

PREMIER CLASS A OFFICE BUILDING

CROWN CORPORATE CENTER

SACRAMENTO, CA

±14,859 SF AVAILABLE

2850 GATEWAY OAKS DRIVE

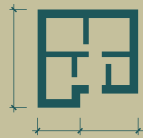
SACRAMENTO, CA

CUSHMAN & WAKEFIELD INC. 400 CAPITOL MALL SUITE 1800, SACRAMENTO CA 95814 • LIC# 000616335



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 150	6,860 SF
SUITE 485	7,999 SF



BUILDING AMENITIES

Nearby restaurants and shopping.



SIGNAGE

Building and Monument Signage available.



PARKING

4.18 spaces per 1,000 SF leased.



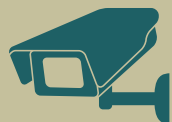
ACCESS

Easy access to i-80 and i-5



ELEVATORS

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



SECURITY

Tel-Signal, main entrance security station; a fire alarm panel monitors the fire life safety system; hard-wired smoke detectors, horn/strobes and pull stations.



**CROWN CORPORATE CENTER
SACRAMENTO, CA**

LOCATION AERIAL

PROPERTY	
BUILDING INFORMATION	
GROSS AREA	±120,000 sq ft
RENTABLE AREA	±117,379 sq ft
CONSTRUCTION	Steel-framed structure with site-formed load-bearing concrete architectural wall panels.
GROUND FLOOR	±29,930 RSF
SECOND FLOOR	±29,197 RSF
THIRD FLOOR	±29,512 RSF
FOURTH FLOOR	±28,740 RSF
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.

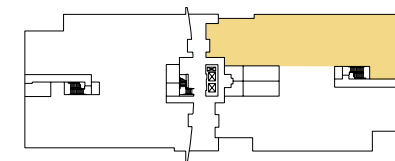
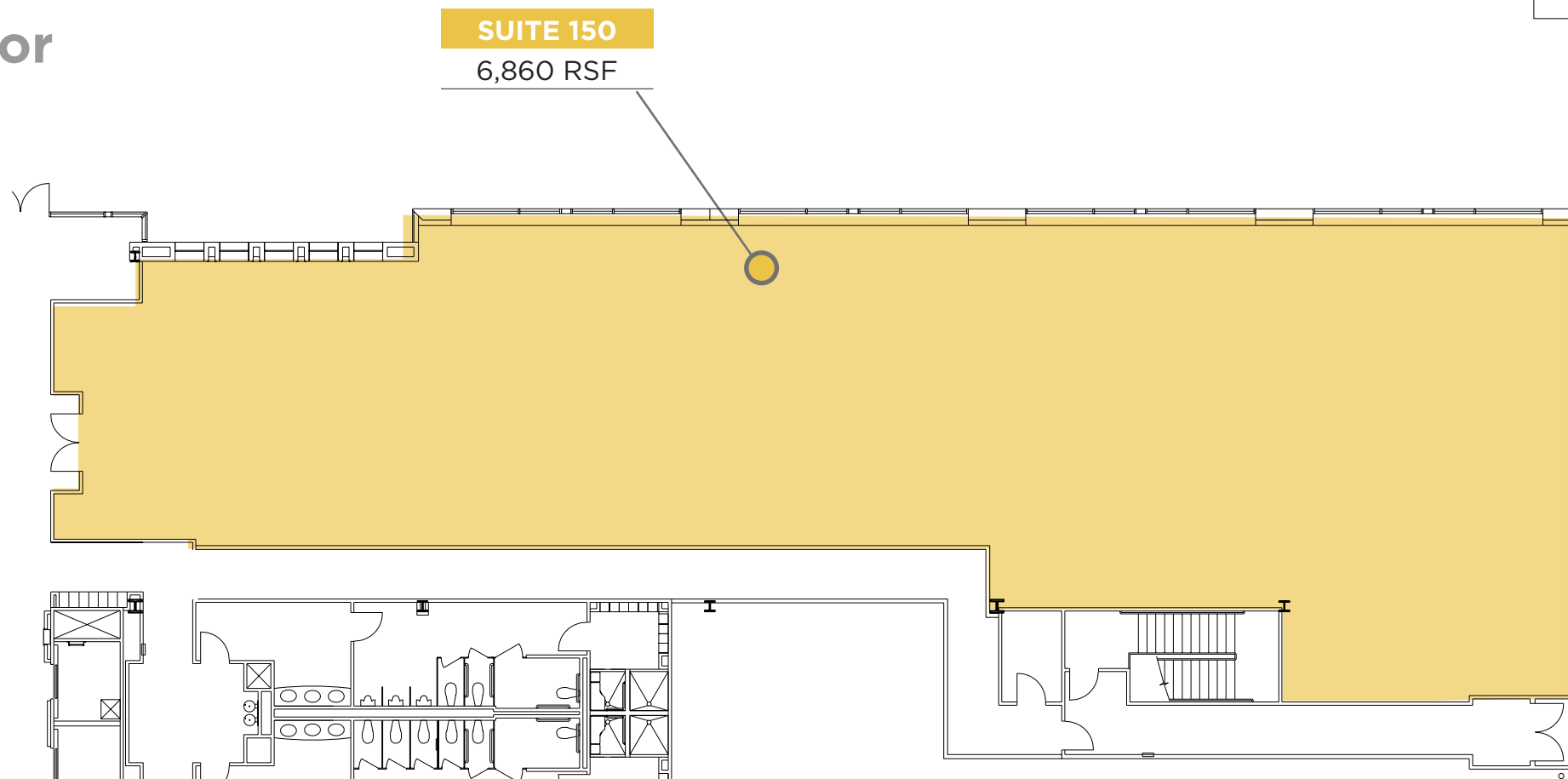


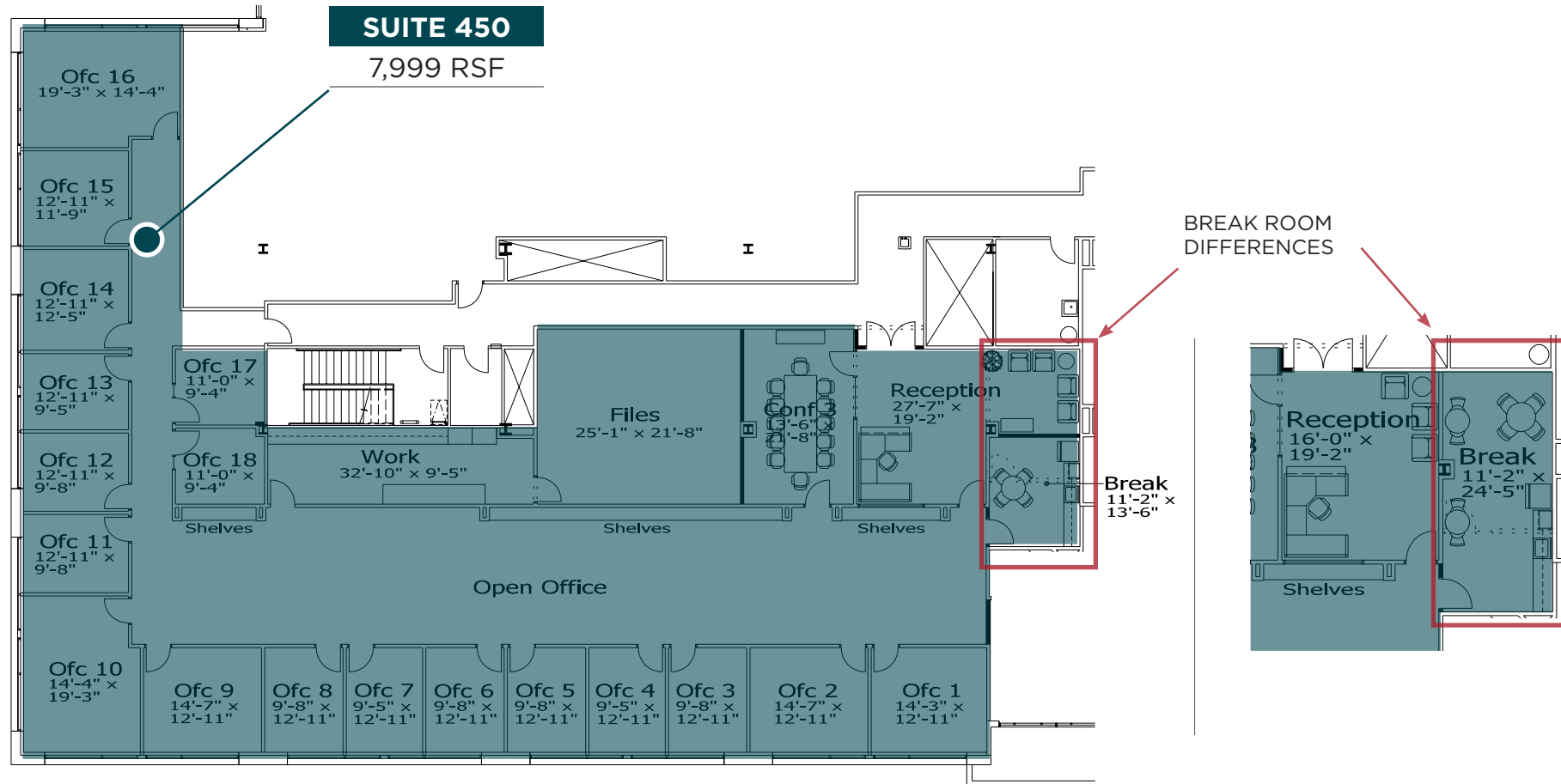
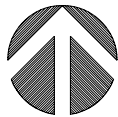
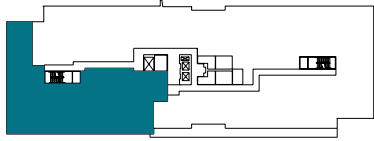
OTHER PROPERTIES

- 1 2870 GATEWAY OAKS DRIVE**
- 2 2860 GATEWAY OAKS DRIVE**

FLOOR PLANS

1st Floor





SCHEME A

SCHEME B

GALLERY



AMENITIES

• **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
- 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

CROWN CORPORATE CENTER

SACRAMENTO, CA



2850 GATEWAY OAKS DRIVE
SACRAMENTO, CA

CONTACT INFORMATION

CHRIS SCHWARZE

EXECUTIVE DIRECTOR

916.288.4803

chris.schwarze@cushwake.com

CA License #01291261

CHAD COOK, MCR, 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



400 Capitol Mall, Suite 1800,
Sacramento, CA 95814
916.288.4800
LIC. #00616335

www.cushmanwakefield.com