



SAN MATEO GATEWAY

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NEW SPEC SUITES, COMMON AREAS, AND LOBBIES RECENTLY COMPLETED



AVAILABLE FOR LEASE ±1,600 SF - ±19,000 SF

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KENNEDY WILSON



Overview



SMG



PROPERTY FEATURES

- Class A Project in heart of 92/101 Corridor
- Three Building Complex Totaling ±218,000 SF
- On-Site Café, Common Conference Room & Fitness Center
- Close proximity to SFO Airport, Silicon Valley & the East Bay
- Ample Parking
- Freeway Signage
- Walkable Amenities
- New Common Area Upgrades

Availabilities



	Building	Suite	Comments
±19,534 SF	1810 Gateway Drive	Suite 300	10 private offices, 6 huddle/breakout rooms, 2 small conference rooms, 1 large conference room/boardroom, 2 break areas, mothers room, storage closets, server closet, open office, private balconies MARKET READY SUITE PARTIAL PLUG & PLAY SUITE <i>*Can be combined with Suite 380 for up to 25,851 SF</i>
±11,576 SF	1820 Gateway Drive	Suite 260	4 private offices, 7 conference rooms, 2 phone rooms, 3 storage rooms, open kitchen, patio
±10,933 SF	1810 Gateway Drive	Suite 200	4 private offices, 3 conference rooms, 2 huddle rooms, 2 storage rooms, server room, break room/social lounge CLICK HERE FOR VIRTUAL TOUR
±10,264 SF	1820 Gateway Drive	Suite 300	3 private offices, 3 conference rooms, break room, large open office area
±9,460 SF	1810 Gateway Drive	Suite 100	MARKET READY SUITE 12 private offices, 4 conference rooms, break room, storage room, server room, lobby area, large open office area
±8,738 SF	1820 Gateway Drive	Suite 350	CLICK HERE FOR VIRTUAL TOUR BRAND NEW SPEC SUITE 4-5 private offices, 2-3 conference rooms, large open office space, balcony, server room, break room/kitchenette, lobby area
±6,806 SF	1810 Gateway Drive	Suite 260	CLICK HERE FOR VIRTUAL TOUR BRAND NEW SPEC SUITE 6 private offices, 2 conference rooms, open bistro style kitchen, balcony, storage room, large open office area
±6,382 SF	1800 Gateway Drive	Suite 100	5 private offices, 1 conference room, open area, kitchen, server room
±6,317 SF	1810 Gateway Drive	Suite 380	MARKET READY SUITE 7 private offices, conference room, break room, open office area, storage, reception, balcony <i>*Can be combined with Suite 300 for up to 25,851 SF</i>
±4,550 SF	1800 Gateway Drive	Suite 160	CLICK HERE FOR VIRTUAL TOUR SPEC WORK COMPLETE 2 private offices, conference room, kitchen, server room, large open office area, polished concrete floors
±2,322 SF	1810 Gateway Drive	Suite 240	Private office, conference room
±1,679 SF	1810 Gateway Drive	Suite 160	2 private offices, break area, open office

Please Click on Suite # to See Floor Plan



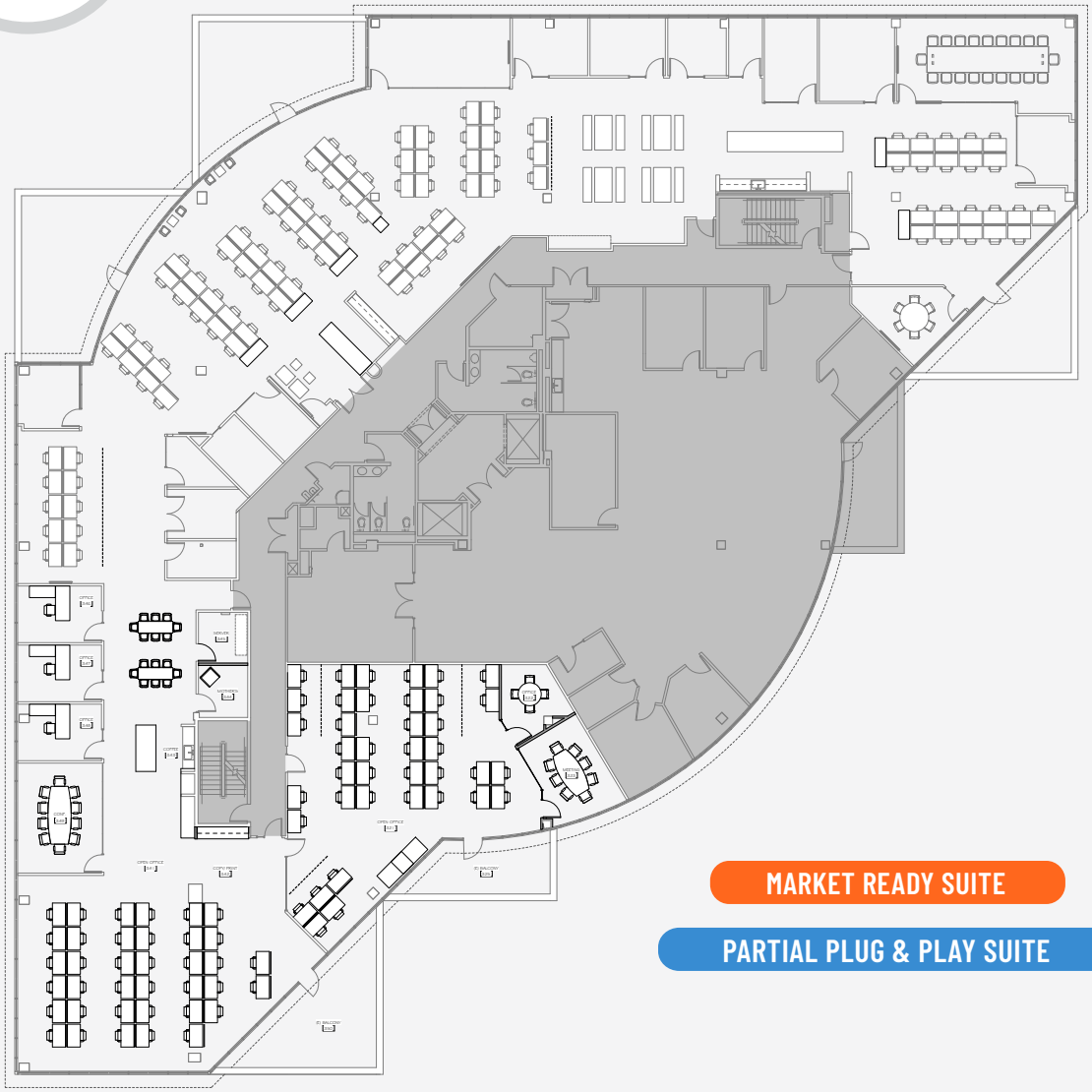
Available Suites

1810 GATEWAY DRIVE

Suite 300 ±19,534

Private Offices	10
Huddle/breakout Rooms	6
Private Balconies	5
Small Conference Rooms	2
Break Areas	2
Storage Closets	2
Large Conference Room/ Boardroom	1
Mothers Room	1
Server Closet	1
Open Office	1

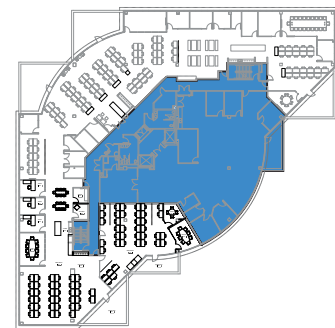
**Can be combined with Suite 380 for up to 25,851 SF*



MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

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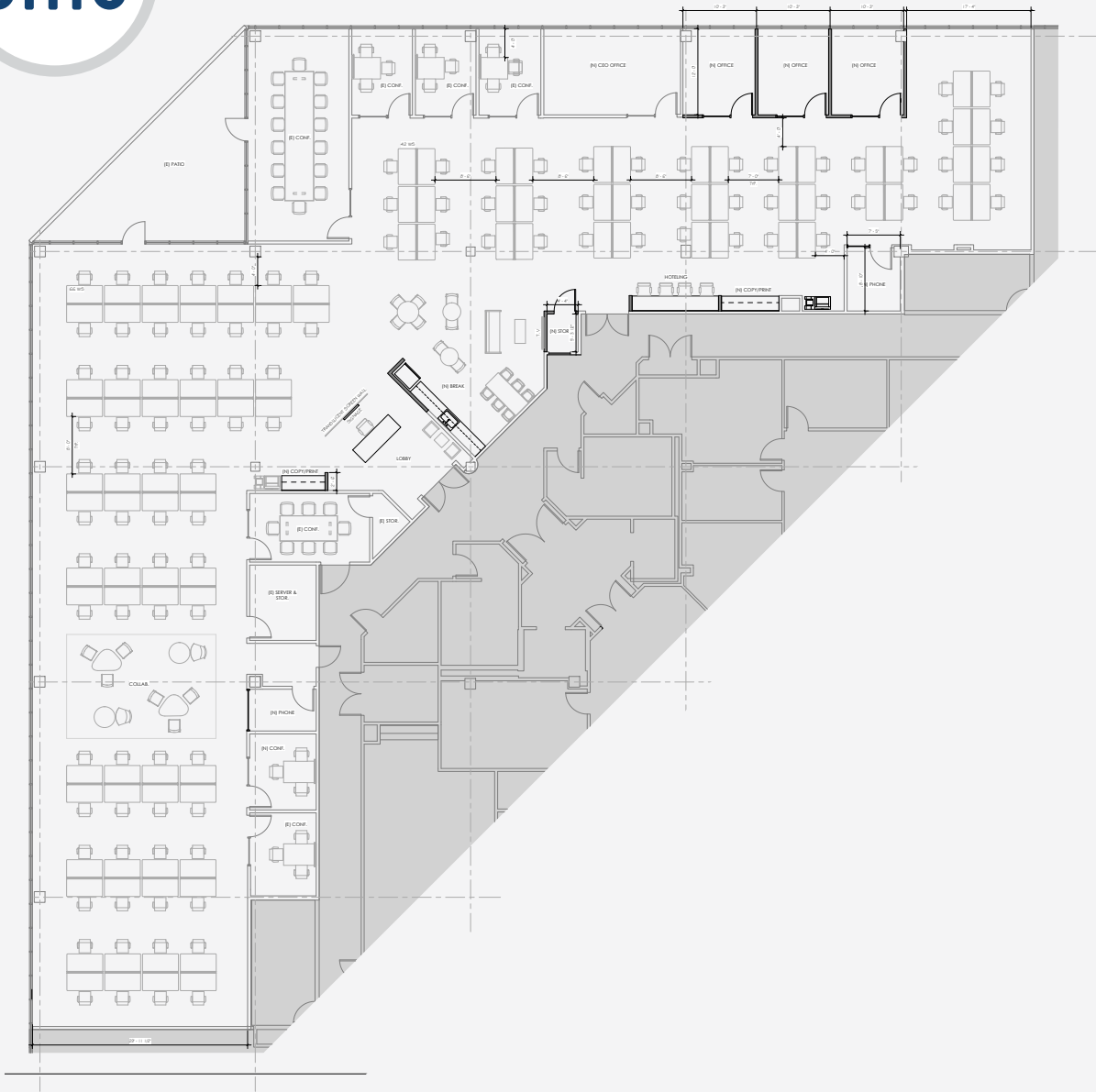


Available Suites

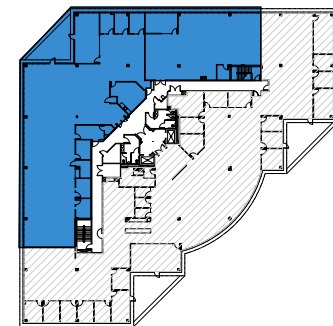
1820 GATEWAY DRIVE

Suite 260 ±11,576

Hypothetical Headcount	±58
Private Offices	4
Conference Rooms	7
Phone Rooms	2
Storage Rooms	3
Open Kitchen	1
Patio	1



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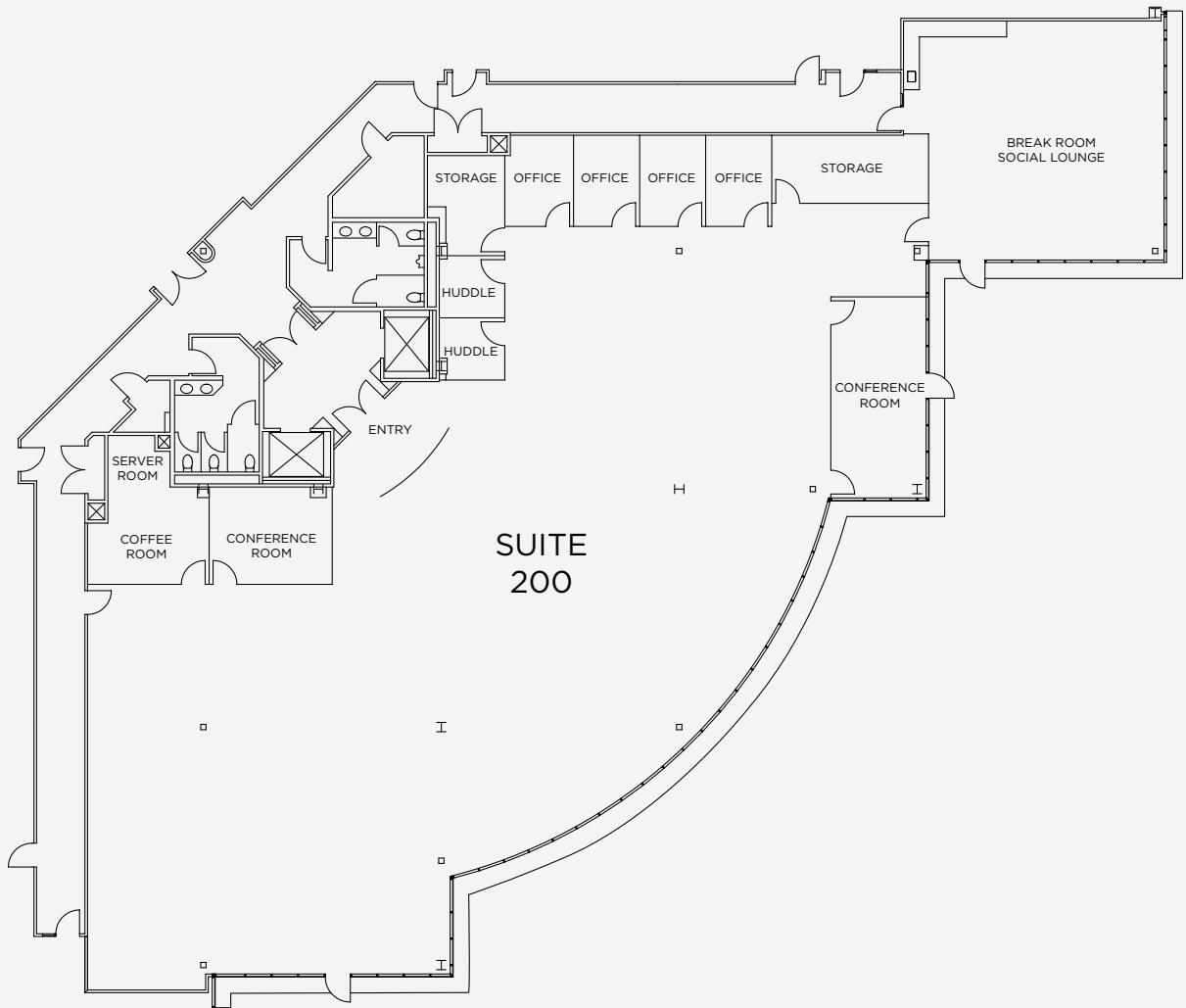
Available Suites

1810 GATEWAY DRIVE

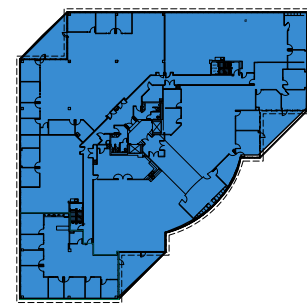
Suite 200 ±10,933

Private Offices	4
Conference Rooms	3
Huddle Rooms	2
Storage Rooms	2
Server Room	1
Break Room/Social Lounge	1

[CLICK HERE FOR VIRTUAL TOUR](#)



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Available Suites

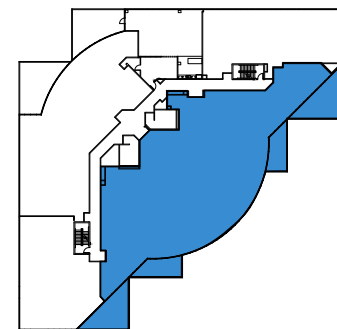
1820 GATEWAY DRIVE

Suite 300 ±10,264

Hypothetical Headcount	±47
Private Offices	3
Conference Rooms	3
Break Room	1
Server Room	1
Large Open Office Space	1



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Available Suites

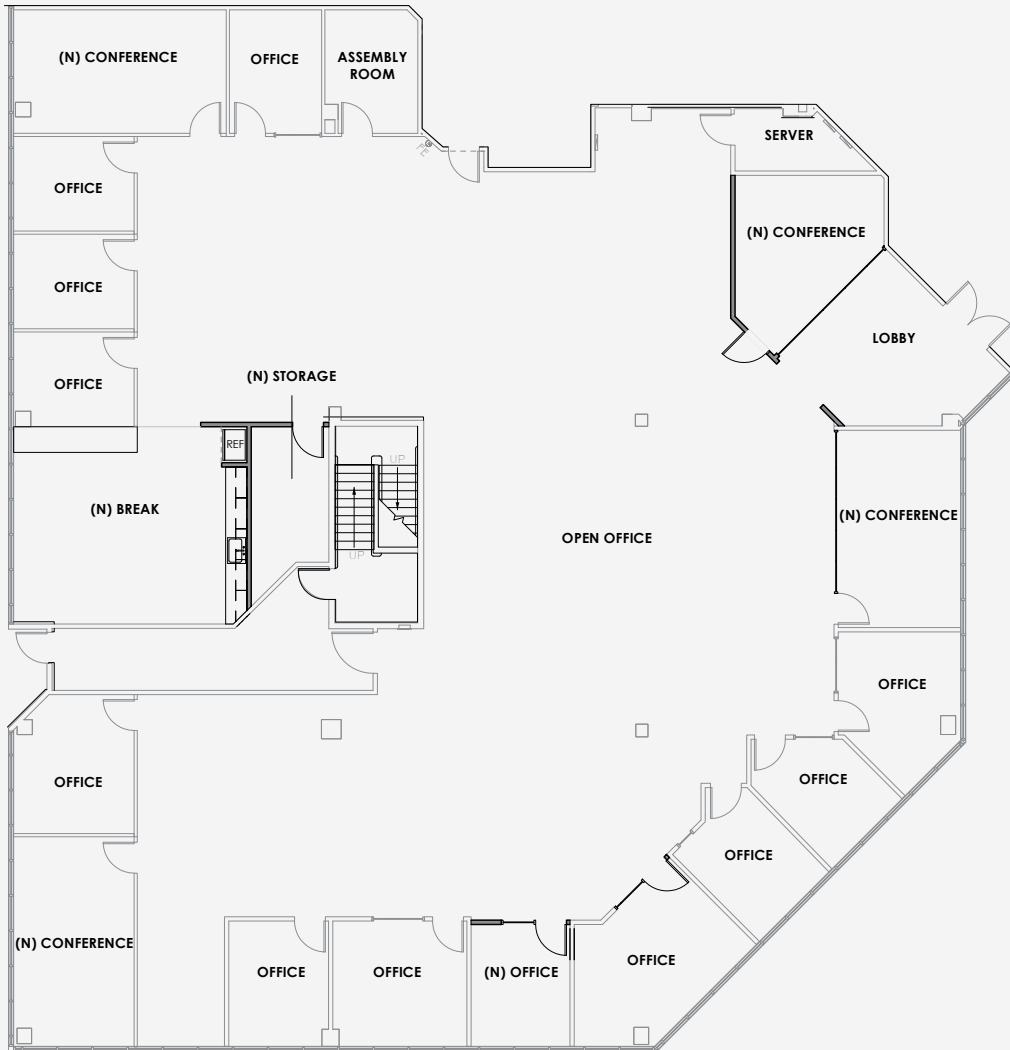
1810 GATEWAY DRIVE

Suite 100 ±9,460

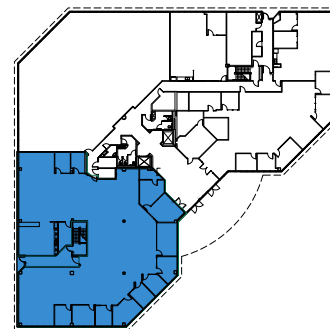
Hypothetical Headcount	±42
Private Offices	12
Conference Rooms	4
Break Room	1
Storage Room	1
Server Room	1
Lobby Area	1
Large Open Office Space	1

*Available 2/1/22

MARKET READY SUITE



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Available Suites

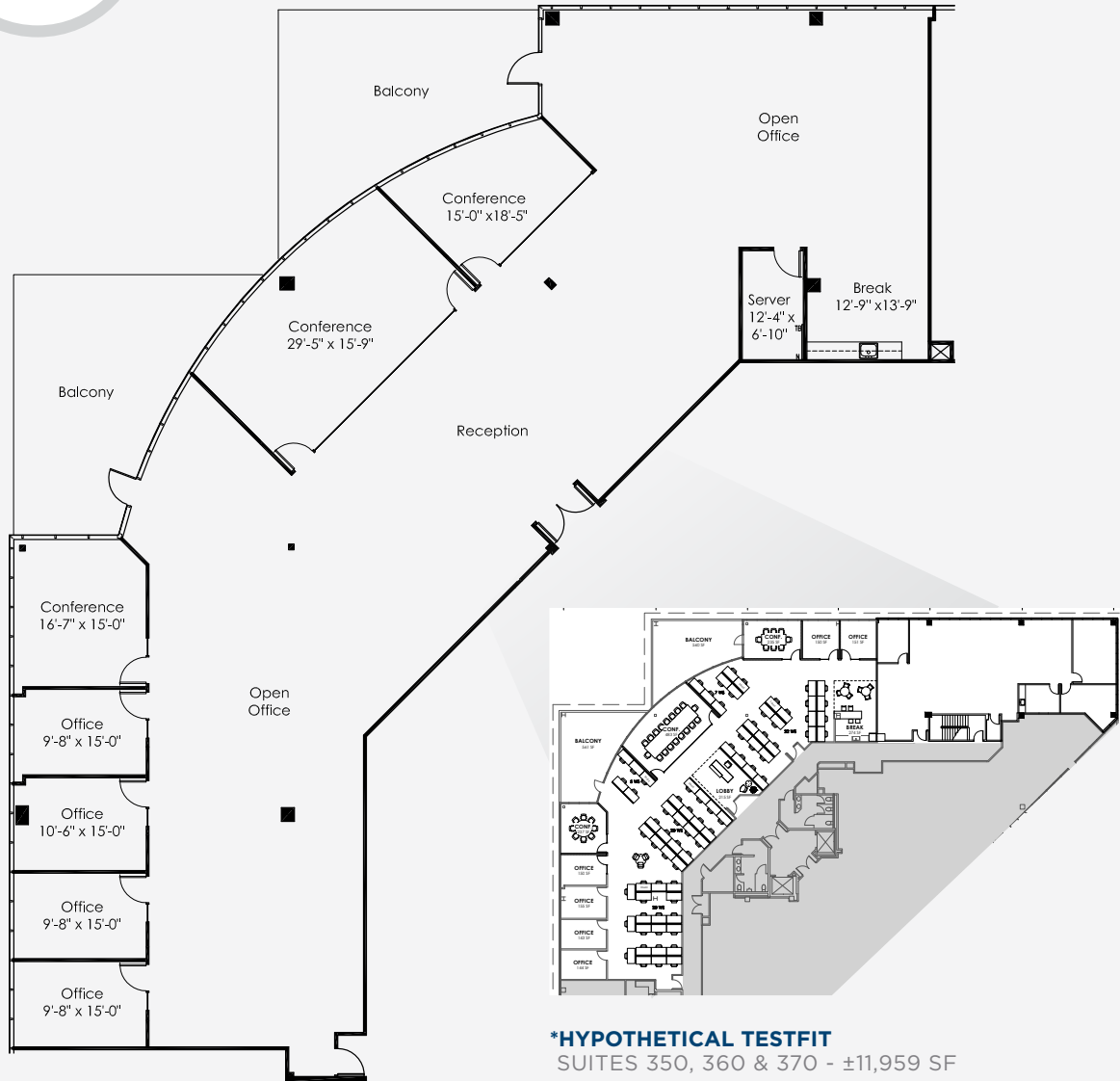
1820 GATEWAY DRIVE

Suite 350 ±8,738

Hypothetical Headcount	±43
Private Offices	4-5
Conference Room	2-3
Large Open Office Space	2
Balcony	2
Server Room	1
Break Room/Kitchenette	1
Lobby Area	1

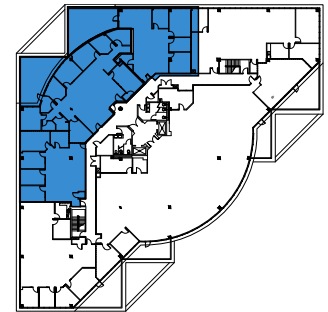
[CLICK HERE FOR VIRTUAL TOUR](#)

[BRAND NEW SPEC SUITE](#)



***HYPOTHETICAL TESTFIT**
SUITES 350, 360 & 370 - ±11,959 SF

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Available Suites

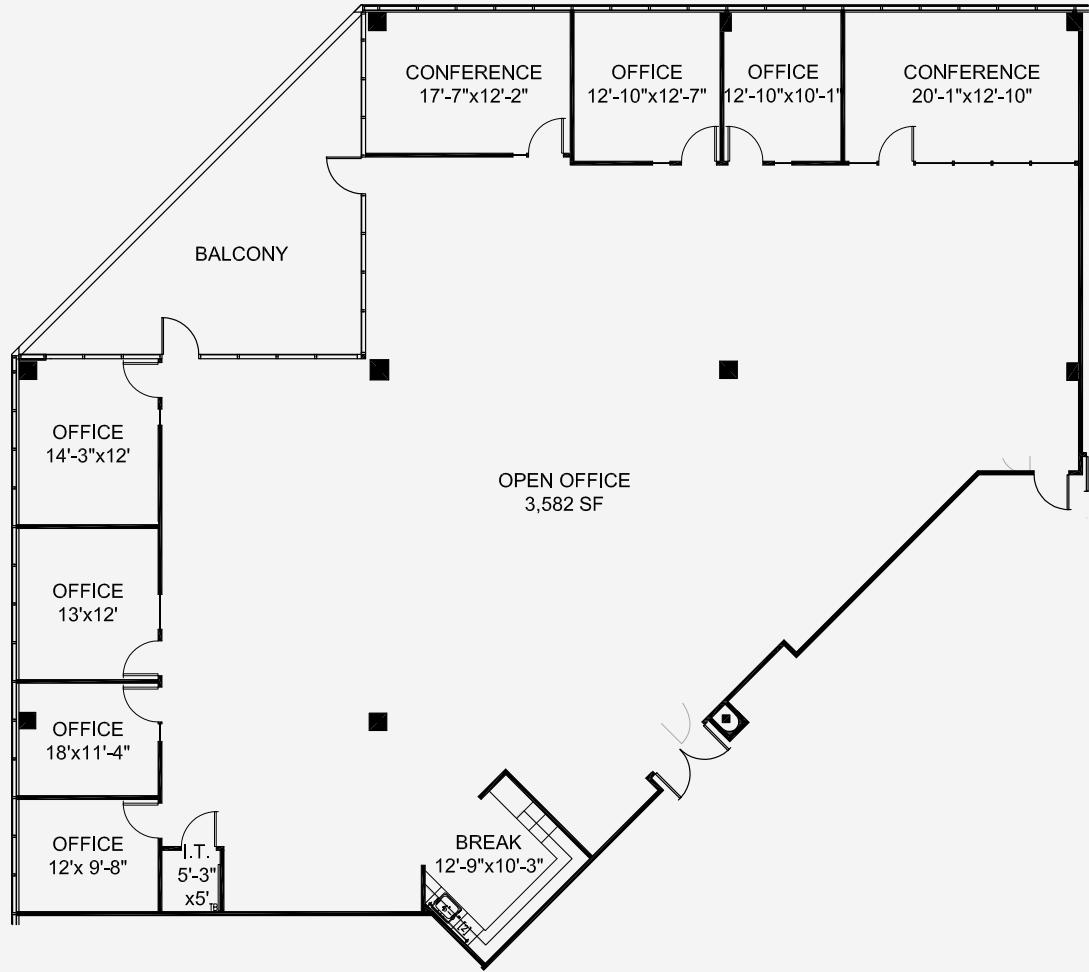
1810 GATEWAY DRIVE

Suite 260 ±6,806

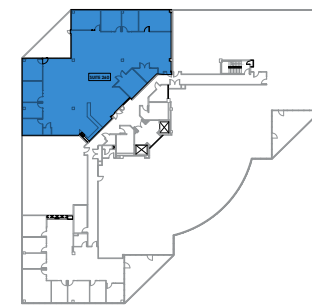
Hypothetical Headcount	±34
Private Offices	6
Conference Rooms	2
Breakout Rooms	2
Open Bistro Style Kitchen	1
Balcony	1
Storage Room	1
Large Open Office Space	1

[CLICK HERE FOR VIRTUAL TOUR](#)

[BRAND NEW SPEC SUITE](#)



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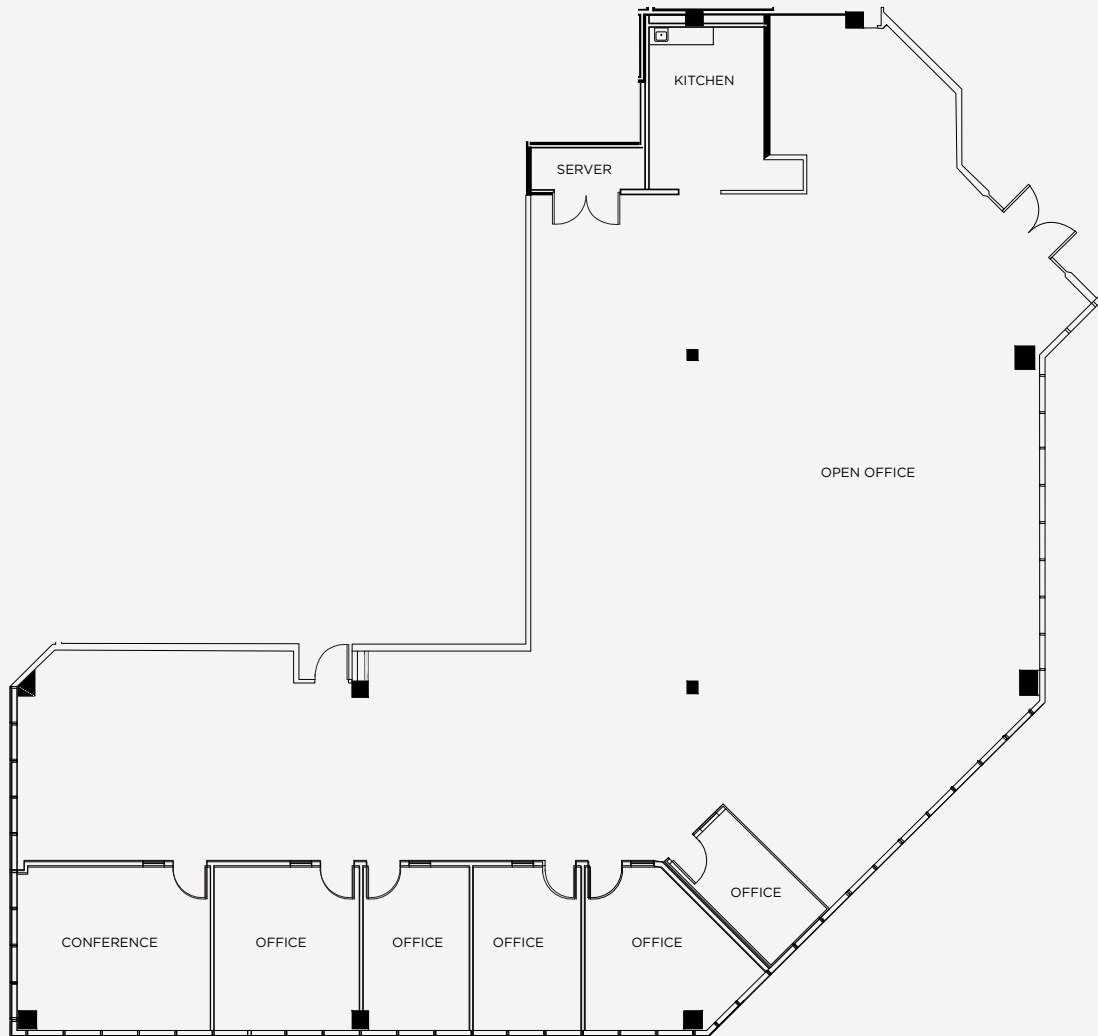


Available Suites

1800 GATEWAY DRIVE

Suite 100 ±6,382

Private Offices	5
Conference Room	1
Kitchen	1
Open Area	1
Server Room	1



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Available Suites

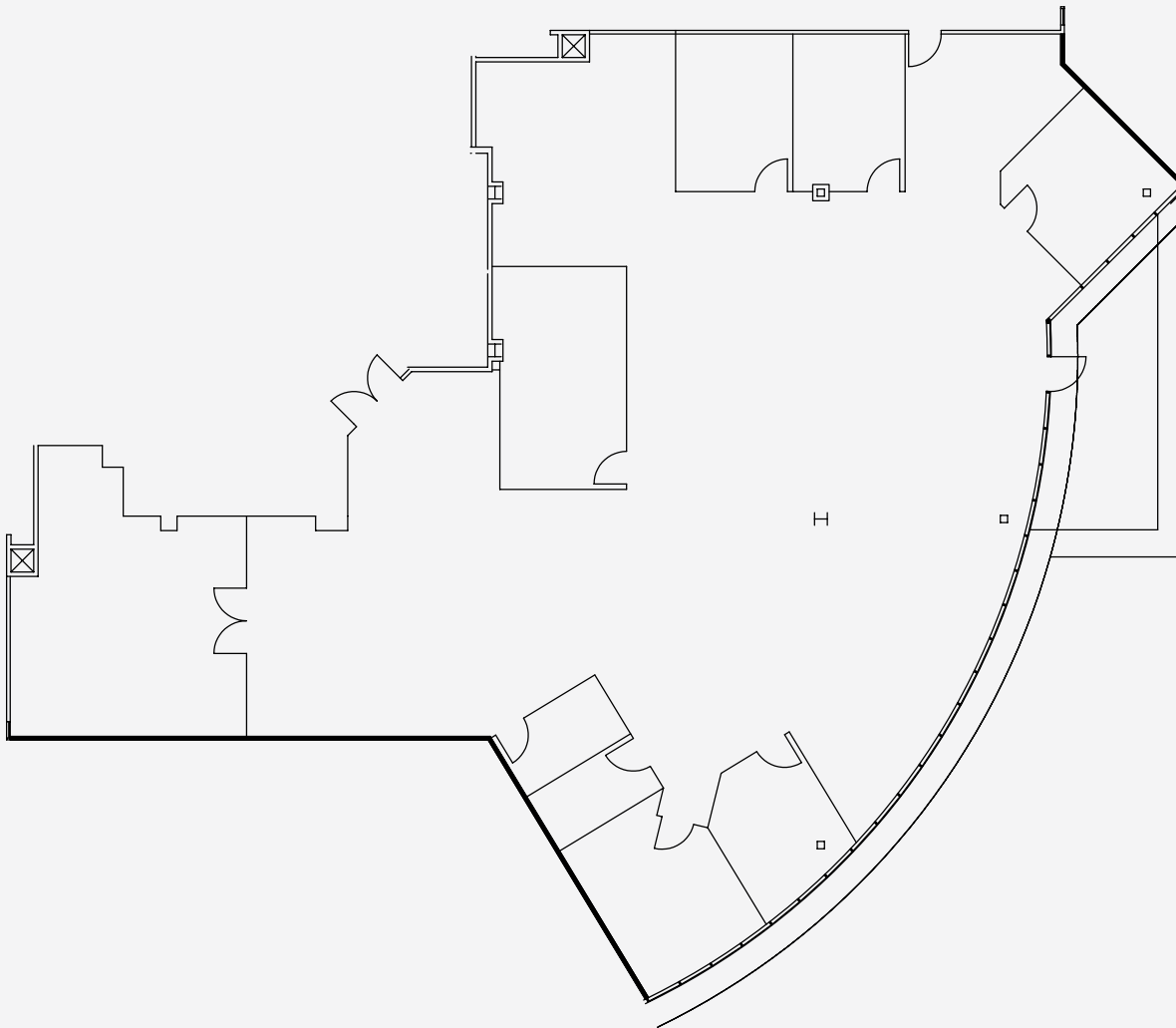
1810 GATEWAY DRIVE

Suite 380 ±6,317

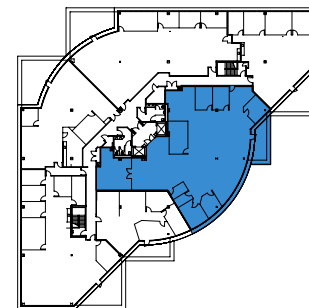
Hypothetical Headcount	±32
Private Offices	7
Conference Room	1
Break Area	1
Balcony	1
Large Open Office Space	1

**Can be combined with Suite 300 for up to 25,851 SF*

MARKET READY SUITE



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Available Suites

1800 GATEWAY DRIVE

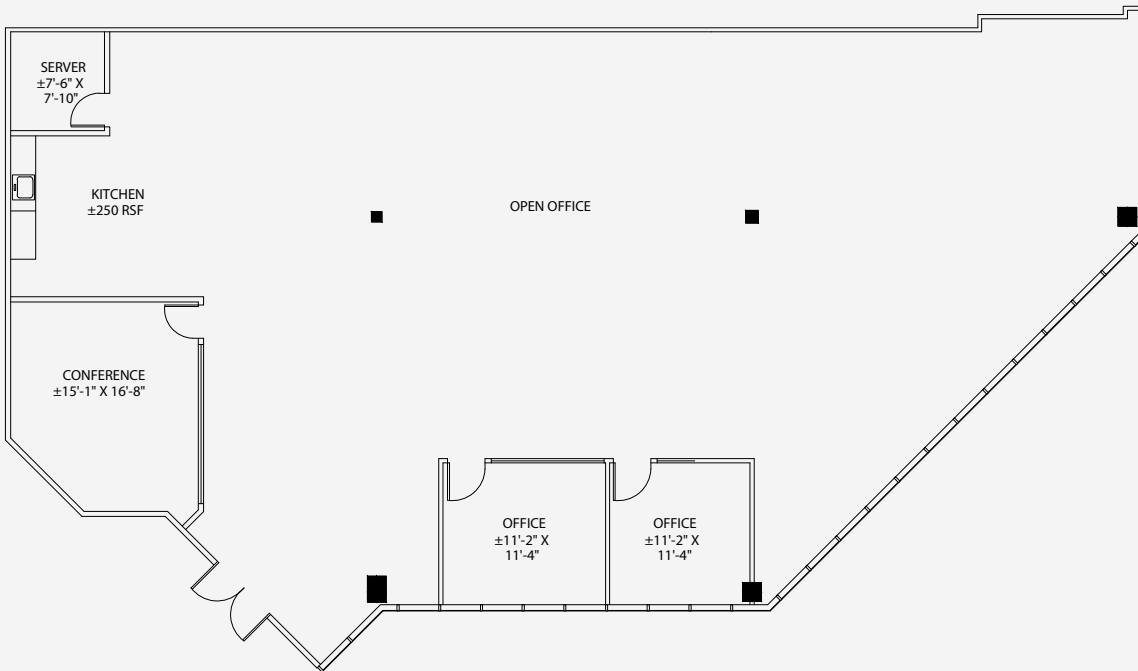
Suite 160 ±4,550

Hypothetical Headcount	±20
Private Offices	2
Conference Room	1
Kitchen	1
Server Room	1
Large Open Office Space	1
Polished Concrete Floors	

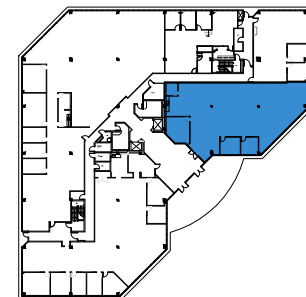
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[SPEC WORK COMPLETE](#)



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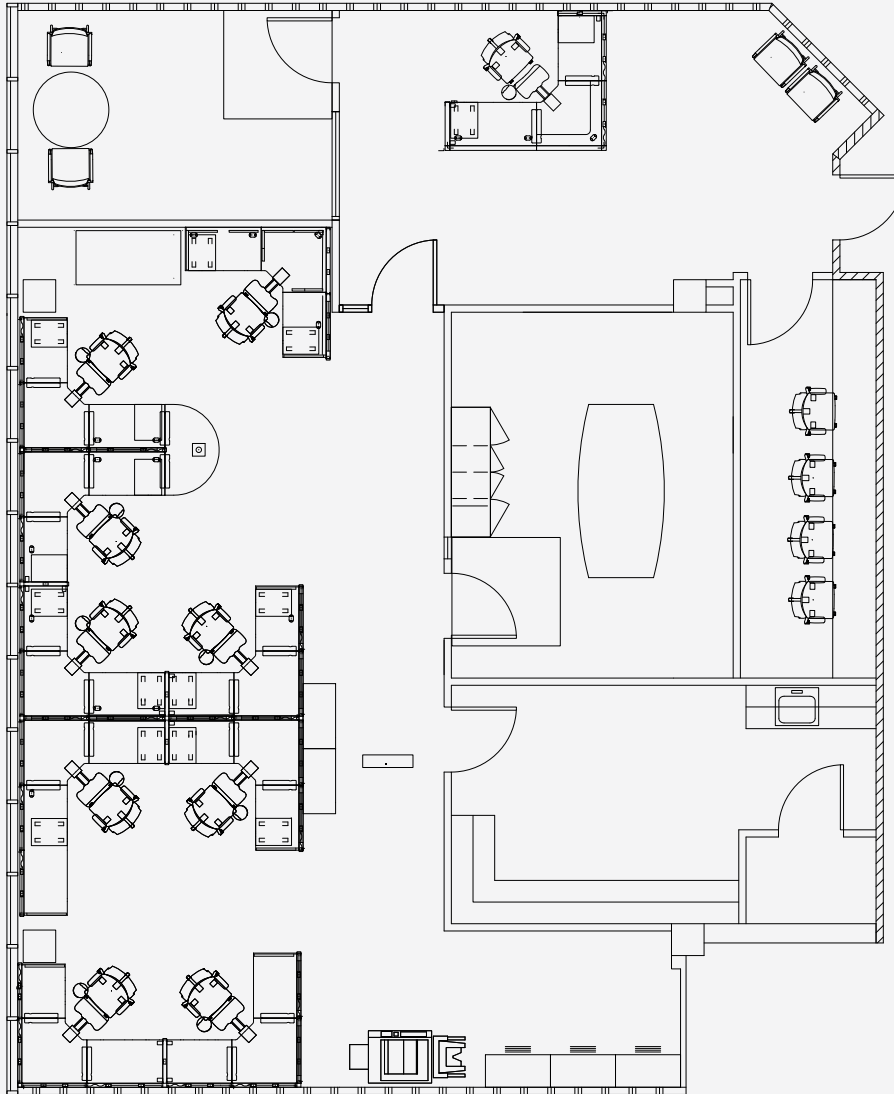
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Available Suites

HYPOTHETICAL FLOORPLAN

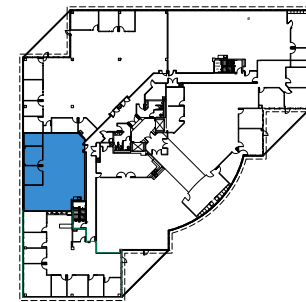


1810 GATEWAY DRIVE

Suite 240 ±2,322

Hypothetical Headcount	±11
Private Offices	1
Conference Room	1

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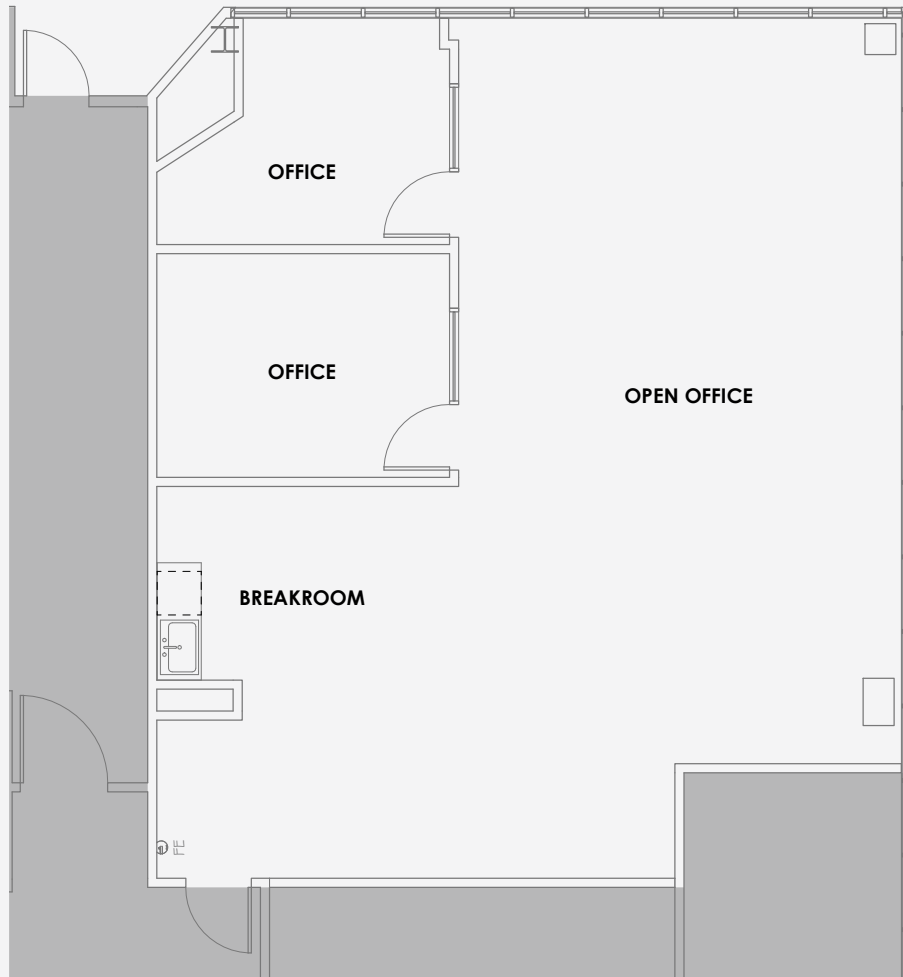


Available Suites

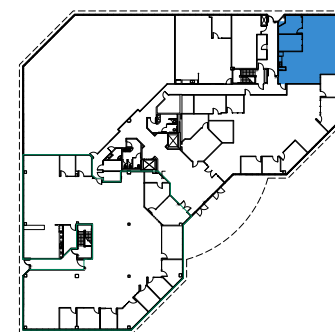
1810 GATEWAY DRIVE

Suite 160 ±1,679

Private Offices	2
Break Area	1
Open Office	1



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Amenities



RESTAURANTS

- 1 Habit Burger Grill
Panera Bread
MOD Pizza
- 2 Starbucks
Jamba Juice
Noah's NY Bagels
- 3 Lazy Dog Restaurant & Bar
- 4 BJ's Restaurant & Brewery
- 5 Starbucks
- 6 Armadillo Willy's
- 7 Starbucks
Happy Lemon
Falafel Tazah
Mumu Hot Pot
Gobi Mongolian Grill
Mirchi Indian Kitchen
- 8 Starbird Chicken
- 9 The Sandwich Monkey
Penelope's Coffee & Tea
- 10 Chipotle
Panda Express
- 11 Tpumps
- 12 Five Guys

RETAIL

- 1 Costco
- 2 The Home Depot
- 3 Petco
Cost Plus World Market
- 4 Total Wine & More
Marshalls
- 5 Target
CVS Pharmacy
- 6 Safeway

HOTELS

- 1 Crown Plaza
- 2 Courtyard Marriott
- 3 Extended Stay America
- 4 Residence Inn

FINANCIAL SERVICES

- 1 Bank of America
- 2 Wells Fargo
- 3 Chase Bank



Contact Information



KENNEDY WILSON

Kennedy Wilson is a global real estate investment company with a focus on multifamily and office properties located in the Western U.S., U.K., and Ireland. To complement our investment business, we also provide real estate services primarily to financial services clients. Headquartered in Beverly Hills, CA, Kennedy Wilson has 16 global offices located throughout the U.S., Europe, and Japan.

30 YEARS
INVESTING IN REAL ESTATE

350
EMPLOYEES

16 GLOBAL OFFICES

\$16B ASSETS UNDER MANAGEMENT



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