

LOWE GATEWAY OAKS I - IV SACRAMENTO, CA

FOR LEASE

±1,461 - ±7,491 RSF AVAILABLE



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

FOR LEASE

HOME

HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

GATEWAY OAKS I



2150 River Plaza
±2,052 - ±7,491 RSF

GATEWAY OAKS II



2151 River Plaza
±2,844 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

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400 Capitol Mall, Suite 1800
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HOME

HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

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			
SUITE 100	5,249 SF*	SUITE 310	2,052 SF
SUITE 140	3,161 SF	SUITE 350	4,325 SF
SUITE 245	4,284 SF	SUITE 380	7,491 SF*
2151 RIVER PLAZA - GATEWAY II			
SUITE 170	3,216 SF	SUITE 305	5,937 SF
SUITE 205	2,543 SF	SUITE 320	4,962 SF
SUITE 225	2,644 SF	SUITE 340	920 SF
SUITE 290	2,721 SF		
2295 GATEWAY OAKS - GATEWAY III			
SUITE 100	2,663 SF	SUITE 250	6,097 SF*
SUITE 185	1,945 SF		
2520 VENTURE OAKS - GATEWAY IV			
SUITE 200	1,461 SF	SUITE 247	3,761 SF

* DIVISIBLE

<3,000 SF	3,000 - 6,000 SF	> 6,000 SF
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LOBBY



UPDATED CONFERENCE ROOM



NEW CAFÉ

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AMENITIES

LOCATION

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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AMENITIES

LOCATION

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
- 2. 2151 RIVER PLAZA
- 3. 2295 GATEWAY OAKS
- 4. 2520 VENTURE OAKS

- I
- II
- III
- IV



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