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**FOR LEASE** | 2804 GATEWAY OAKS DRIVE | SACRAMENTO, CA

## Two-Story Class A Office Building

- ±2,274 SF - ±35,348 SF Available
- Centrally located in South Natomas with immediate access to I-80 and I-5
- Convenient access to Downtown and Sacramento International Airport
- Restaurants, hotels and all retail and business services within walking distance
- Great parking with entry to the building from both sides
- Abundant parking with public transportation stop in front of building

Lease Rate

**\$2.15/SF**

Full Service Gross

### JASON RUTHERFORD

Senior Vice President

+1 916 563 3059

[jason.rutherford@colliers.com](mailto:jason.rutherford@colliers.com)

Lic. No. 01260682

### ERIC ORTIZ

Vice President

+1 916 563 3095

[eric.ortiz@colliers.com](mailto:eric.ortiz@colliers.com)

Lic. No. 01821549

**Colliers International**  
301 University Avenue | Suite 100  
Sacramento, CA 95825  
P: +1 916 929 5999  
[www.colliers.com/sacramento](https://www.colliers.com/sacramento)

**Colliers**  
INTERNATIONAL



SUITE INTERIOR



HIGH-END FINISHES



REAR ENTRANCE



LOBBY



## PROPERTY DETAILS

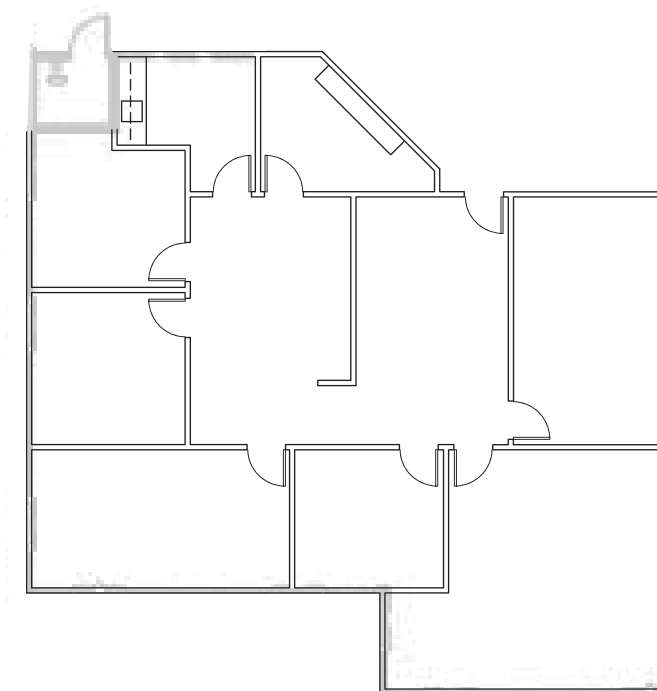
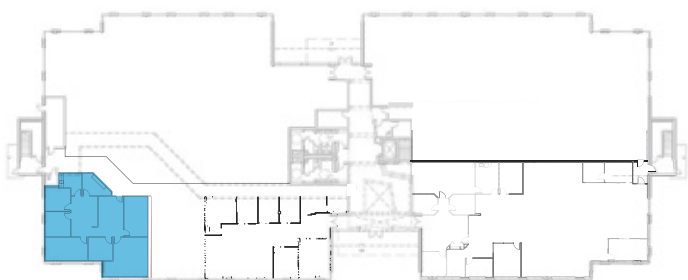
Address	2804 Gateway Oaks Drive, Sacramento, CA
Floors	Two
Total Available Space	14,321 SF
Minimum Divisible	±2,274 SF
Maxium Divisible	±35,348 SF
Parking Ratio	4.00 Per 1,000 SF
Year Built	2005
Building Class	Class A

## HIGHLIGHTS

- Upgraded lobby with original art
- Proximity card reader access system
- Automated energy management system and remote access HVAC control system
- Automatic water fixtures in bathroom with lockers and showers
- Preexisting conduit to available generator pad
- Exterior LED lighting upgrade

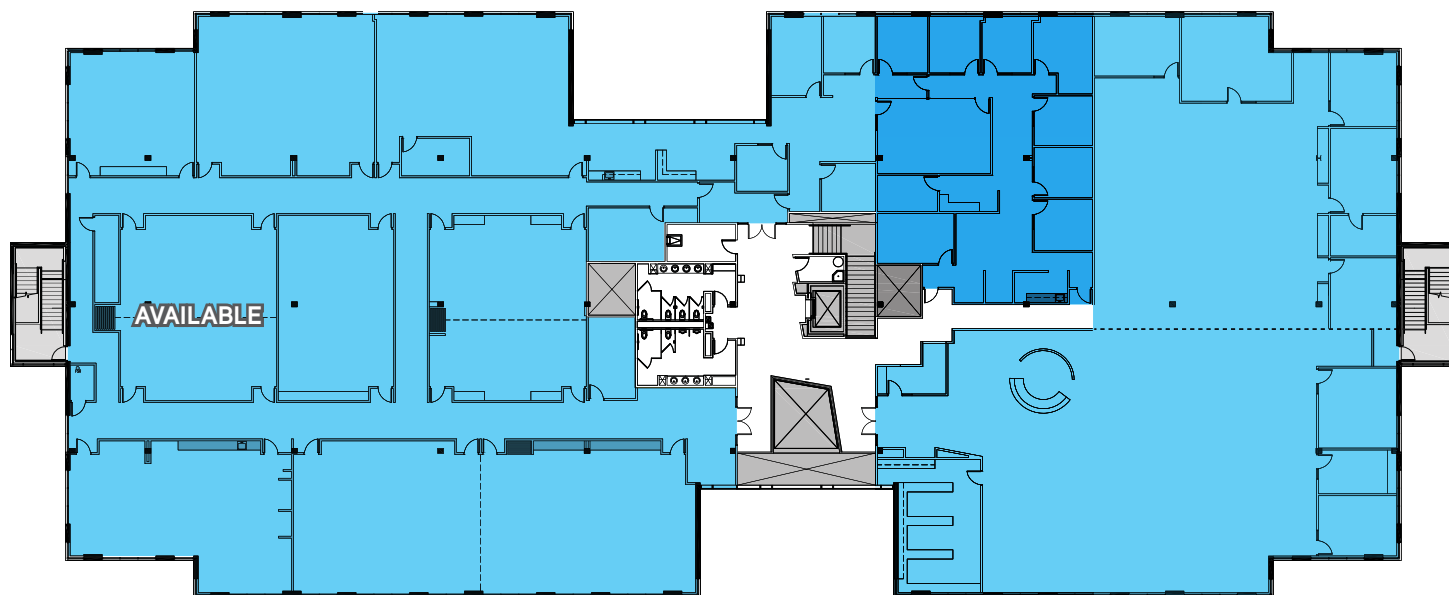
## FLOOR PLANS

### SUITE 160 | ±2,274 SF



### SUITE 201 | ±23,301 SF

±23,301 SF Contiguous  
Available 120 days notice







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