

2880

GATEWAY OAKS

SACRAMENTO | CA



CLASS A OFFICE AVAILABLE FOR LEASE



PROJECT



OVERVIEW



± 87,387 RSF

Across Three Stories

- Suite 130: ±2,849 SF
- Suite 150: ±13,533 SF
- Suite 300: ±10,468 SF (divisible to ±4,000 SF)

CLASS A OFFICE SPACE

LEED Gold Certified | Energy Star Labeled

- Recently upgraded with high-end finishes and a remodeled two-story lobby
- Landscaped, tree-lined campus with café and walking path
- Convenient access to I-5 and I-80 | Between Downtown Sacramento & Sac Int'l Airport

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BUILDING HIGHLIGHTS

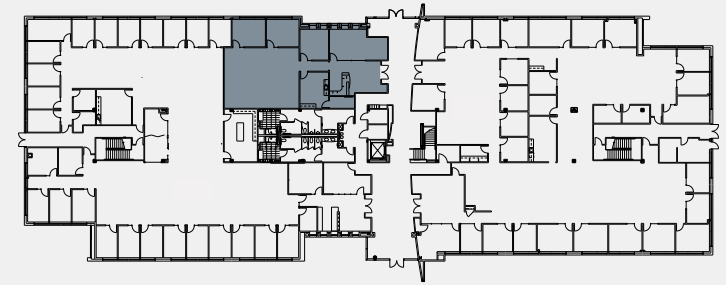
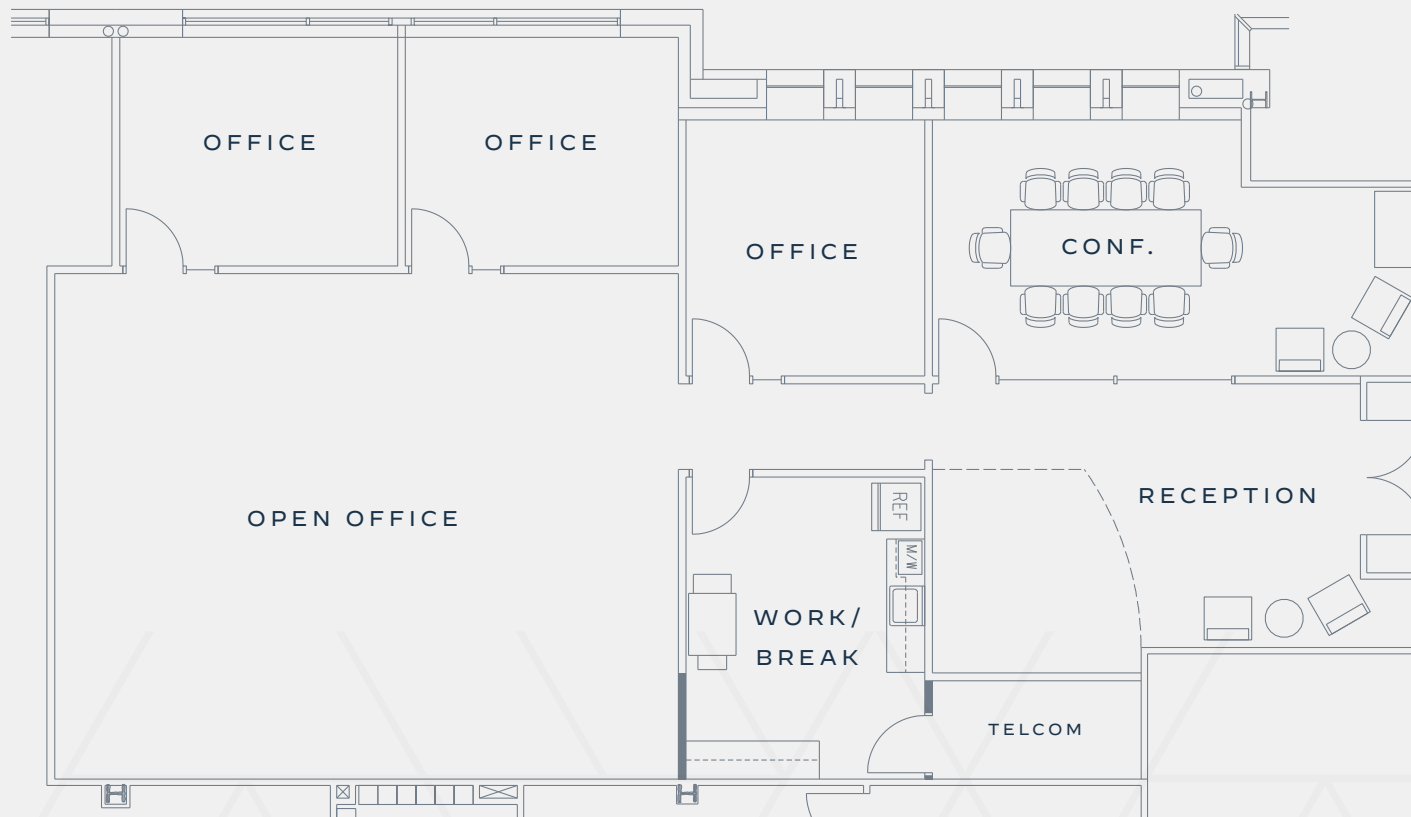
- Building and monument signage opportunities
- On-site showers and lockers available on the ground floor
- Fiber-optic connectivity and secure card-key access
- State-of-the-art HVAC with digital energy management system
- Ample parking ratio (± 4.00 spaces per 1,000 SF leased)
- Wi-Fi-enabled lobby and electronic tenant directory
- Professionally managed by Brennan Properties

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FIRST FLOOR

SUITE 130 | ±2,849 SF

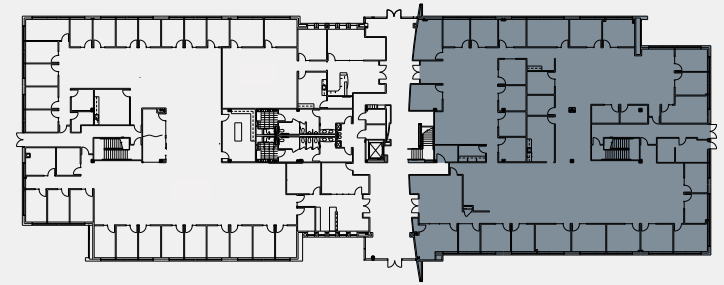
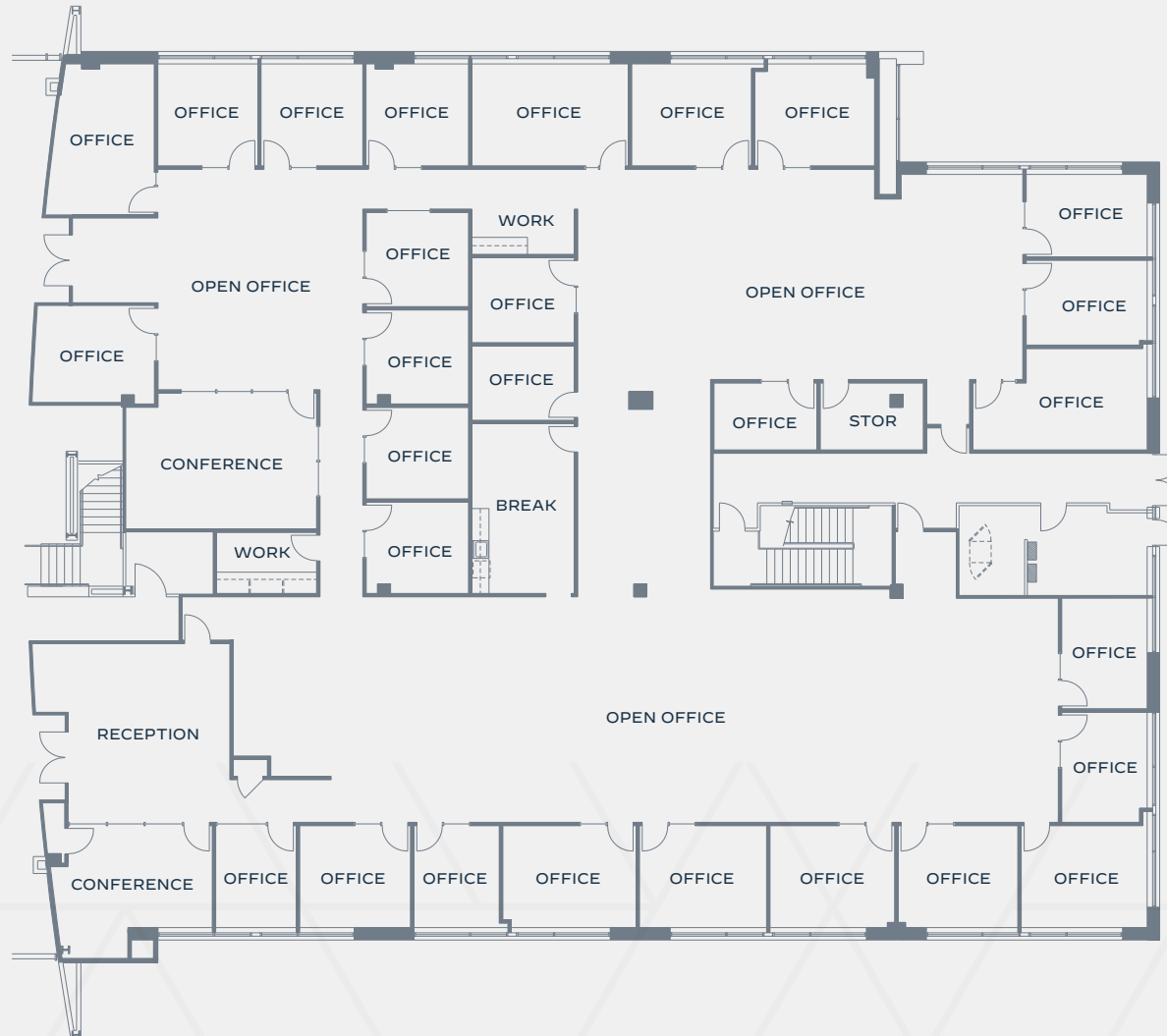
- Recently Upgraded: new carpet, fresh paint, energy-efficient LED lighting, and a modernized break room



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FIRST FLOOR

SUITE 150 | ±13,533 SF

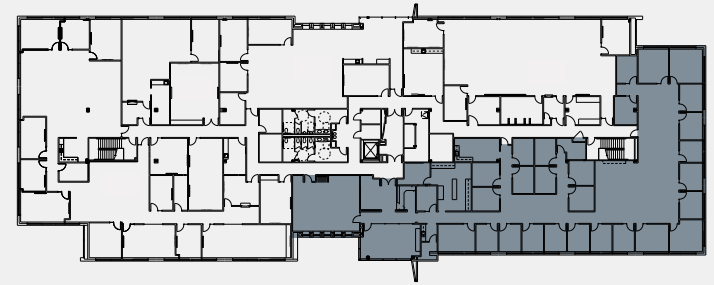
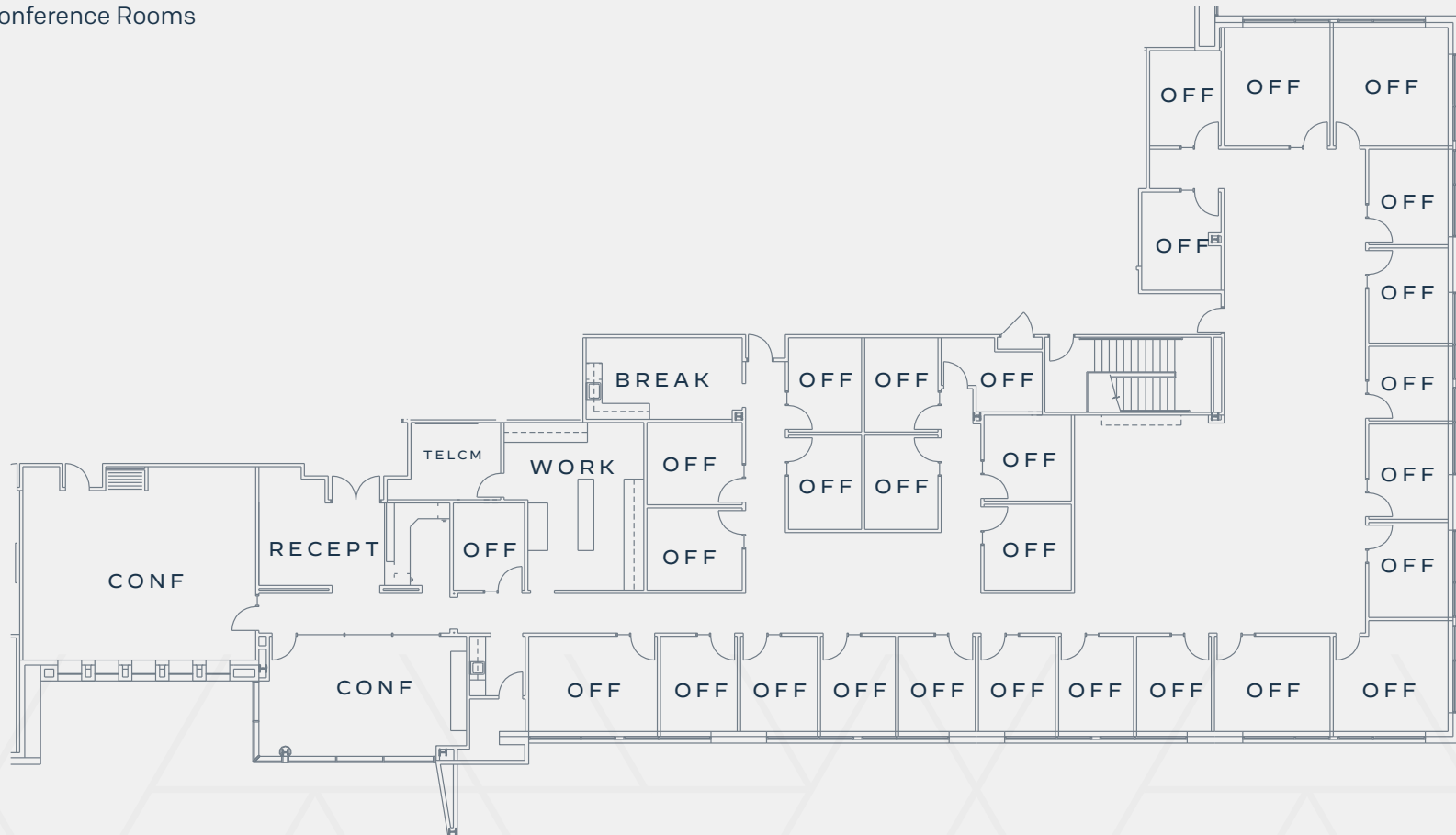


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THIRD FLOOR

SUITE 300 | ±4,000 – 10,468 SF

- 29 Private Offices
- 2 Conference Rooms



2880 GATEWAY OAKS

NEARBY

SMF AIRPORT

Homegoods
Starbucks
In-N-Out
Walmart
Del Taco
Somisomi
I Love Teriyaki
Staples
Applebee's
Regal Cinema
Mr. Crab

- **Prime Location:** Conveniently situated between Downtown Sacramento and Sacramento International Airport.
- **Excellent Accessibility:** Easy access to I-80, I-5, and major thoroughfares.
- **Abundant Amenities:** Nearby restaurants and shopping

RENO

McDonald's
Dutch Bros Coffee
7-Eleven

SAN FRANCISCO



2880
GATEWAY OAKS

Starbucks
Carl's Jr.
Jamba
Jack in the Box
Mountain Mike's Pizza
The Sandwich Spot

DOWNTOWN
SACRAMENTO

Norstrom Rack
Tokyo Steak House
BJ's Restaurant
Target
T.J. Maxx
Firehouse Subs
Panera Bread
Panda Express
Olive Garden
Wingstop
Old Navy
Best Buy
Buffalo Wild Wings
Chili's
Poke Fix
Fedex
Chipotle

AMENITIES

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KEVIN PARTINGTON

kevin.partington@cushwake.com
+1 916 288 4807
CA LIC #01199010

CHRIS SCHWARZE

chris.schwarze@cushwake.com
+1 916 288 4803
CA Lic #01291261

LISA STANLEY

lisa.stanley@cushwake.com
+1 916 769 3141
CA LIC #01340056

JESSI MULJAT

jessi.muljat@cushwake.com
+1 916 524 9109
CA LIC #02191822



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