



FULL BUILDING FOR LEASE IN SOUTH NATOMAS!
AVAILABILITY: ±25,198 SF – ±78,041 SF

2275

GATEWAY OAKS DRIVE
SACRAMENTO, CA



CBRE

PROPERTY FEATURES



IMPRESSIVE LOBBY WITH 3-STORY ATRIUM AND EXPANSIVE GLASS LINE



RECENTLY REMODELED, FIRST CLASS FACILITY



BALCONIES, OUTDOOR EATING AREAS AND WALKING PATHS ALL ON-SITE (4.5 ACRES!)



SECURE/PRIVATE LOCATION WITHIN HIGHLY DESIRABLE SOUTH NATOMAS SUBMARKET



SECURE UNDERGROUND PARKING WITH EV CHARGING STATIONS

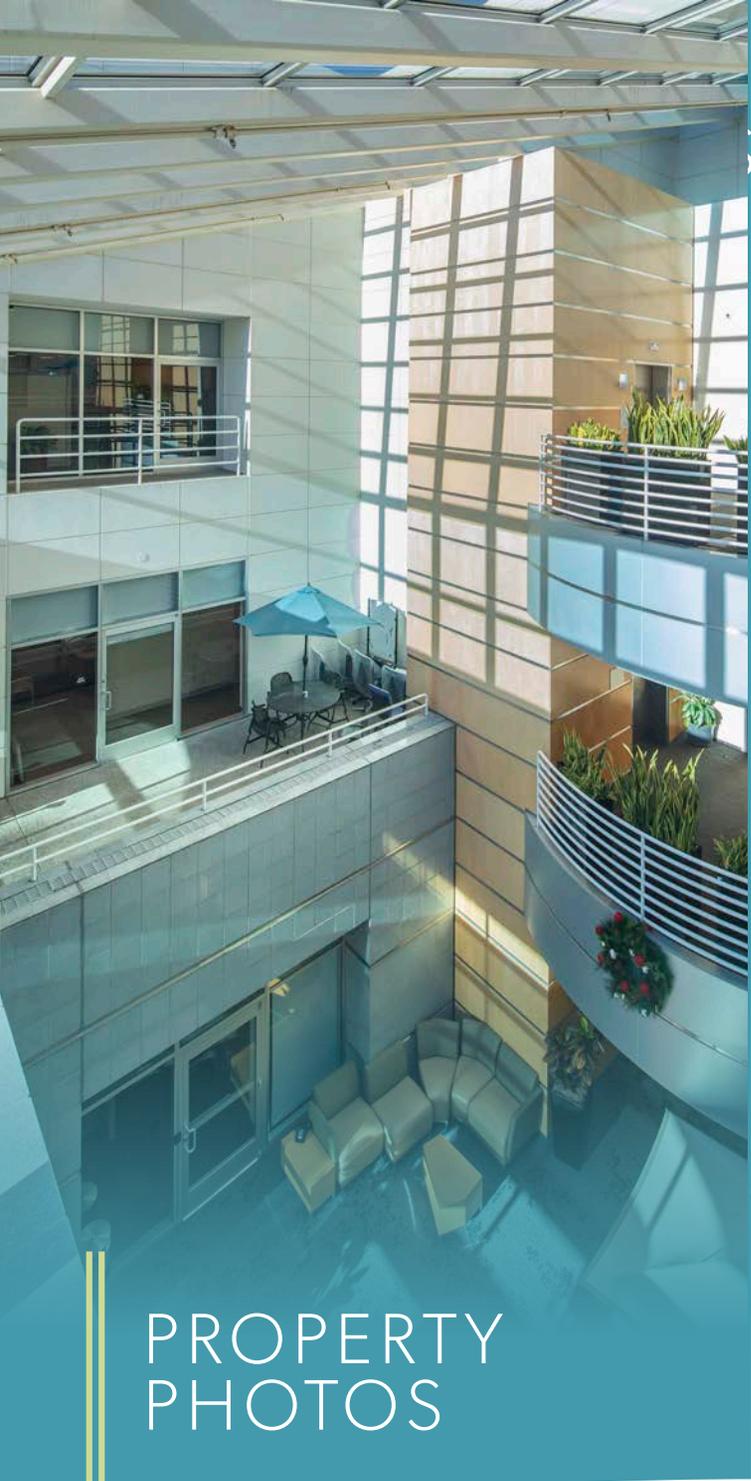


FULL FLOOR OR FULL BUILDING OPTIONS AVAILABLE



FURNITURE AVAILABLE

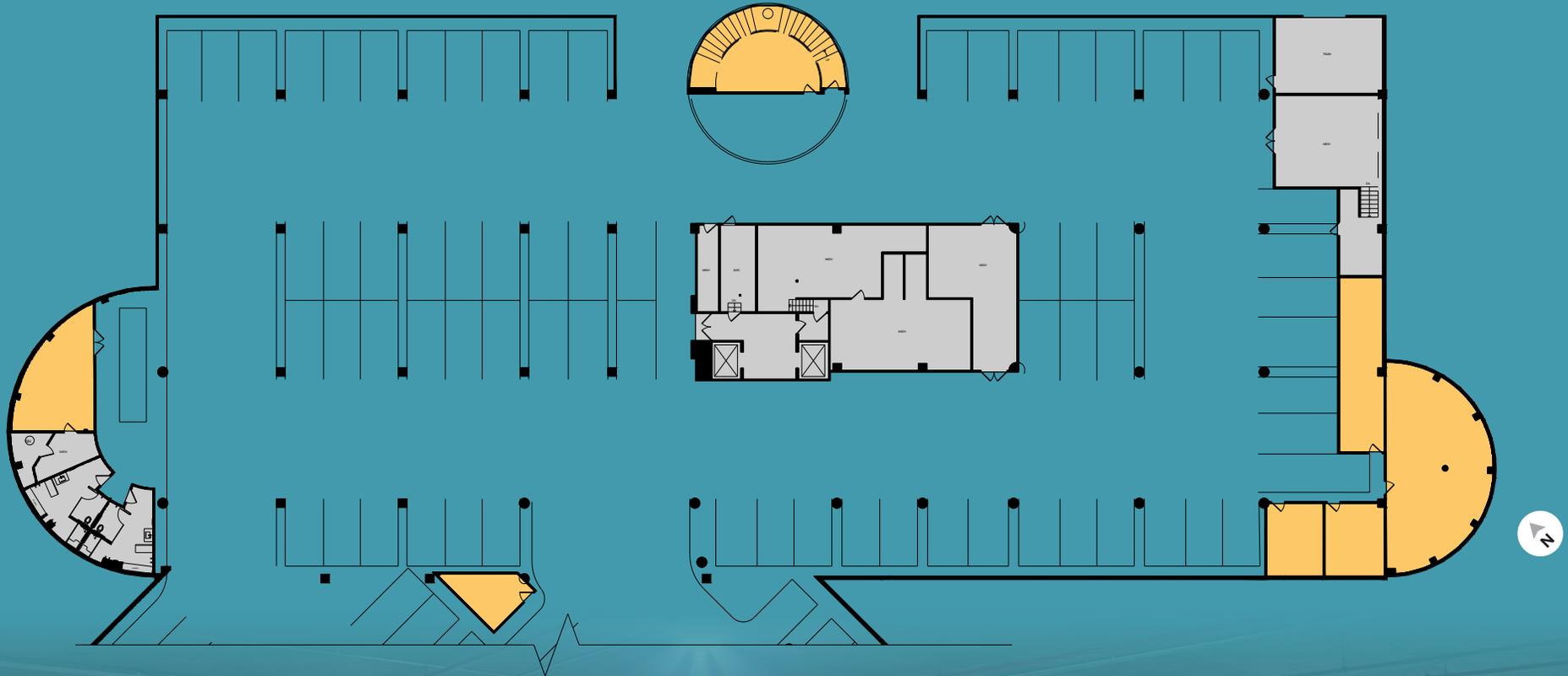




PROPERTY
PHOTOS

BASEMENT - UNDERGROUND PARKING MAP

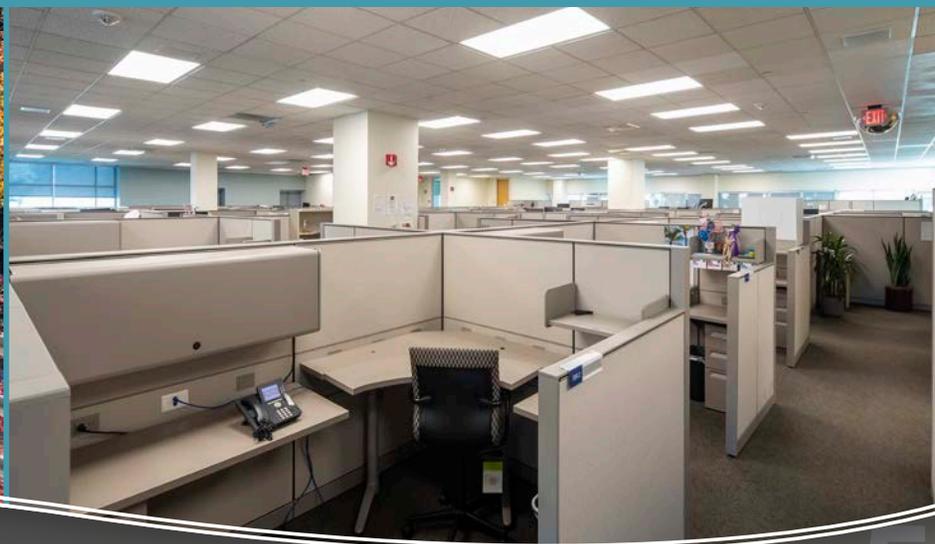
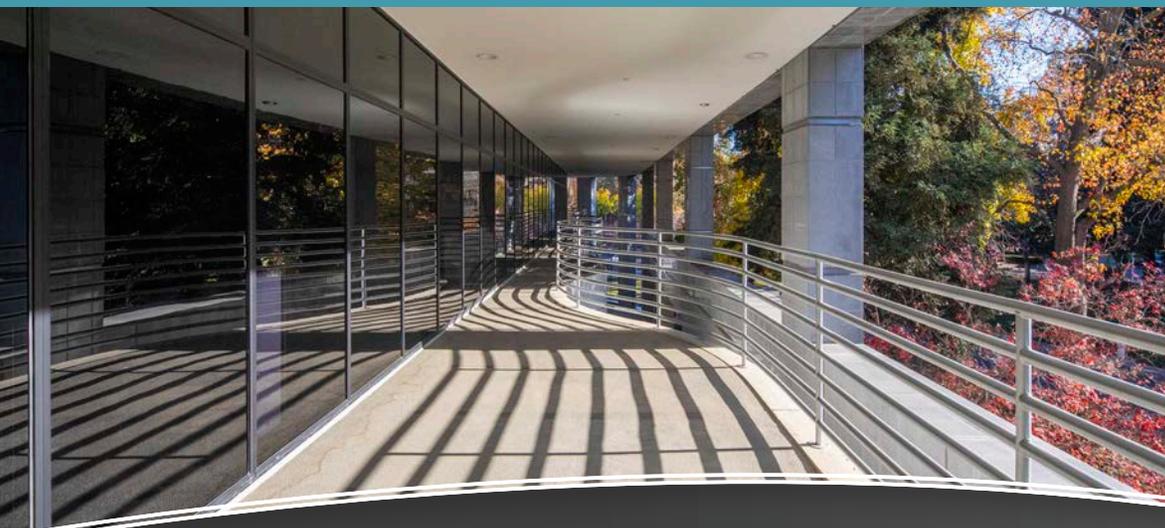
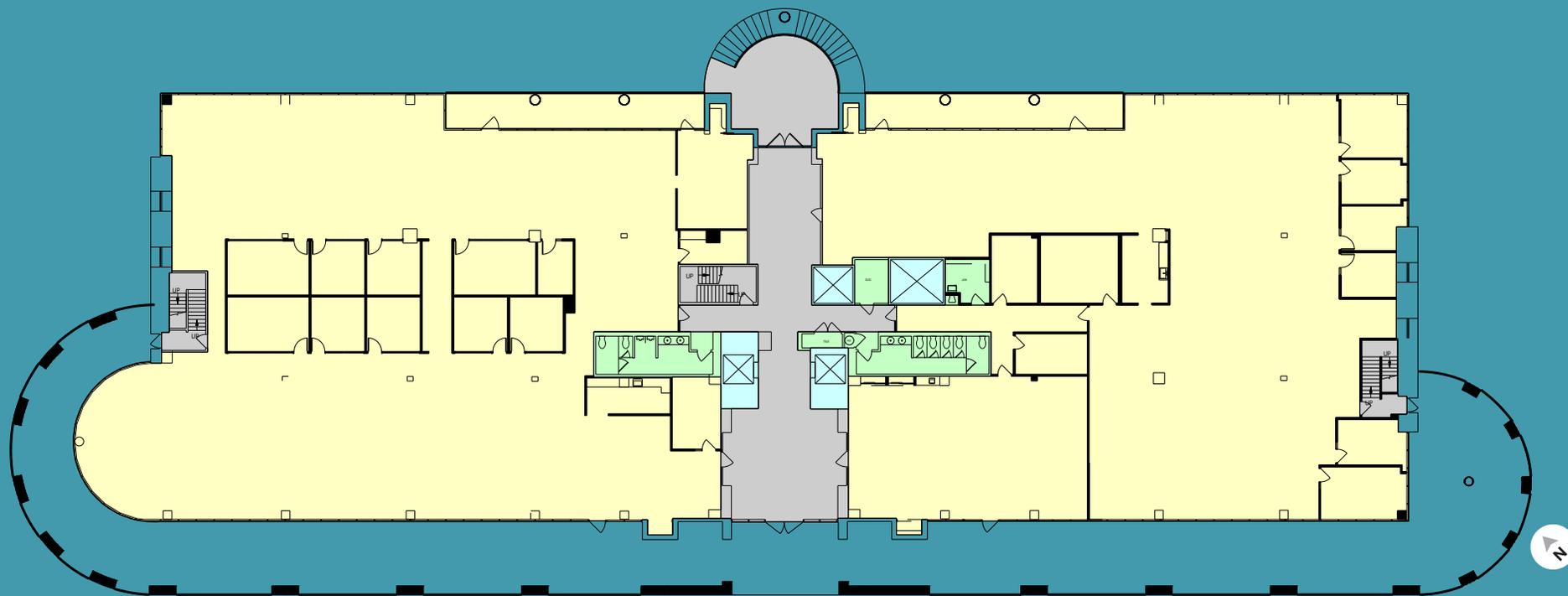
FLOOR PLAN



PARKING GARAGE

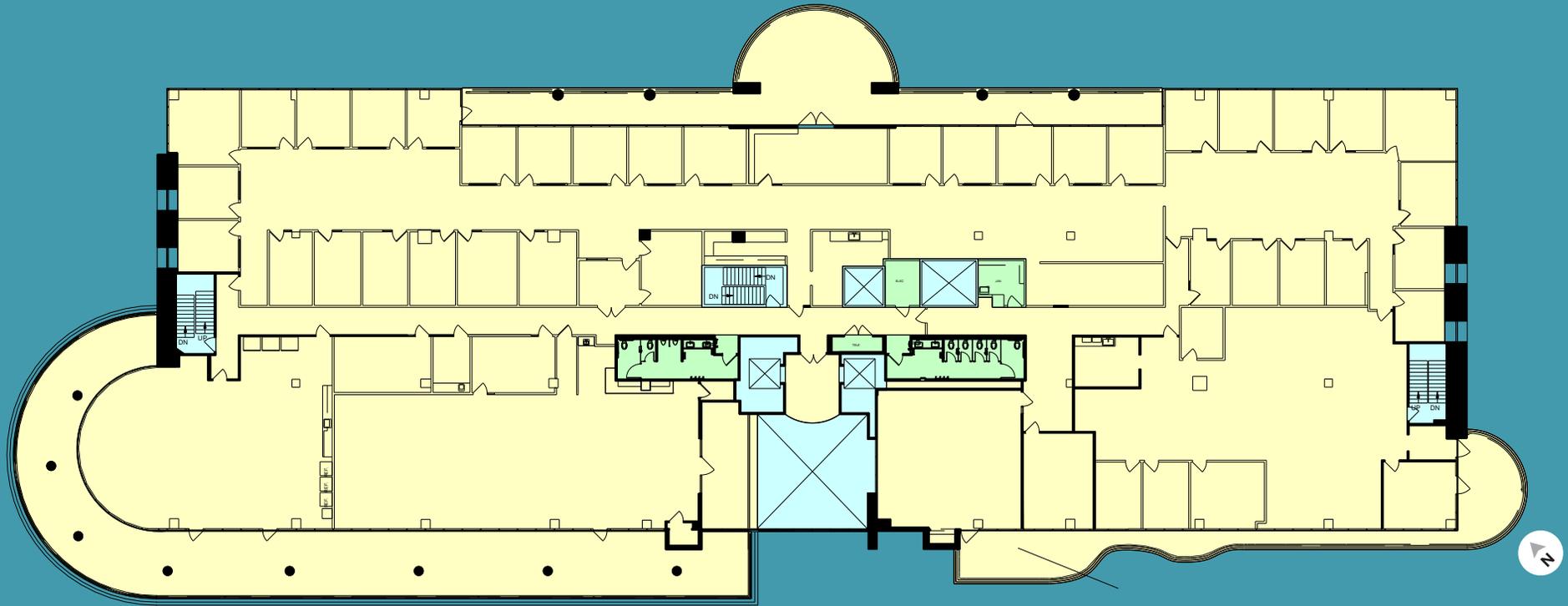
1ST FLOOR - ±25,198 RSF

FLOOR PLAN



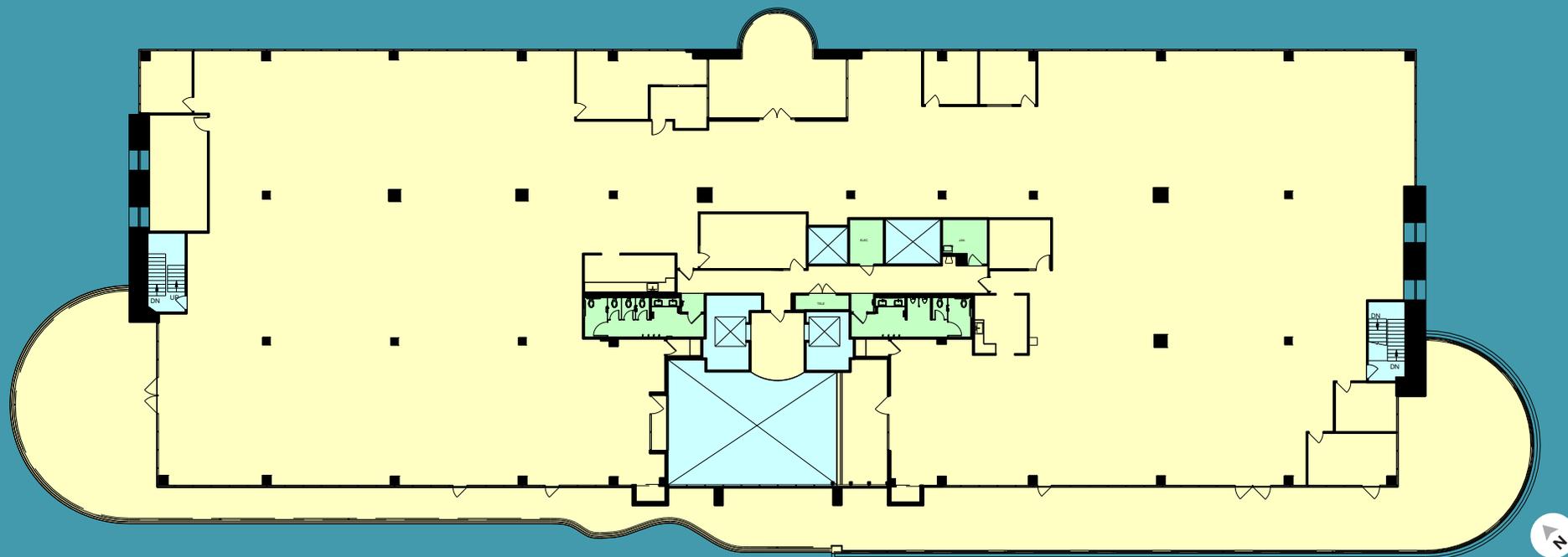
2ND FLOOR - ±26,208 RSF

FLOOR PLAN



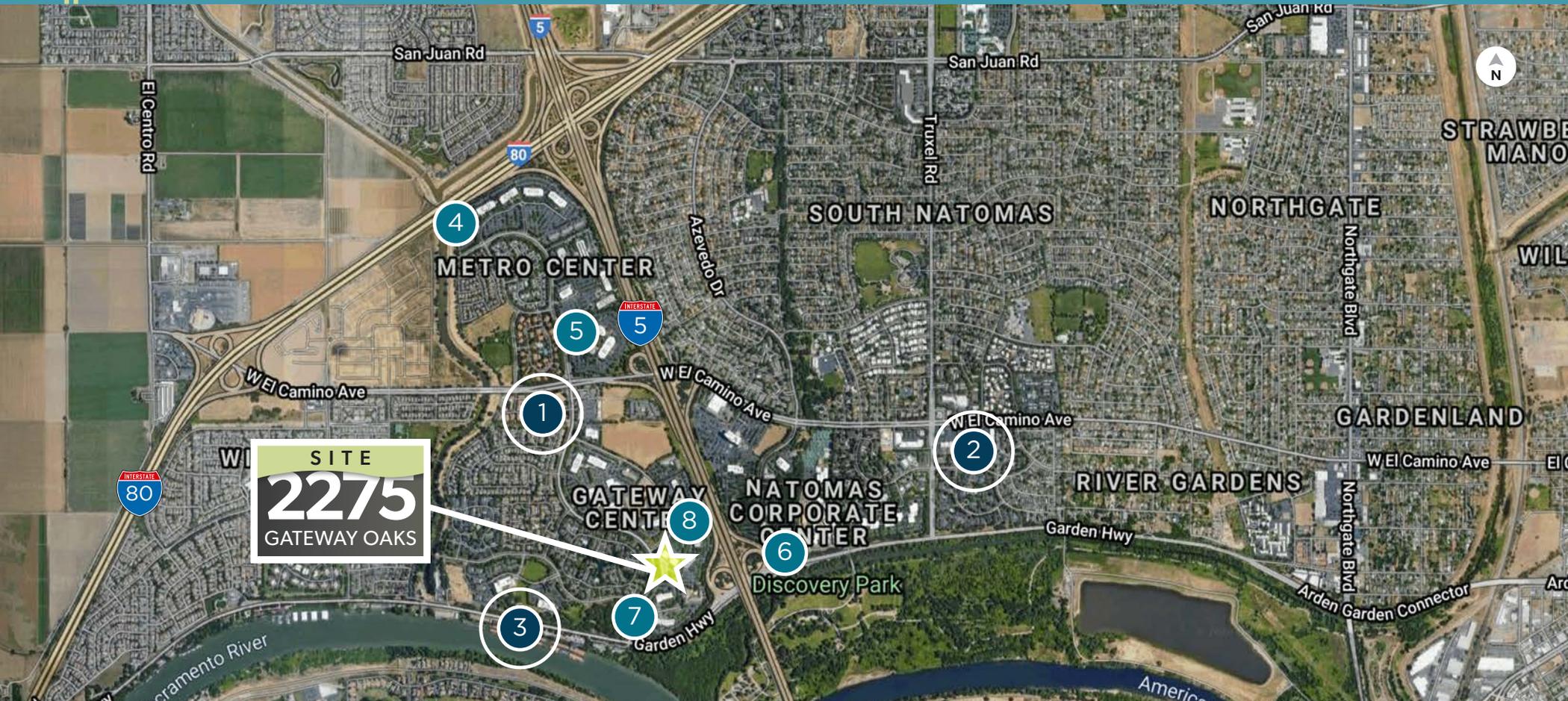
3RD FLOOR - ±26,635 RSF

FLOOR PLAN





LOCATION OVERVIEW - NEARBY AMENITIES



SITE
2275
GATEWAY OAKS

- 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
 Azukar 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

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