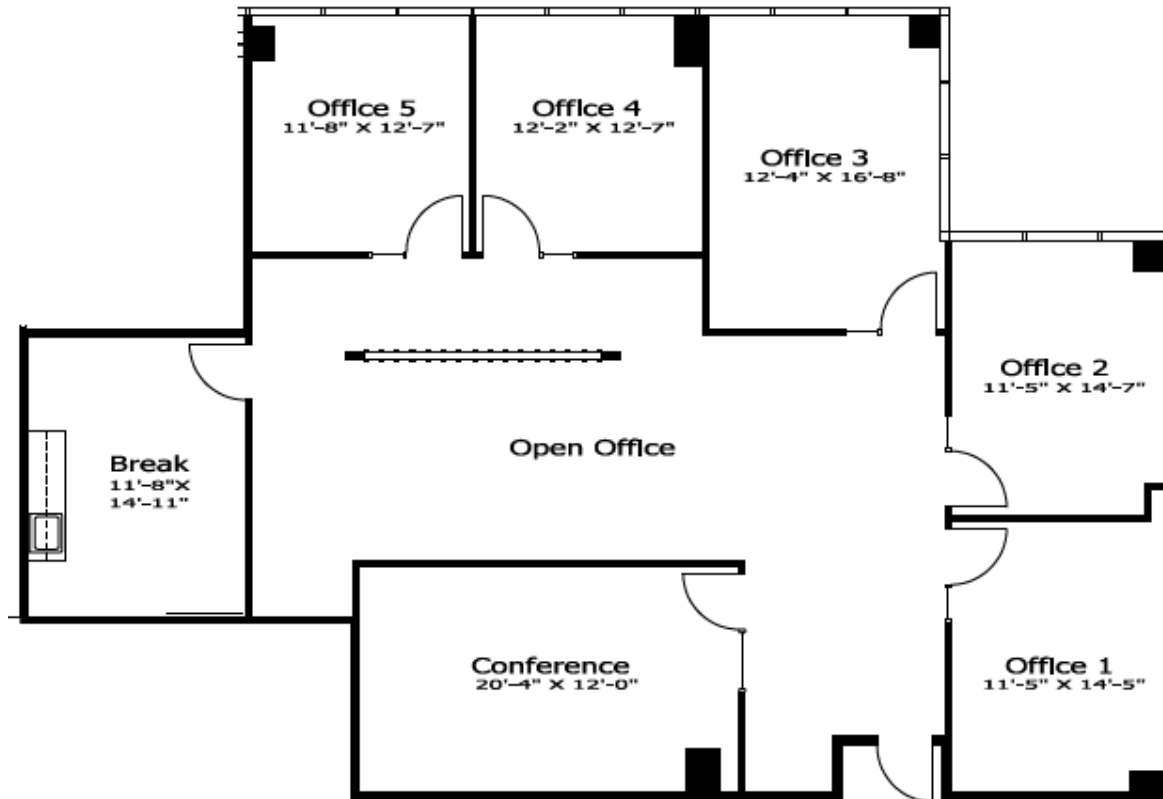
Jack in the Box Golden 1 Credit Union Sushi King New York Pizza Plus Subway Happy Chinese	Shell Carl's Jr. Starbucks Togo's Baskin Robins Jamba Juice	Good Friends Chinese Ruchi Indian Cuisine The Sandwich Spot Taco Bell Main Street Bagel Café Starbucks Bel Air Anthony's Italian Cuisine Azukar Sushi Dominos 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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1,071 RSF | SUITE 110
2520 Venture Oaks Way



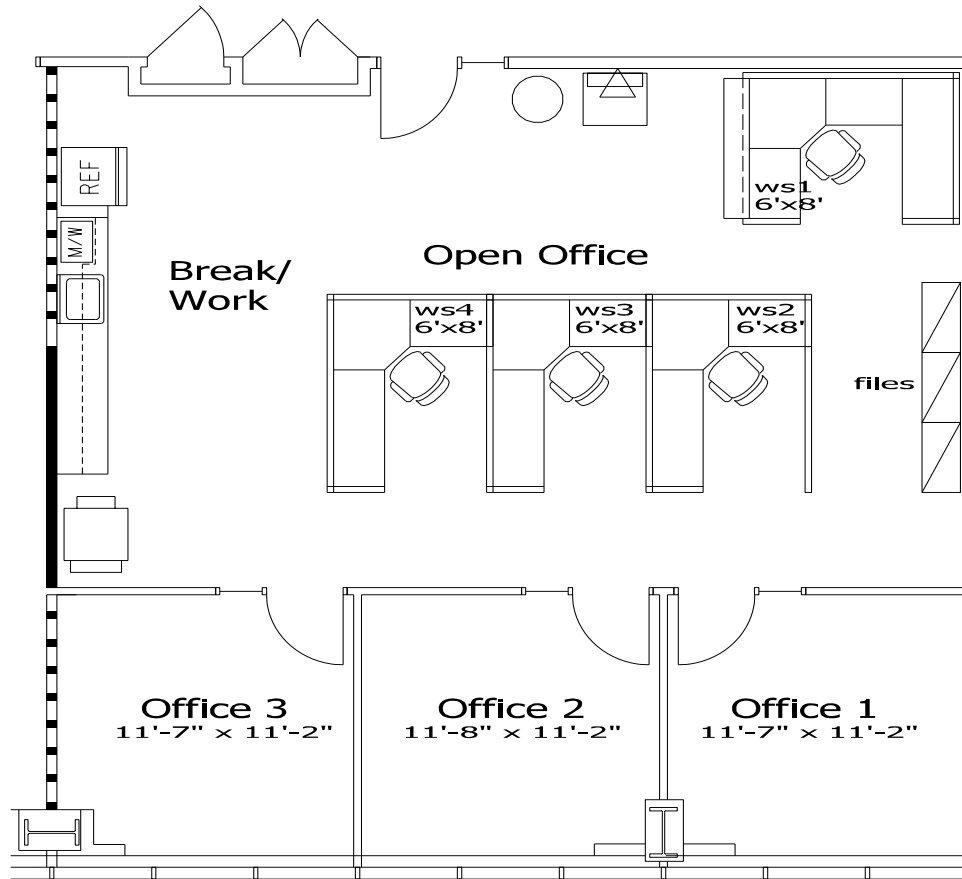
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

2,345 RSF | SUITE 160
2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

1,891 RSF | SUITE 210
2520 Venture Oaks Way



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MOVE-IN READY!



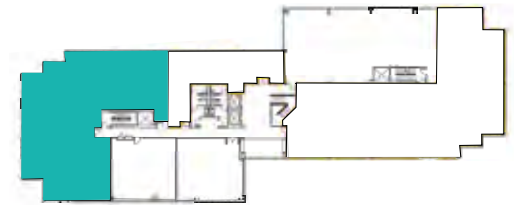
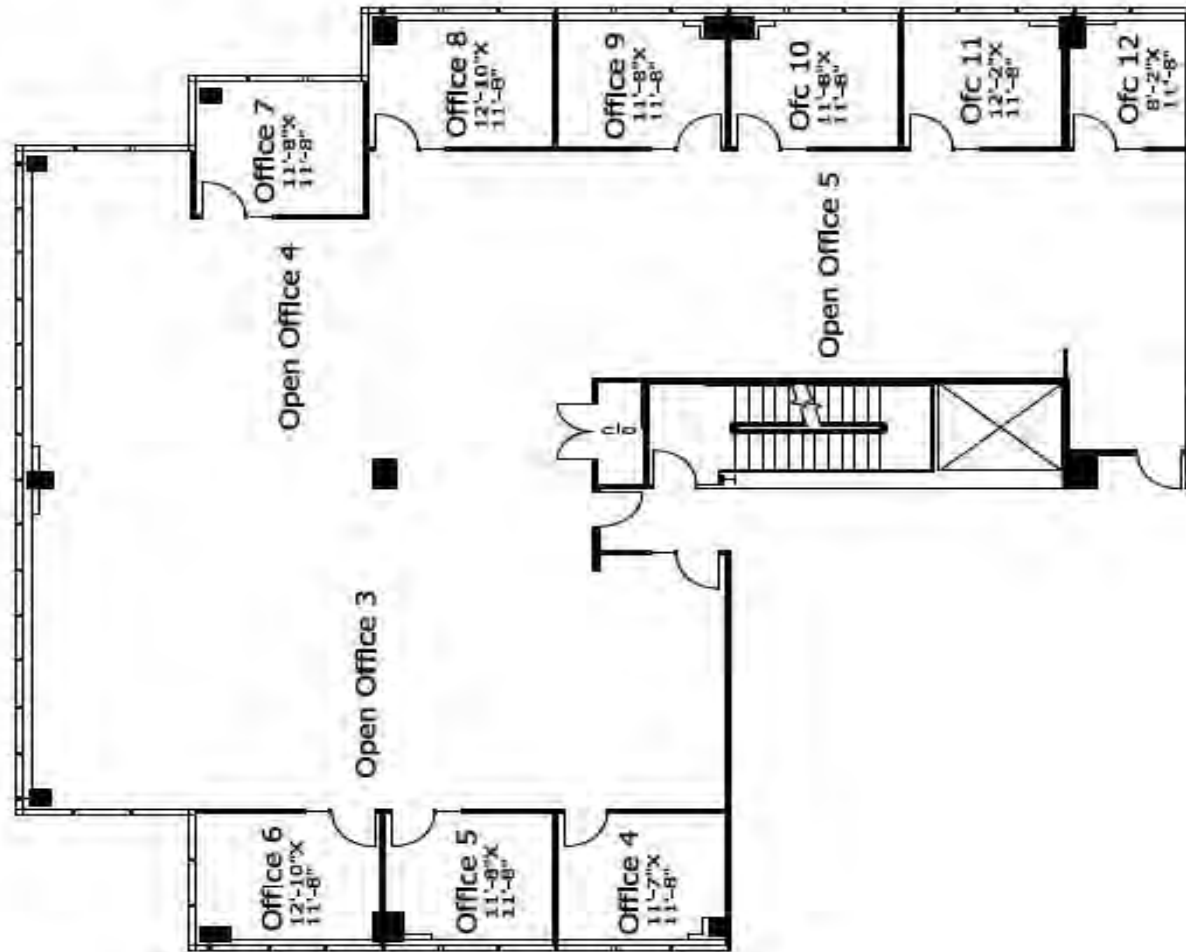
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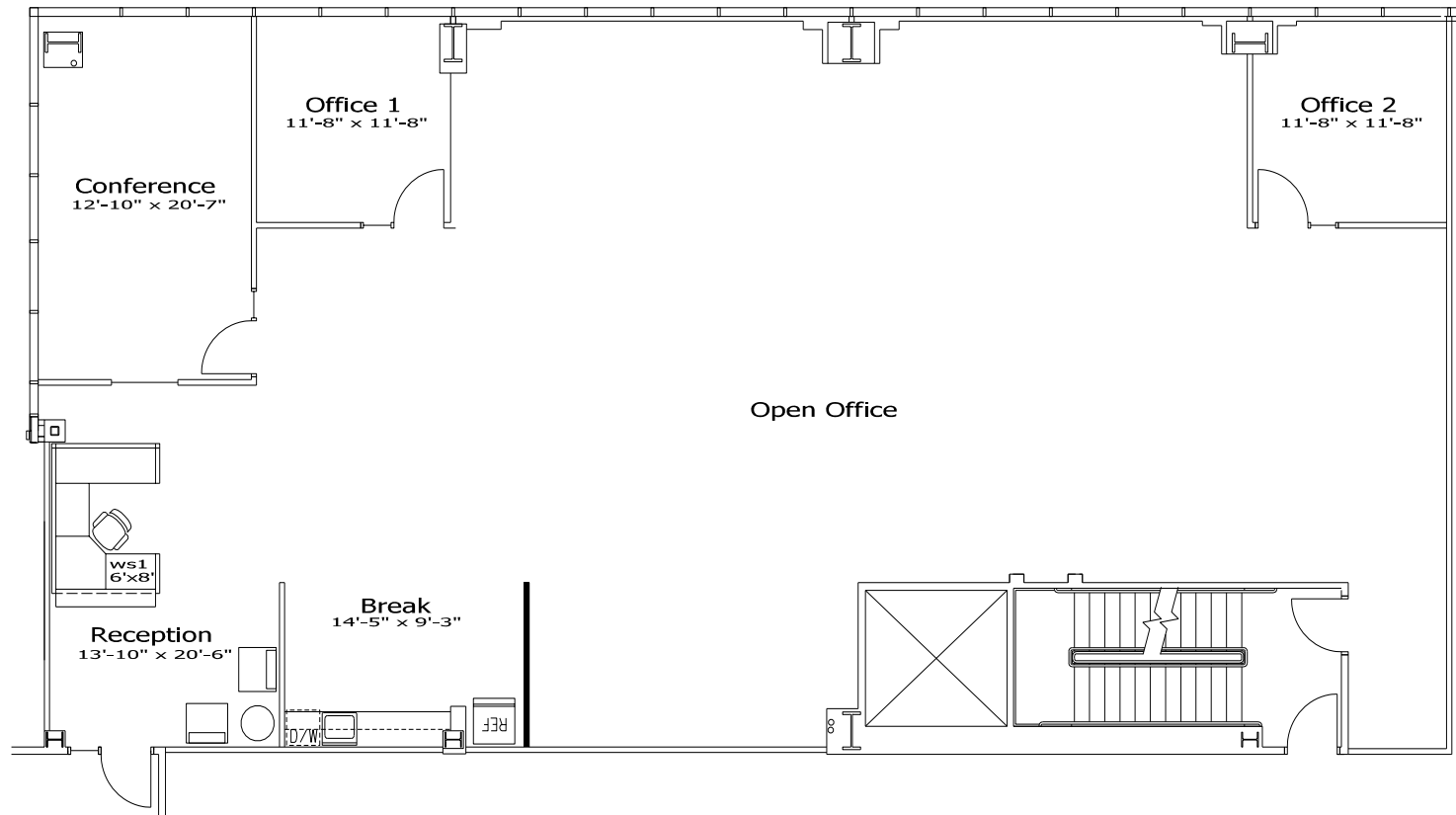


4,970 RSF | SUITE 240
2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

3,761 RSF | SUITE 247
2520 Venture Oaks Way



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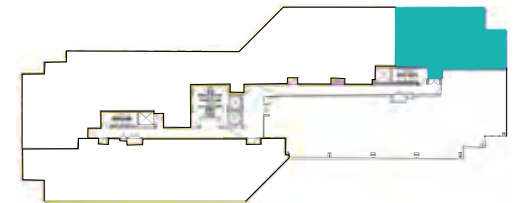
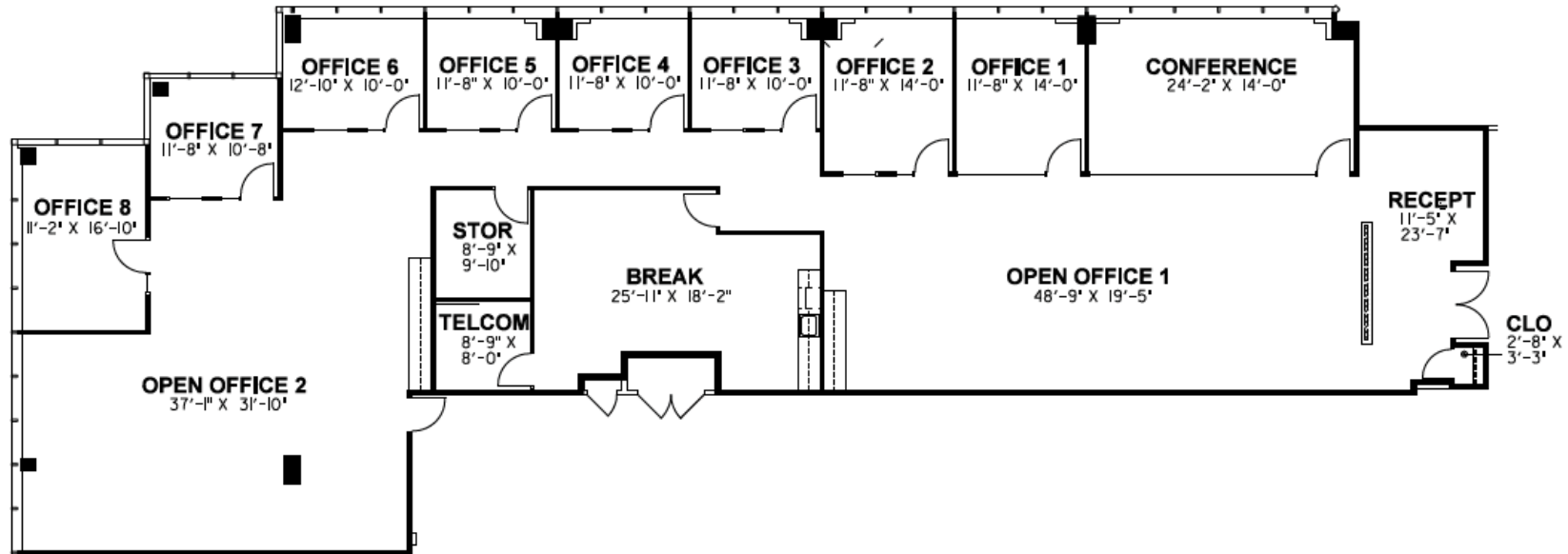
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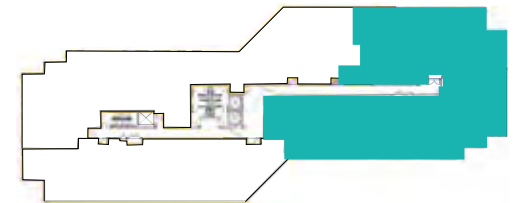
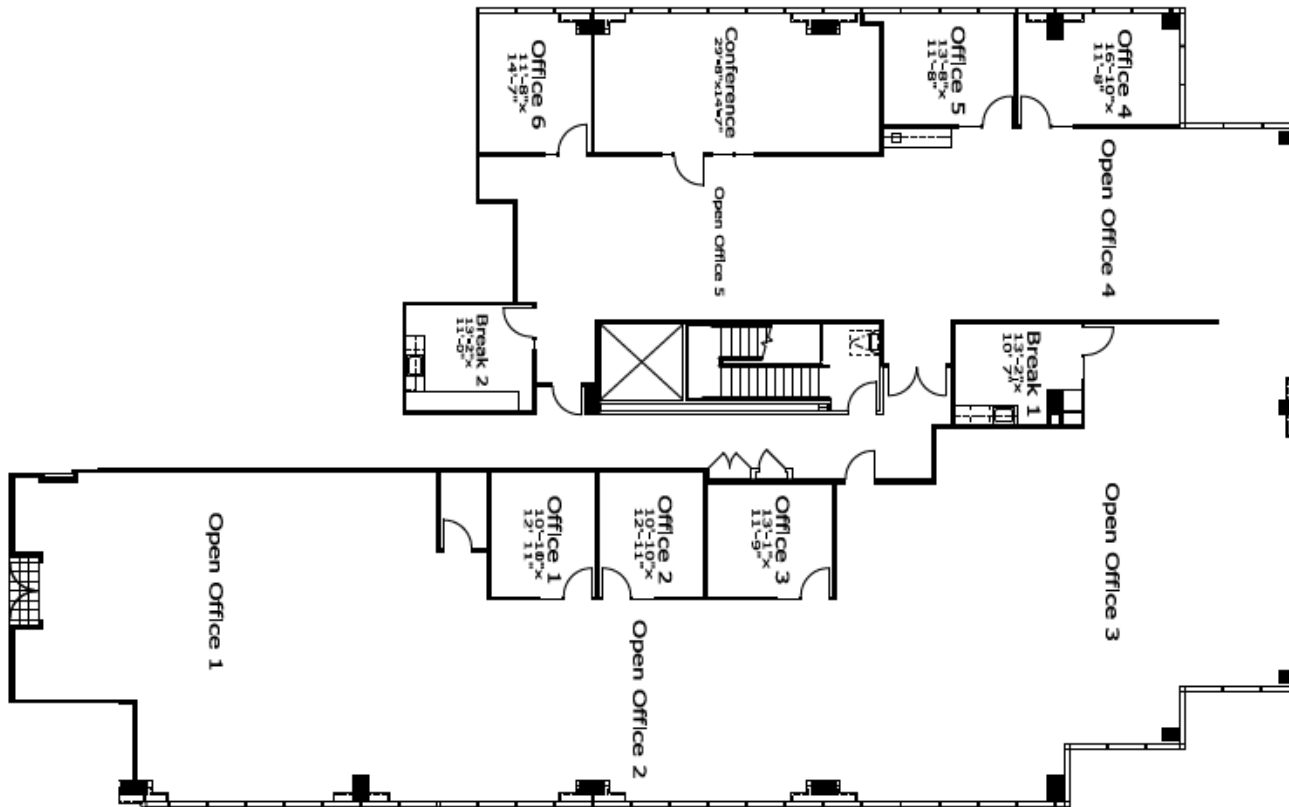
5,455 RSF | SUITE 310

2520 Venture Oaks Way



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8,767 RSF | SUITE 400
2520 Venture Oaks Way



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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.

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

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

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GATEWAY OAKS

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EXCLUSIVE LISTING AGENTS:

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