



 VIDEO TOUR

GATEWAY OAKS

III

FOR LEASE

2295 Gateway Oaks Drive | Sacramento, CA

MODERN CLASS A WORKPLACE SUPPORTING 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

HAYDEN NABERS
+1 916 446 8207
HAYDEN.NABERS@CBRE.COM
LIC. 02231233

 **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



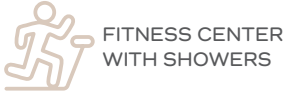
GO-IV 2520 VENTURE OAKS WY



PROPERTY AMENITIES



ON-SITE PROPERTY MANAGEMENT & ENGINEER



FITNESS CENTER WITH SHOWERS



CONFERENCE FACILITIES IN GATEWAY I & IV



TENANT LOUNGE IN GATEWAY I & IV

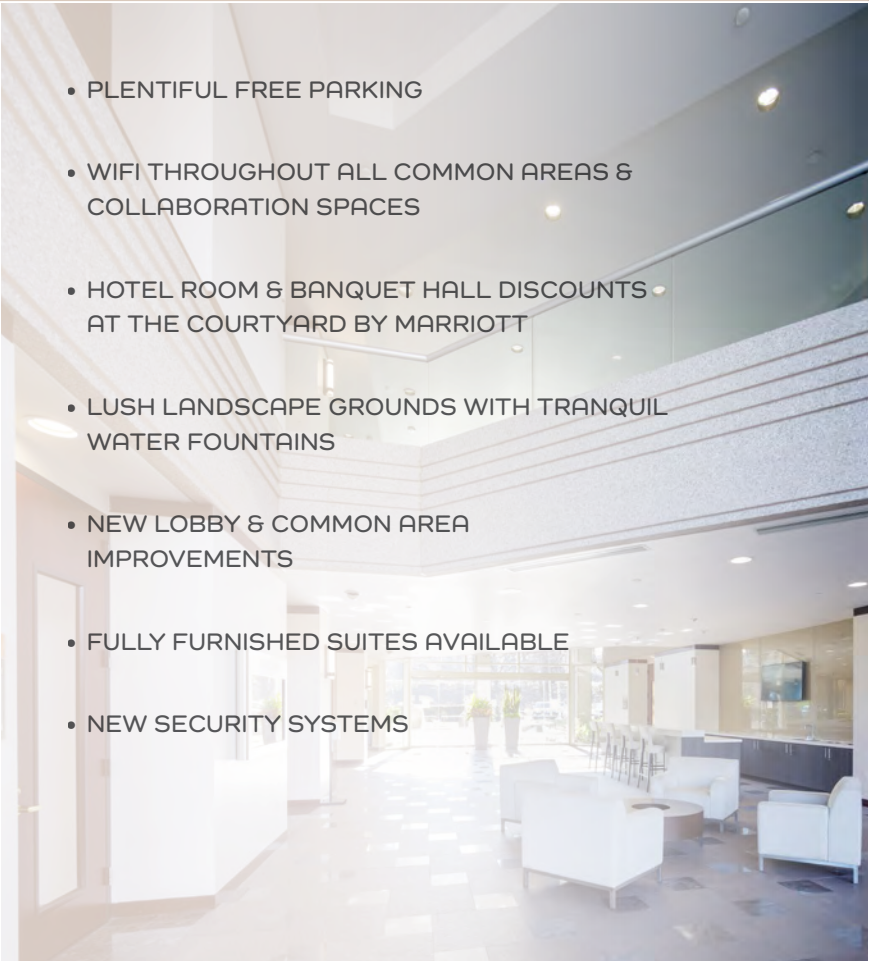


BIKE RACKS



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



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



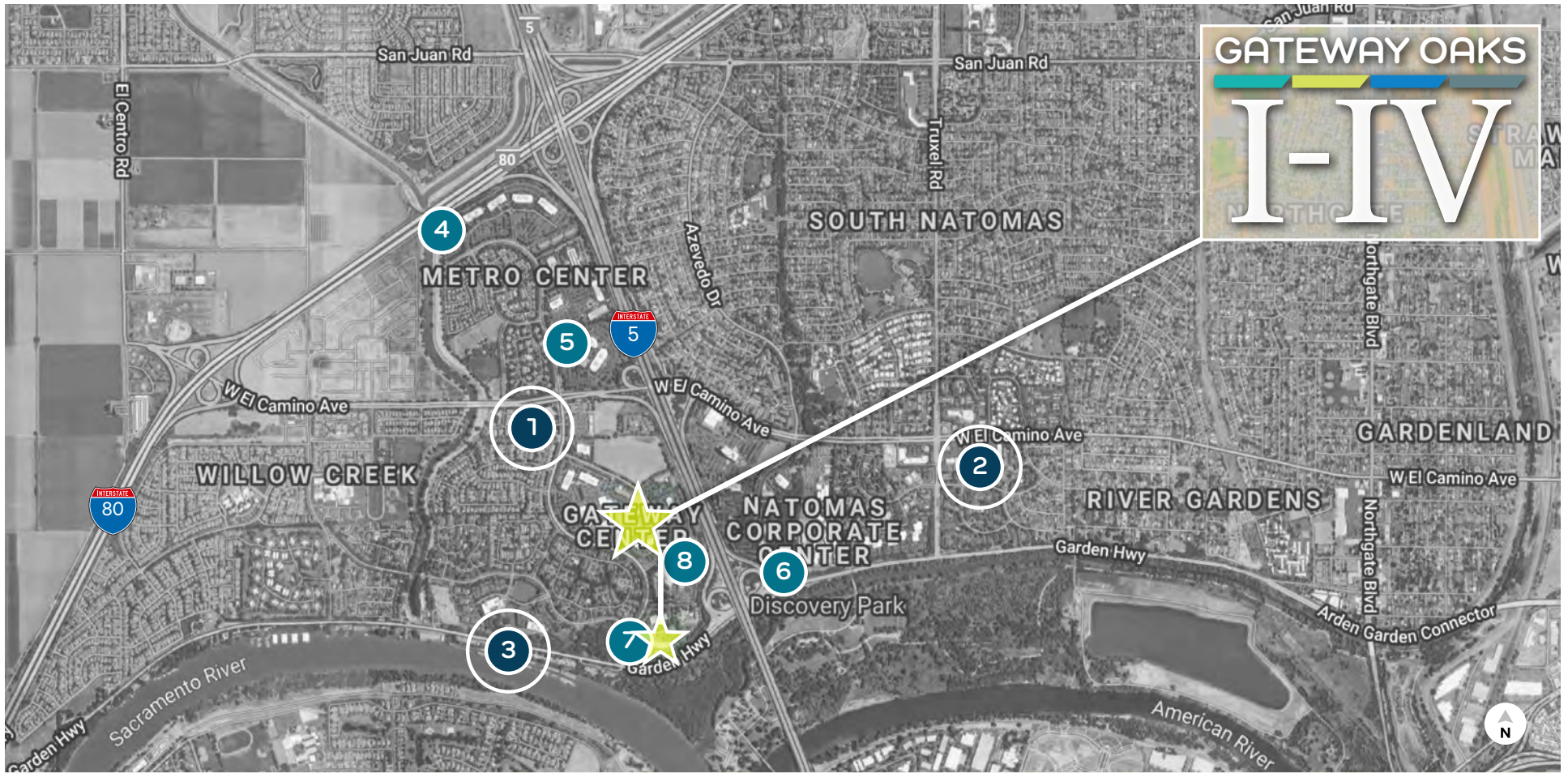
[*CLICK HERE FOR MORE INFORMATION](#)



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

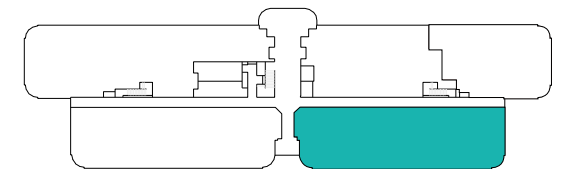
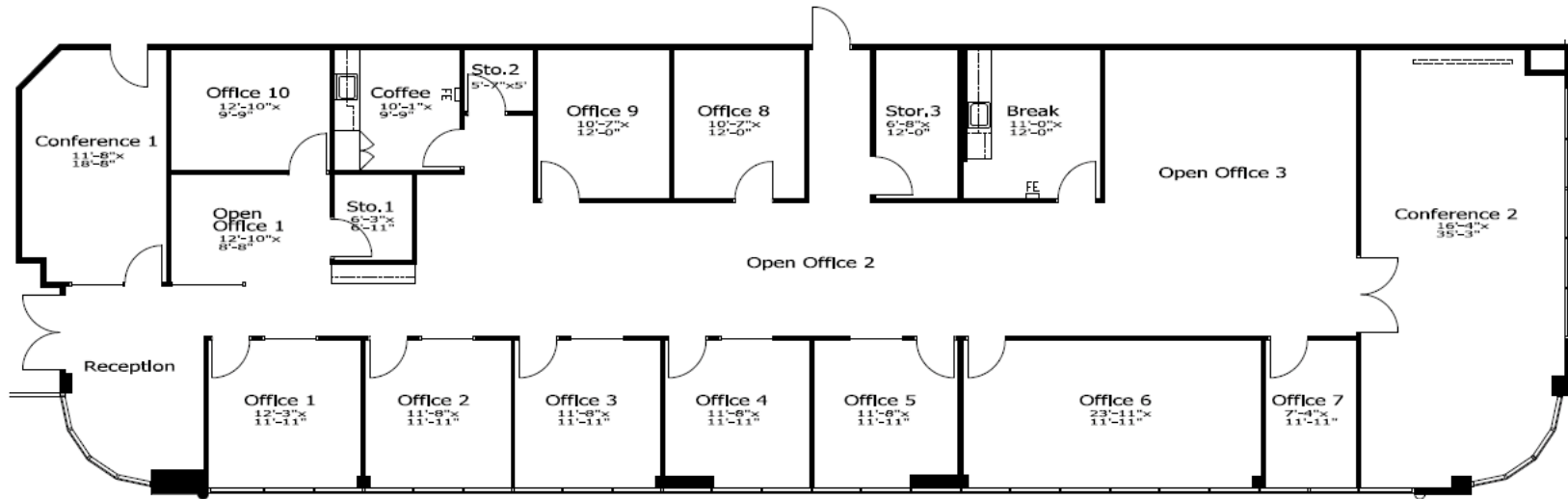
- 4** Metro Café
- 5** City Café
- 6** Natomas Café
- 7** Marriott Café
- 8** Venture Café

4,912 RSF | SUITE 165

2295 Gateway Oaks Drive



*Please contact listing brokers for availability



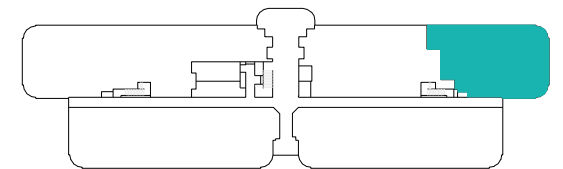
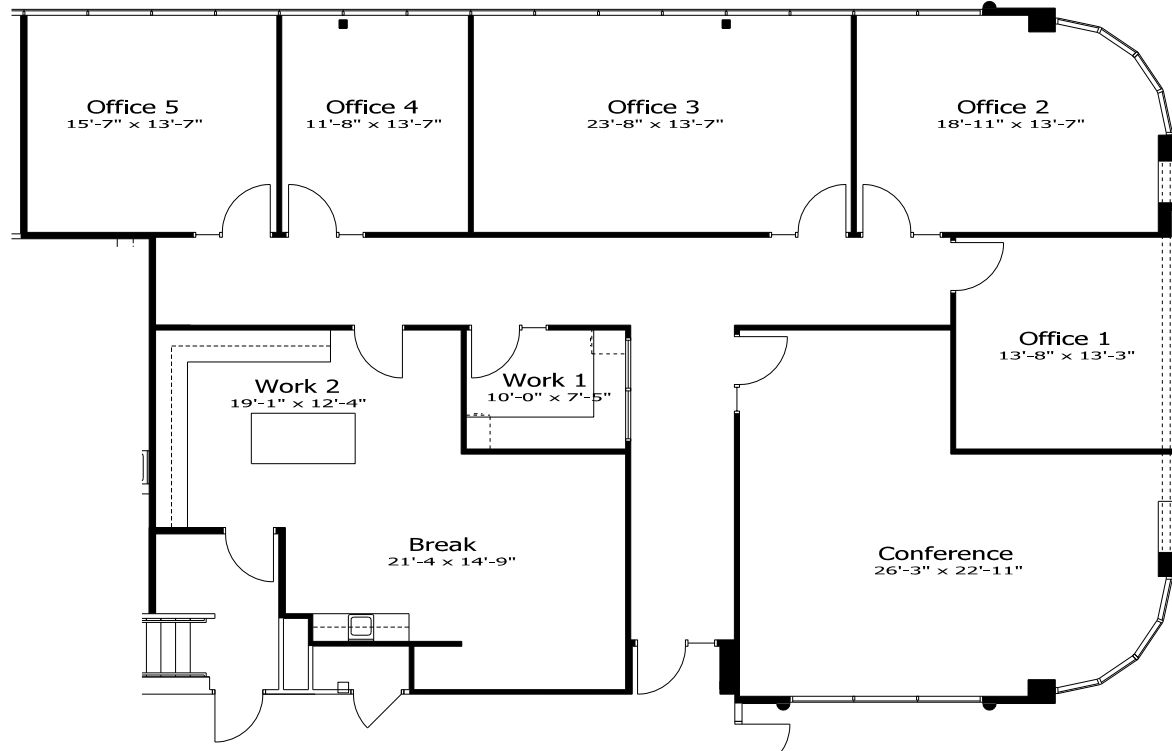
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

3,141 RSF | SUITE 170

2295 Gateway Oaks Drive



*Available within 60 days



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