

AVISON YOUNG



COMING Q4 2022

2050 | GATEWAY TOWER SACRAMENTO, CA

Partnership. Performance.

Building Ammenities

- 3 prominent hotels within close proximity
- Building top signage available
- 1,100 on-site free parking spaces
- Advanced high rise life safety features
- Ideal lease depths/column free space
- Average floor plate 28,700 SF
- 5 high speed passenger elevators
- 1 dedicated service elevator
- On-site security and internet accessibility
- Planned for LEED Gold Certification
- Secure server room on each floor with 24/7 HVAC

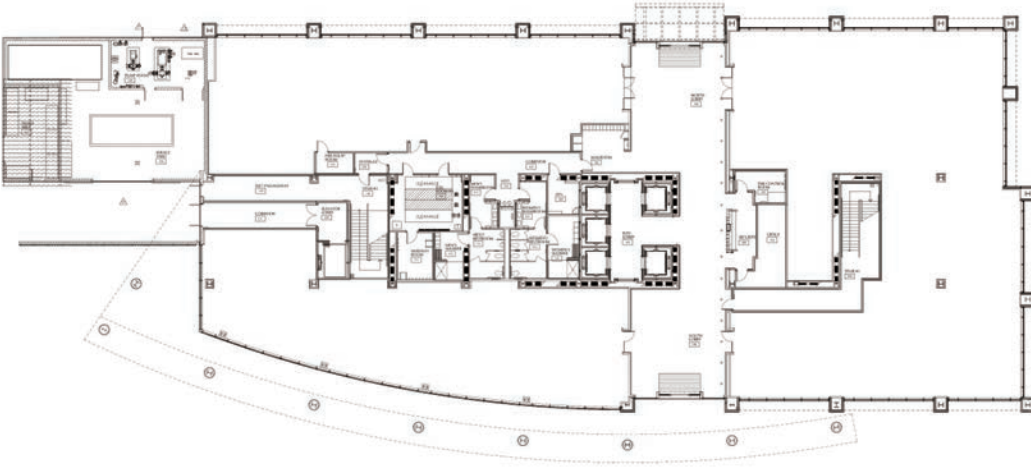
Building Area	327,000 SF
Available SF	327,000 SF
Floors Available	1st - 12th
Avg Floor Plate	28,700 SF

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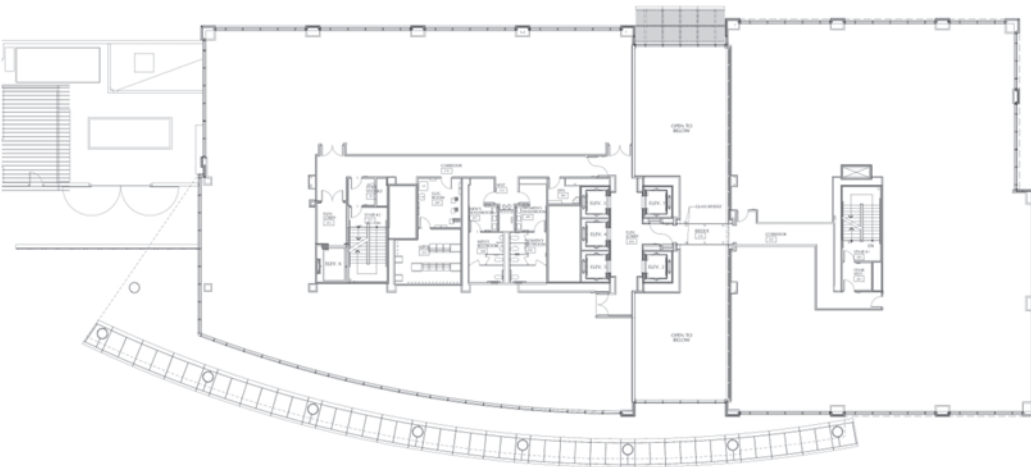
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FLOOR PLANS



Floor	1st
Available	17,812 RSF



Floor	2nd
Available	20,330 RSF

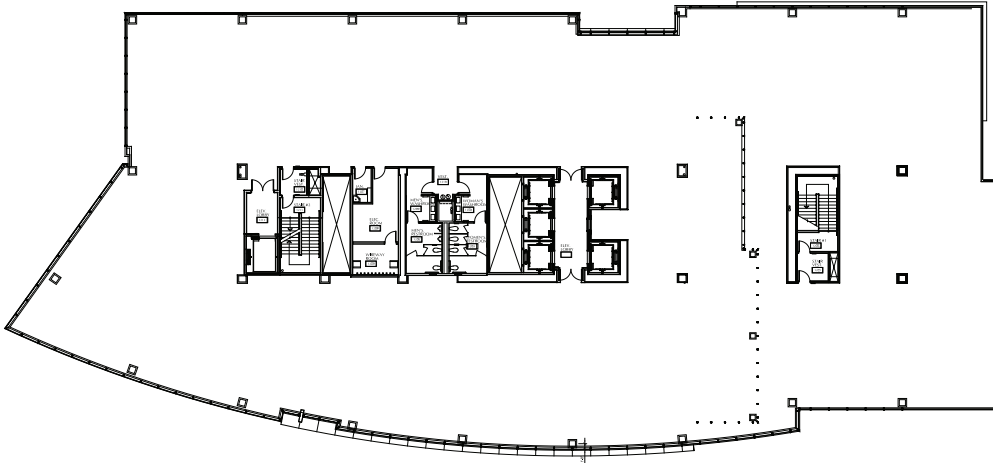


2050 Gateway Office

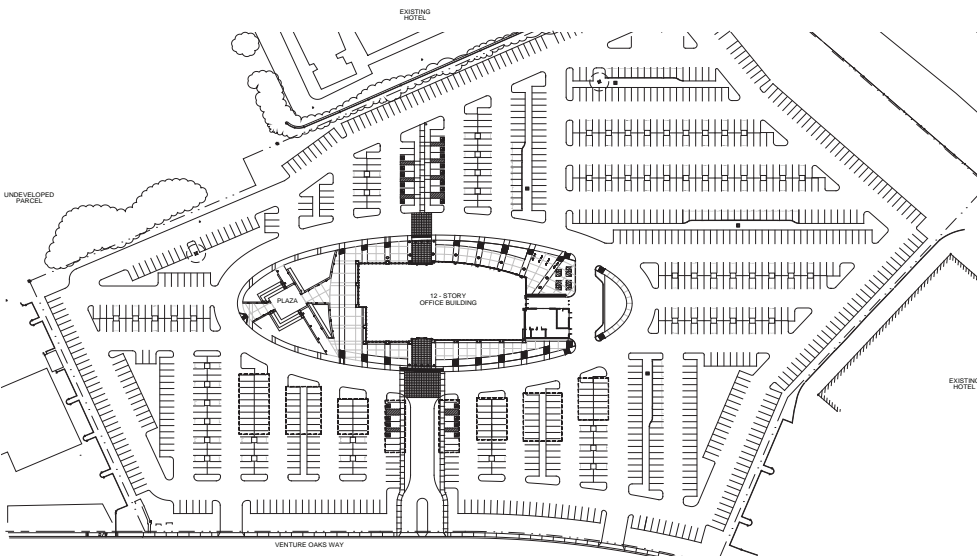
A Range of Floor Plan Options, Great Sacramento and Natomas Views

2050 Gateway offers the most outstanding 360 degree views and highest quality executive office space in the Sacramento area. Light-filled, column free interiors create an ideal and flexible work environment for companies with productivity in mind.

FLOOR PLANS



Floor	3rd - 12th
Available	28,700 RSF



Site Plan



2050 Gateway Office

- Building Top Signage Available
- 1,100 On-Site Free Parking Spaces
- On-Site 24-hour Security and Security Cameras
- On-Site Property Manager and Maintenance
- Wi-Fi Access in Building Common Areas
- State-of-the-Art Fire/Life Safety System
- Continuous Power Feed from three SMUD Substations



Health Club



Hospitality



Light Rail



International Airport



Bike Trails

Access to Transportation

- Excellent Freeway Access to I-5
- Regional Transit Shelter On-Site/Direct Light Rail Link
- Five Minutes to Downtown, State Capitol and Seven Minutes to Sacramento International Airport

Area Amenities

- American River Parkway and Bike Trail
- Natomas Racquet / Swim Club
- Walking distance to a retail center on Gateway Oaks, offering:



- Additional high quality restaurants nearby



High Performance Features

LEED Features

- Air Quality - Air filtration system is equivalent to hospital standards.
- Energy usage is 26% better than California's Title 24 Energy Standards.
- Hospital grade seismic standards.
- 100% of the irrigation water for the 14.5 acres of landscaping is recycled water from the HVAC system.
- 75% of 2030 Gateway's interior spaces have access to natural daylight and views.

