

Suites 220 - Move-in Ready

2500

VENTURE OAKS

**Class A  
Office Space**







# HIGHLIGHTS

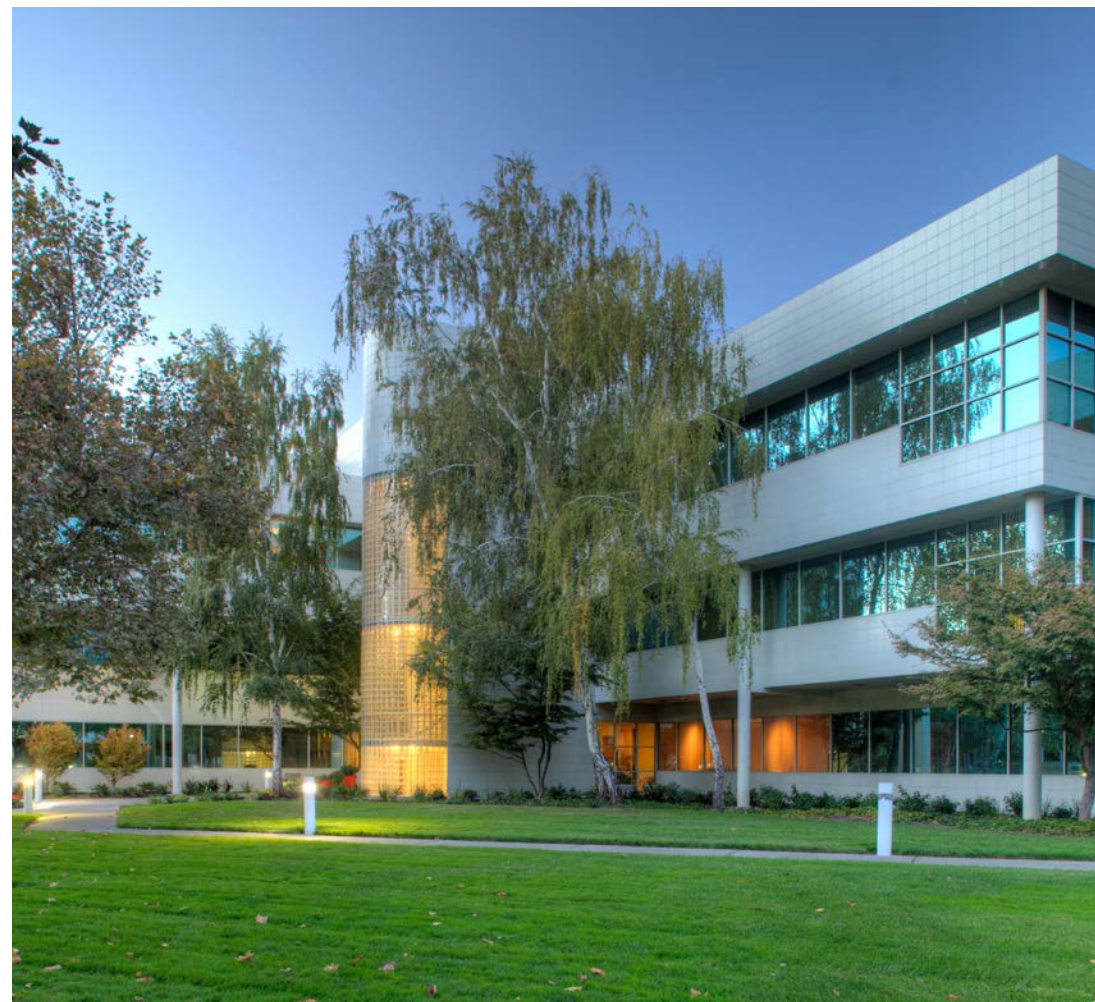
- Remodeled Lobbies and Tenant Lounge completed
- Convenient location with proximity to Downtown Sacramento and the airport
- Efficient building systems
- Up to 4:1,000 SF parking
- On-site common areas (fitness center, deli and an outdoor seating area)
- On-site property management team



# **NEW LOBBY & TENANT LOUNGE**





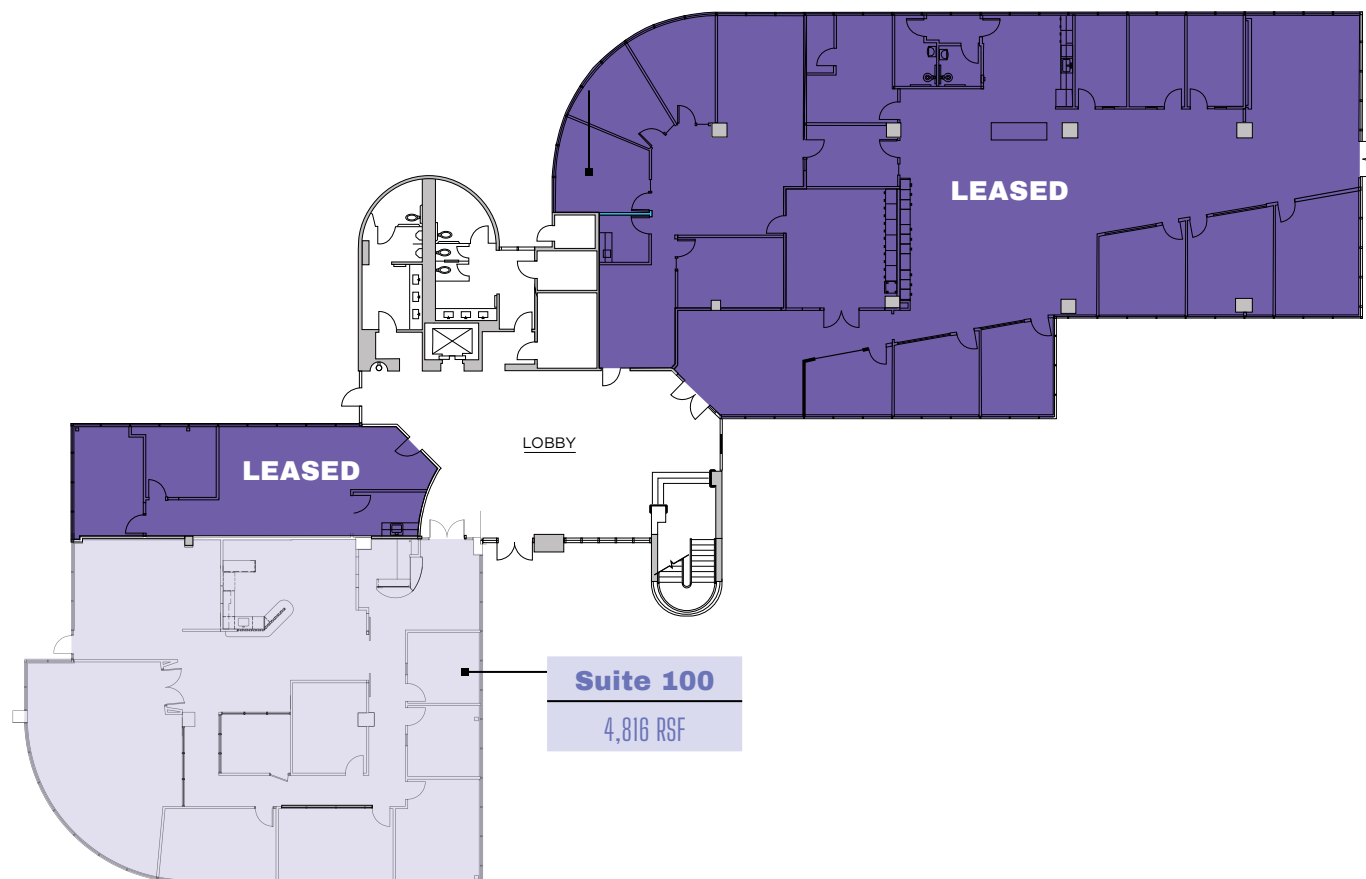


# **EXTERIOR**



# 1

## FLOOR PLAN



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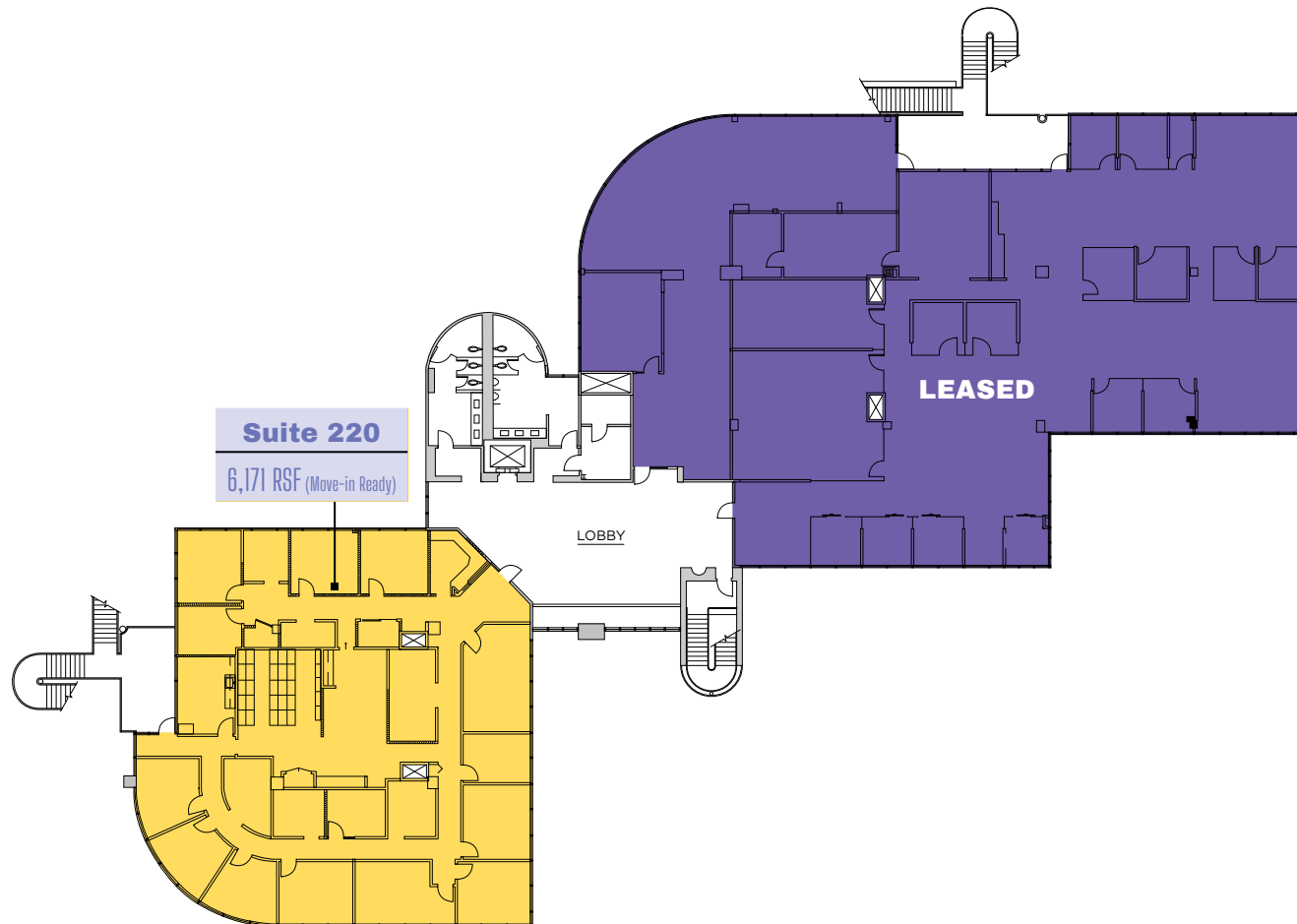
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# 2 FLOOR PLAN

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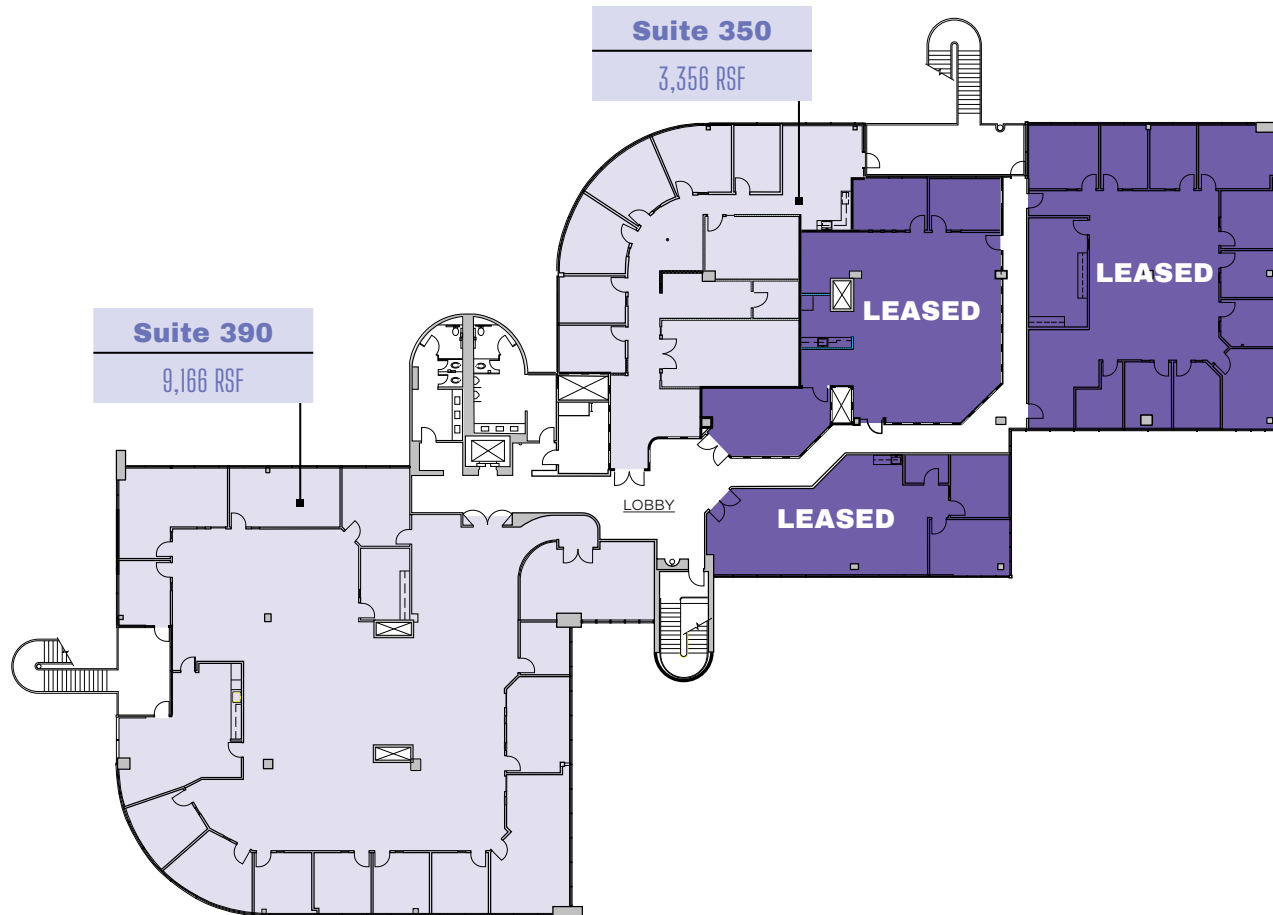
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# 3 FLOOR PLAN

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# AMENITIES

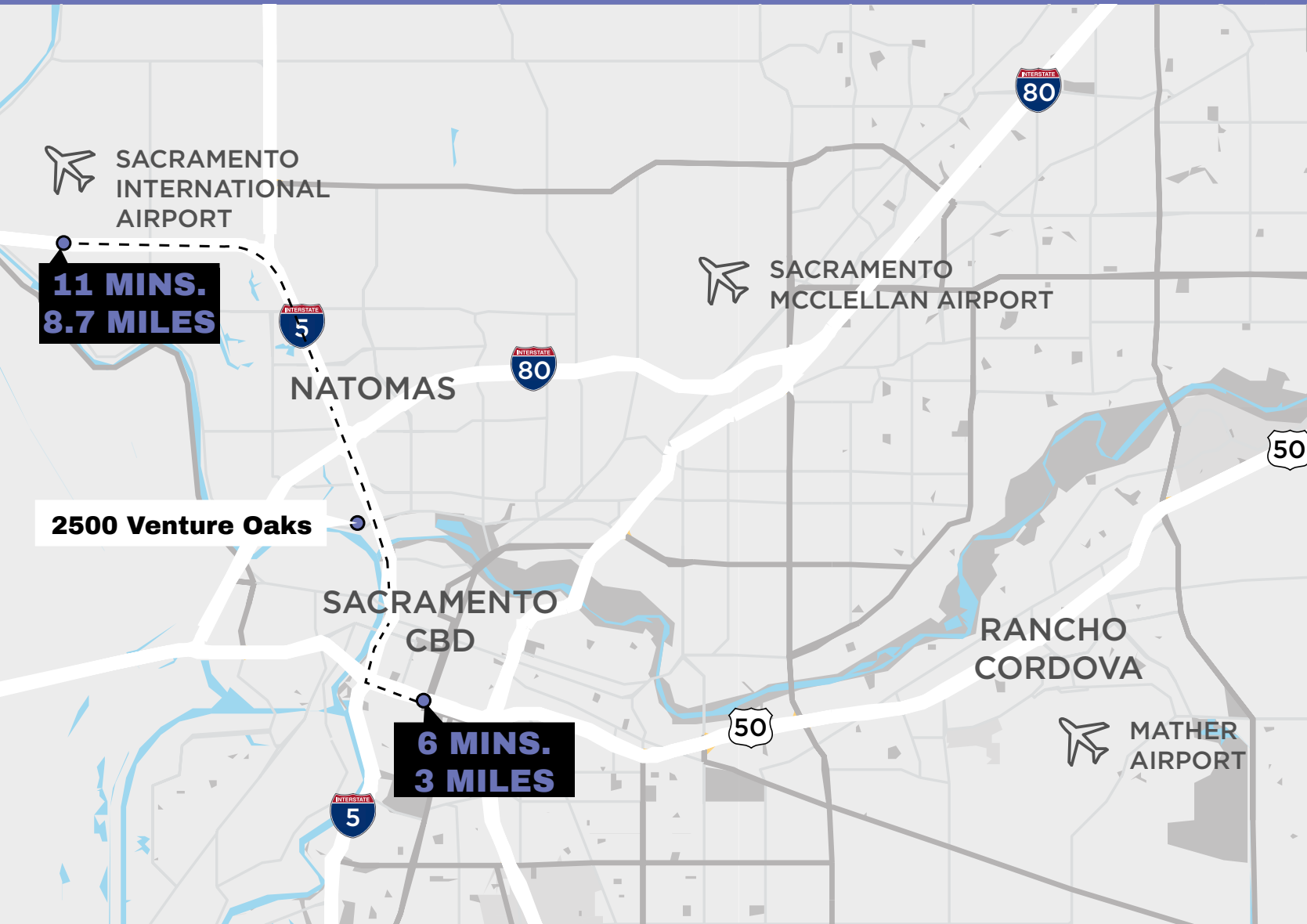
2500 Venture Oaks is located in close proximity to Sacramento's amenity rich downtown area along with two major shopping centers: The Promenade at Sacramento Gateway and The Village at Sacramento Gateway. The two centers comprise more than 650,000 square feet of retail space including boutique shops, casual and fine dining, and entertainment options. The Sacramento Gateway shopping area offers its customers a choice of more than 15 restaurants, a movie theater, a variety of beauty, health and financial services, fashion retailers as well as big box retailers such as Target, Best Buy, Walmart and Home Depot.





# LOCATION

The South Natomas submarket provides a desirable economic alternative to downtown Sacramento. Properties located within the submarket offer high quality, large blocks of continuous space, proximity to growing residential neighborhoods, convenient access to major freeways, competitive rents and abundant free surface parking.





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