CROWN CORPORATE CENTER

2850 Gateway Oaks | Sacramento, CA

±6,801 to ±15,562 square feet (sf) of
Class-A Office Space Available for Lease



CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

2850 Gateway Oaks Drive, within Crown Corporate Center, is a Class A four-story office building built in 2007. The property is located in South Natomas, one of Sacramento's preferred office submarkets strategically located between Downtown Sacramento (5 min) and Sacramento International Airport (10 min). The property is the fifth and final building in Crown Corporate Center, located at the intersection of, and visible from, Interstate 5 (North/South) and Interstate 80 (East/West).

AVAILABILITIES

Suite 250 | ±15,562 RSF

Suite 400 | ±6,801 RSF

BUILDING AMENITIES

Nearby restaurants and shopping

SIGNAGE

Building and monument signage available

PARKING

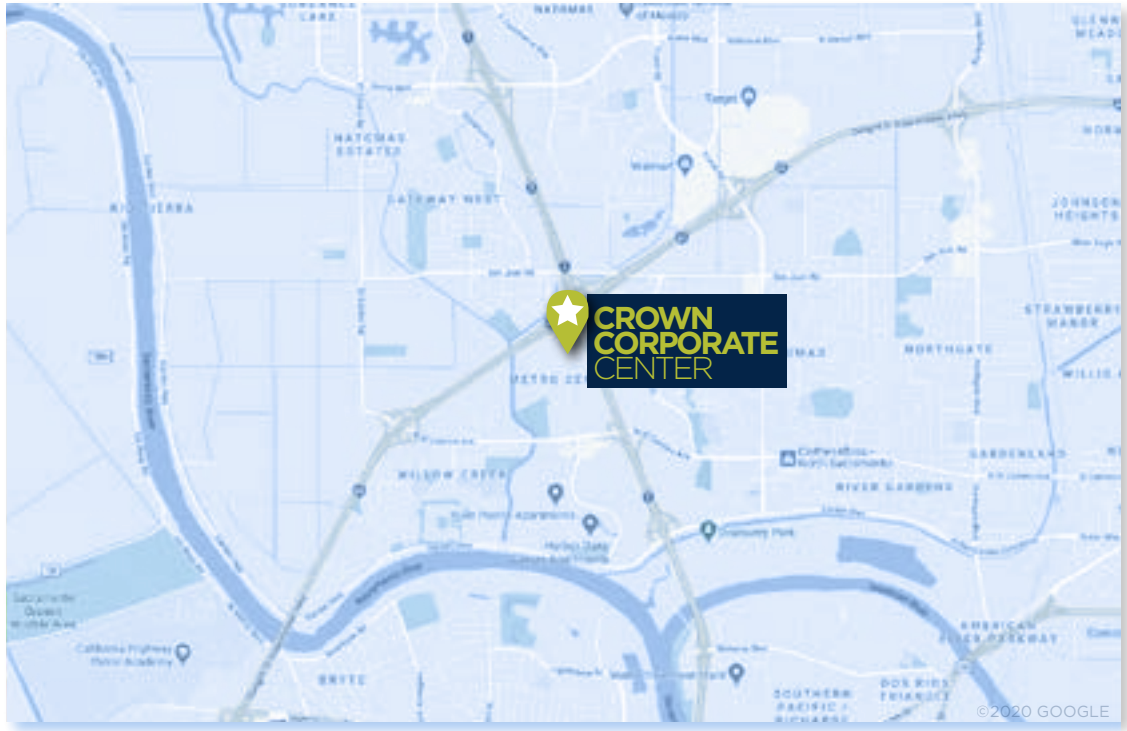
4.18 spaces per 1,000 SF leased

ACCESS

Easy access to i-80 and i-5

ELEVATORS

Two, 4-stop hydraulic elevators with a capacity of 3,500 pounds and 23 persons



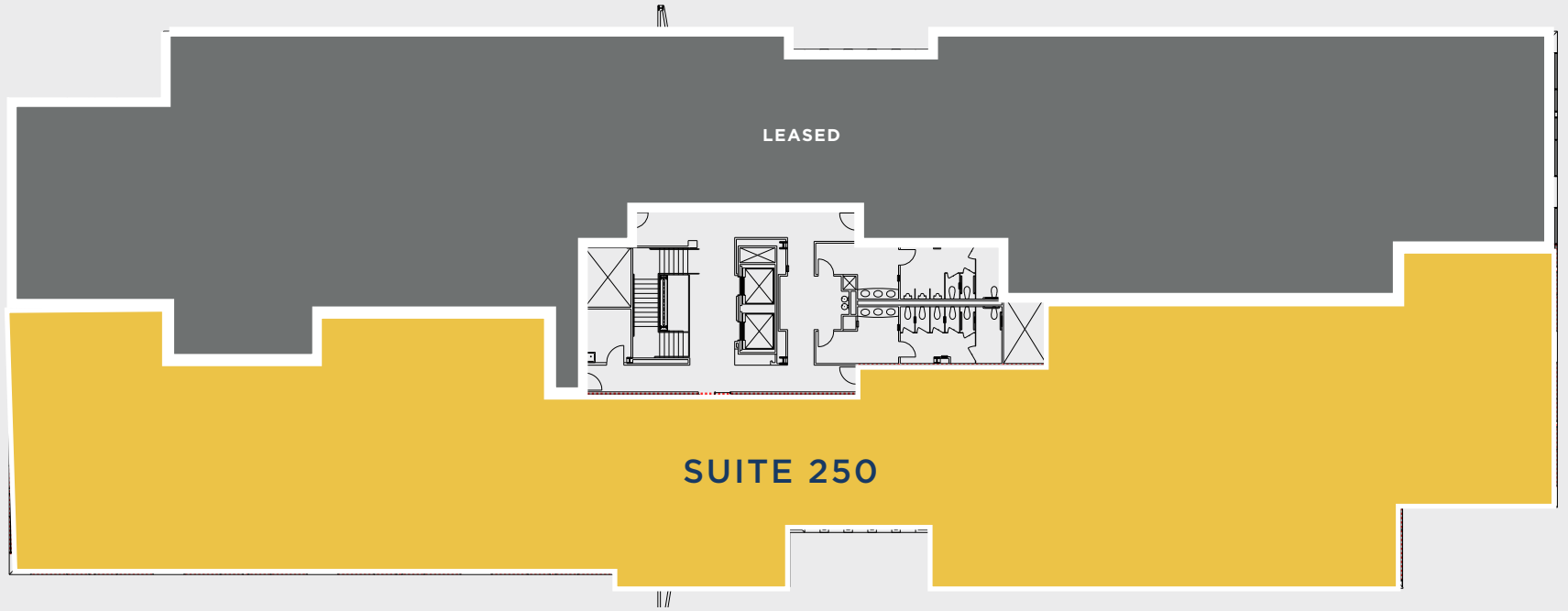
BUILDING INFORMATION

BUILDING SIZE	±117,379 SQ FT
CONSTRUCTION	Steel-framed structure with site-formed load-bearing concrete architectural wall panels.
CEILING	9 foot finish ceiling height
WINDOWS	Double glazed storefront windows in metal framing.
COMMUNICATIONS	AT&T Fiber
SHOWERS	Showers and lockers located on the ground floor.



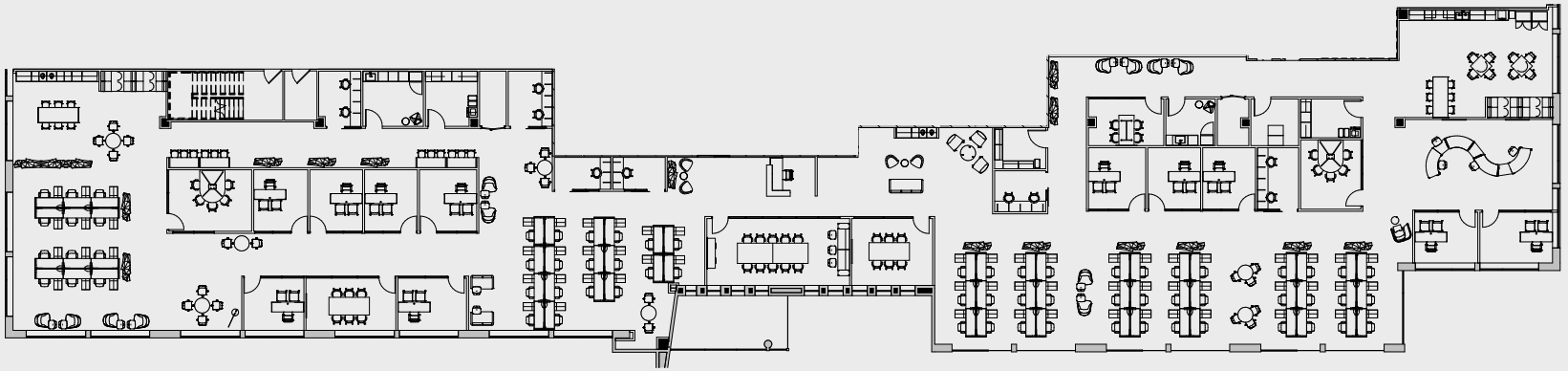
SECOND FLOOR

SUITE 250: ±15,562 RSF



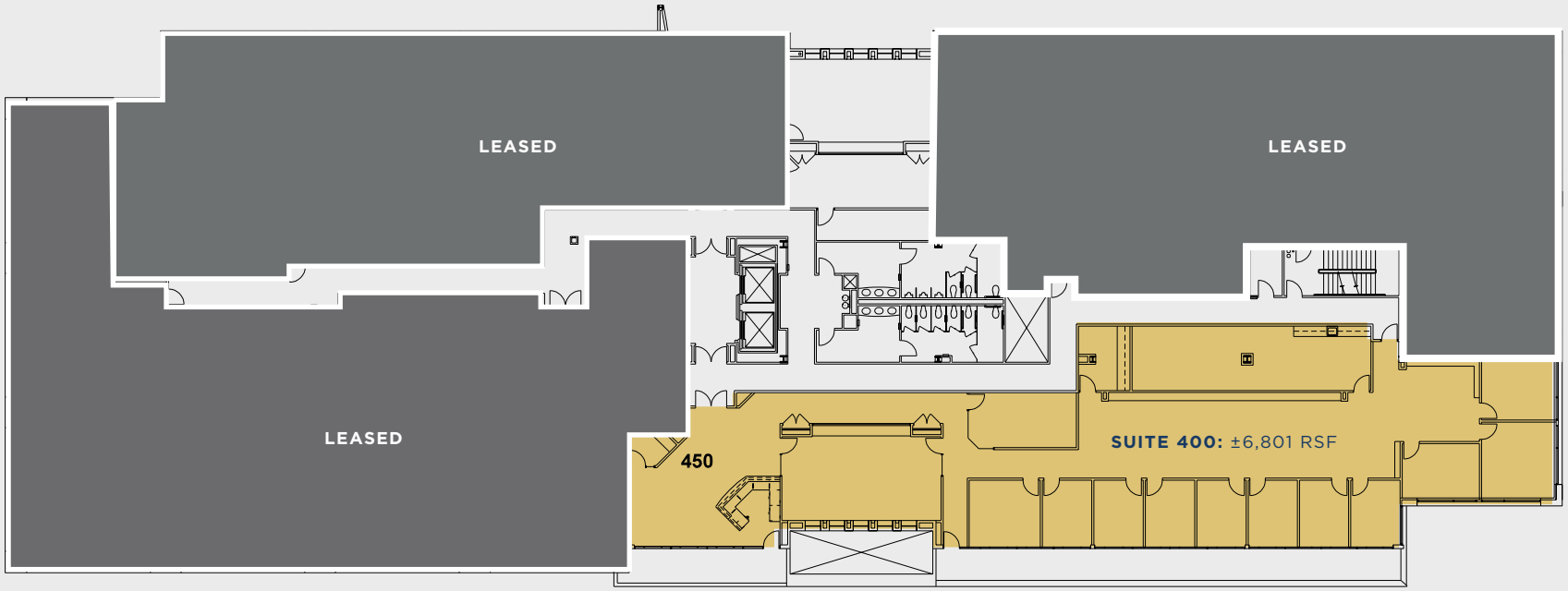
SUITE 250 HYPOTHETICAL PLAN

SUITE 250: ±15,562 RSF



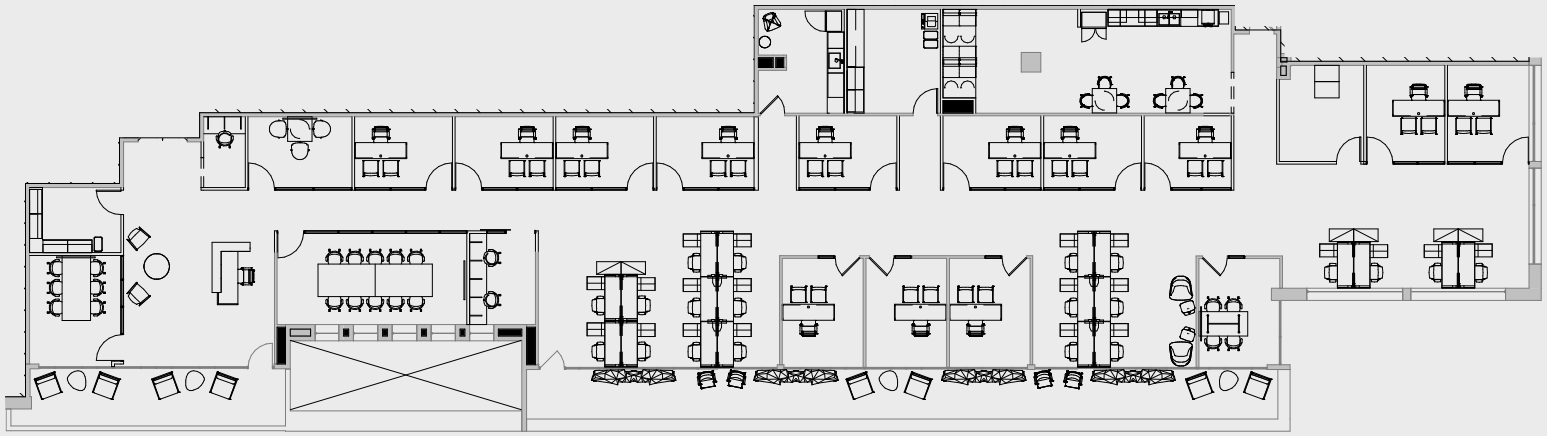
FOURTH FLOOR

SUITE 400: ±6,801 RSF



SUITE 400 HYPOTHETICAL PLAN

SUITE 400: ±6,801 RSF






CROWN CORPORATE CENTER



• HEALTH & WELLNESS •

1) Fitness Evolution
2) Anytime Fitness
3) CA Family Fitness
4) Curves
5) Bikram Yoga Natomas
6) Orangetheory Fitness
7) Natomas Racquet Club

• PARKS •

1) North Natomas Regional Park
2) Kokomo Park
3) Quail Park
4) Linden Park
5) Sundance Park
6) Witter Ranch Park
7) Tanzanite Park
8) Discovery Park

• FOOD •

1) Peet's Coffee & tea
2) Jack's Urban Eats
3) Jamba Juice
4) Freebirds World Burrito
5) Corner Bakery Cafe
6) Curry Corner
7) Bella Bru Cafe
8) Tuk Tuk Thai Cuisine
9) Panera Bread
10) Pete's Restaurant and Brewhouse
11) Tapioca Express
12) Beach Hut Deli
13) Buffalo Wild Wings
14) Starbucks (3 in N.Natomas
2- in S. Natomas)

• HOTELS •

1) Homewood Suites by Hilton
2) Hampton Inn & Suites
3) Holiday Inn Express & Suites
4) Extended Stay America
5) Hilton Garden Inn (20 Advantage - UC)
6) Towne Place Suites by Marriott (UC)
7) Residence Inn Marriot Sacramento
8) SpringHill Suites by Marriot
9) Courtyard by Marriot

• BANKS •

1) Wells Fargo
2) Tri Counties Bank
3) Bank of America
4) Safe Credit Union
5) Chase

• GAS STATIONS •

1) Shell
2) Chevron
3) Safeway

• SCHOOLS •

1) Inderkum High School
2) American River College
Natomas Center
3) Natomas School of Music

OTHER •

1) Raleys
2) Safeway
3) Natomas Veterinary Hospital
4) Cost Plus World Market
5) BevMo
6) Best Buy
7) Target
8) FedEx



POINTS OF INTEREST

DOWNTOWN SACRAMENTO • GOLDEN 1 CENTER • RAILYARDS • RALEY FIELD • SLEEP TRAIN ARENA • SAC INTERNATIONAL AIRPORT • SPINE BIKE TRAIL • DISCOVERY PARK • OLD TOWN SACRAMENTO

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CHRIS SCHWARZE
Executive Director
916.288.4803
chris.schwarze@cushwake.com
CA License #01291261

CHAD COOK, SIOR, CCIM
Senior Director
916.329.1562
chad.cook@cushwake.com
CA License #01711687

KEVIN PARTINGTON
Executive Director
916.288.4807
kevin.partington@cushwake.com
CA License #01199010

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