

**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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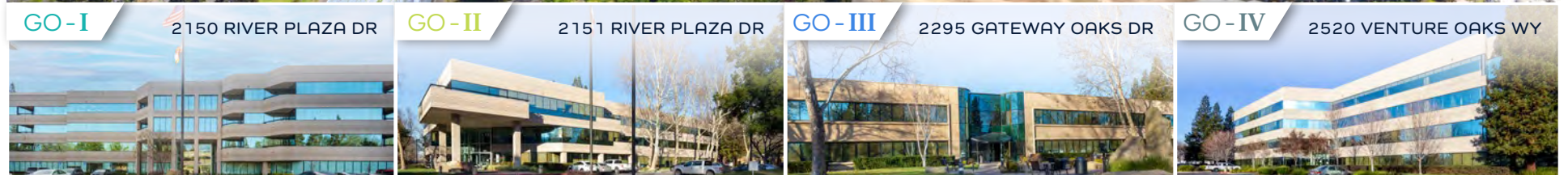
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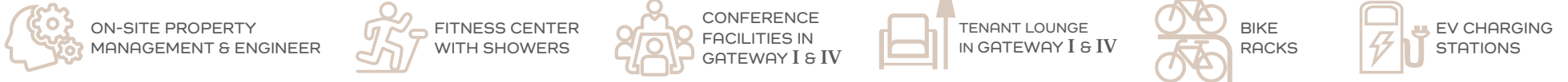
 **BASIN STREET  
PROPERTIES** EST. 1974

**CBRE**

# BUILDING PARK VISUAL OVERVIEW



# PROPERTY AMENITIES



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

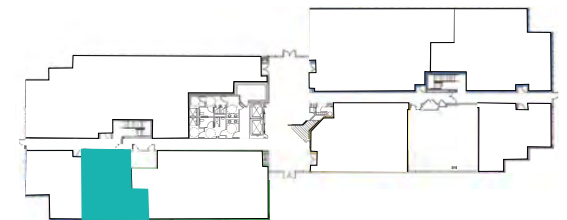
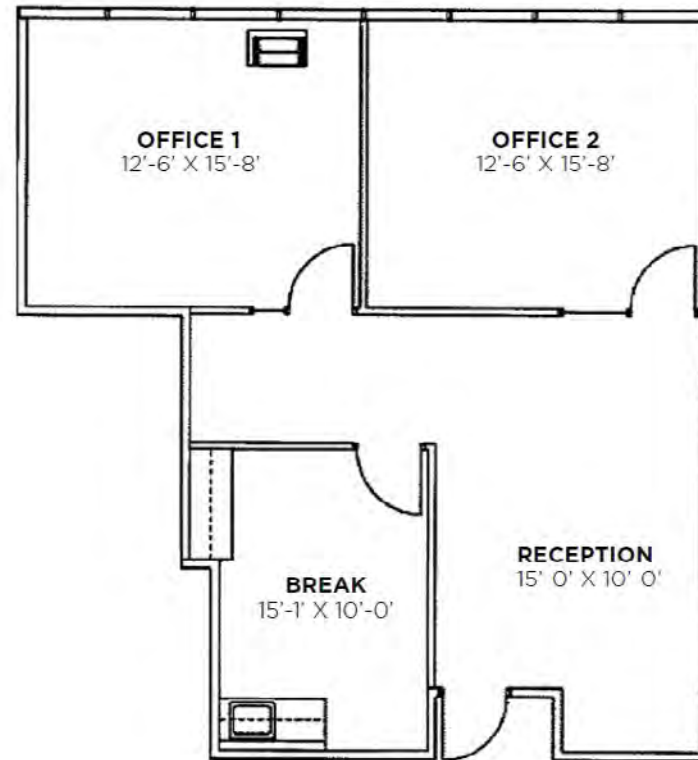


# LOCATION OVERVIEW - NEARBY AMENITIES



1,071 RSF | SUITE 110  
2520 Venture Oaks Way

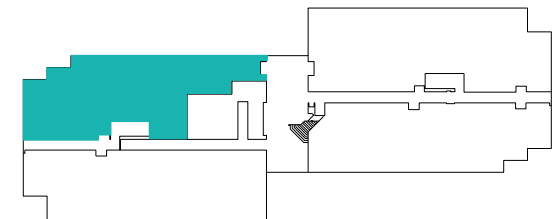
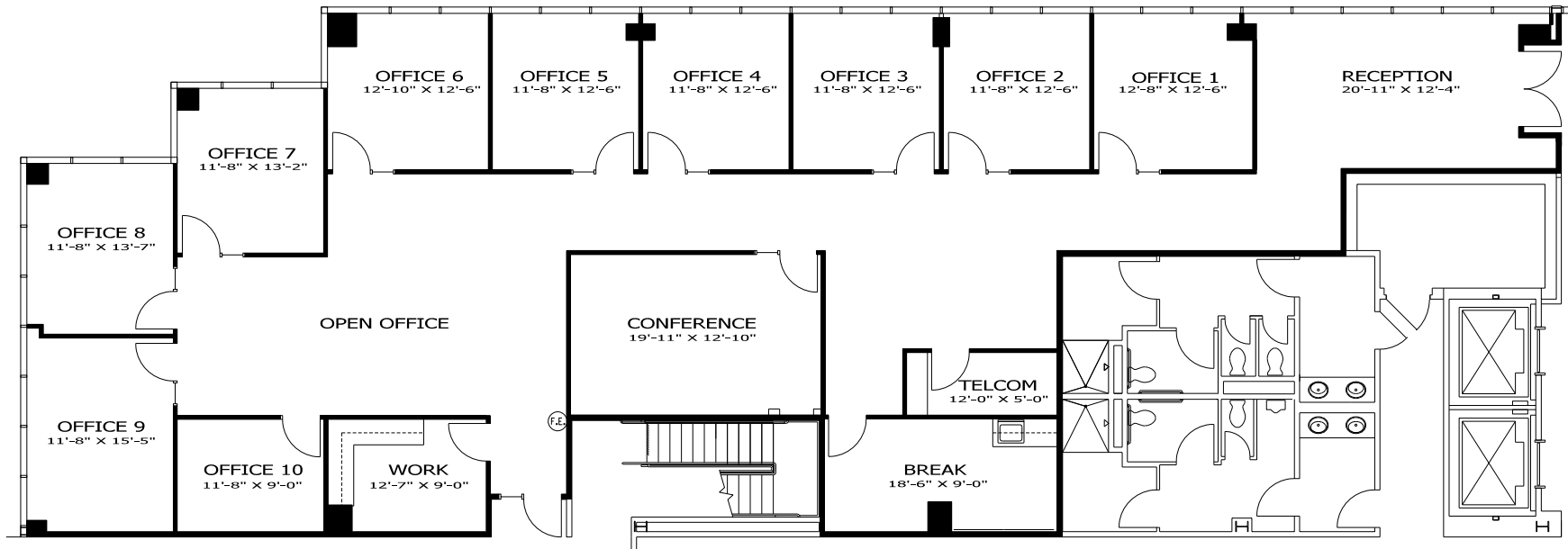
GATEWAY OAKS  
IV



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

# 4,244 RSF | SUITE 150

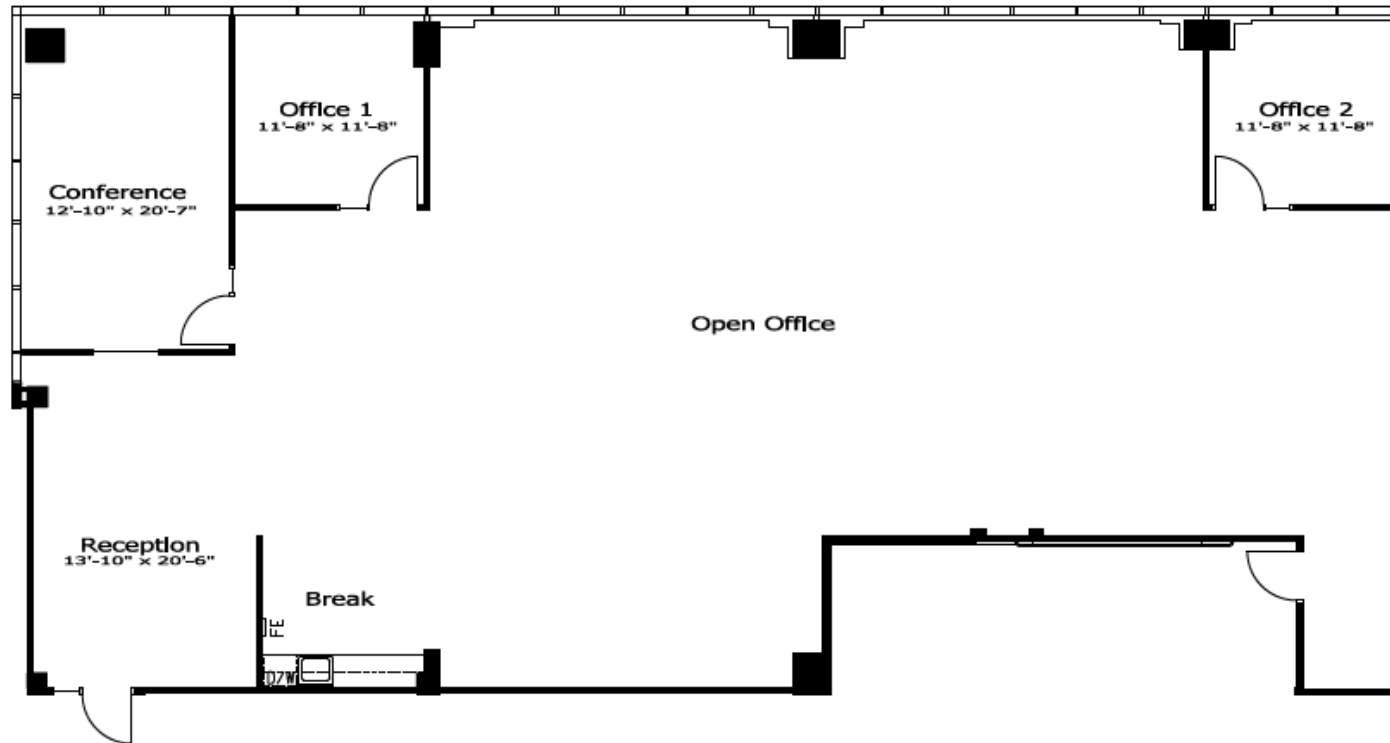
2520 Venture Oaks Way



# 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

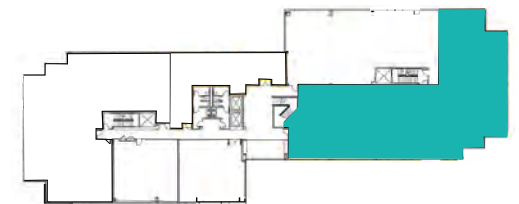
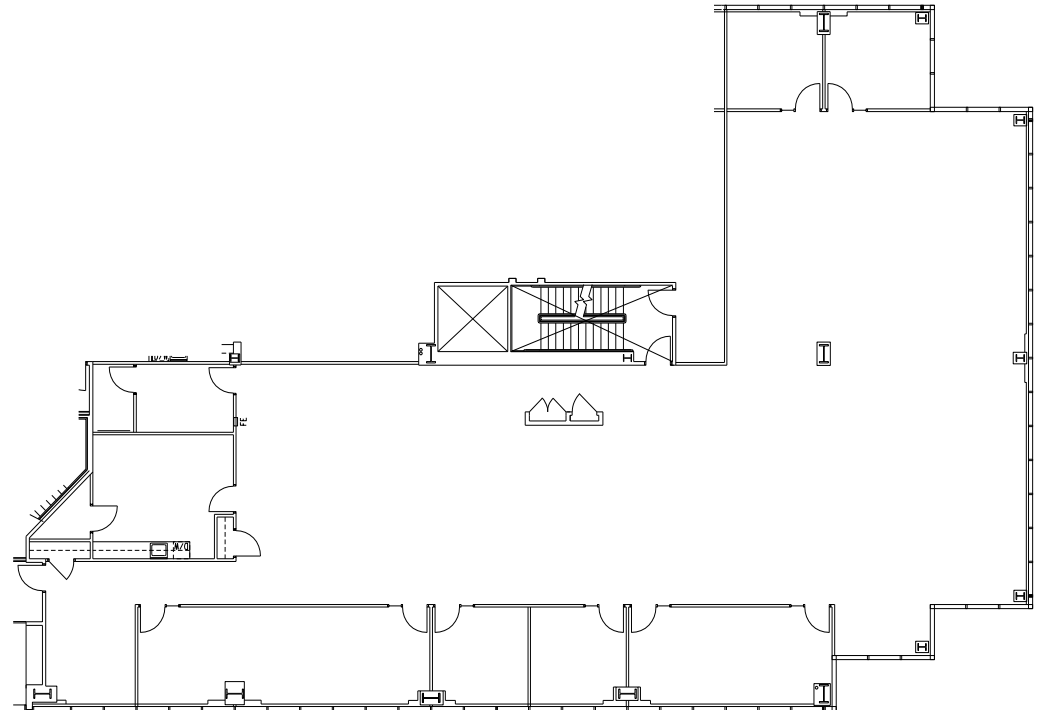
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GATEWAY OAKS  
IV

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



FURNITURE RENDERING

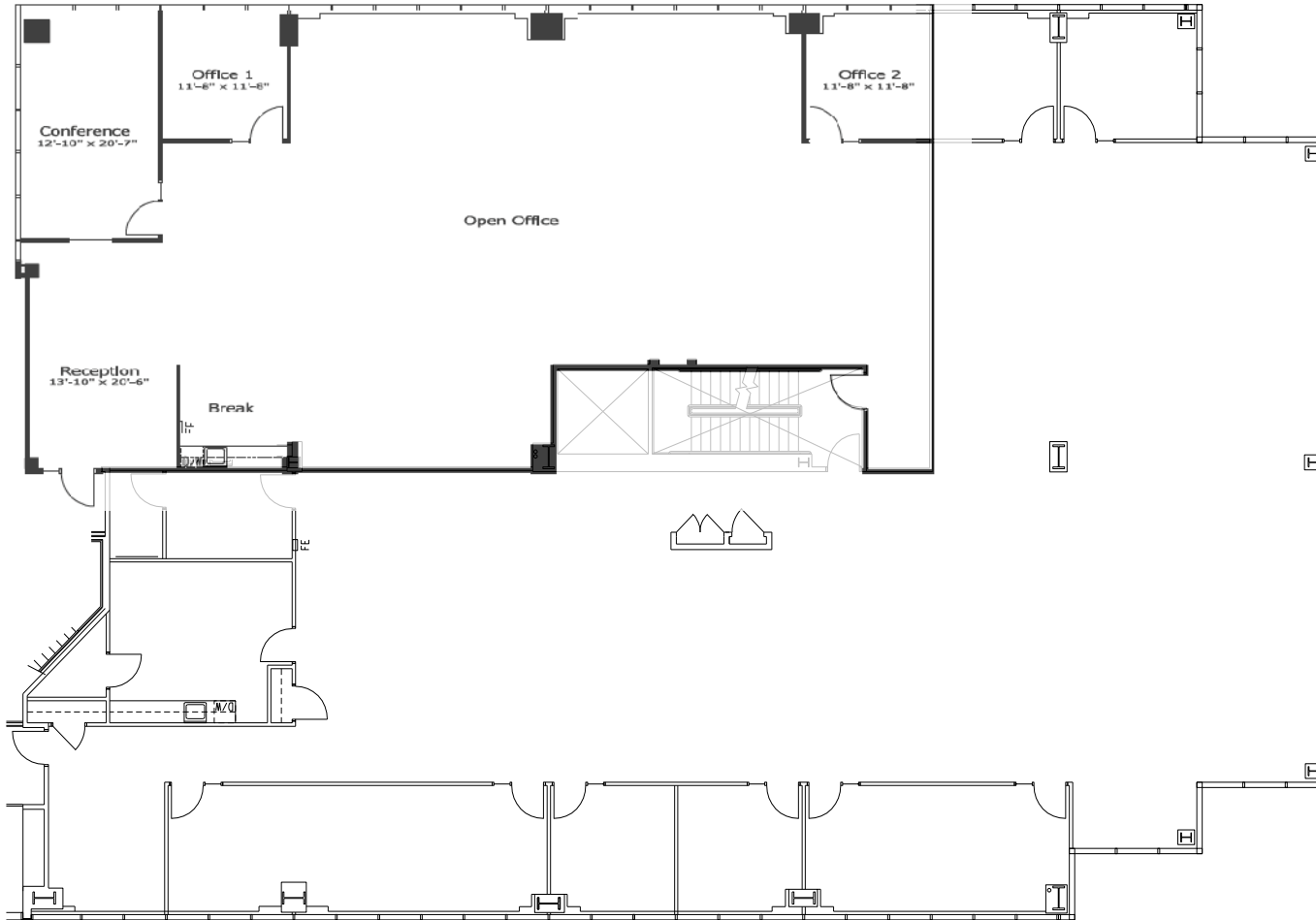


NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

# 10,659 RSF | SUITES 247/250

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**EXCLUSIVE LISTING AGENTS:**

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