

FOR LEASE

2520 Venture Oaks Way | Sacramento, CA

GATEWAY OAKS

IV


**VIDEO
TOUR**



MODERN CLASS A WORKPLACE SUPPORTING CULTURE, COLLABORATION, AND WELLNESS

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 **BASIN STREET
PROPERTIES** EST. 1974

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

-  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
- NEW SECURITY SYSTEMS

GATEWAY IV AMENITIES TOUR 

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



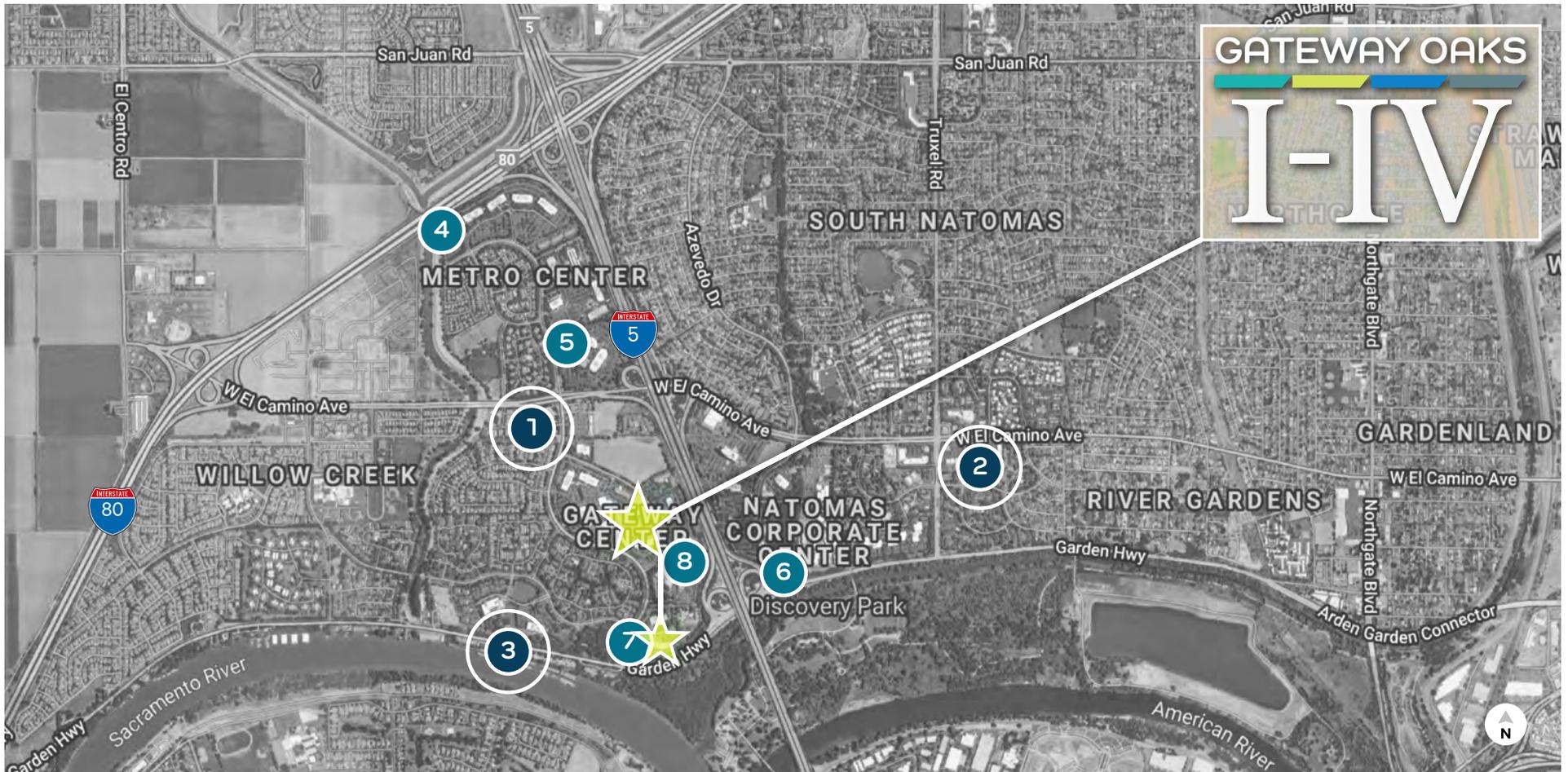
[*CLICK HERE FOR MORE INFORMATION](#)



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**

- 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

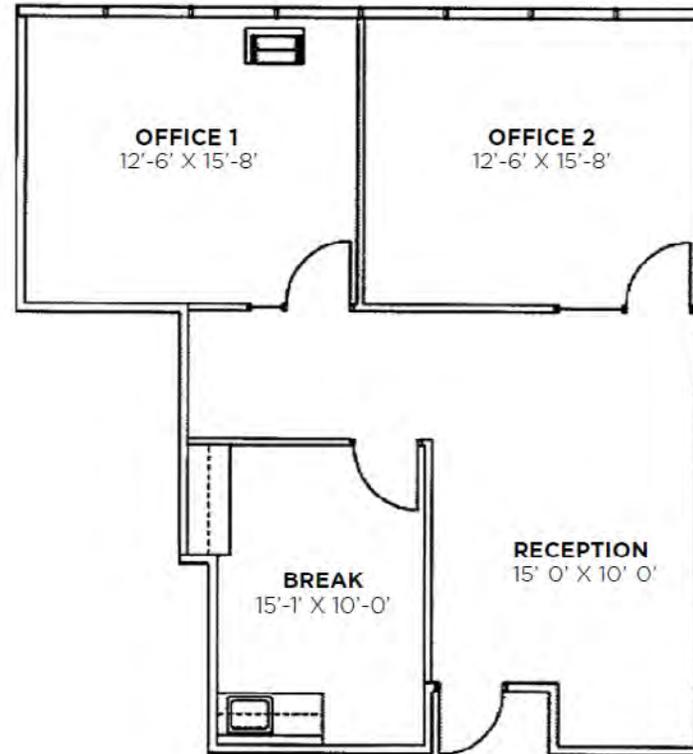
- Taco Bell
- Main Street Bagel Café
- Starbucks
- Bel Air
- Anthony's Italian Cuisine
- Azucar Sushi
- Dominos Pizza

- 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

- 4** Metro Café
- 5** City Café
- 6** Natomas Café
- 7** Marriott Café
- 8** Venture Café

1,071 RSF | SUITE 110
2520 Venture Oaks Way



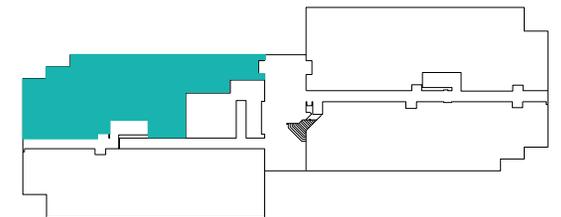
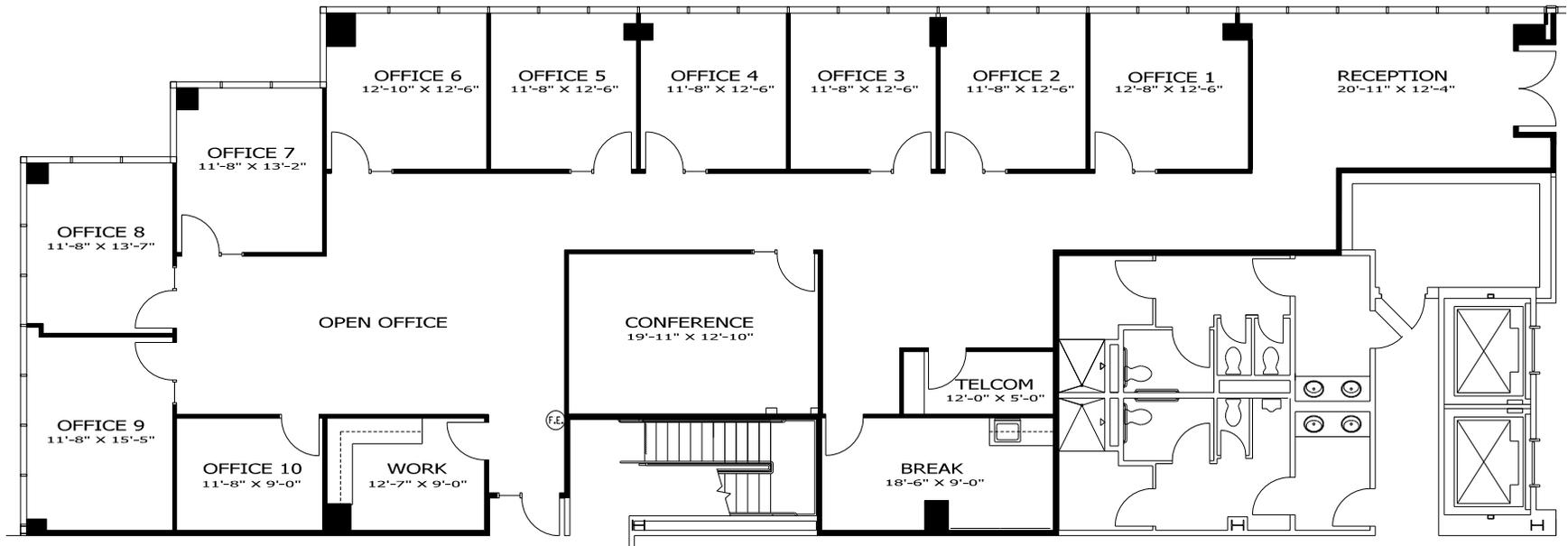
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

4,244 RSF | SUITE 150

2520 Venture Oaks Way



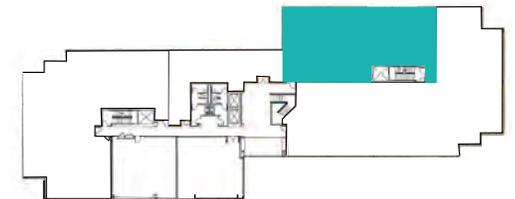
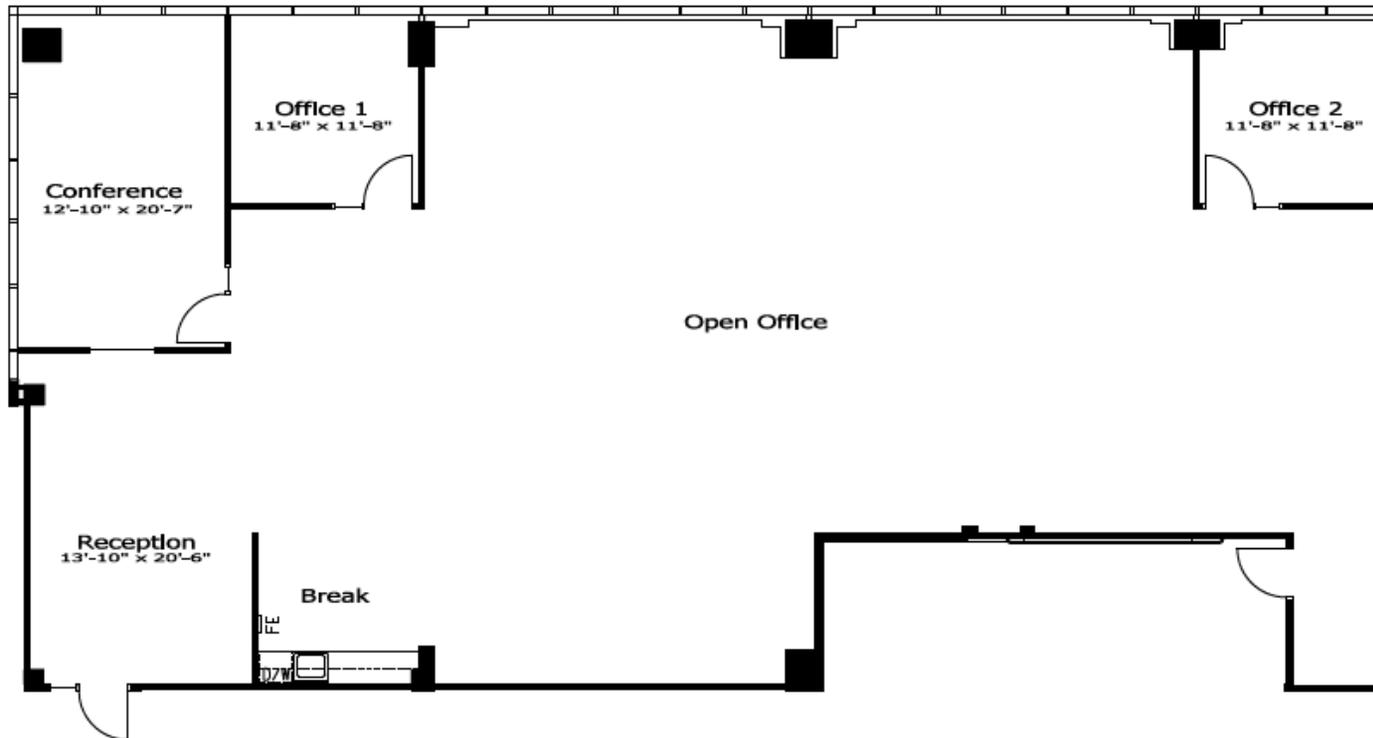
*Available 3/1/2026



3,761 RSF | SUITE 247
2520 Venture Oaks Way



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



MOVE-IN READY!

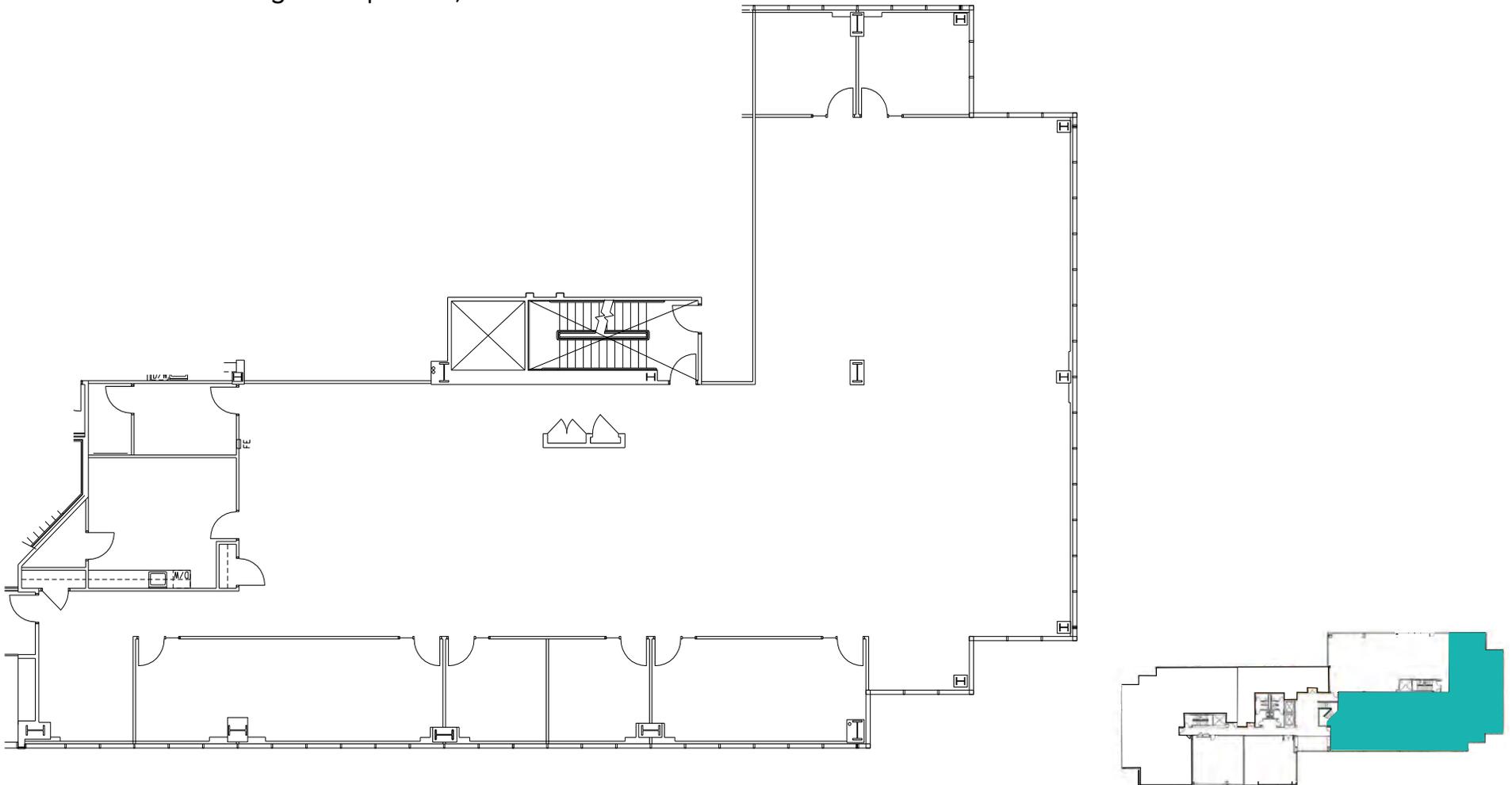
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

6,898 RSF | SUITE 250

2520 Venture Oaks Way



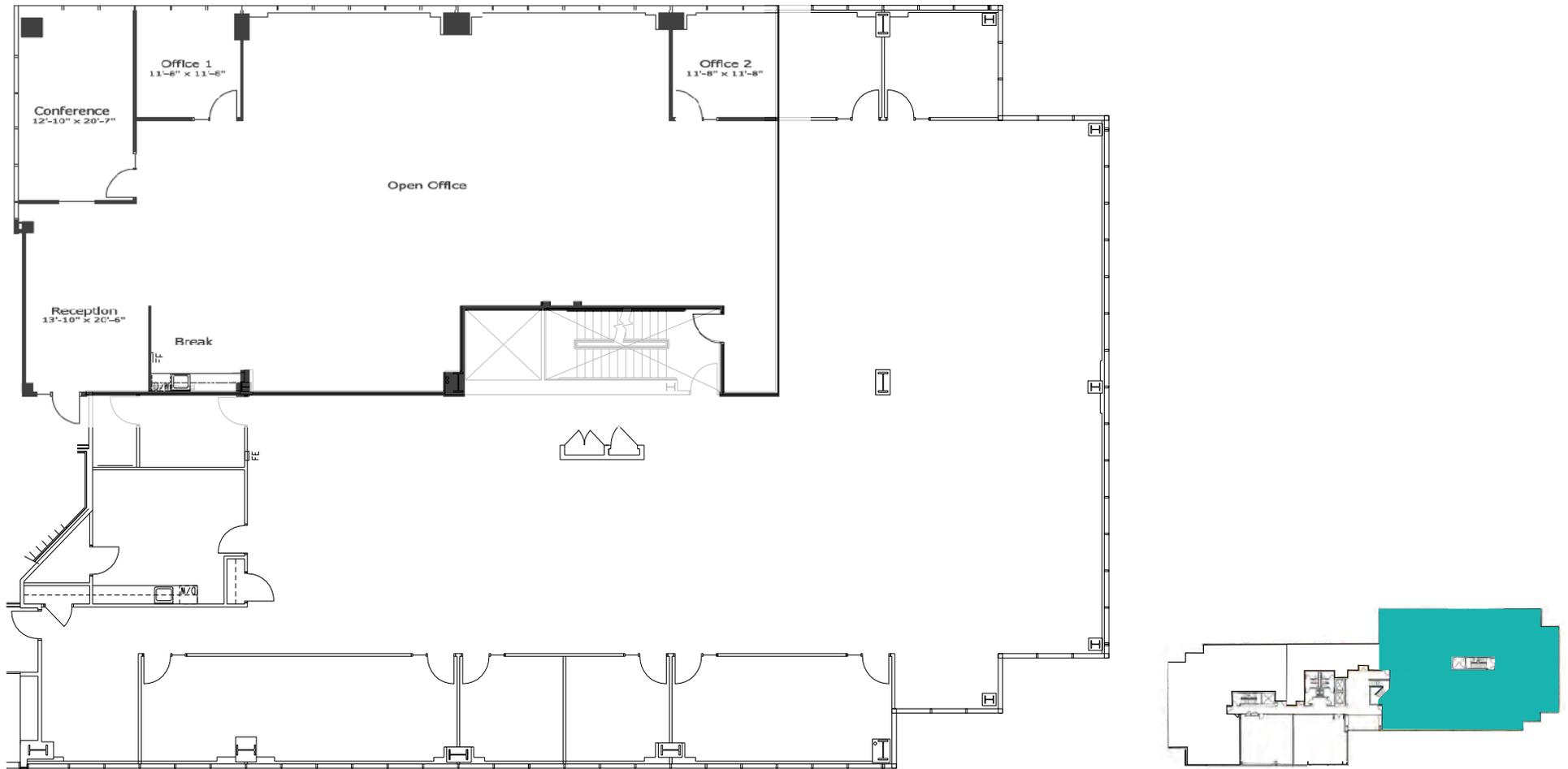
*Suites 247/250 Contiguous up to 10,659 RSF



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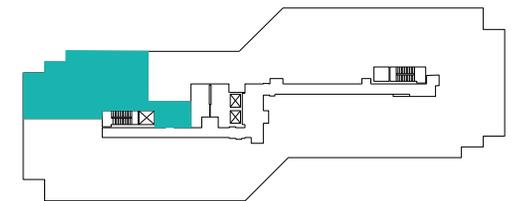
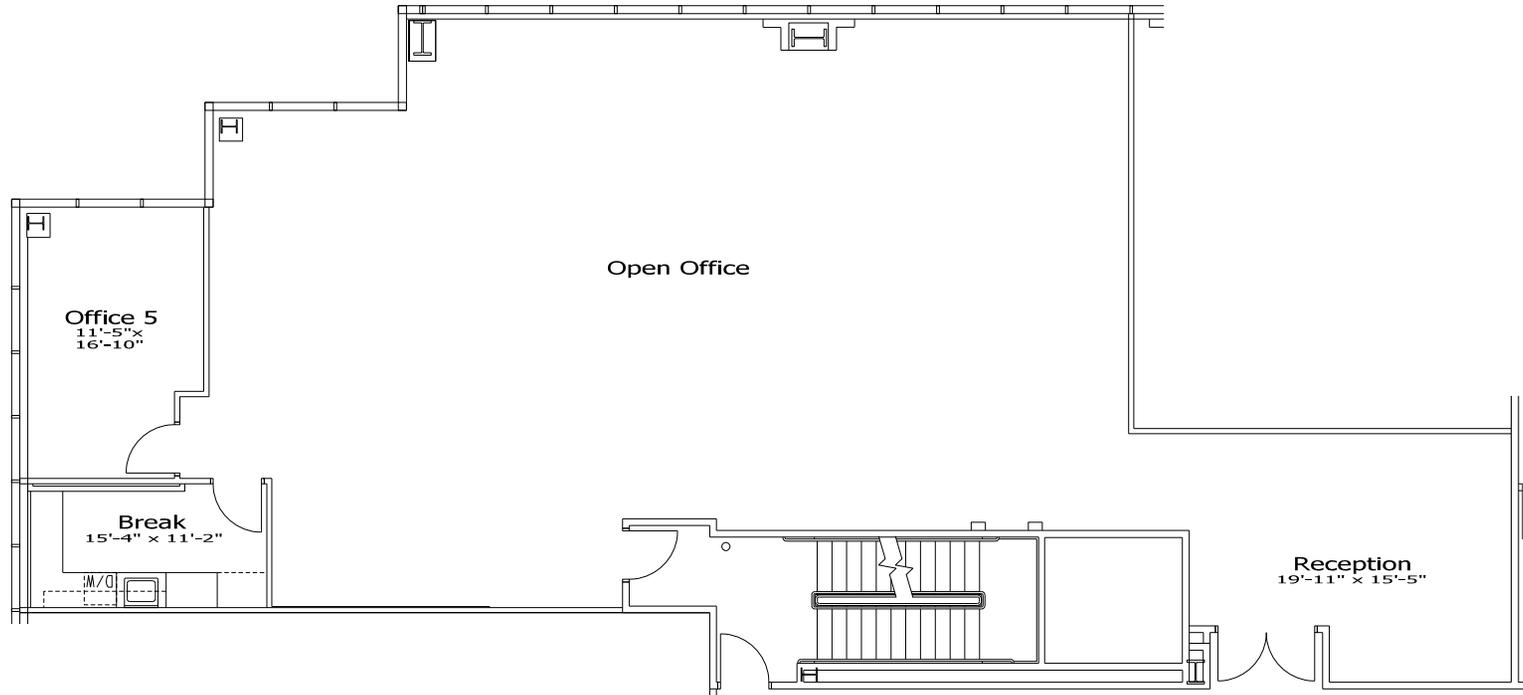
10,659 RSF | SUITES 247/250

2520 Venture Oaks Way



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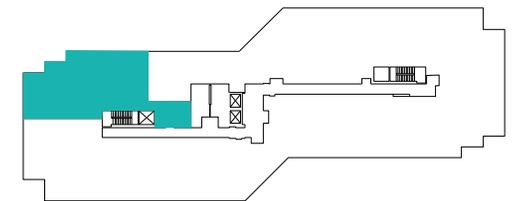
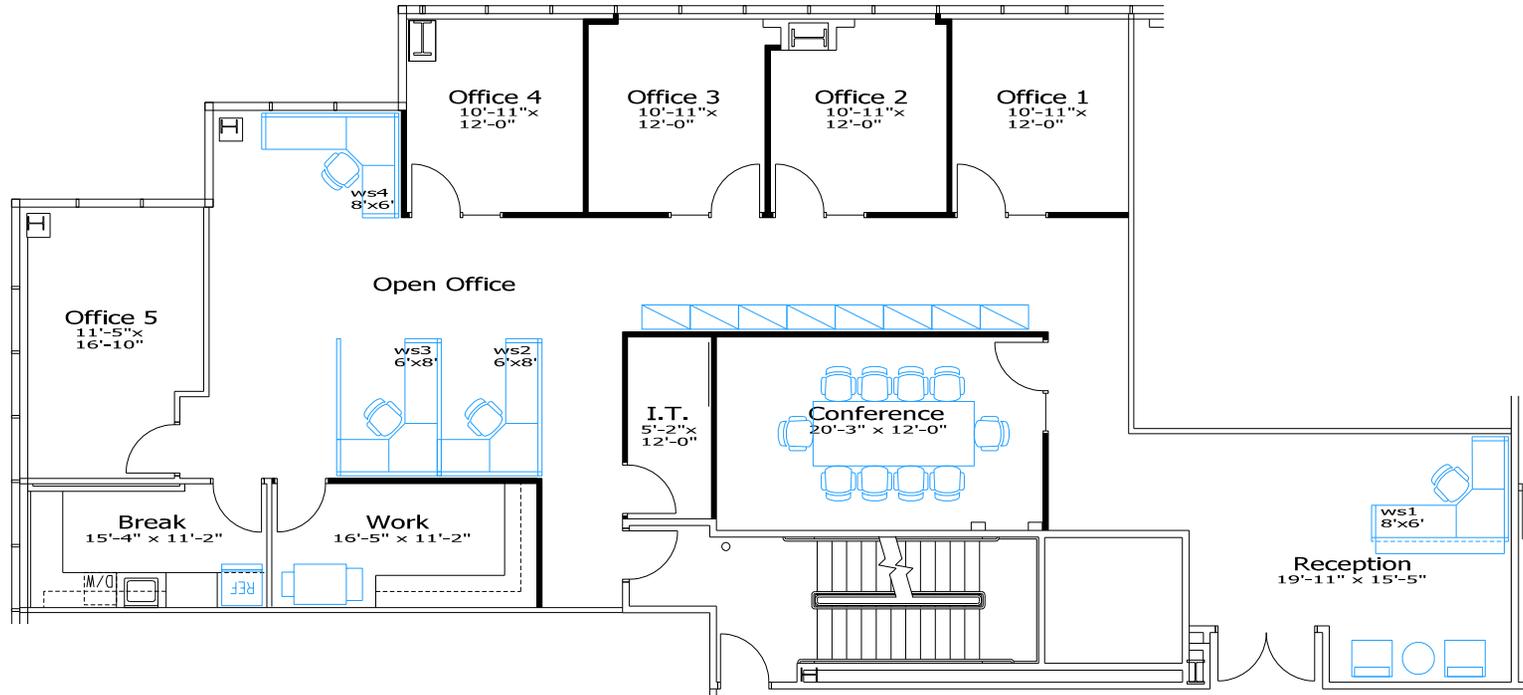
2,594 RSF | SUITE 440 - As-Built
2520 Venture Oaks Way



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

2,594 RSF | SUITE 440 - Prospective Plan

2520 Venture Oaks Way



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EXCLUSIVE LISTING AGENTS:

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