

GATEWAY

CORPORATE CENTER

160-180 PROMENADE CIRCLE | SACRAMENTO



CLASS A OFFICE SPACE AVAILABLE FOR LEASE

NEWMARK



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GATEWAY CORPORATE CENTER



VIEW AERIAL FOOTAGE

180

Promenade Circle

INTERSTATE
80

144,322 AADT

160

Promenade Circle

GATEWAY CORPORATE CENTER

PROPERTY HIGHLIGHTS

160 PROMENADE

Suite 115: ±9,091
Suite 150: ±18,586

180 PROMENADE

Suite 105: ±1,738 RSF
Suite 110: ±3,270 RSF
Suite 115: ±9,054 RSF
Suite 140: ±3,716 RSF
Suite 320: ±5,733 RSF
Suite 325: ±2,626 RSF

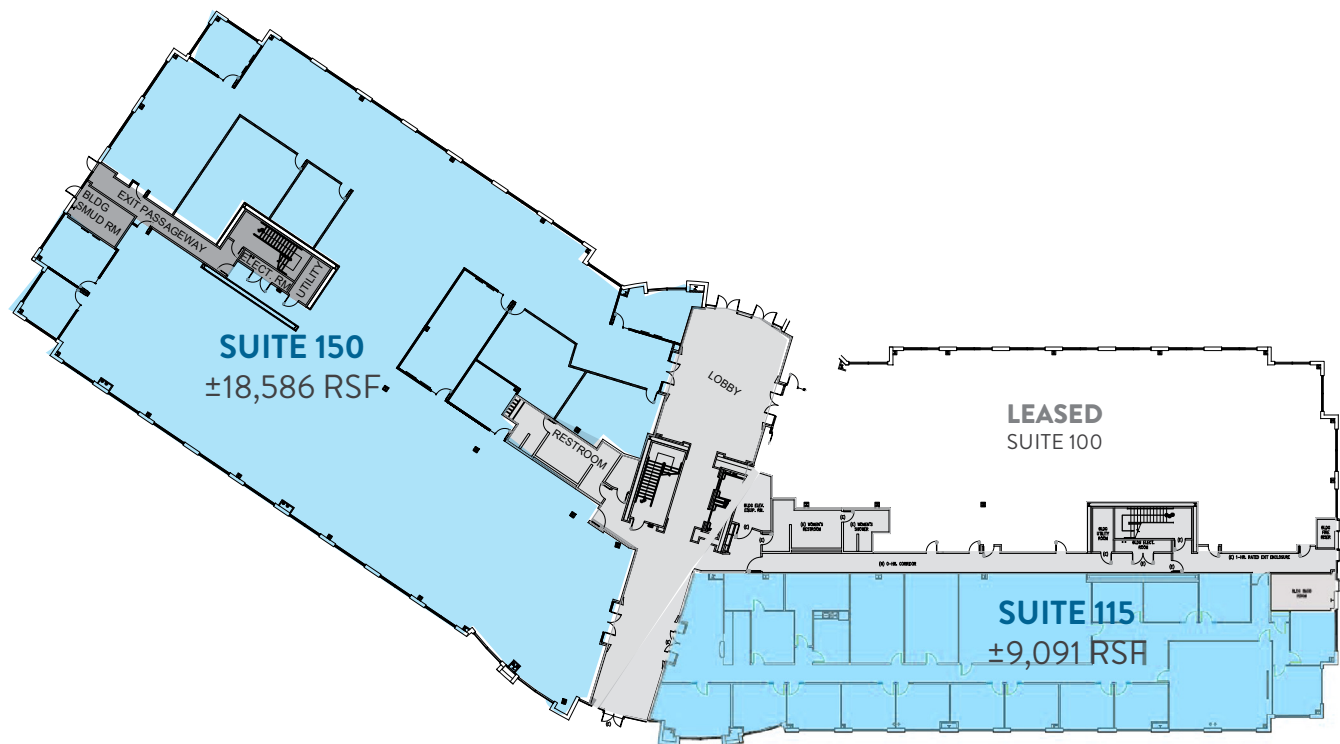
- New gym coming 3Q 2025
- Strong locally based building ownership/excellent property management
- Signage options available for both building and monument displays
- Freeway visible location with immediate freeway access
- Convenient access to an abundance of retail establishments - 0 restaurants, QSR, shopping & lodging
- Plentiful free parking
- Shower facilities with lockers available
- Bike storage



GATEWAY CORPORATE CENTER

FLOORPLAN

1ST FLOOR | 160 PROMENADE



Interstate 80 Signage Available
to over 140,000 cars per day

CORPORATE BRANDING.

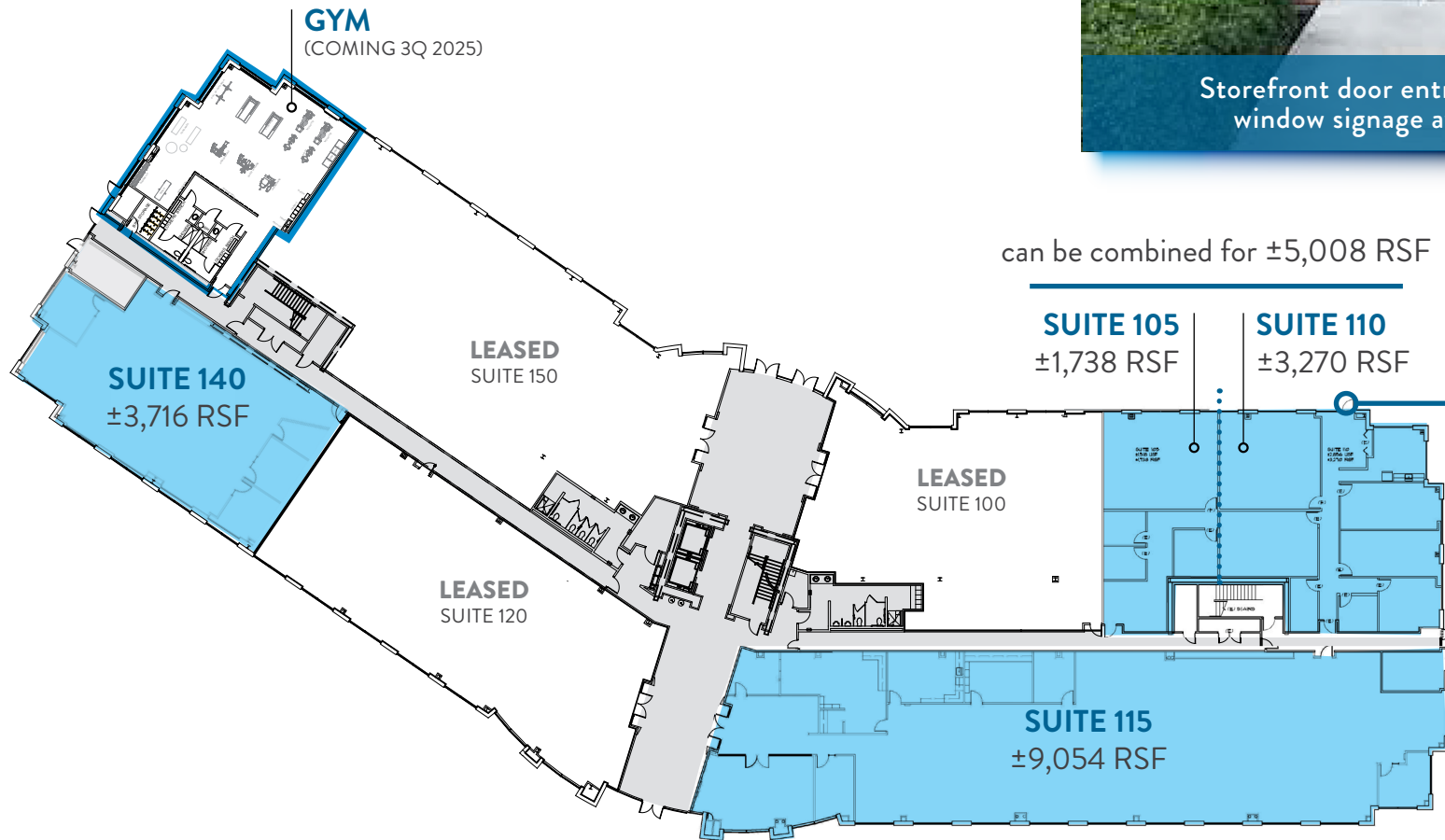
Unobstructed building top signage available at 160 Promenade Circle



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FLOORPLAN

1ST FLOOR | 180 PROMENADE

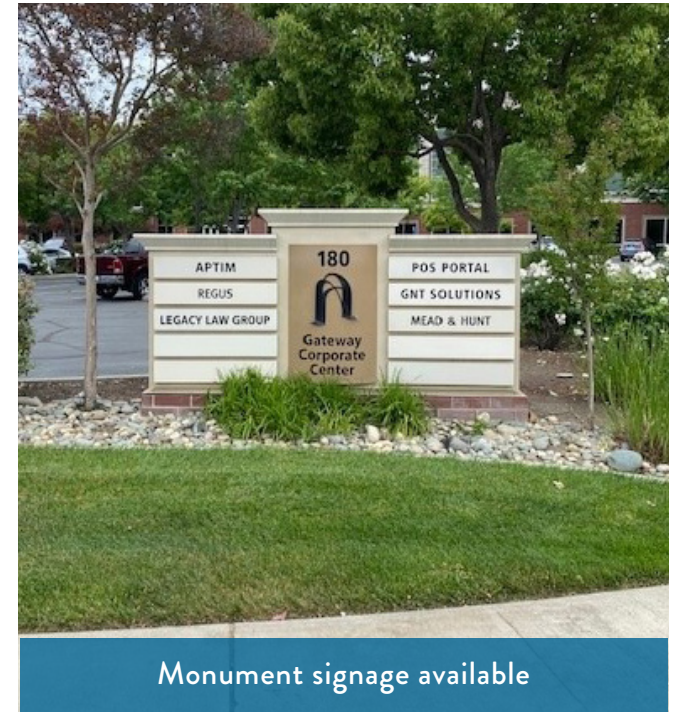
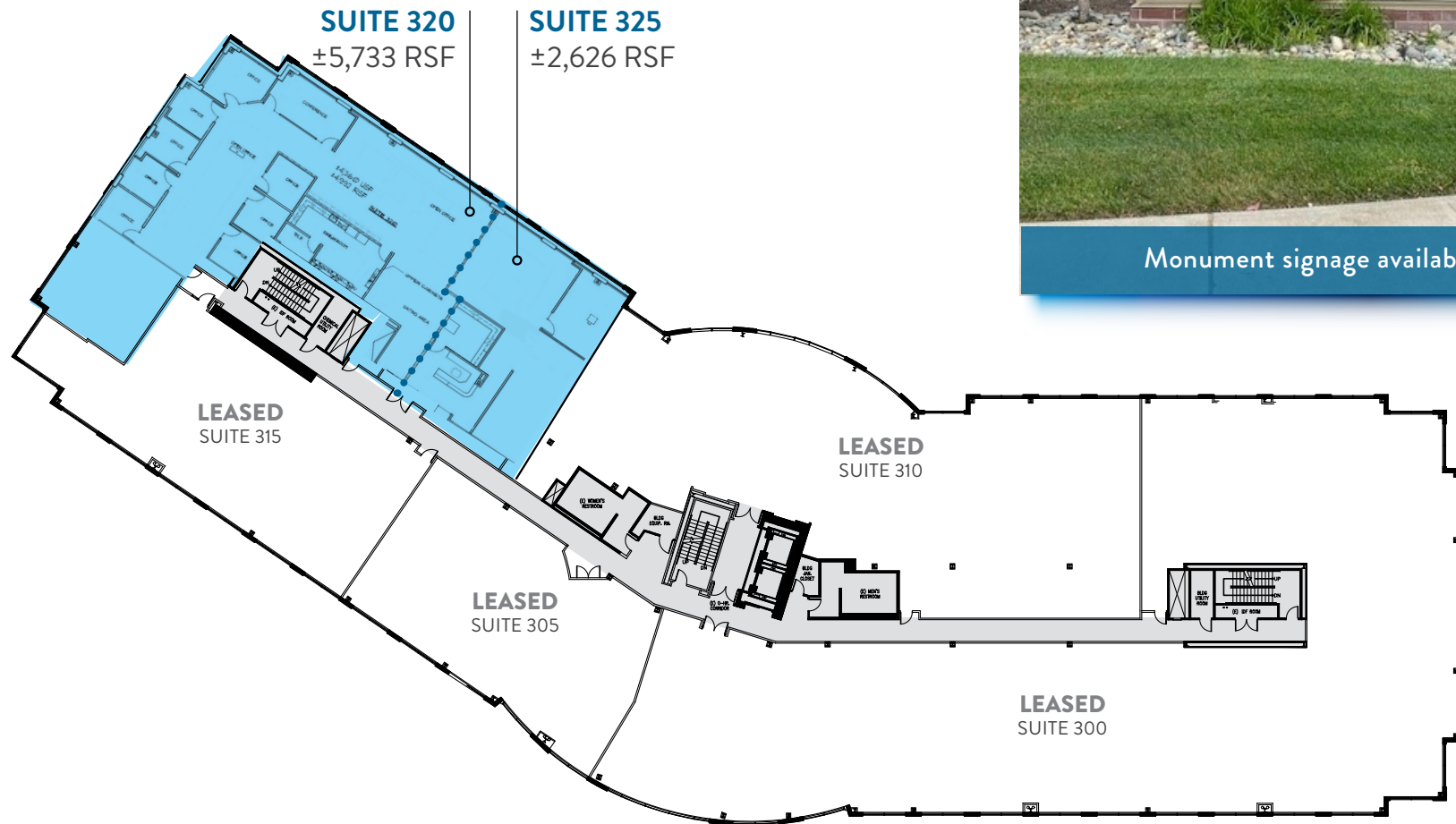


GATEWAY CORPORATE CENTER

FLOORPLAN

3RD FLOOR | 180 PROMENADE

can be combined for $\pm 7,688$ RSF



Monument signage available

LOCATION DRIVE TIMES



- Downtown Sacramento
±6 Miles | ±11 Minutes
- Sacramento International Airport
±8 Miles - ±16 Minutes
- Downtown San Francisco
±89 Miles - ±2.5 Hours

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