

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



BASIN STREET
PROPERTIES

CBRE

BUILDING PARK VISUAL OVERVIEW



GO-I

2150 RIVER PLAZA DR



GO-II

2151 RIVER PLAZA DR



GO-III

2295 GATEWAY OAKS DR

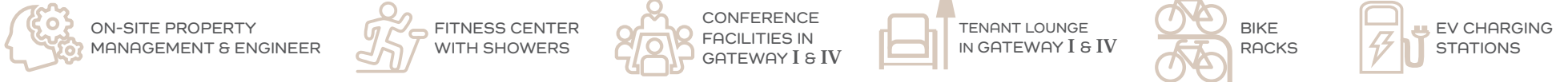


GO-IV

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, BOOTCAMPS)



BUILDING PHOTOS

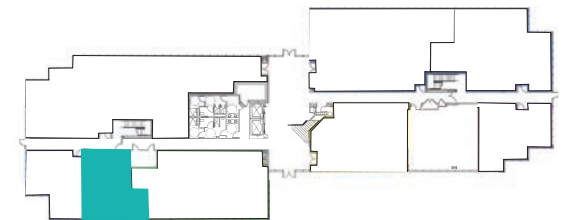
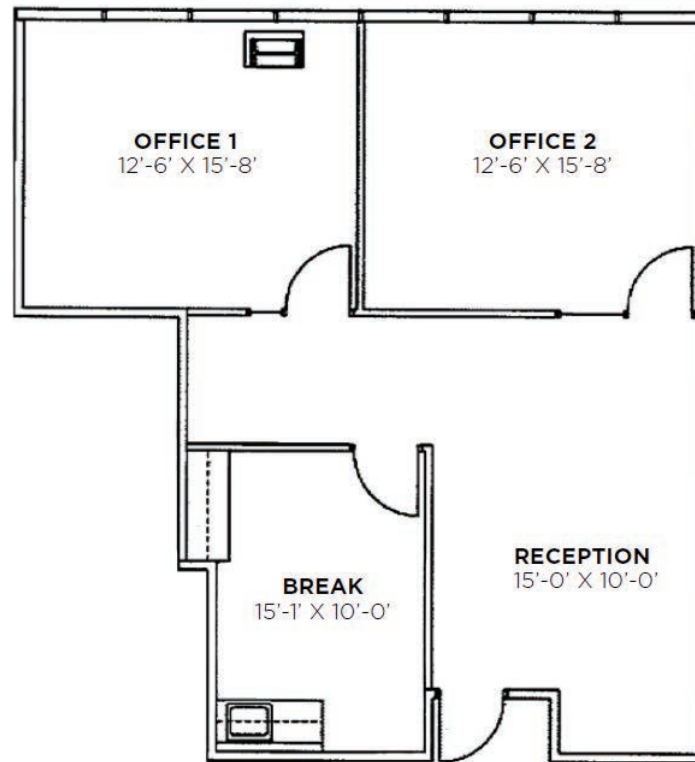


LOCATION OVERVIEW - NEARBY AMENITIES



1,071 RSF | SUITE 110
2520 Venture Oaks Way

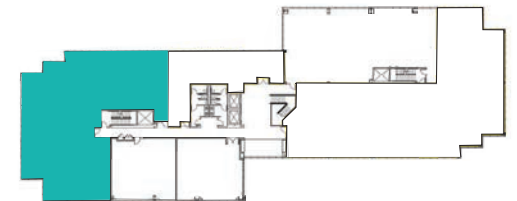
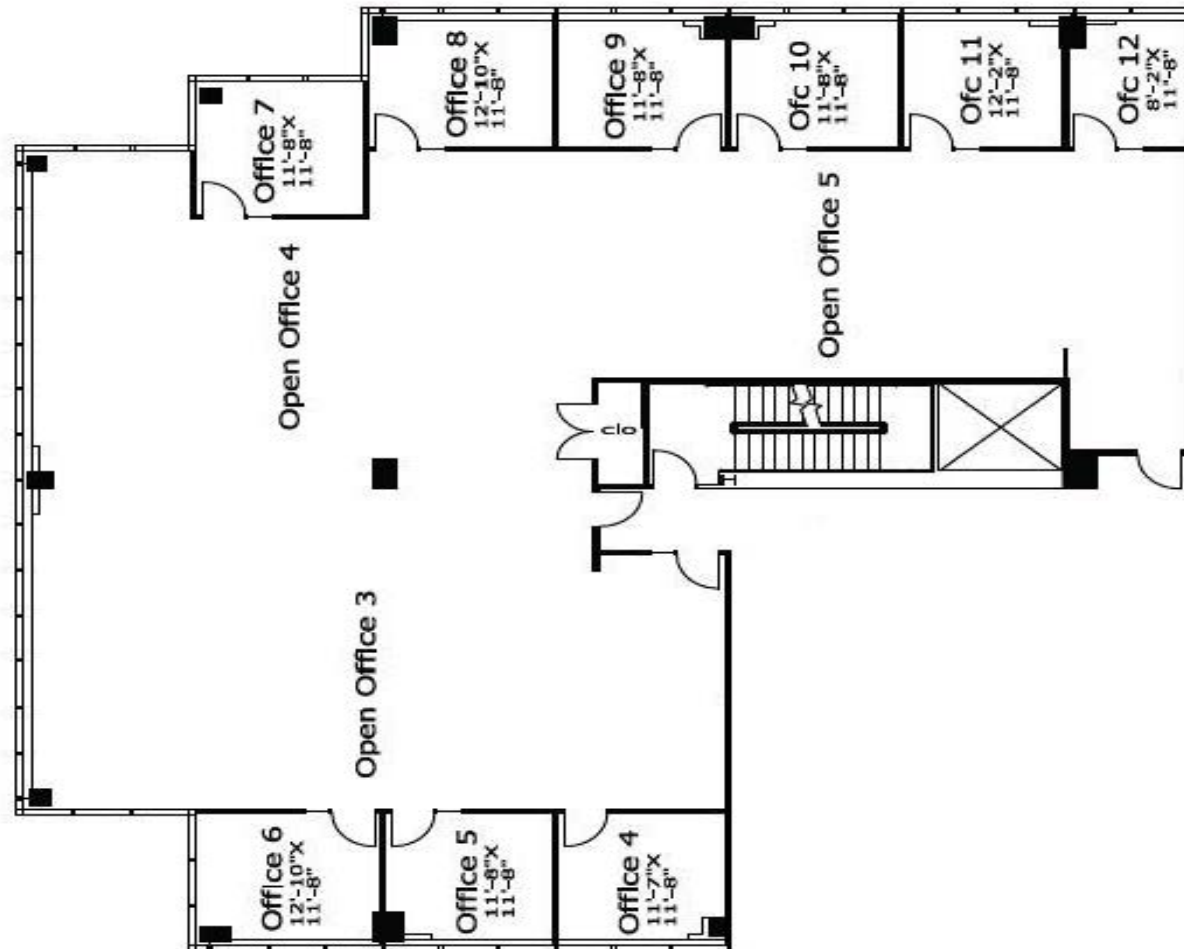
GATEWAY OAKS
IV



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

4,970 RSF | SUITE 240

2520 Venture Oaks Way



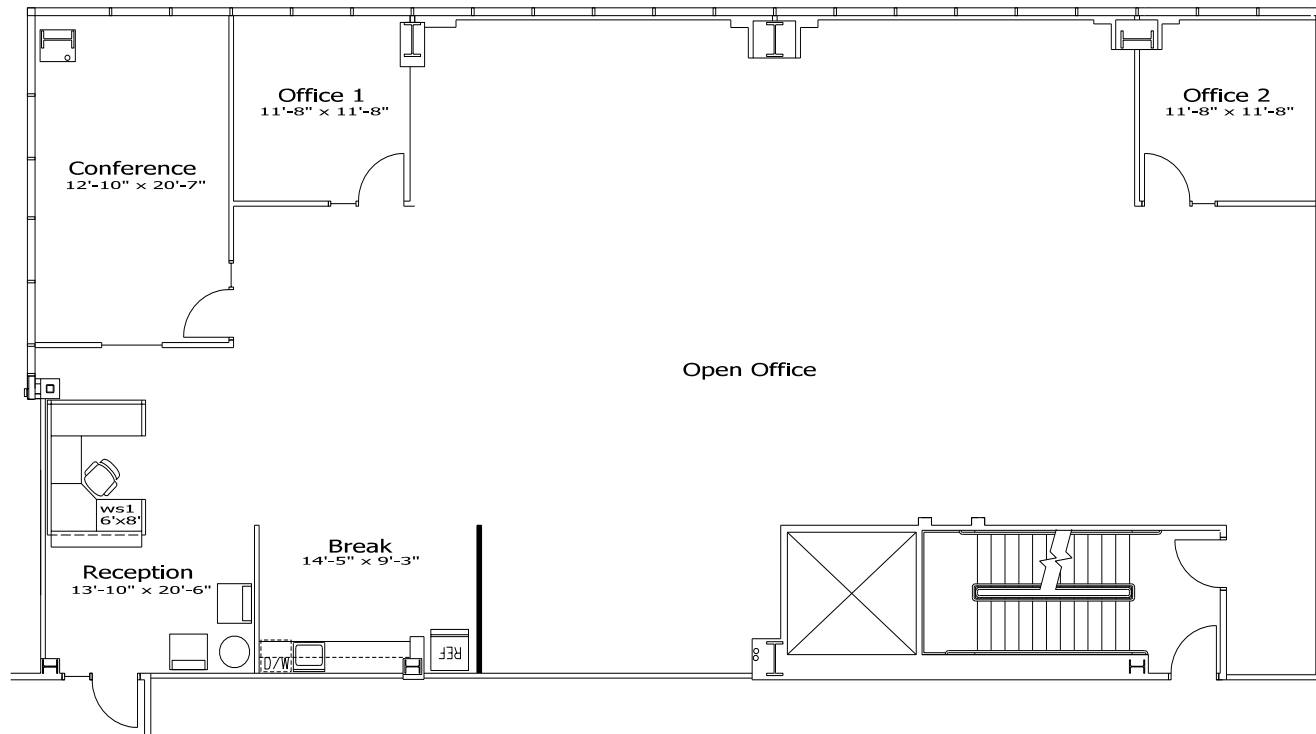
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

3,761 RSF | SUITE 247

2520 Venture Oaks Way



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



MOVE-IN READY!

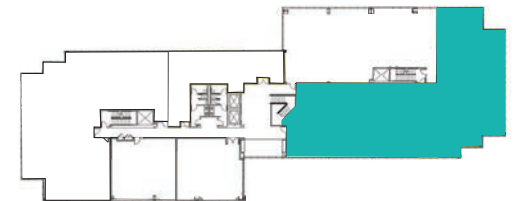
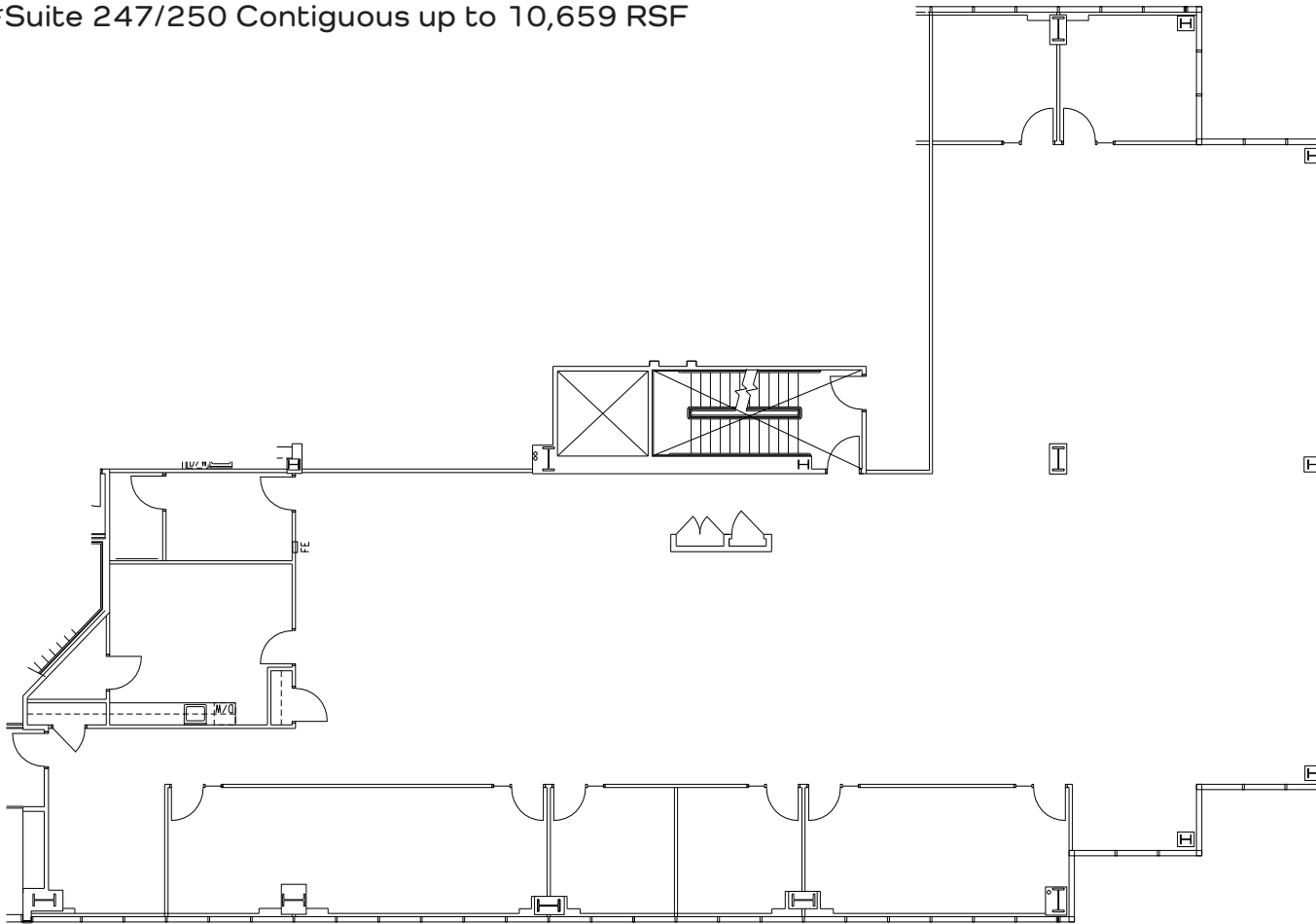
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

6,898 RSF | SUITE 250

2520 Venture Oaks Way

GATEWAY OAKS
IV

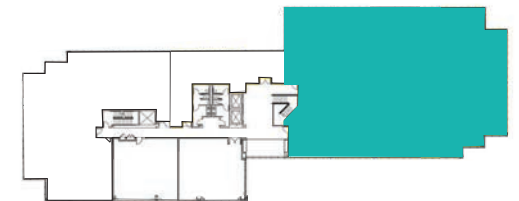
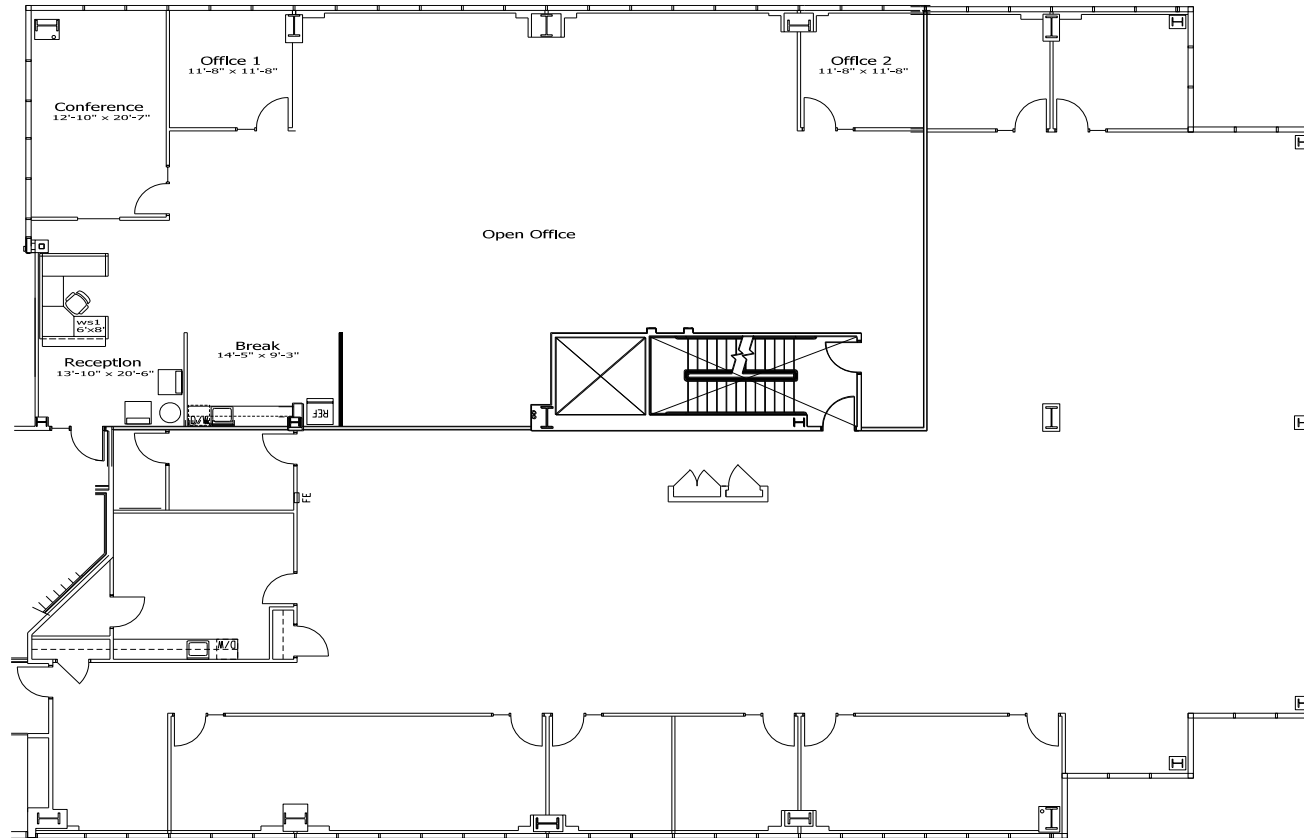
*Suite 247/250 Contiguous up to 10,659 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

10,659 RSF | SUITE 247/250

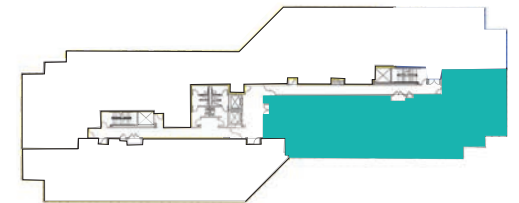
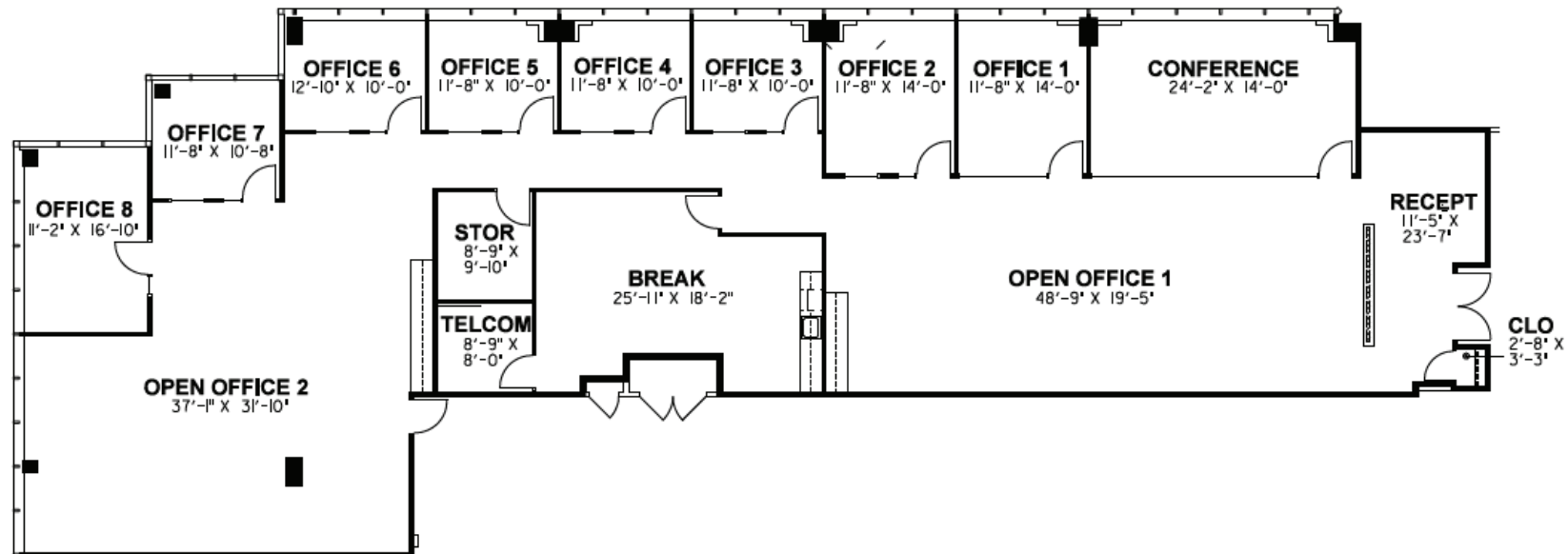
2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

5,455 RSF | SUITE 310
2520 Venture Oaks Way

GATEWAY OAKS
IV



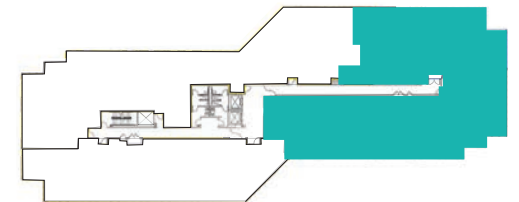
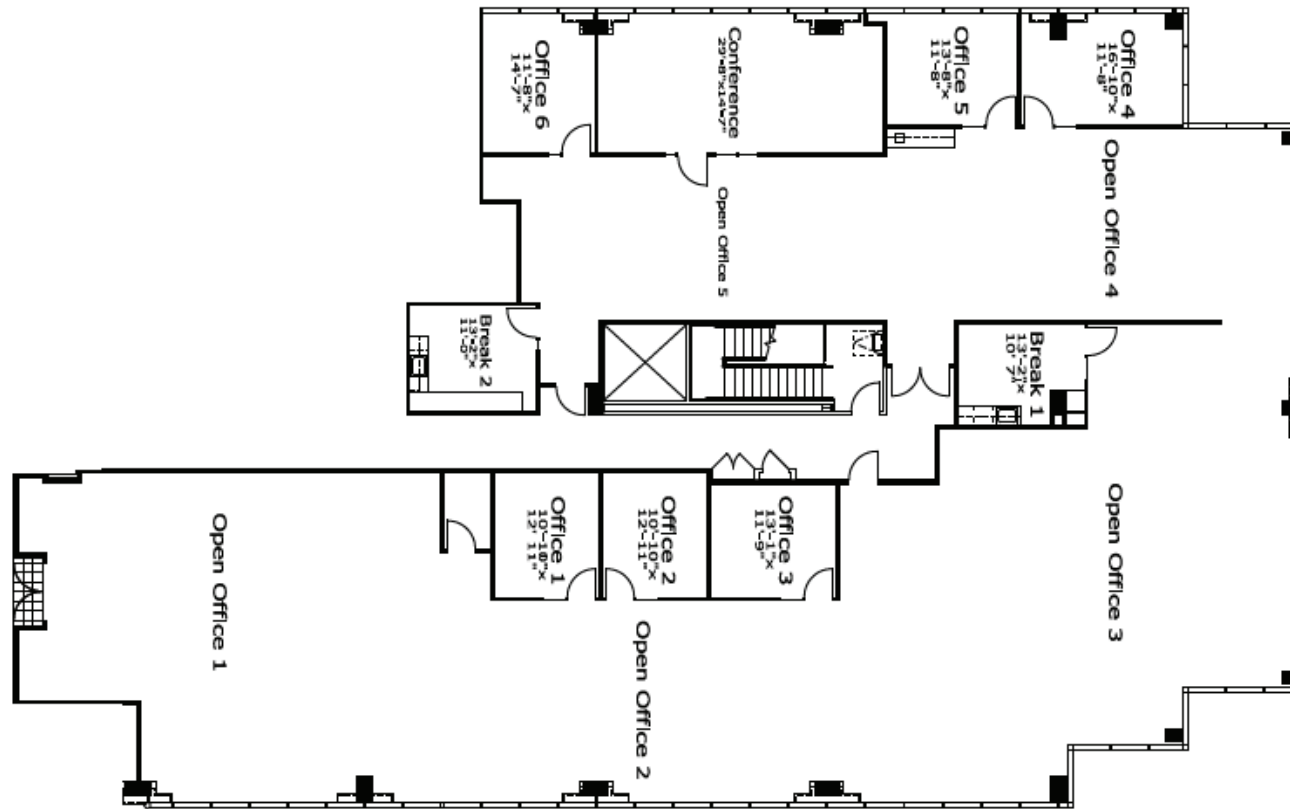
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

8,767 RSF | SUITE 400

2520 Venture Oaks Way



*Suite 400/440 Contiguous up to 15,593 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

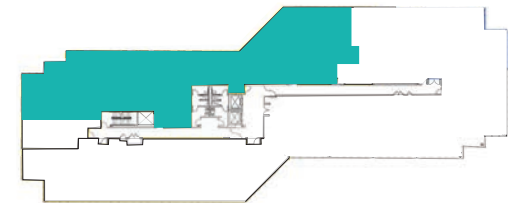
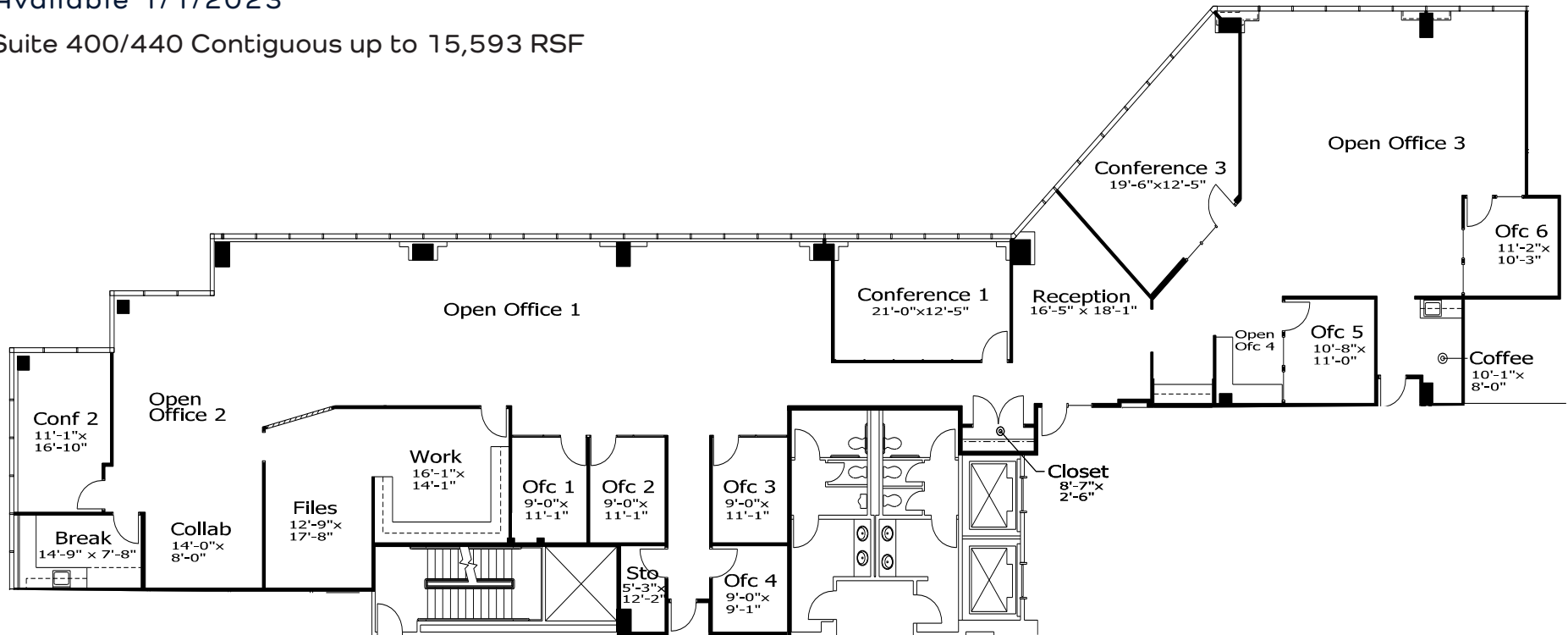
6,826 RSF | SUITE 440

2520 Venture Oaks Way

GATEWAY OAKS
IV

*Available 1/1/2023

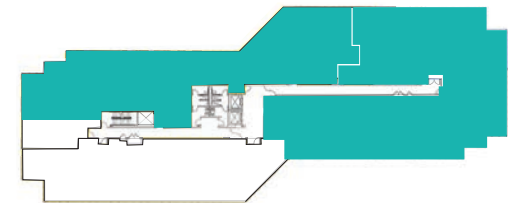
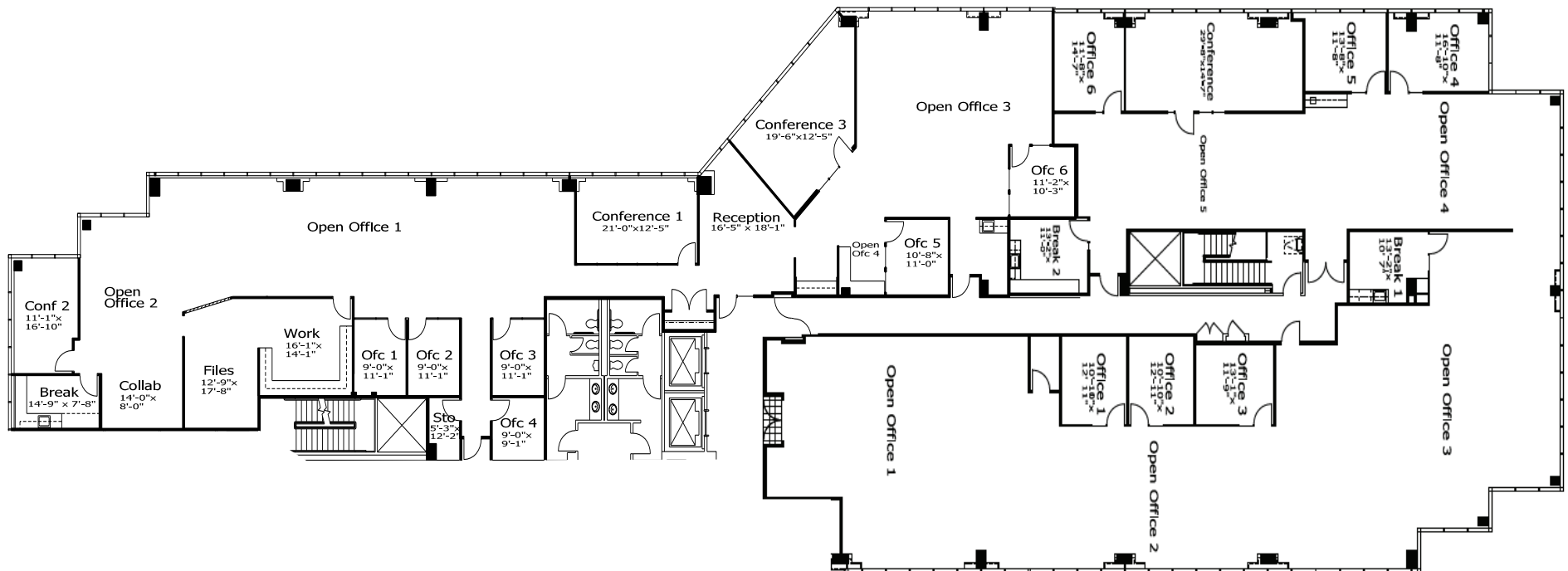
*Suite 400/440 Contiguous up to 15,593 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

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

GATEWAY OAKS
IV



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



**BASIN STREET
PROPERTIES**

CBRE