

FOR LEASE

Class A Office Space in South Natomas

GATEWAY OAKS

I-IV

Sacramento, CA

**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



GO-I 2150 RIVER PLAZA DR



GO-II 2151 RIVER PLAZA DR




GO-III 2295 GATEWAY OAKS DR



GO-IV 2520 VENTURE OAKS WY



PROPERTY AMENITIES

-  ON-SITE PROPERTY MANAGEMENT & ENGINEER
-  FITNESS CENTER WITH SHOWERS
-  CONFERENCE FACILITIES IN GATEWAY I & IV
-  TENANT LOUNGE IN GATEWAY I & IV
-  BIKE RACKS
-  EV CHARGING STATIONS

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





GO-II



GO-III



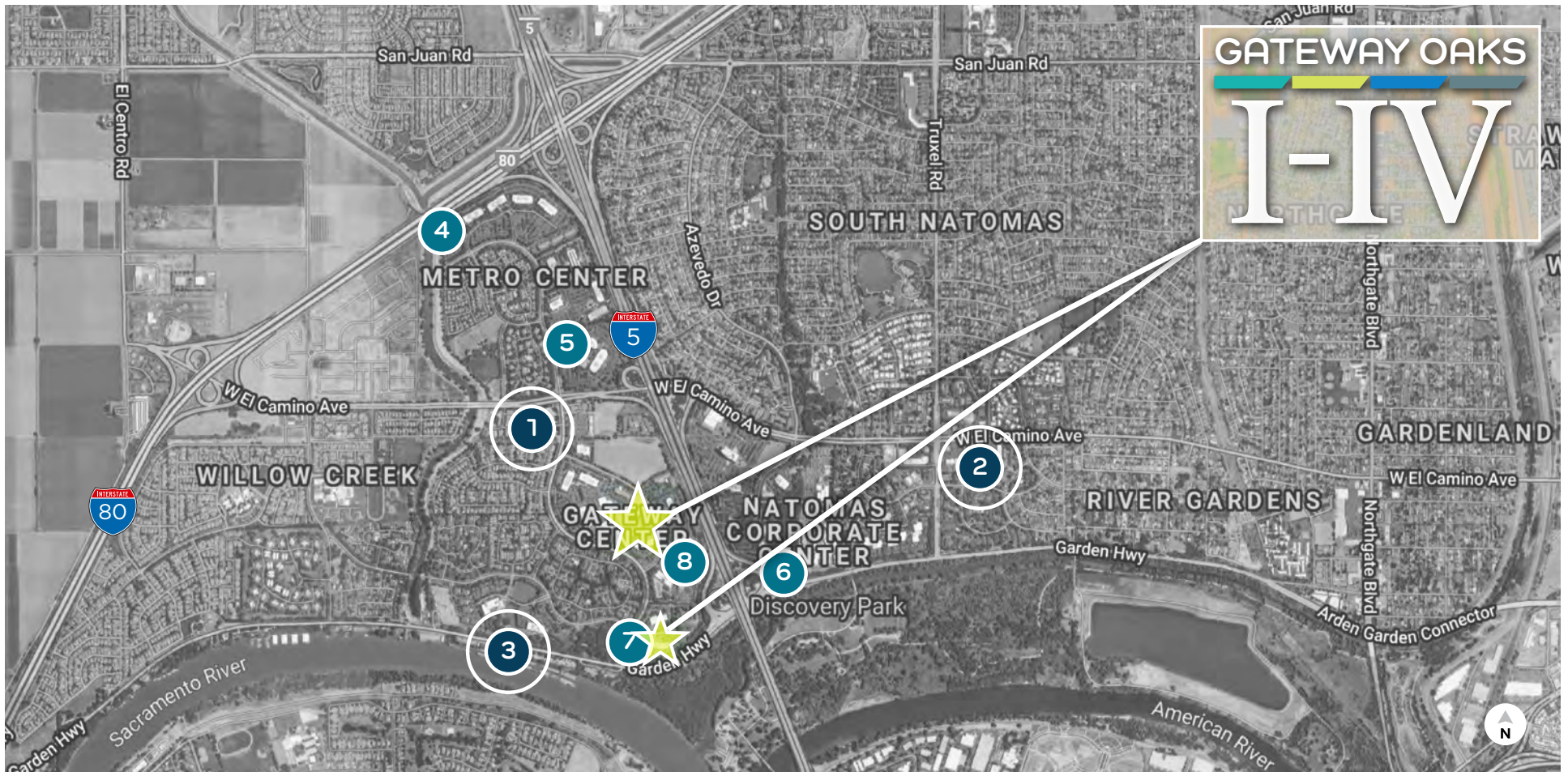
GO-I



GO-IV



LOCATION OVERVIEW - NEARBY AMENITIES



- 1** GATEWAY OAKS DR. / W. EL CAMINO
- 2** TRUXEL / W. EL CAMINO
- 3** RIVER BANK MARINA
- OFFICE PARK CAFÉS**

- Jack in the Box
- Golden 1 Credit Union
- Sushi King
- New York Pizza Plus
- Subway
- Happy Chinese
- Shell
- Carl's Jr.
- Starbucks
- Togo's
- Baskin Robins
- Jamba Juice
- Good Friends Chinese
- Ruchi Indian Cuisine
- The Sandwich Spot

- Taco Bell
- Main Street Bagel Café
- Starbucks
- Bel Air
- Anthony's Italian Cuisine
- Azucar Sushi
- Dominos Pizza

- Donuts Plus
- Subway
- Pizza Guys
- La Bou
- Mezcal Taqueria
- Cheers Sports Bar
- Lotus Fusion Sushi & Chinese
- Country Waffles
- Little Caesars Pizza
- CVS Pharmacy
- Chang's Chinese
- Mr. Carnitas

- Chevy's
- Pearl
- Crawdad's

- 4** Metro Café
- 5** City Café
- 6** Natomas Café
- 7** Marriott Café
- 8** Venture Café

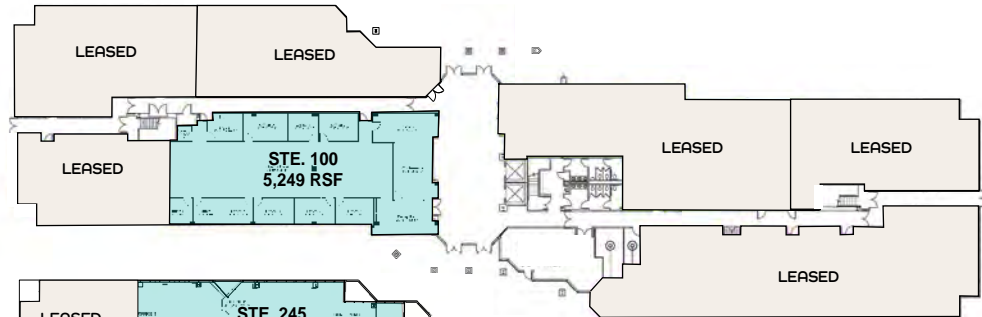
BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

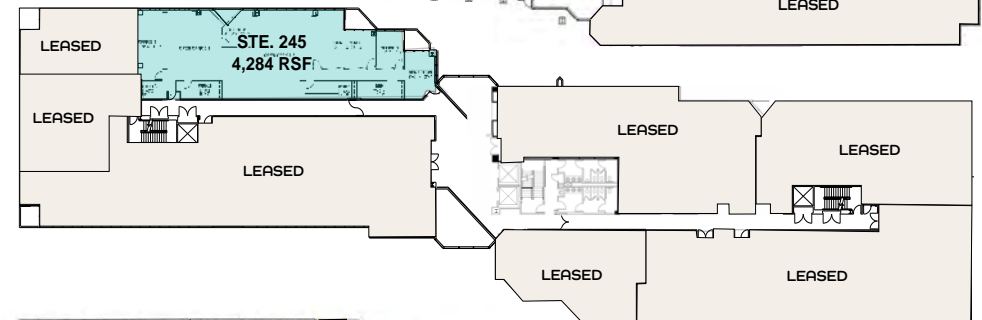
GATEWAY OAKS I 2150 RIVER PLAZA DRIVE

- » Suite 100: 5,249 RSF
- » Suite 245: 4,284 RSF
- » Suite 340: 2,231 RSF
- » Suite 420: 1,805 RSF

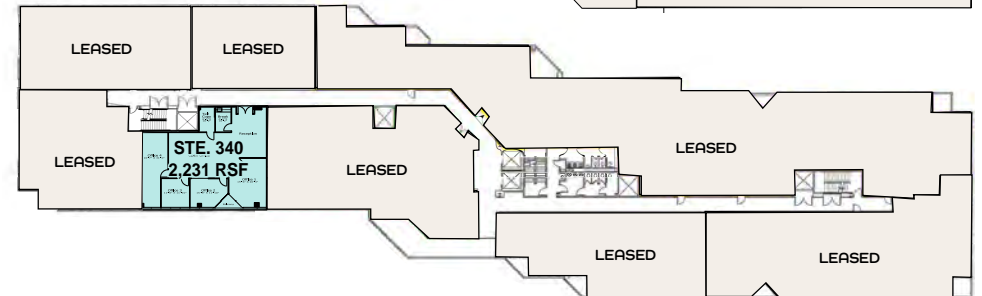
1ST FLOOR



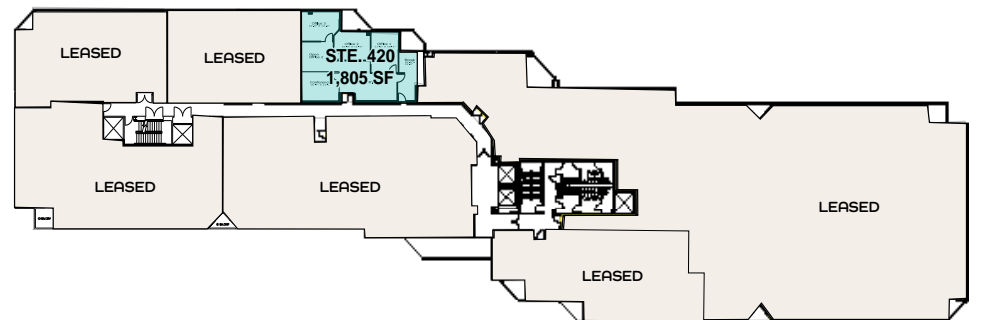
2ND FLOOR



3RD FLOOR



4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

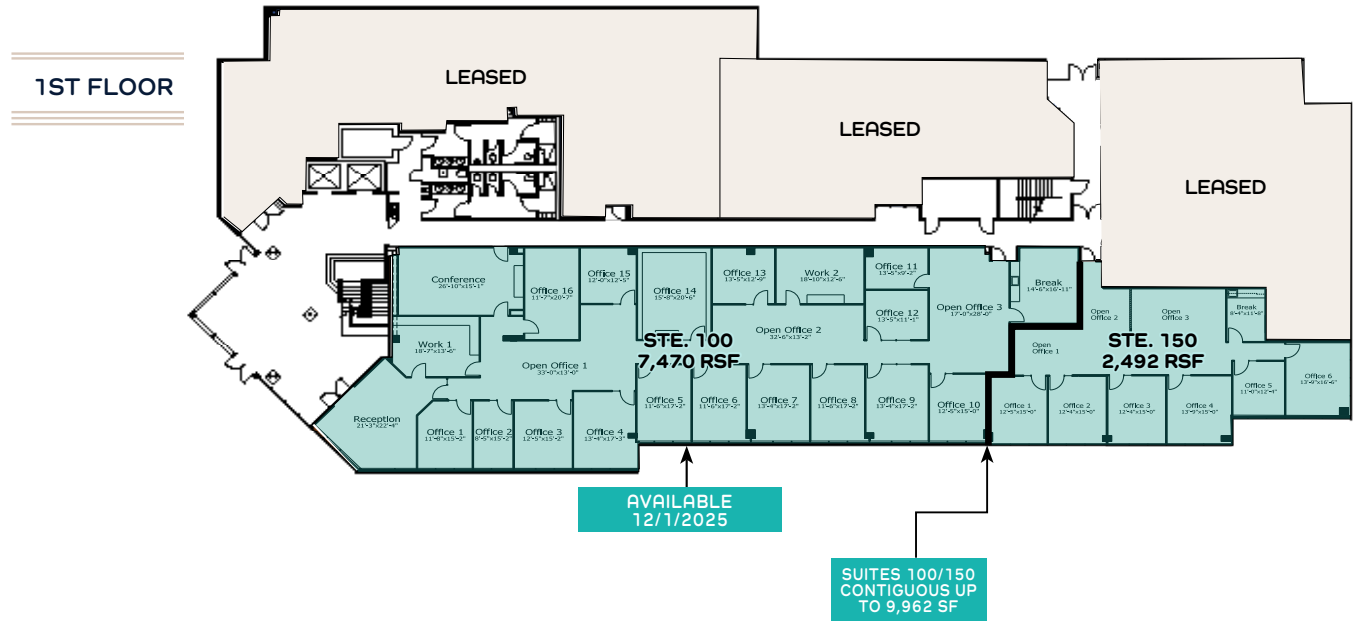


BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

GATEWAY OAKS II 2151 RIVER PLAZA DRIVE

- » Suite 100: 7,470-9,962 RSF
- » Suite 150: 2,492-9,962 RSF



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

 AVAILABLE  LEASED

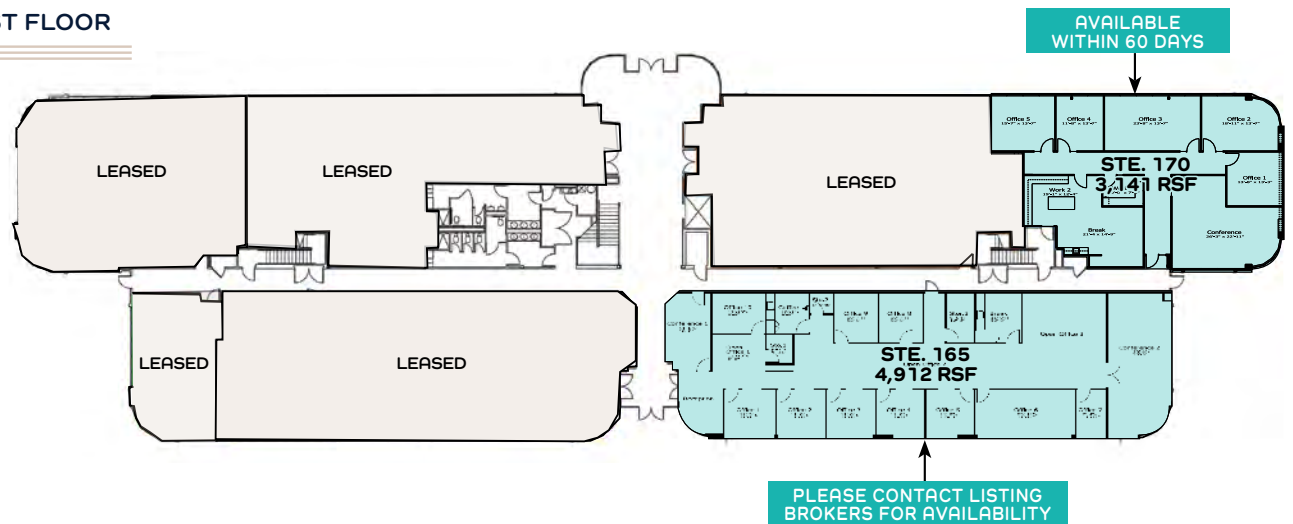
BUILDING AVAILABILITY

 Click Available Space to View Enlarged Floor Plan

GATEWAY OAKS III 2295 GATEWAY OAKS DRIVE

- » Suite 165: 4,912 RSF
- » Suite 170: 3,141 RSF

1ST FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

 AVAILABLE  LEASED

BUILDING AVAILABILITY

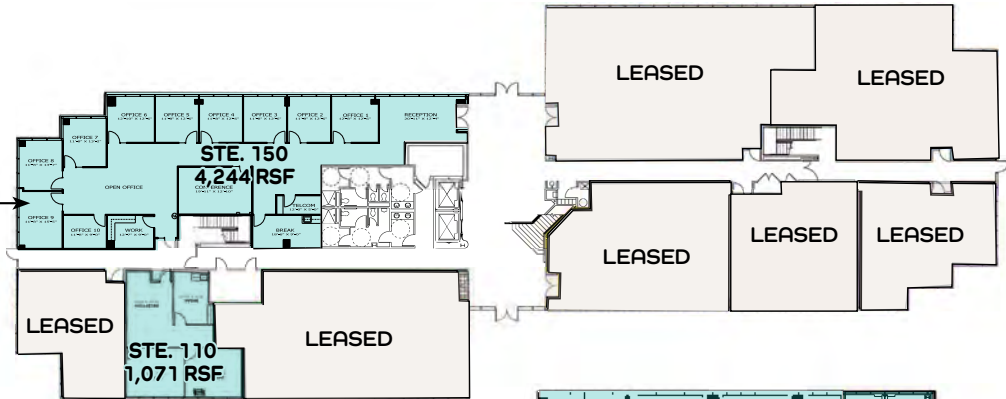
 Click Available Space to View Enlarged Floor Plan

GATEWAY OAKS IV 2520 VENTURE OAKS WAY

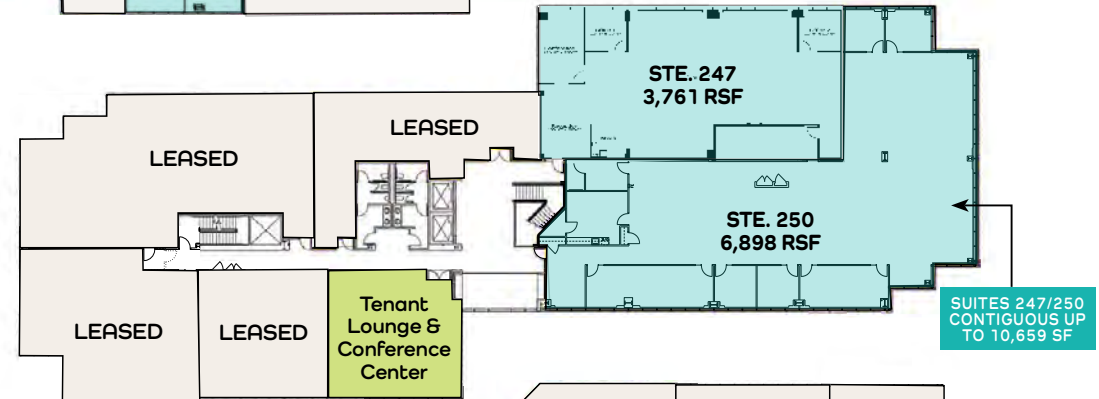
- » Suite 110: 1,071 RSF
- » Suite 150: 4,244 RSF
- » Suite 247: 3,761-10,659 RSF
- » Suite 250: 6,898-10,659 RSF
- » Suite 440: 2,594 RSF

1ST FLOOR

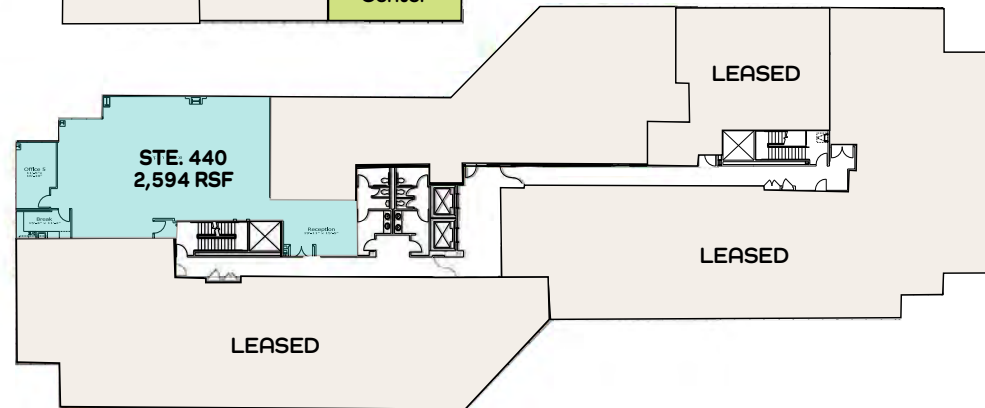
AVAILABLE
3/1/2026



2ND FLOOR



4TH FLOOR



NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE.

AVAILABLE LEASED

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