

# LOWE GATEWAY OAKS I - IV SACRAMENTO, CA

## FOR LEASE

±1,461 - ±7,491 RSF AVAILABLE



FOR LEASE

NEW PROJECT IMPROVEMENTS COMPLETED - LOBBY, TENANT LOUNGE, CONFERENCE ROOM, CAFE

HOME

HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

### GATEWAY OAKS I



**2150 River Plaza**  
±2,052 - ±7,491 RSF

### GATEWAY OAKS II



**2151 River Plaza**  
±2,044 RSF - ±5,937 RSF

### GATEWAY OAKS III



**2295 Gateway Oaks**  
±1,945 - ±6,097 RSF

### GATEWAY OAKS IV



**2520 Venture Oaks**  
±1,461 - ±3,761 RSF

### CONTACT

#### MARK TABAK

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400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
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## PROPERTY HIGHLIGHTS

- On-Site Property Management/Engineer
- Fitness Center with shower facilities
- Conference facilities
- On-site Café/Coffee Kiosk
- New Tenant Lounge
- **LEED** Energy Star
- Bike Lockers
- 24 hour Key Card access
- Mobile Car washing service
- EV charging stations
- Private Patios
- Parking ratio 3.6-4/1000



NEW CAFÉ



TENANT LOUNGE

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### SPACE AVAILABLE

Click Suite to View Floorplan

2150 RIVER PLAZA - GATEWAY I			
<a href="#">SUITE 100</a>	5,249 SF*	<a href="#">SUITE 350</a>	4,325 SF
<a href="#">SUITE 245</a>	4,284 SF	<a href="#">SUITE 380</a>	7,491 SF*
<a href="#">SUITE 310</a>	2,052 SF		
2151 RIVER PLAZA - GATEWAY II			
<a href="#">SUITE 170</a>	3,216 SF	<a href="#">SUITE 290</a>	2,721 SF
<a href="#">SUITE 205</a>	4,037 SF	<a href="#">SUITE 305</a>	5,937 SF
<a href="#">SUITE 225</a>	2,644 SF	<a href="#">SUITE 320</a>	4,962 SF
2295 GATEWAY OAKS - GATEWAY III			
<a href="#">SUITE 170</a>	3,141 SF	<a href="#">SUITE 240</a>	3,893 SF*
<a href="#">SUITE 185</a>	1,945 SF	<a href="#">SUITE 250</a>	6,097 SF*
2520 VENTURE OAKS - GATEWAY IV			
<a href="#">SUITE 200</a>	1,461 SF	<a href="#">SUITE 247</a>	3,761 SF



LOBBY



UPDATED CONFERENCE ROOM



NEW CAFÉ

\* DIVISIBLE

<3,000 SF

3,000 - 6,000 SF

> 6,000 SF

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### AMENITIES

#### CLOSE BY FOOD

STARBUCKS	CARL'S JR
JACK in the BOX	MOUNTAIN MIKE'S PIZZA
THE SANDWICH SPOT	RUCHI INDIAN CUISINE

#### HOTELS

1 RESIDENCE IN BY MARRIOTT SACRAMENTO	2 HILTON GARDEN
3 SPRINGHILL SUITES BY MARRIOTT	4 COURTYARD BY MARRIOTT

#### BANKS

1 CALIFORNIA BANK TRUST	2 GOLDEN 1 CREDIT UNION
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#### OTHER

1 NATOMAS RACQUET CLUB	2 DISCOVERY PARK
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#### NATOMAS MARKET PLACE

IN N OUT	WALMART
STAPLES	HOMEDEPOT
MICHAEL'S	REGAL CINEMAS
CHILIS	CHIPOTLE

#### THE PROMENADE

OLD NAVY	BEST BUY
BEV MO	TARGET
BJ's RESTAURANT	BUFFALO WILD WINGS
PANERA BREAD	MEN'S WEARHOUSE
ASHLEY'S FURNITURE	BED BATH & BEYOND
BARNES & NOBLE	ULTA BEAUTY



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## LOCATION

DISTANCE TO  
SACRAMENTO  
INTERNATIONAL  
AIRPORT (SMF)

**13 Mins**  
**9.8 Miles**

DISTANCE TO  
SACRAMENTO CBD

**8 Mins**  
**3.3 Miles**

### ADDRESSES

### GATEWAY OAKS

- 1. 2150 RIVER PLAZA I
- 2. 2151 RIVER PLAZA II
- 3. 2295 GATEWAY OAKS III
- 4. 2520 VENTURE OAKS IV



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