

2804

*GATEWAY OAKS DRIVE
FOR LEASE | ±35,096 RSF*

CONTACT INFORMATION

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CLASS A OFFICE BUILDING



FOR LEASE: ±2,274 - 35,096 RSF

Property Highlights

- ±68,654 SF, Class A office building built in 2005
- High Quality construction
- Prominent presence on Gateway Oaks
- Efficient floorplates
- Rare, large block of available South Natomas space
- Free parking at a 4.0/1,000 USF parking ratio
- Located between Downtown and Sacramento International Airport
- Beautifully landscaped property on a mature, treelined street
- Well appointed lobby
- Updated LED lighting on building exterior and interior
- Outdoor patio area
- Nearby public transportation access
- Conduit to available generator pad
- Landscaping refresh underway with low water irrigation.
- Building top signage available

AVAILABILITIES:

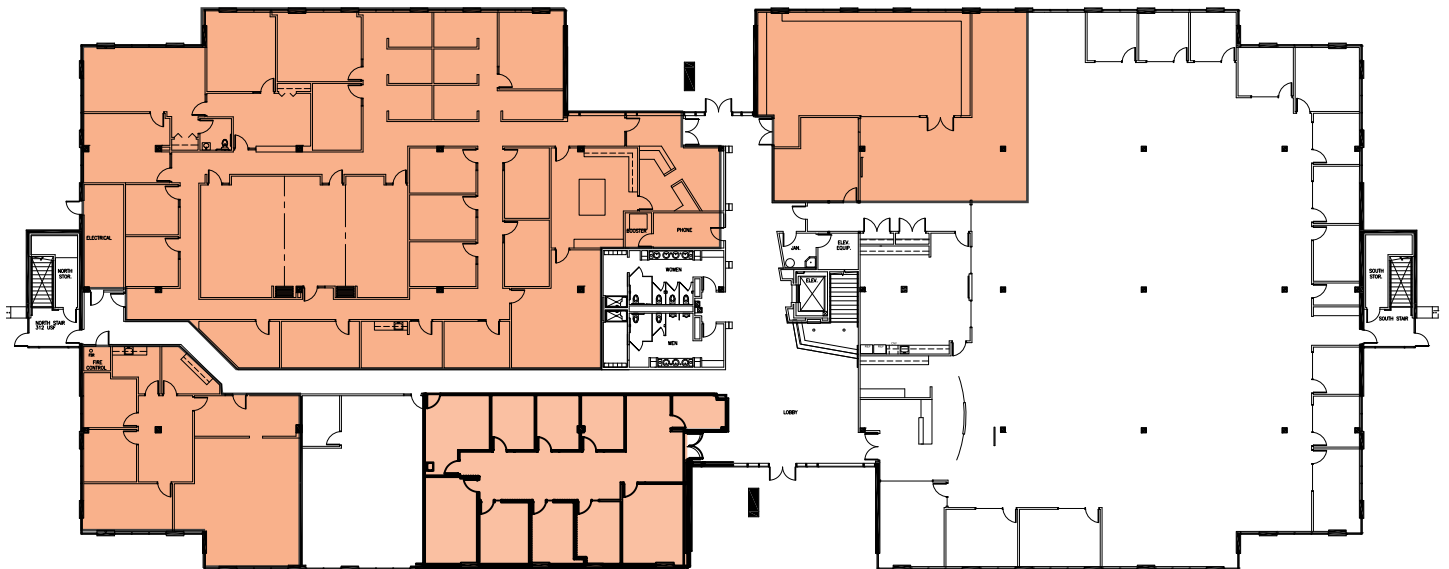
- Suite 120 - ±3,170 RSF
- Suite 150 - ±10,400 RSF
- Suite 160 - ±2,274 RSF
- Suite 190 - ±2,695 RSF
- Suite 200 - ±12,003 RSF
- Suite 280 - ±23,345 RSF
- 2nd Floor - ±35,096 RSF (Divisible to 8,774 RSF)



1st Floor

SUITE 150 | ±10,400 RSF

SUITE 120 | ±3,170 RSF

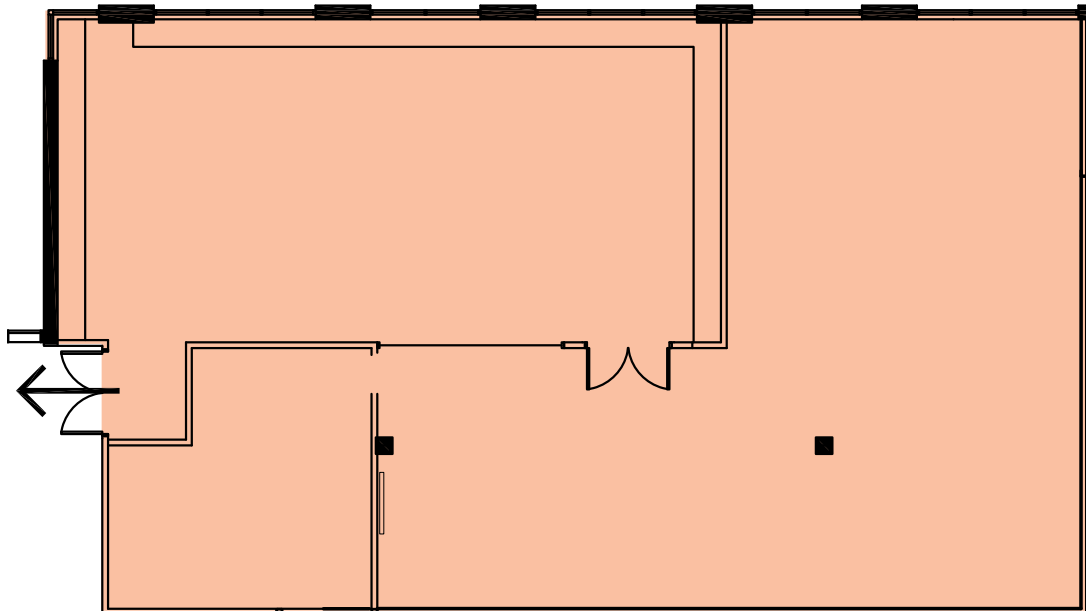


SUITE 160 | ±2,274 RSF

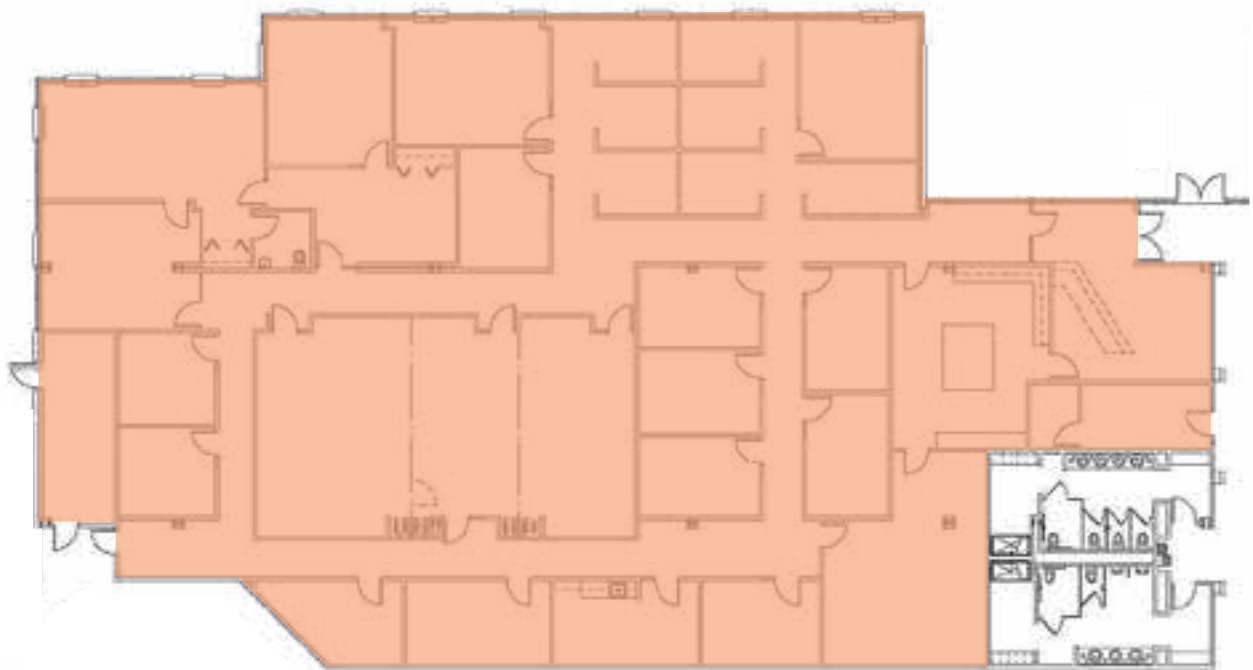
SUITE 190 | ±2,695 RSF

1st Floor

SUITE 120 | ±3,170 RSF

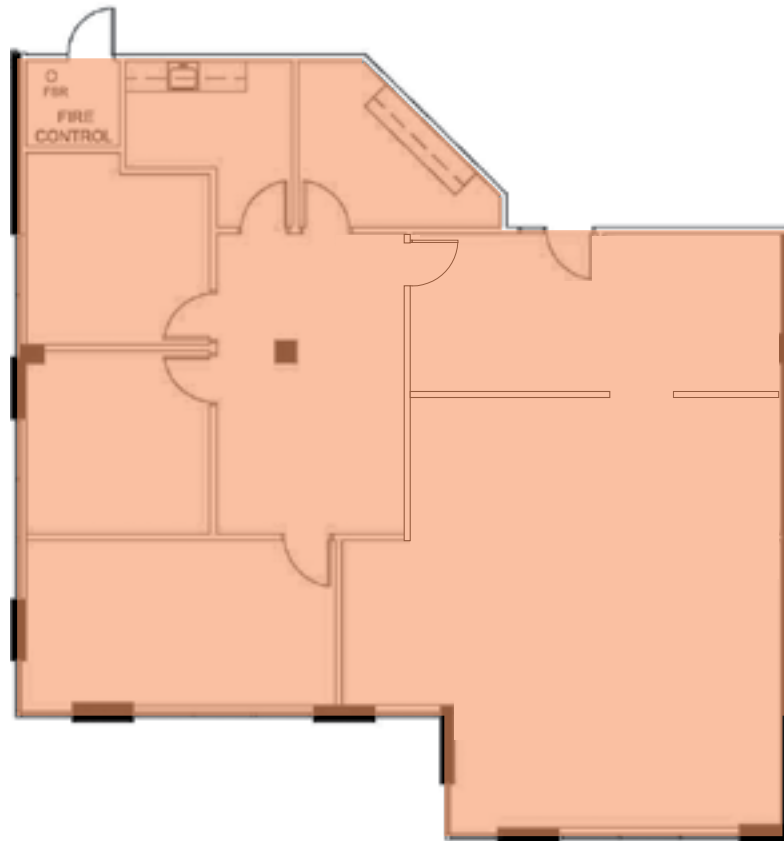


SUITE 150 | ±10,400 RSF

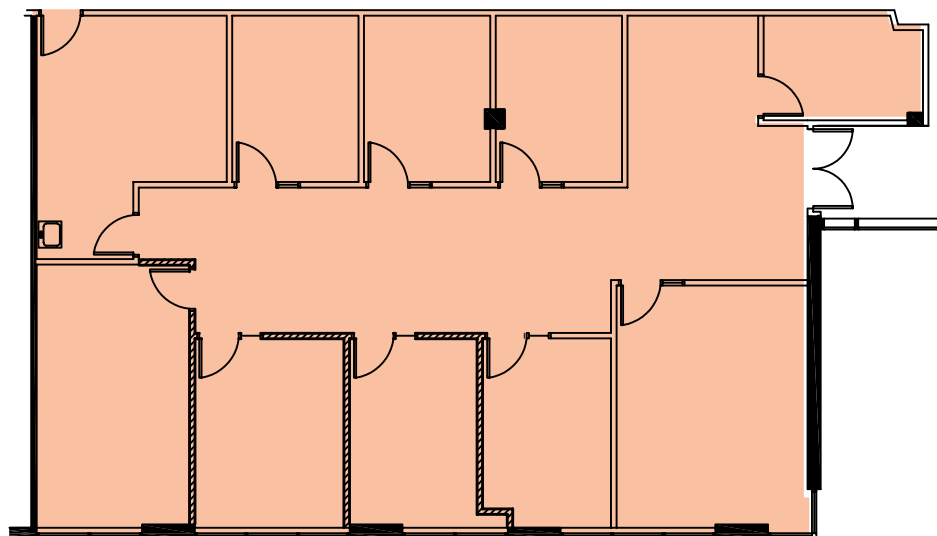


1st Floor

SUITE 160 | ±2,274 RSF

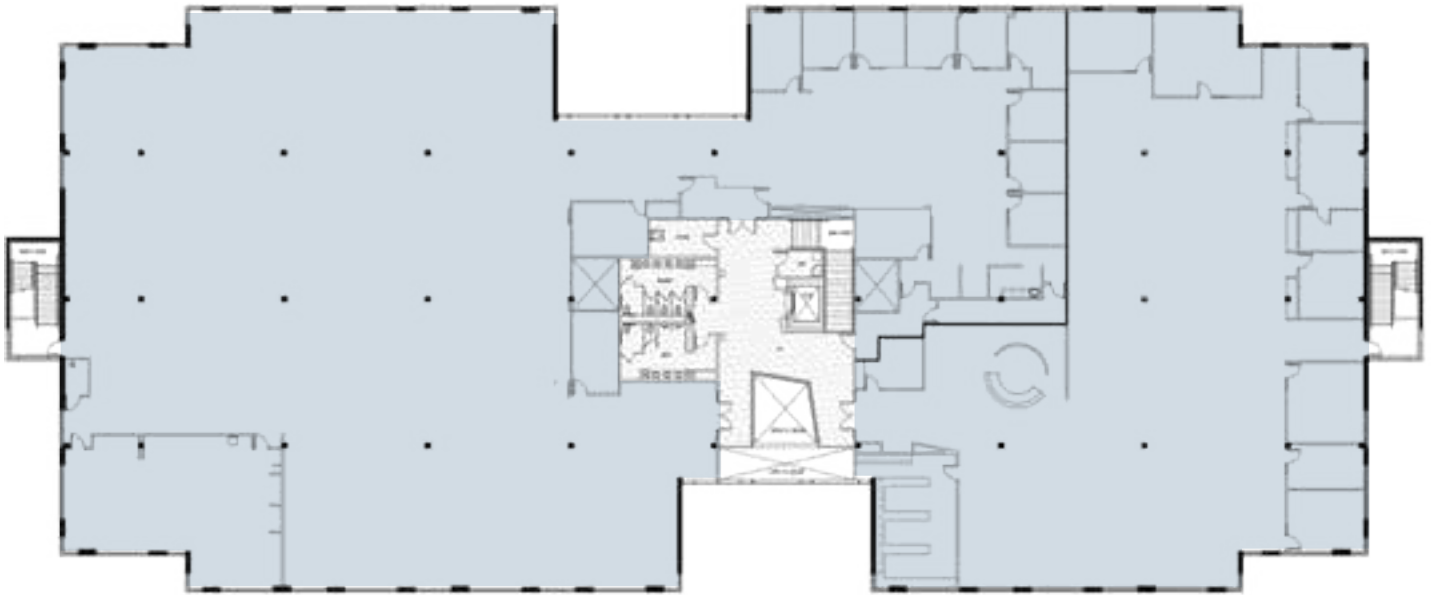


SUITE 190 | ±2,695 RSF

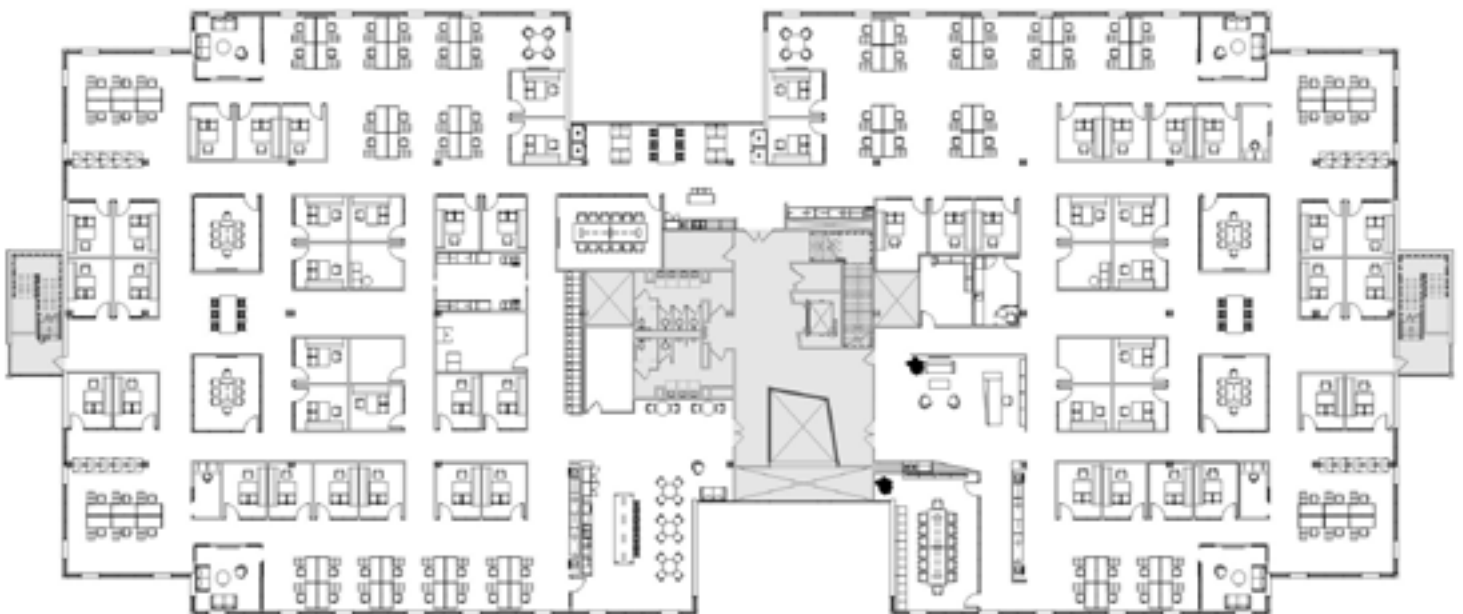


2nd Floor (Entire Floor) | [View Test Fit](#)

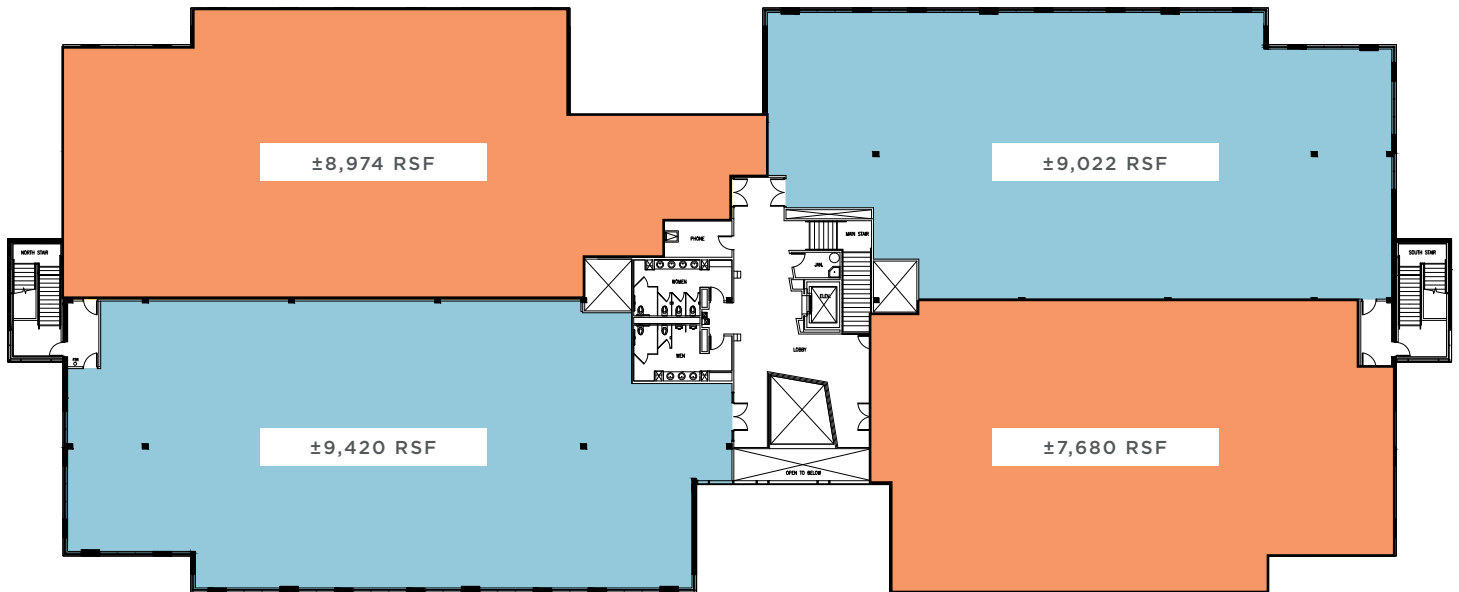
± 35,096 RSF CONTIGUOUS



2nd Floor (Sample Plan)

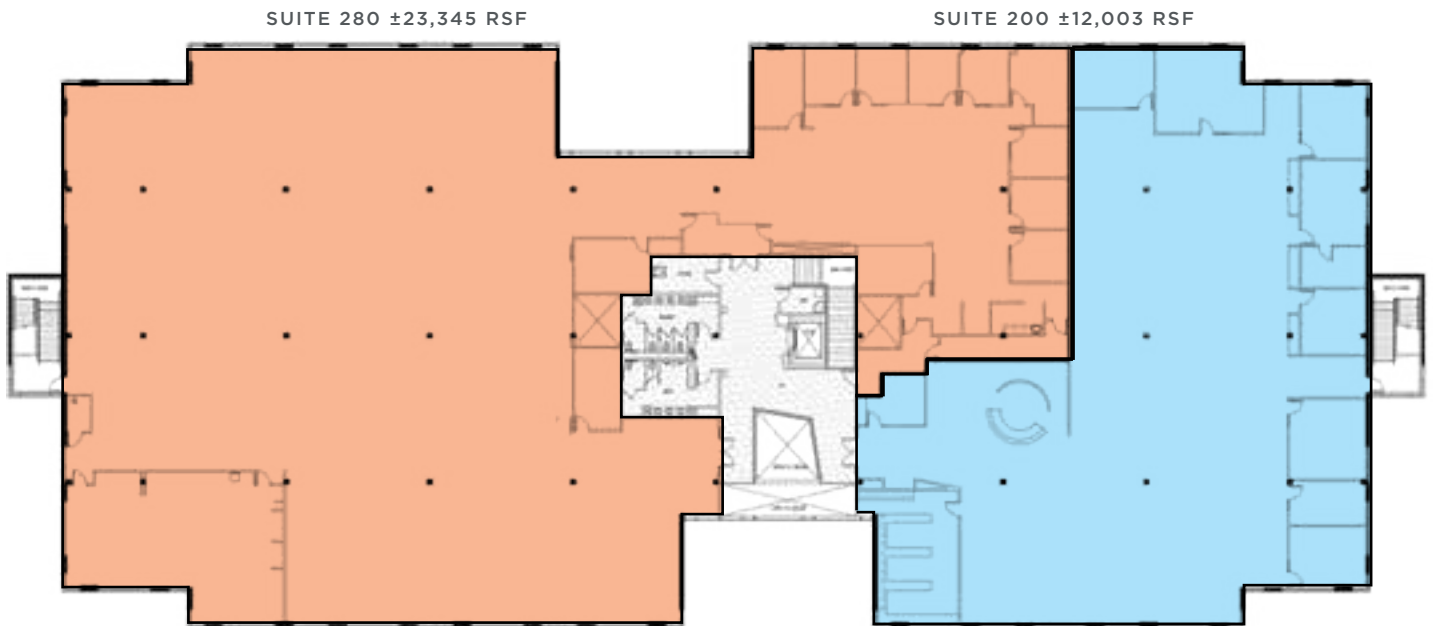


2nd Floor (DIVISIBLE | 4 Tenants)



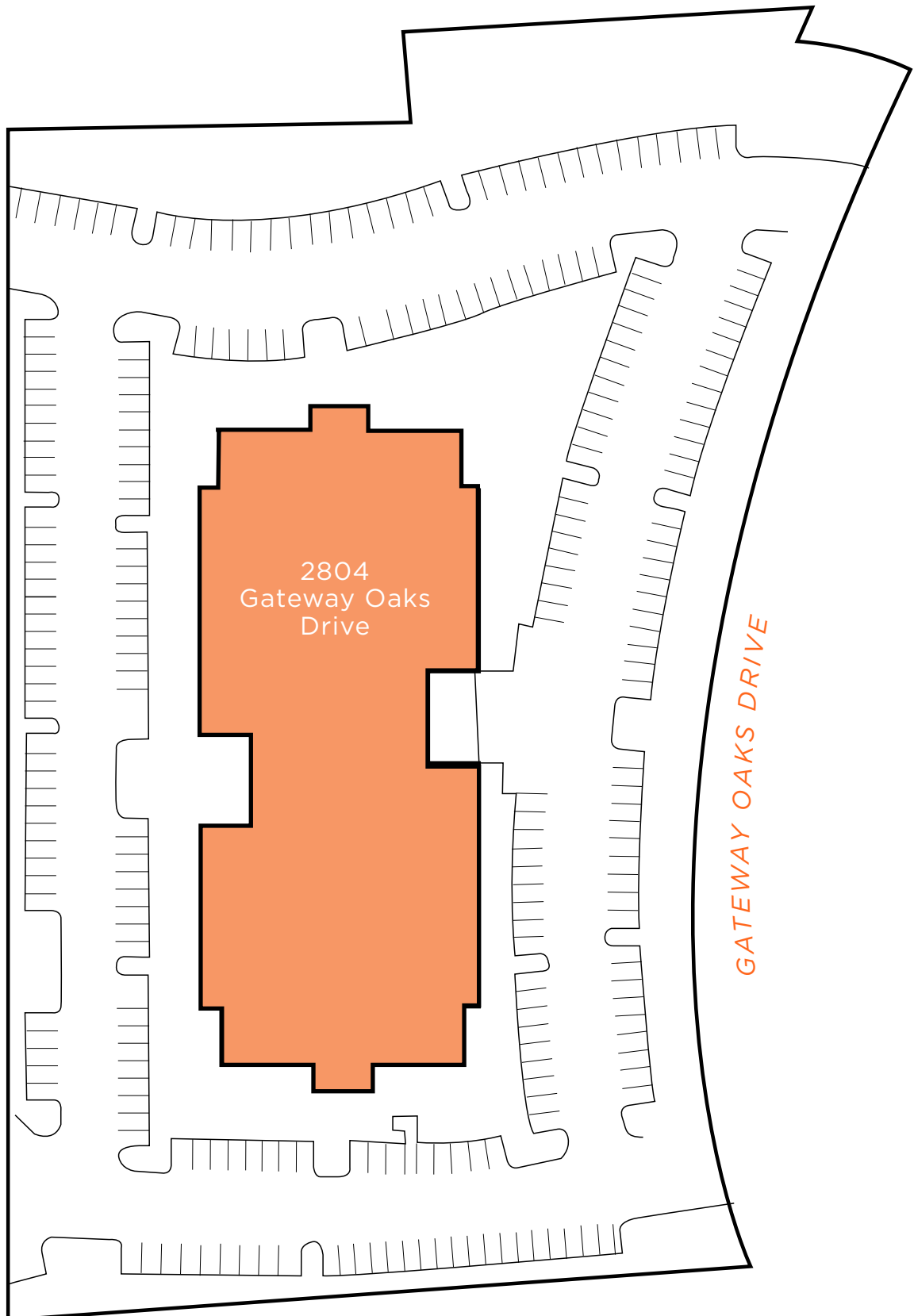
2nd Floor (Divisible)

±12,003 - ±23,345 RSF



SITE PLAN

247 PARKING SPACES, FREE OF CHARGE





ROSEVILLE
20 MINS

SACRAMENTO
INTERNATIONAL
AIRPORT 10 MINS

2804
Gateway Oaks
Drive

DOWNTOWN
SACRAMENTO
5 MINS

AREA AMENITIES

South Natomas Submarket

1

Starbucks
Togos Sandwiches
Carl's Jr.
Jamba Juice
Ruchi India Cuisine
Good Friends
Classic Nails
Mountain Mikes Pizza
Fogo de Minas Brazilian
Steakhouse

2

Al Mart
Jack in the Box
New York Pizza & Plus
Subway
T&Z Chinese Restaurant
Golden 1 Credit Union

3

Regal Movie Theaters
Mongolian BBQ
In & Out
Bath & Body Works
I Heart Teriyaki
Poke Way
Walmart
GNC
Orhic Thai Express
Michaels
Starbucks
Staples

Share Tea
See's Candies
Wayside Noodles
Yo-Go Yogurt
Applebees
Payless
Home Depot
Metro PCS
Petsmart
Supercuts
Ross
Famous Footwear

4

Old Navy
Barnes & Noble
Casa Romos
BJs
Target
Best Buy
Bevmo
Chipotle
Chase Bank
Fedex
Ulta
Tokyo Steak House

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