



# SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

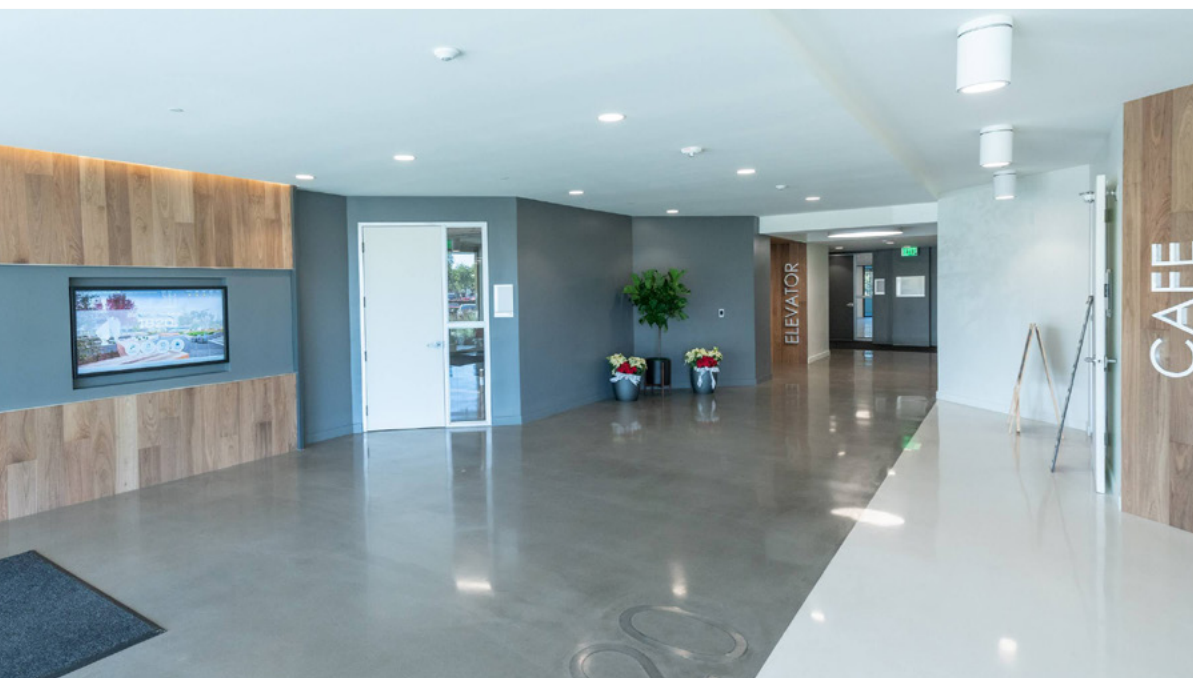
[WWW.SANMATEOGATEWAY.COM](http://WWW.SANMATEOGATEWAY.COM)

AVAILABLE FOR LEASE **±4,000 SF - ±27,000 SF**  
**NEW OWNERSHIP. NEW RATES. NEW OPPORTUNITIES.**

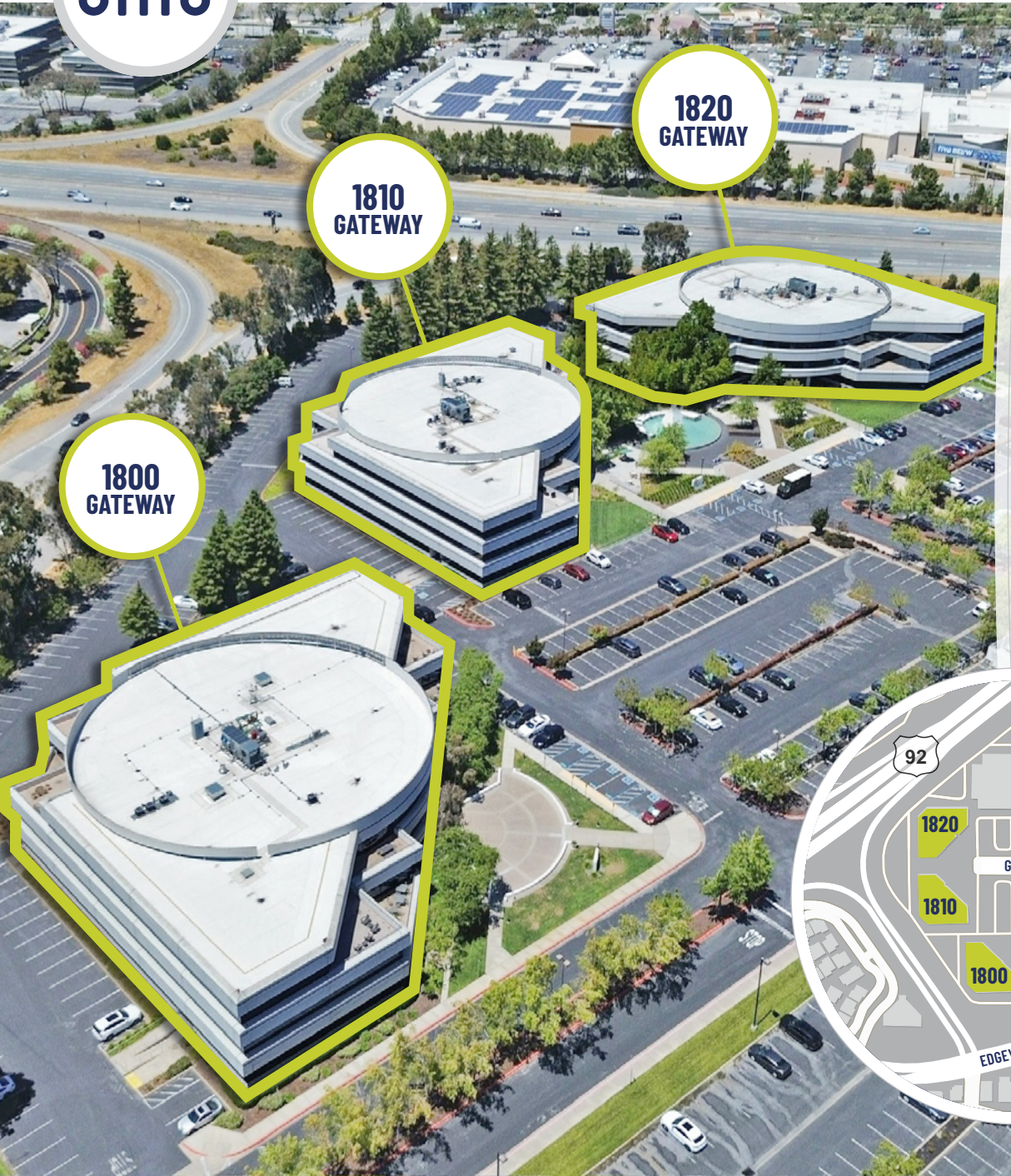
**Gary Boitano**  
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**Clarke Funkhouser**  
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# OVERVIEW



## 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 <b>MARKET READY SUITE</b> <b>PARTIAL PLUG &amp; PLAY SUITE</b> <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 <b>CLICK HERE FOR VIRTUAL TOUR</b>
±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	<b>MARKET READY SUITE</b> 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	<b>CLICK HERE FOR VIRTUAL TOUR</b> <b>BRAND NEW SPEC SUITE</b> 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	<b>CLICK HERE FOR VIRTUAL TOUR</b> <b>BRAND NEW SPEC SUITE</b> 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	<b>MARKET READY SUITE</b> 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	<b>CLICK HERE FOR VIRTUAL TOUR</b> <b>SPEC WORK COMPLETE</b> 2 private offices, conference room, kitchen, server room, large open office area, polished concrete floors

*Please Click on Suite # to See Floor Plan*



# AVAILABLE SUITES

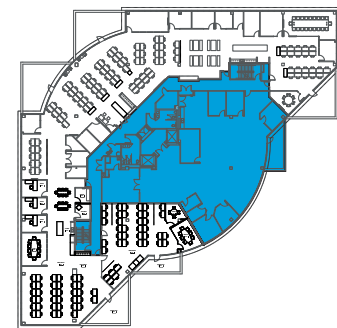
## 1810 GATEWAY DRIVE

### 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*

## KEY PLAN



MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

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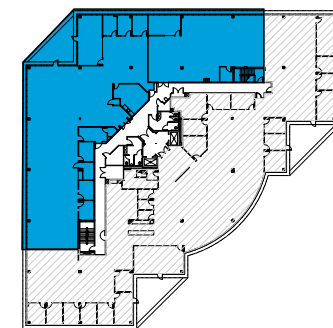


## 1820 GATEWAY DRIVE

**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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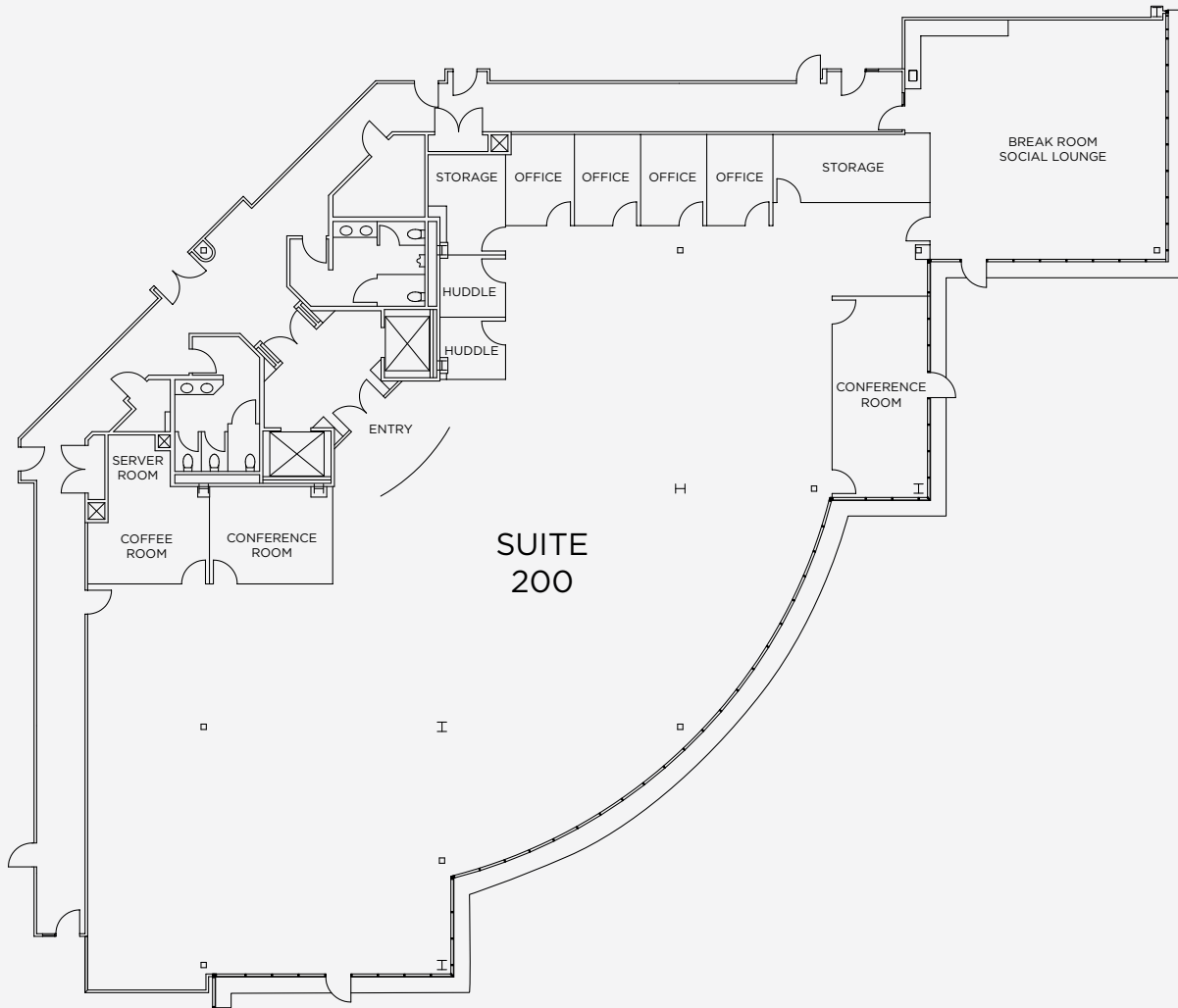
# AVAILABLE SUITES

## 1810 GATEWAY DRIVE

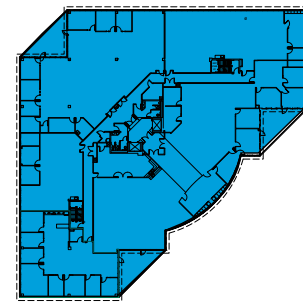
### Suite 200 ±10,933

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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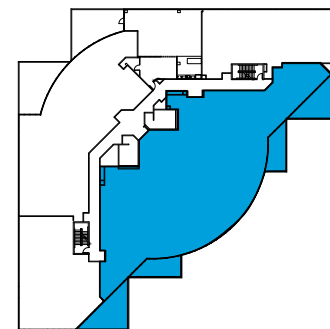
## 1820 GATEWAY DRIVE

### 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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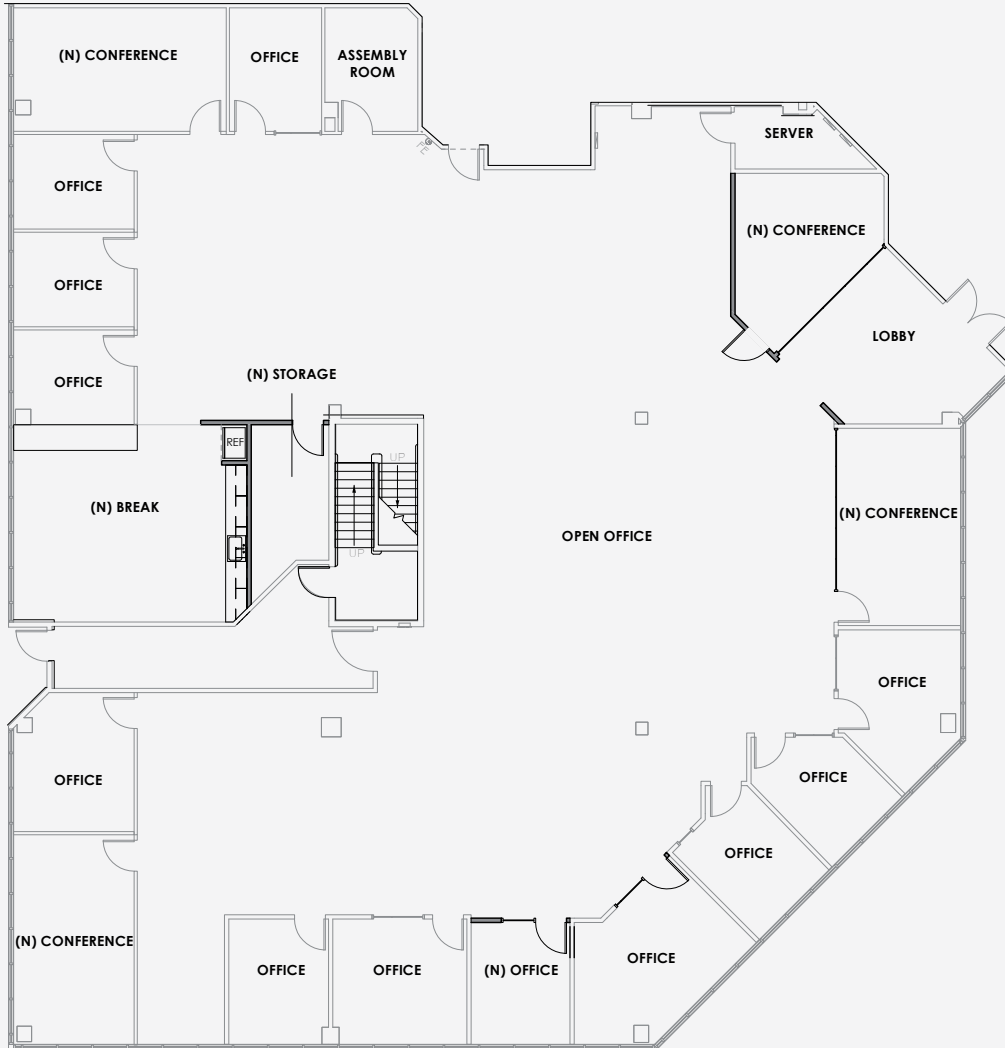
## 1810 GATEWAY DRIVE

### Suite 100 ±9,460

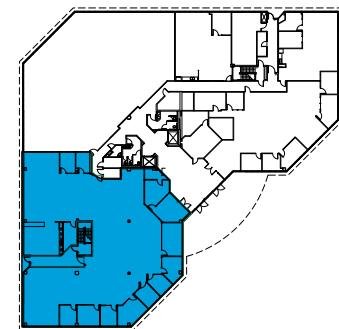
Hypothetical Headcount	±42
Private Offices	12
Conference Rooms	4
Break Room	1
Storage Room	1
Server Room	1
Lobby Area	1
Large Open Office Space	1

\*Available 2/1/22

**MARKET READY SUITE**



## KEY PLAN



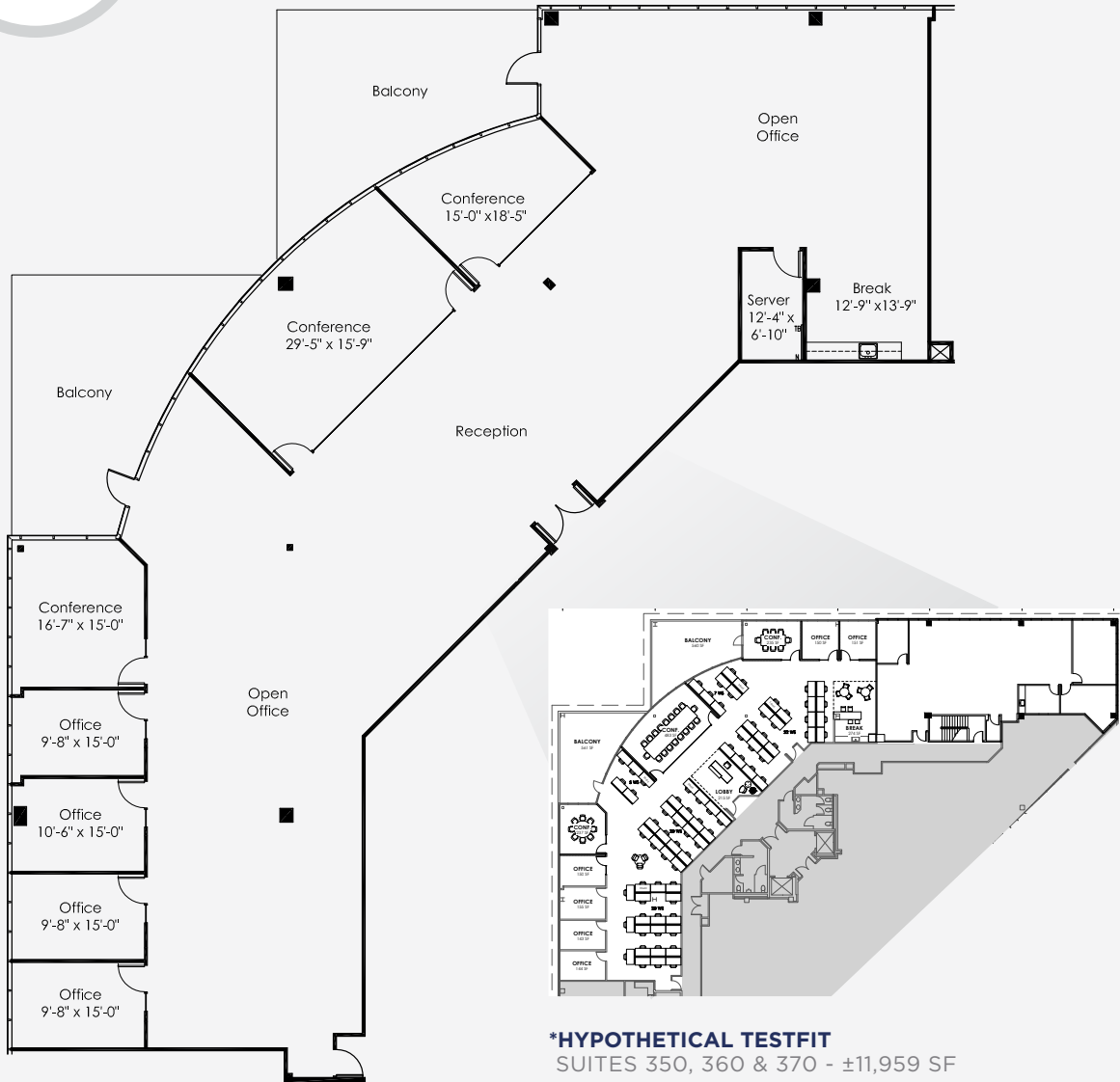
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# AVAILABLE SUITES



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

## 1820 GATEWAY DRIVE

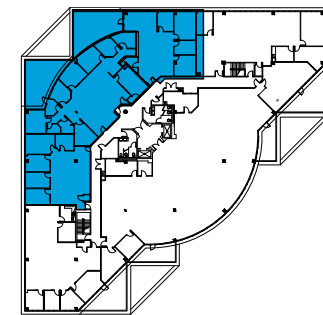
### Suite 350 ±8,738

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](#)

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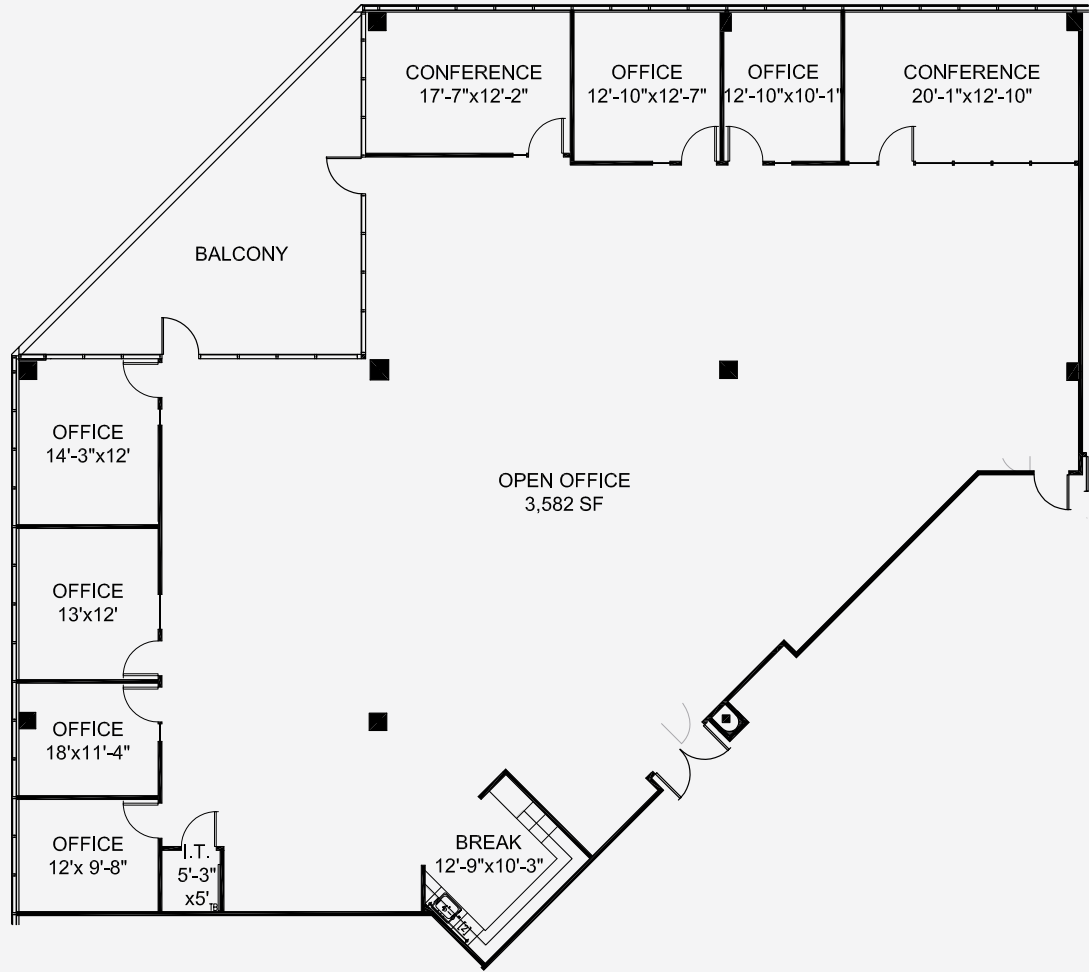
## 1810 GATEWAY DRIVE

### Suite 260 ±6,806

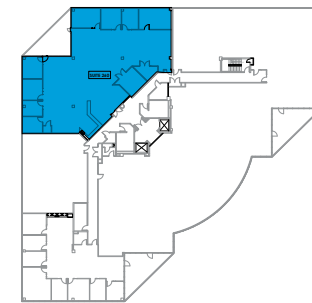
Hypothetical Headcount	±34
Private Offices	6
Conference Rooms	2
Breakout Rooms	2
Open Bistro Style Kitchen	1
Balcony	1
Storage Room	1
Large Open Office Space	1

[CLICK HERE FOR VIRTUAL TOUR](#)

[BRAND NEW SPEC SUITE](#)



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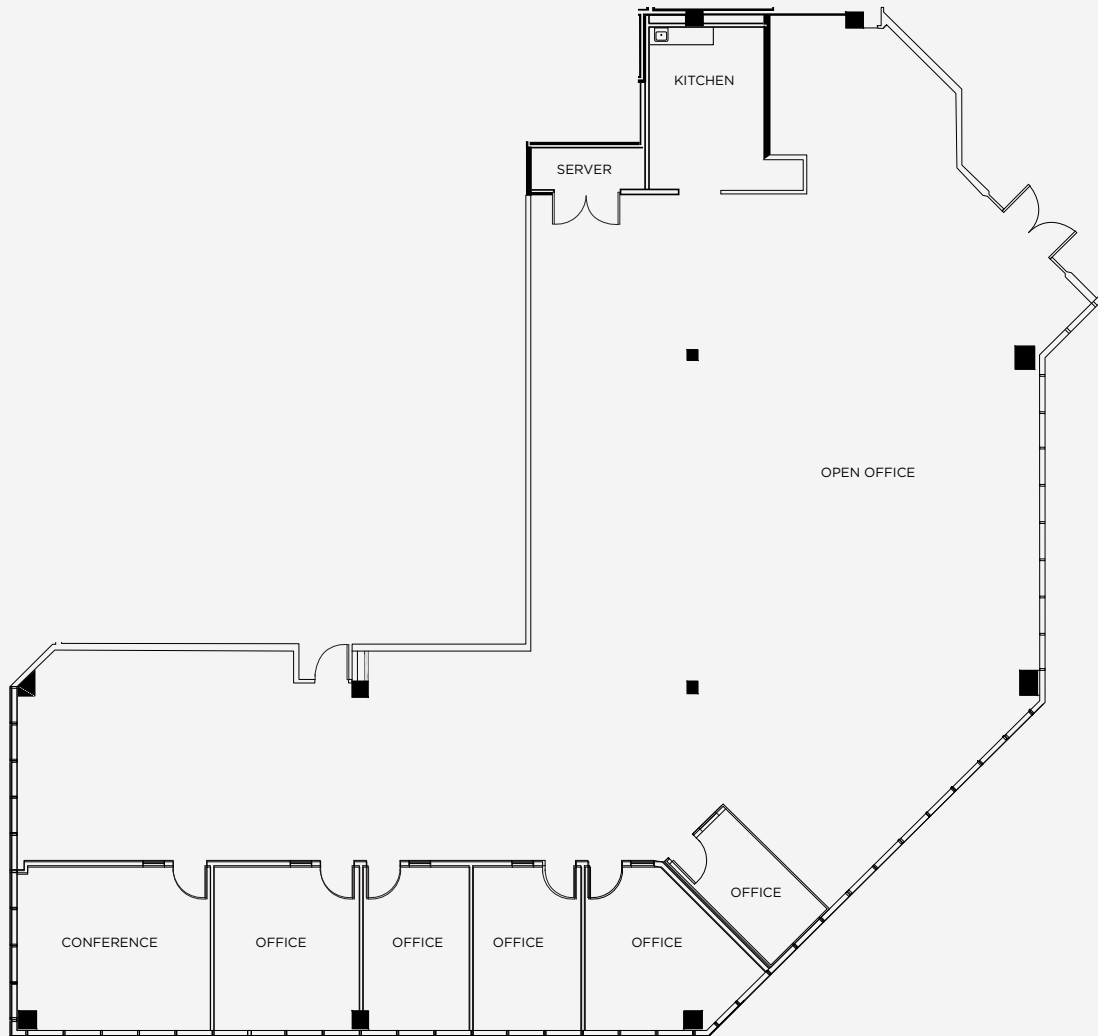


# AVAILABLE SUITES

## 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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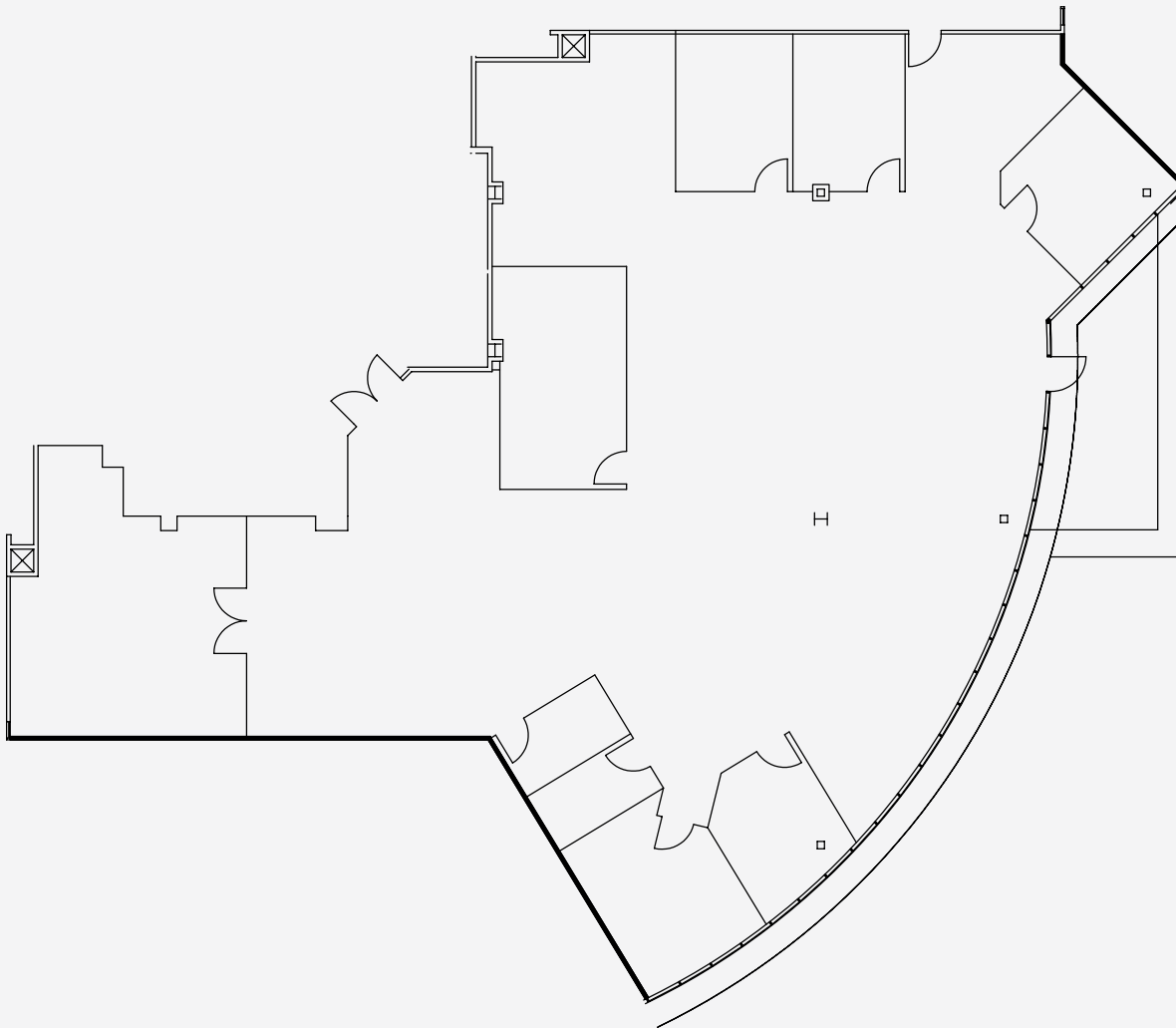
## 1810 GATEWAY DRIVE

### Suite 380 ±6,317

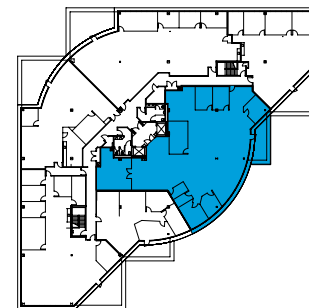
Hypothetical Headcount	±32
Private Offices	7
Conference Room	1
Break Area	1
Balcony	1
Large Open Office Space	1

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**MARKET READY SUITE**



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# AVAILABLE SUITES

## 1800 GATEWAY DRIVE

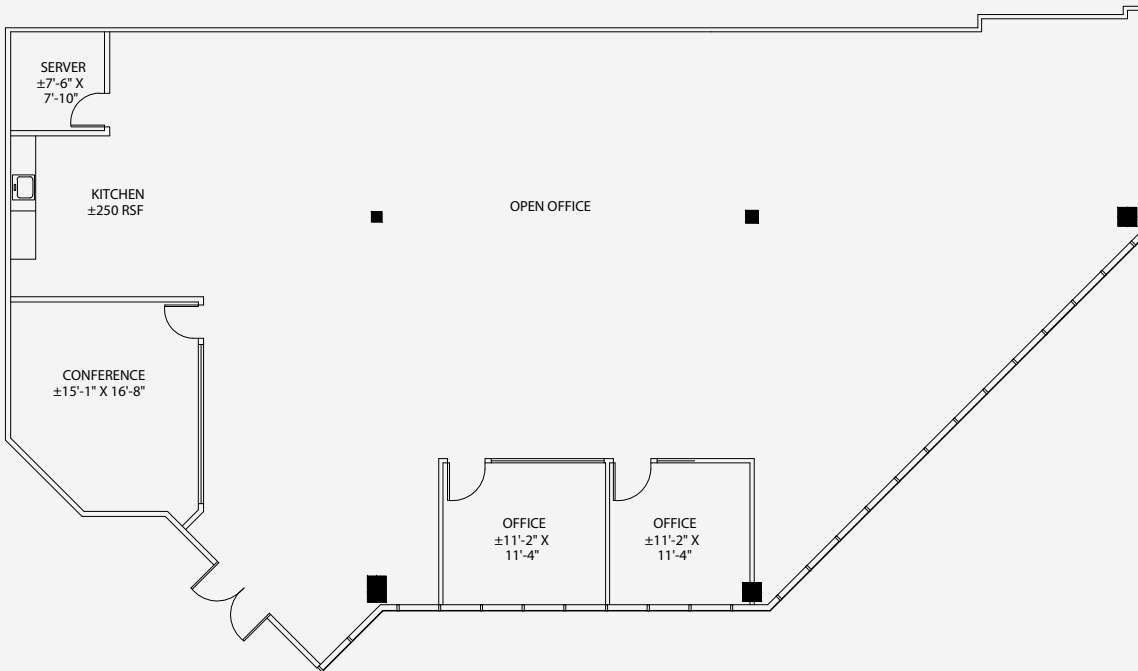
**Suite 160** ±4,550

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

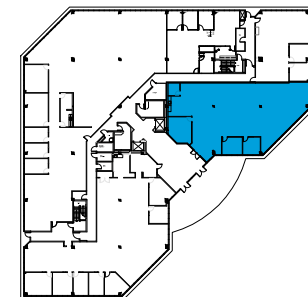
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**SPEC WORK COMPLETE**



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# AMENITIES



## RESTAURANTS

- 1 Chick-fil-A
- 2 Starbucks  
Jamba Juice  
Chez Xue
- 3 Lazy Dog Restaurant & Bar
- 4 BJ's Restaurant & Brewery
- 5 Habit Burger Grill  
Panera Bread
- 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  
Nick the Greek  
Panda Express
- 11 Tpumps
- 12 Five Guys

## RETAIL

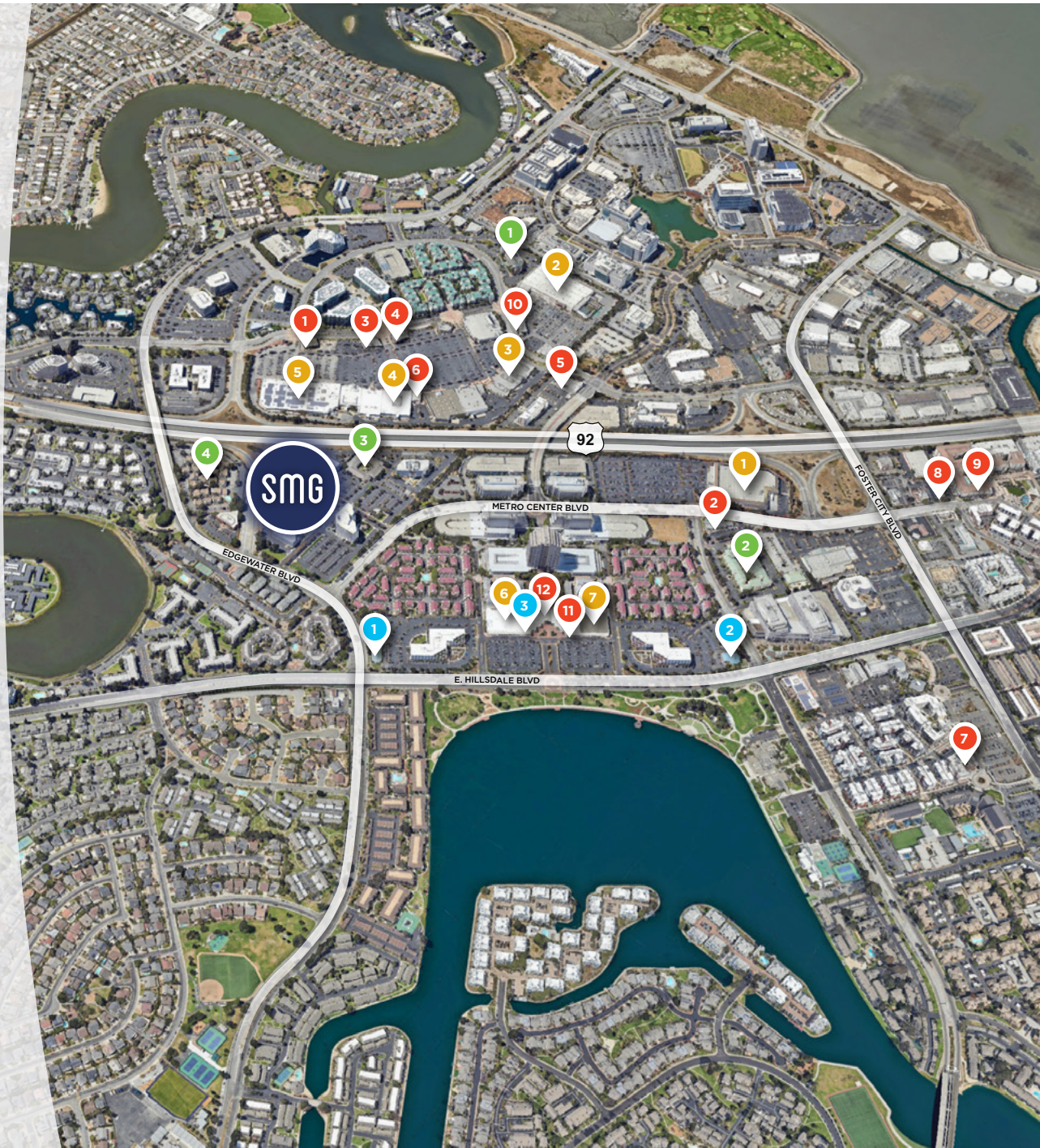
- 1 Costco
- 2 The Home Depot
- 3 Petco  
Cost Plus World Market
- 4 Total Wine & More  
Marshalls
- 5 Target  
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

## HOTELS

- 1 Hilton Garden Inn
- 2 Courtyard Marriott
- 3 Extended Stay America
- 4 Residence Inn

## FINANCIAL SERVICES

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





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