

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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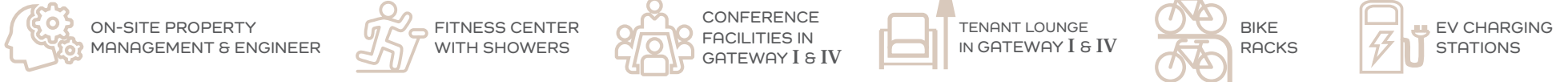
 **BASIN STREET
PROPERTIES** EST. 1974

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

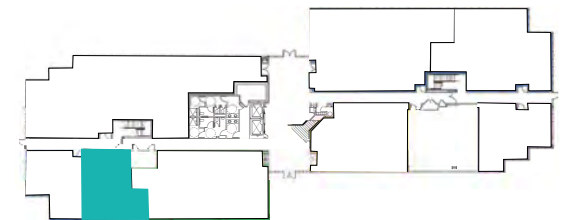
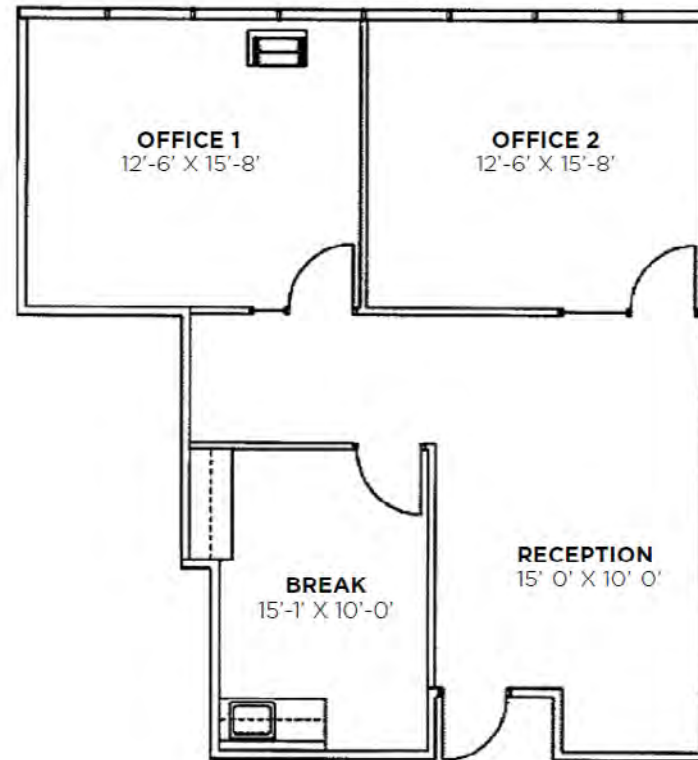


LOCATION OVERVIEW - NEARBY AMENITIES



1,071 RSF | SUITE 110
2520 Venture Oaks Way

GATEWAY OAKS
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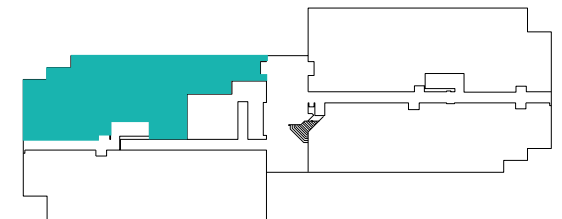
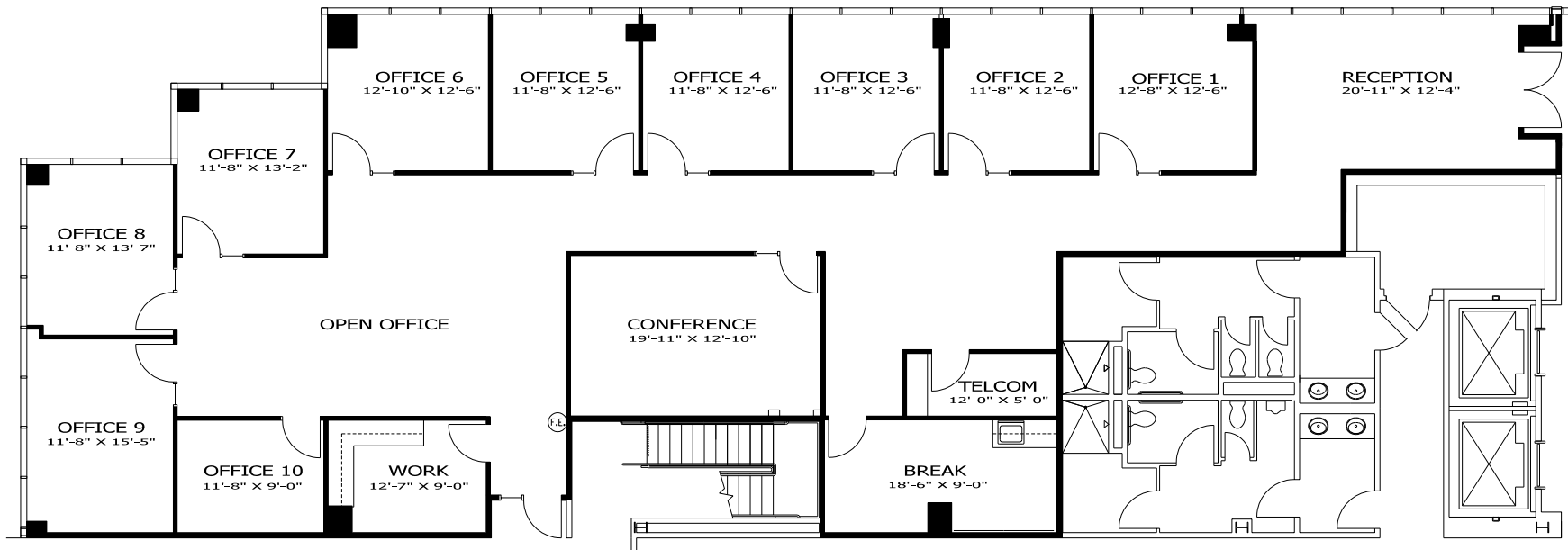
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

4,244 RSF | SUITE 150

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*Available 3/1/2026

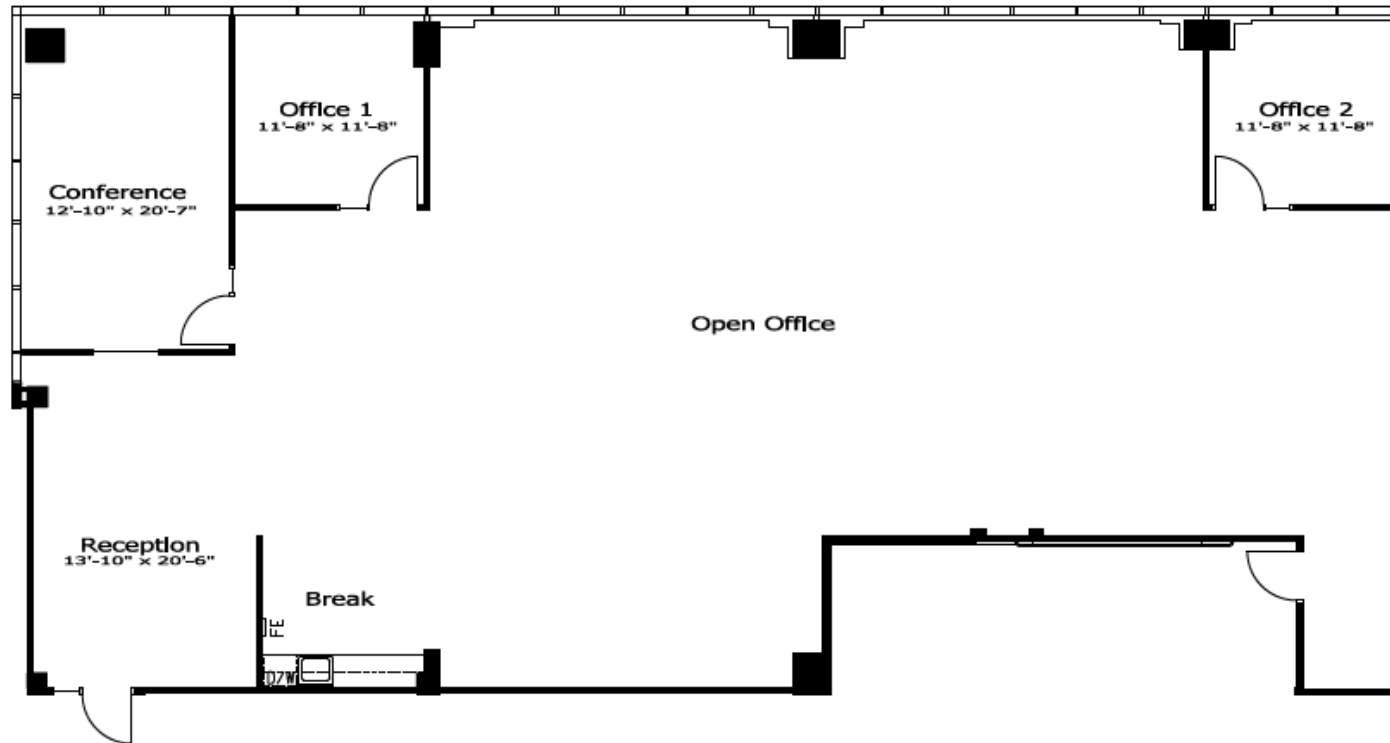


3,761 RSF | SUITE 247

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

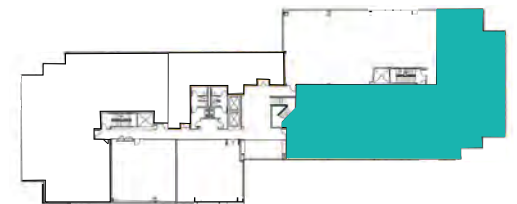
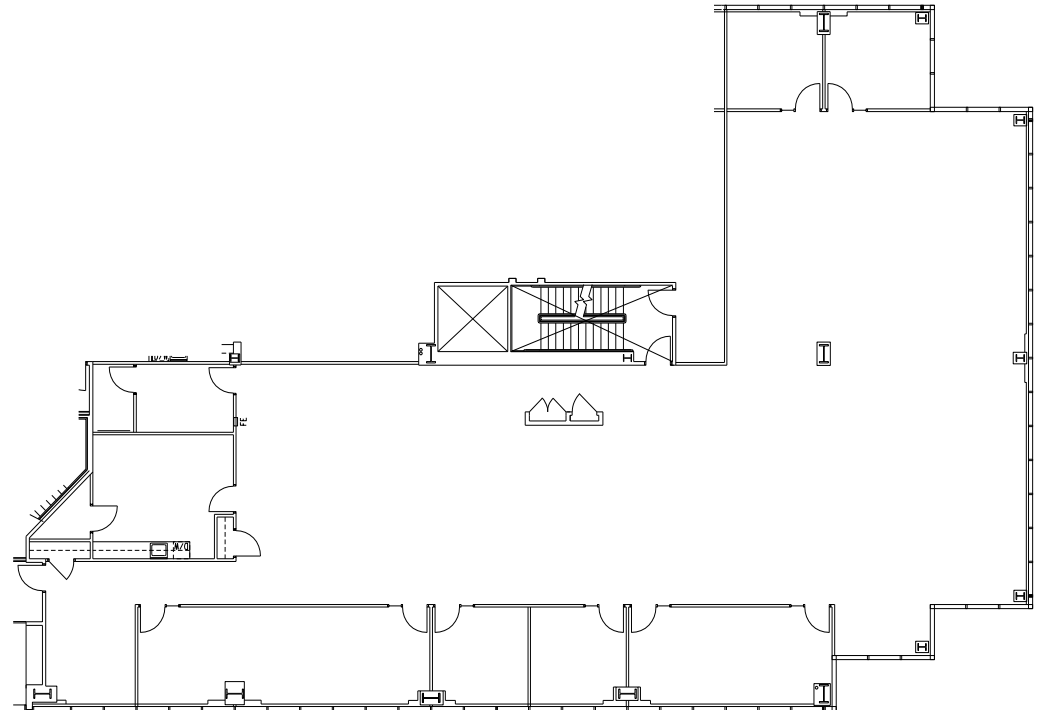
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*Suites 247/250 Contiguous up to 10,659 RSF



FURNITURE RENDERING

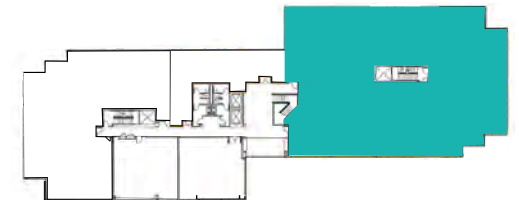
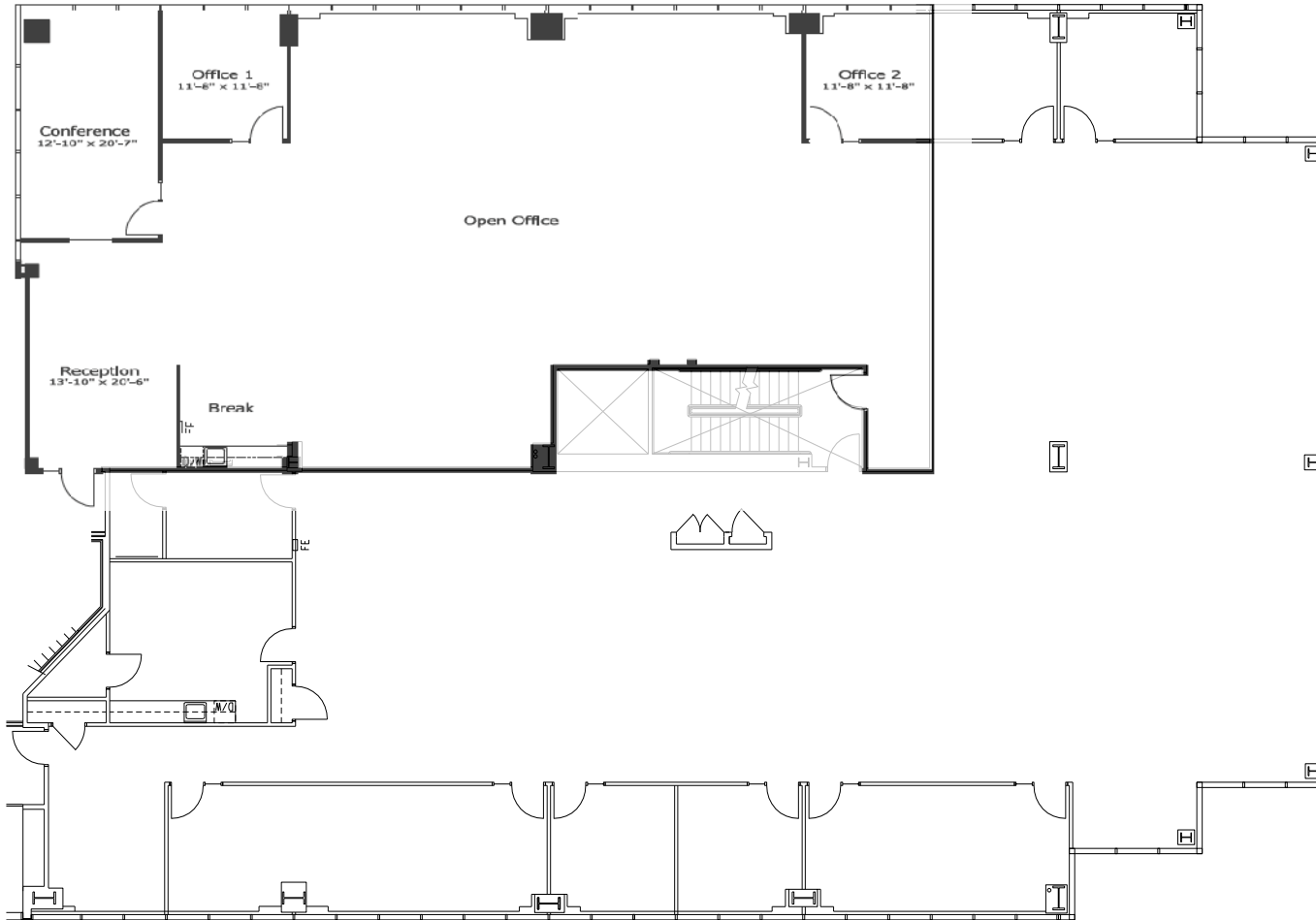


NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

10,659 RSF | SUITES 247/250

2520 Venture Oaks Way

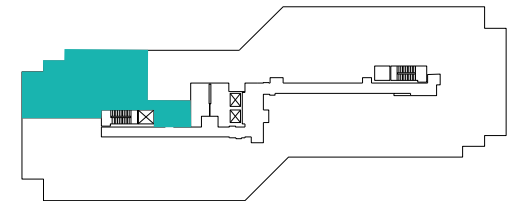
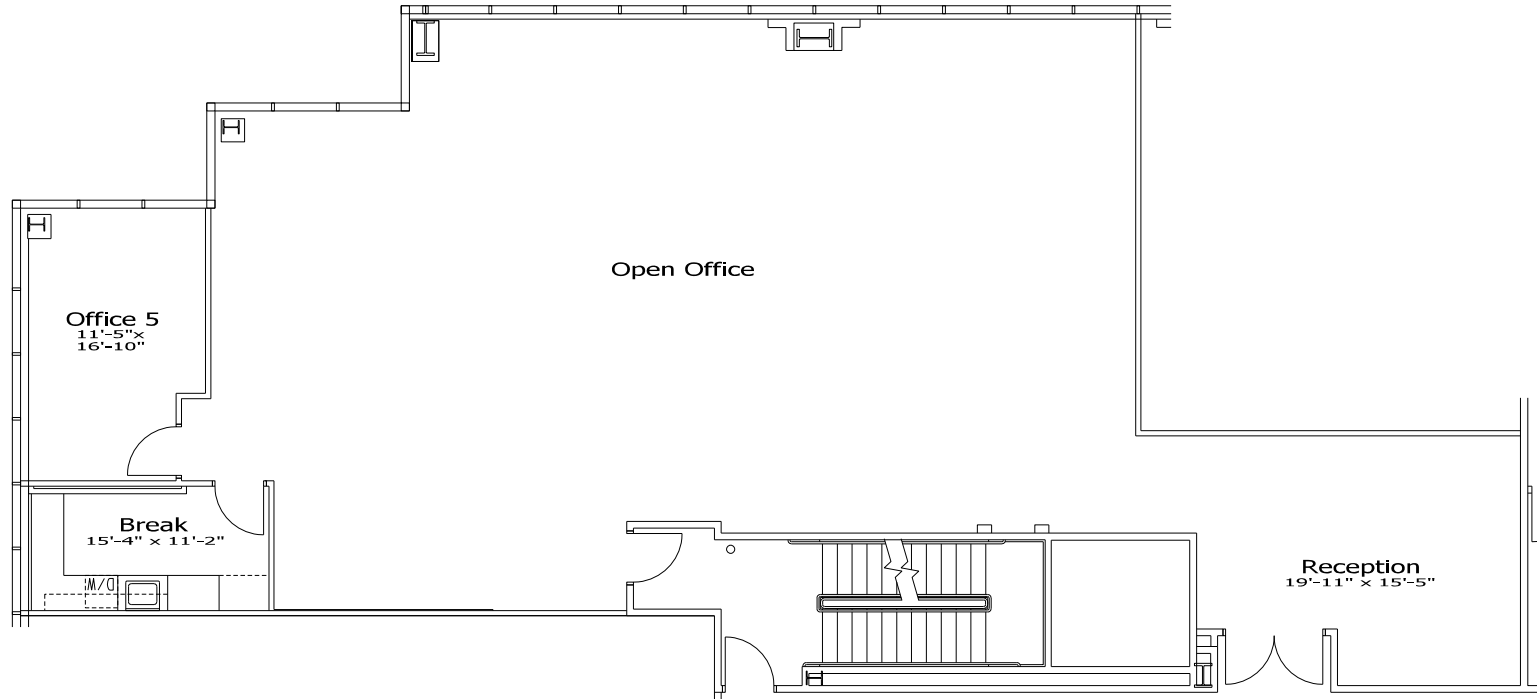
GATEWAY OAKS
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NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

2,594 RSF | SUITE 440 - As-Built

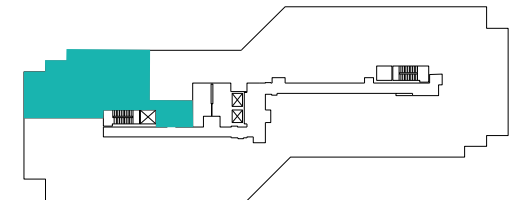
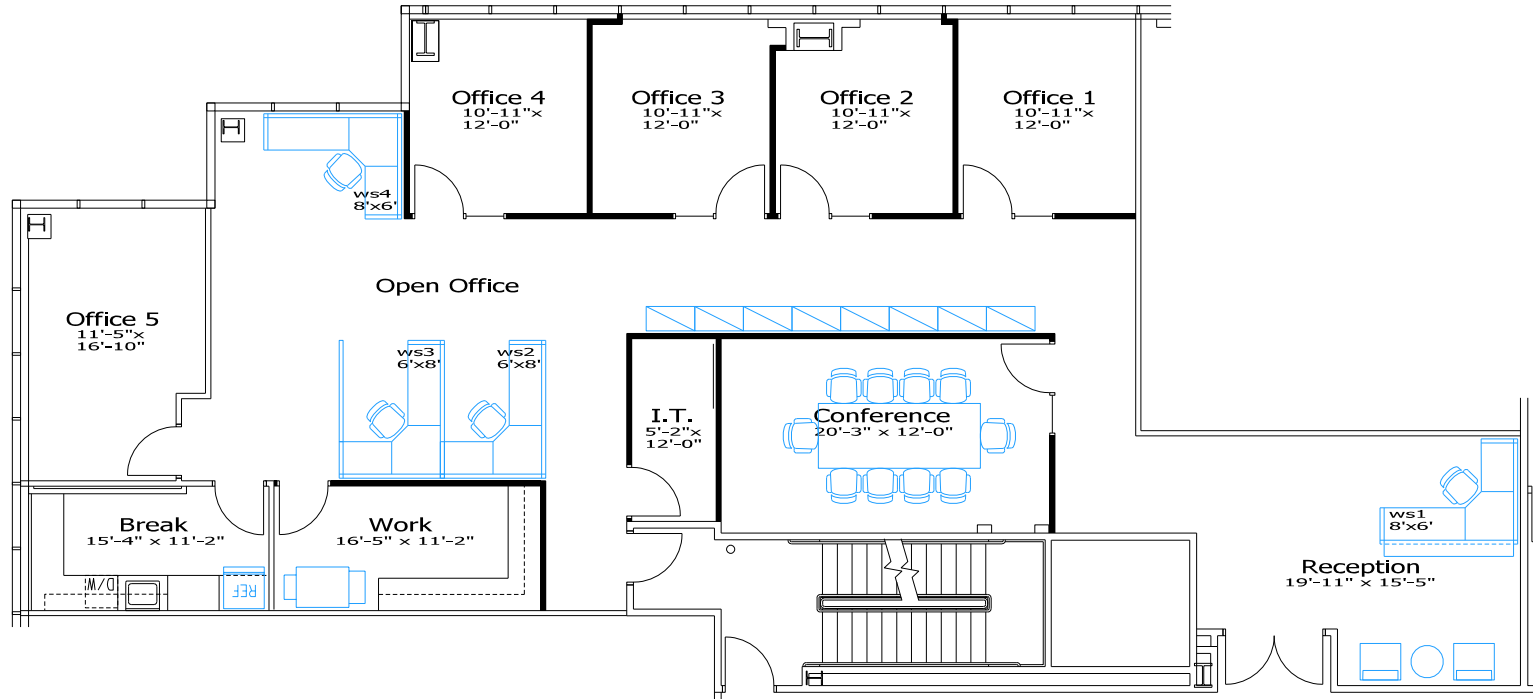
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NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

2,594 RSF | SUITE 440 - Prospective Plan

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EXCLUSIVE LISTING AGENTS:

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