



SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

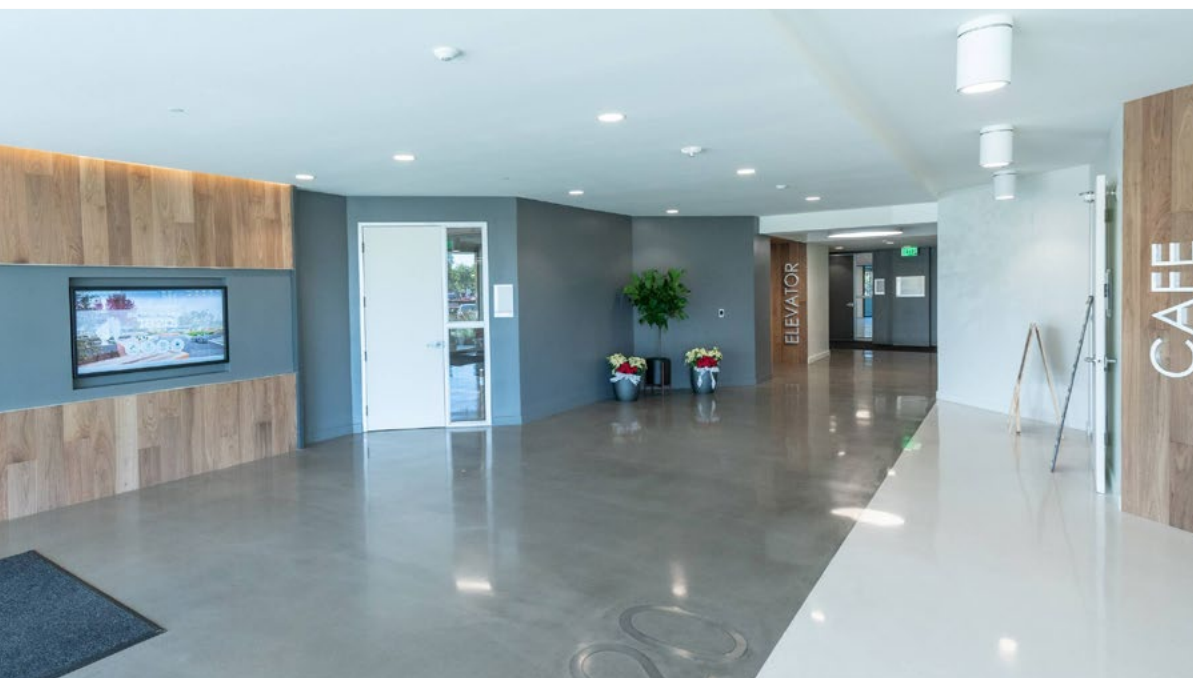
WWW.SANMATEOGATEWAY.COM

AVAILABLE FOR LEASE $\pm 1,600$ SF - $\pm 27,000$ SF
NEW OWNERSHIP. NEW RATES. NEW OPPORTUNITIES.

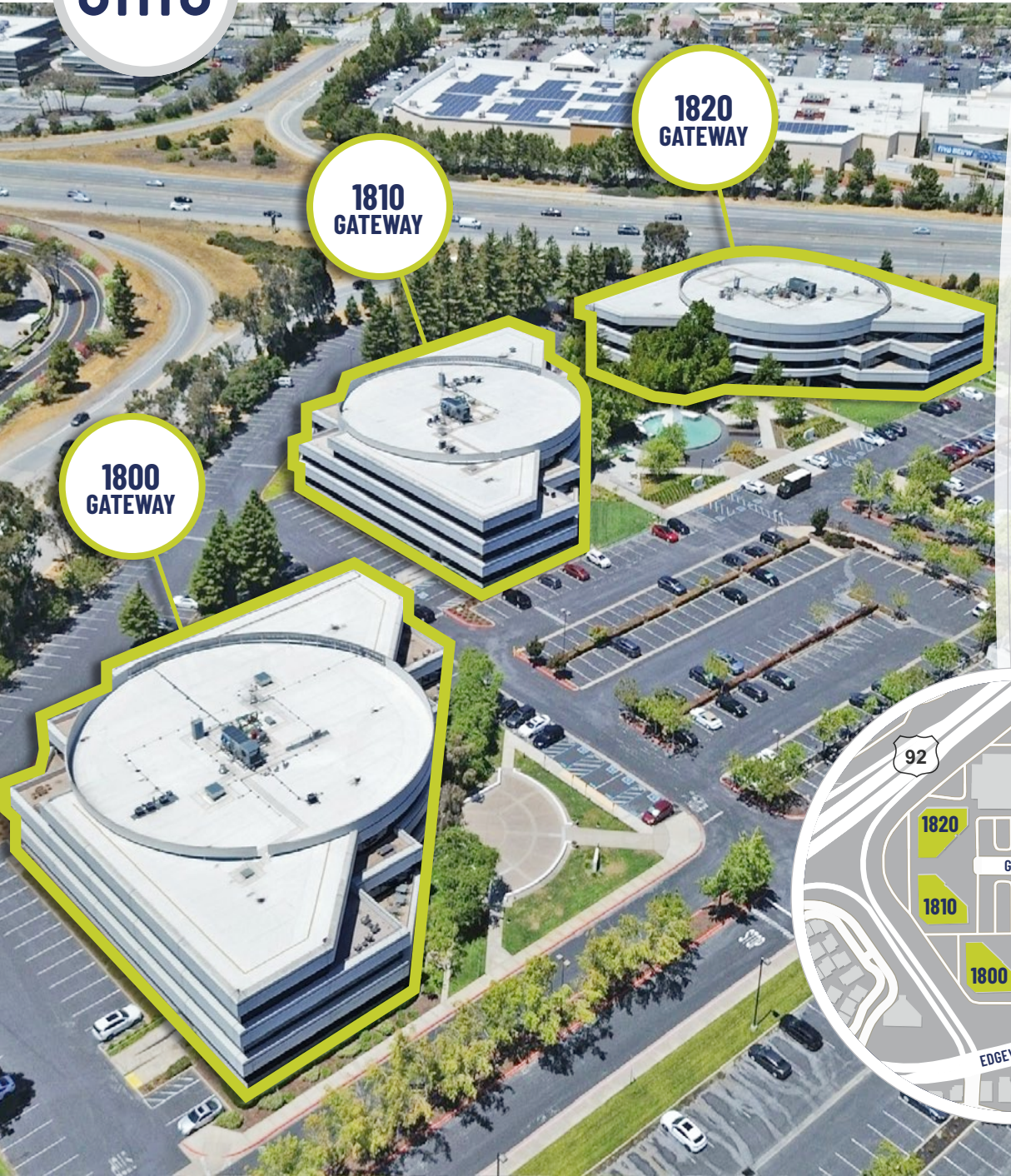
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OVERVIEW



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 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

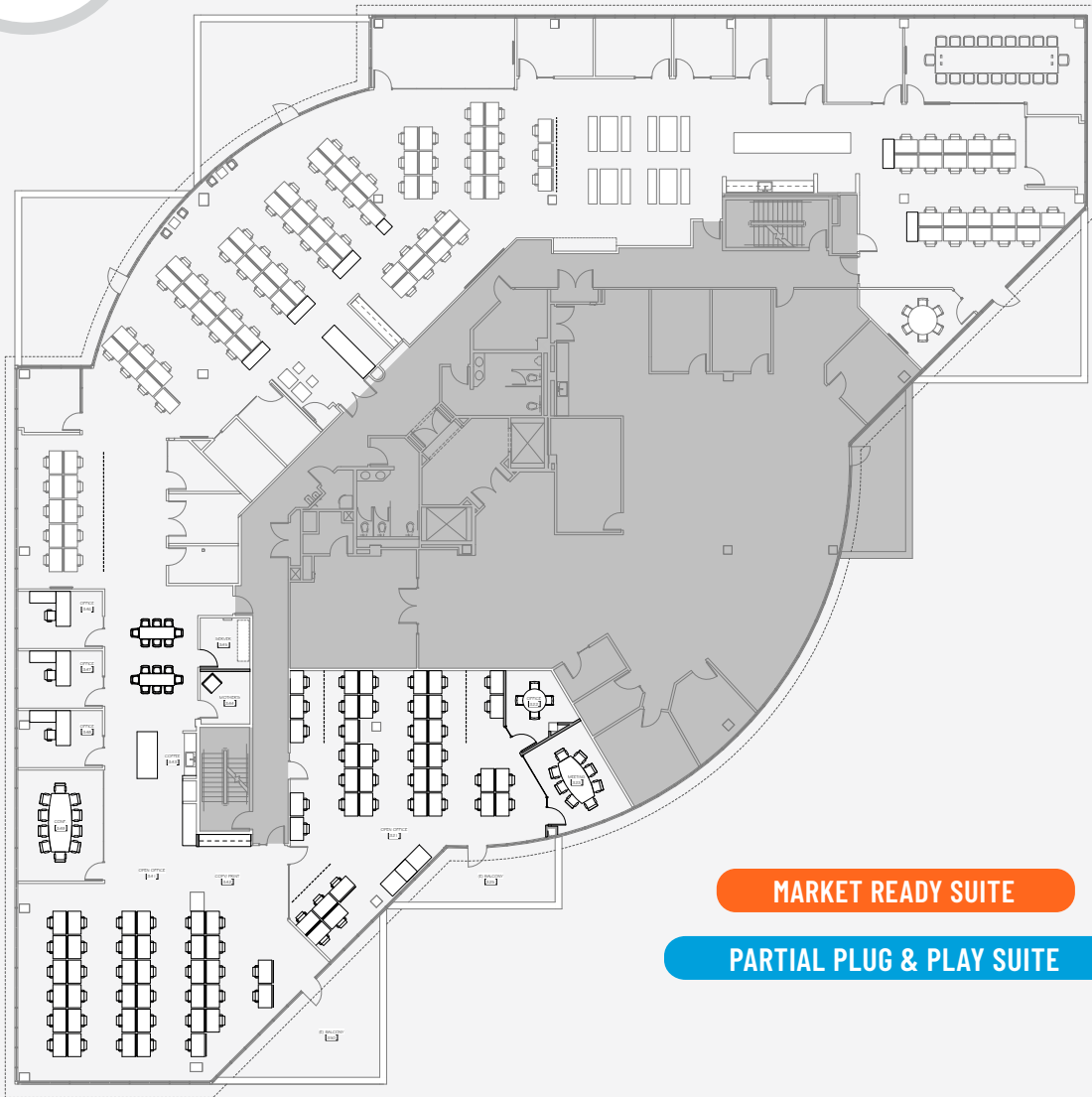
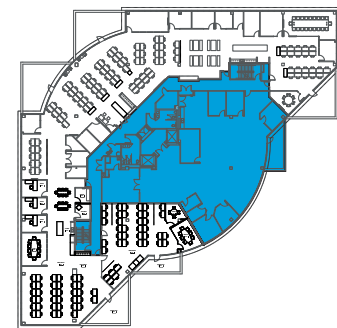
1810 GATEWAY DRIVE

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*

KEY PLAN



MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

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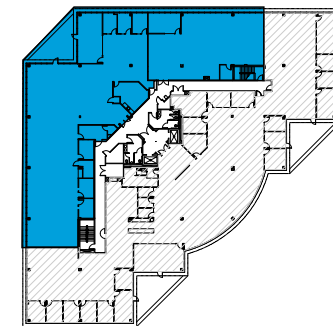


1820 GATEWAY DRIVE

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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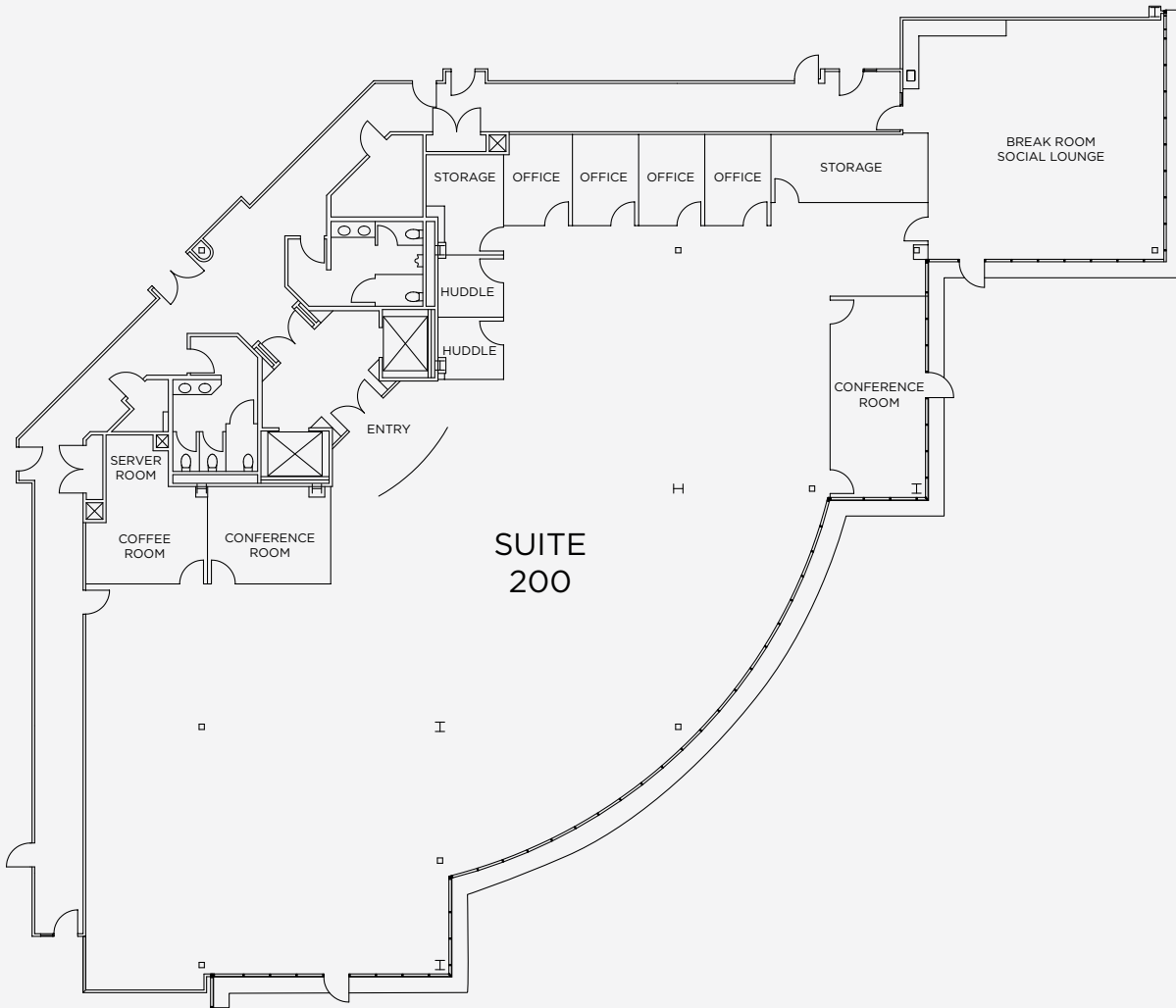
AVAILABLE SUITES

1810 GATEWAY DRIVE

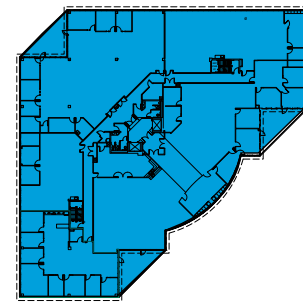
Suite 200 ±10,933

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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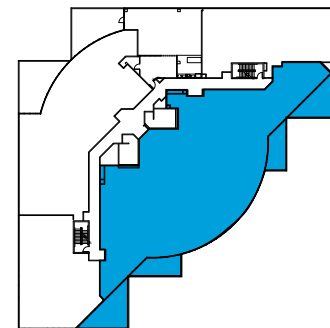
1820 GATEWAY DRIVE

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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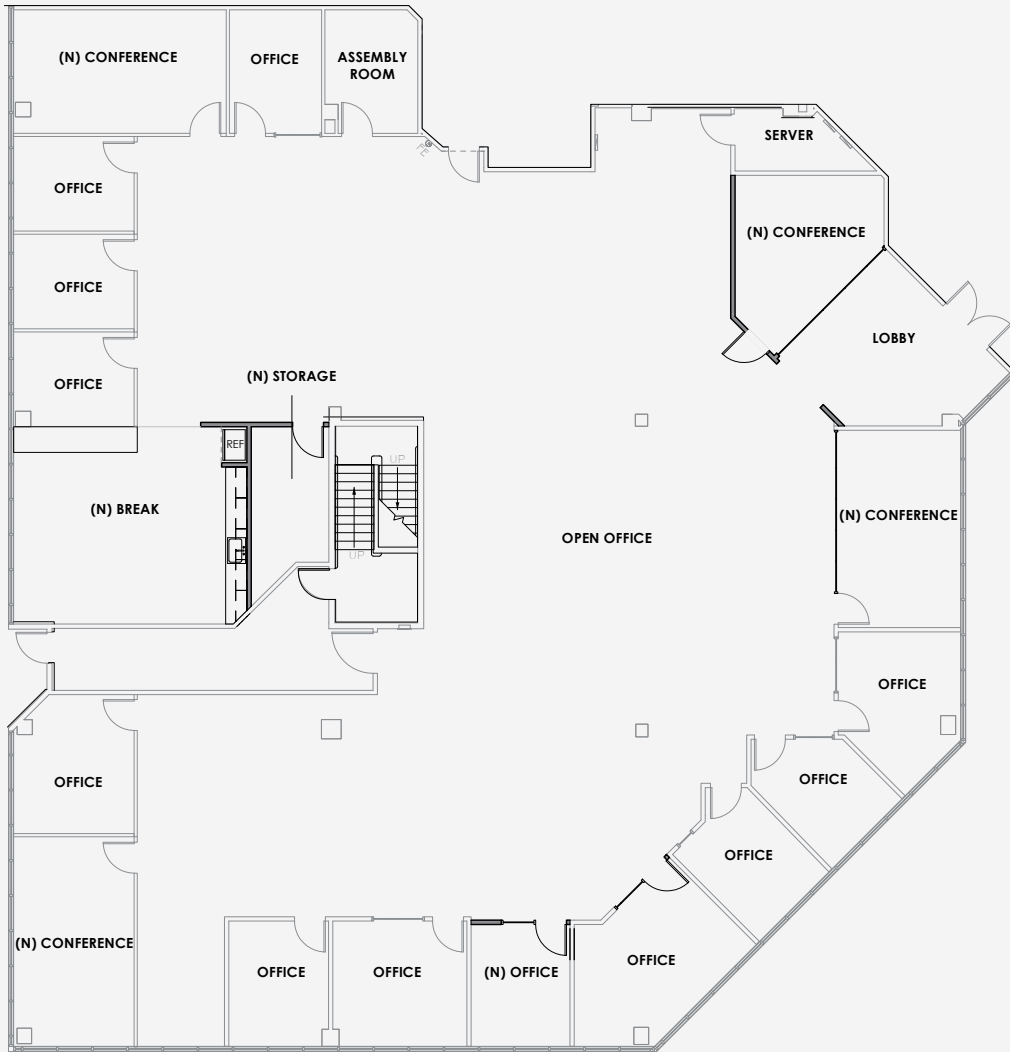
1810 GATEWAY DRIVE

Suite 100 ±9,460

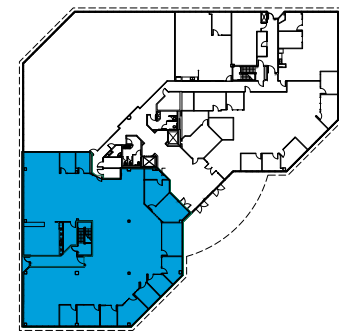
Hypothetical Headcount	±42
Private Offices	12
Conference Rooms	4
Break Room	1
Storage Room	1
Server Room	1
Lobby Area	1
Large Open Office Space	1

*Available 2/1/22

MARKET READY SUITE



KEY PLAN



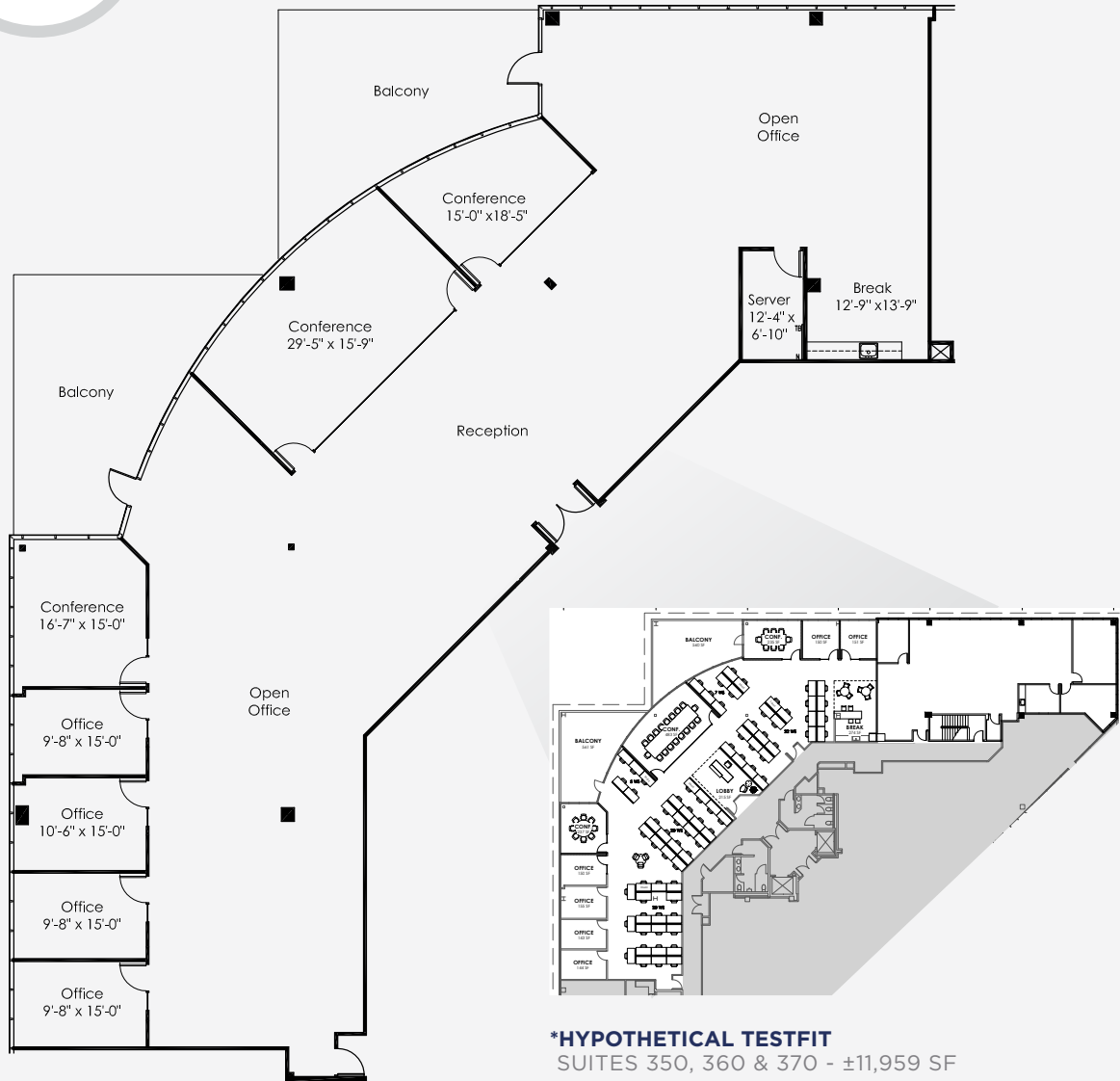
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AVAILABLE SUITES



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

1820 GATEWAY DRIVE

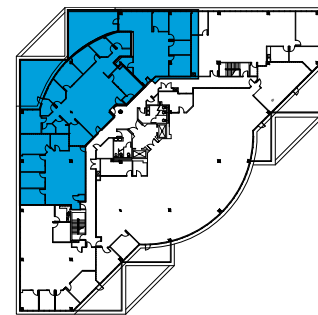
Suite 350 ±8,738

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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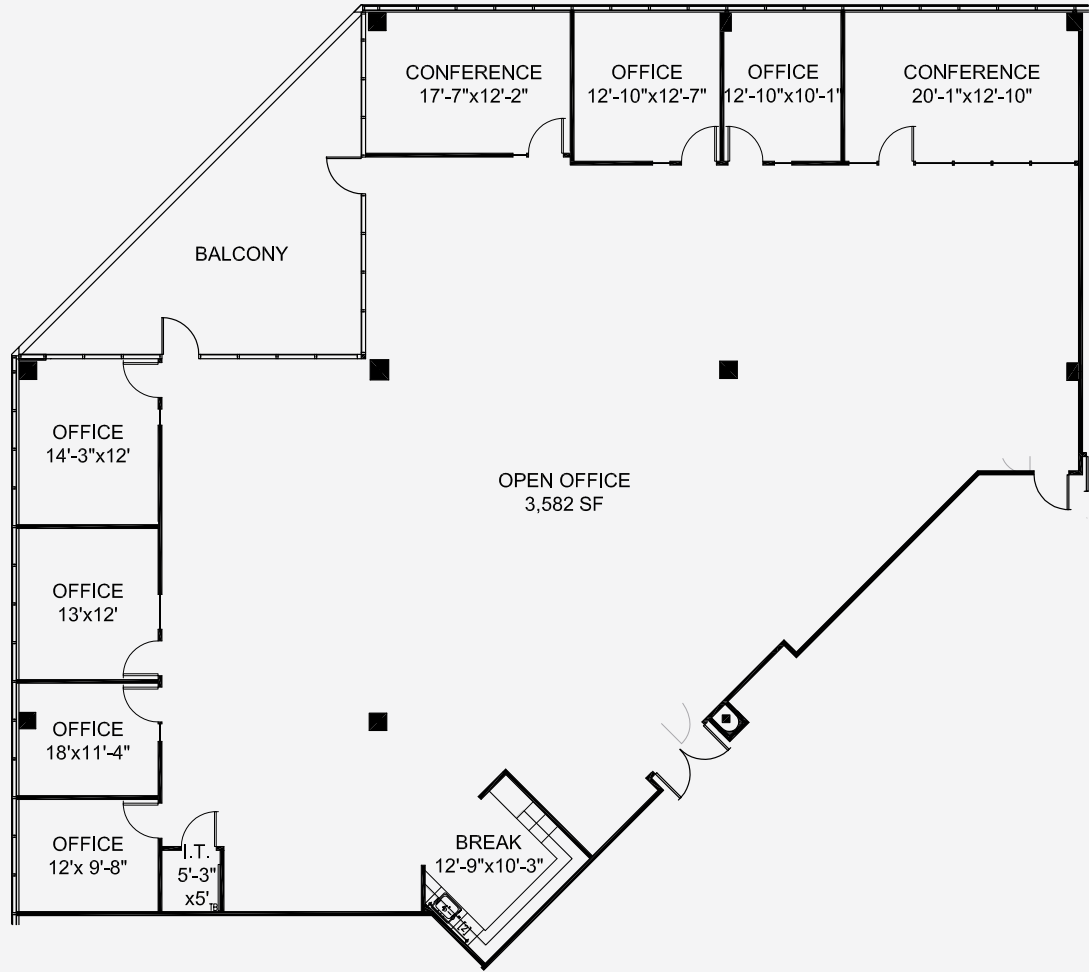
1810 GATEWAY DRIVE

Suite 260 ±6,806

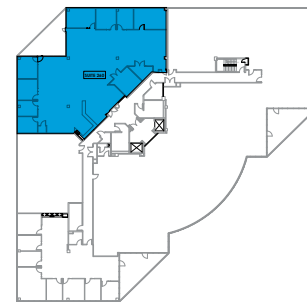
Hypothetical Headcount	±34
Private Offices	6
Conference Rooms	2
Breakout Rooms	2
Open Bistro Style Kitchen	1
Balcony	1
Storage Room	1
Large Open Office Space	1

[CLICK HERE FOR VIRTUAL TOUR](#)

[BRAND NEW SPEC SUITE](#)



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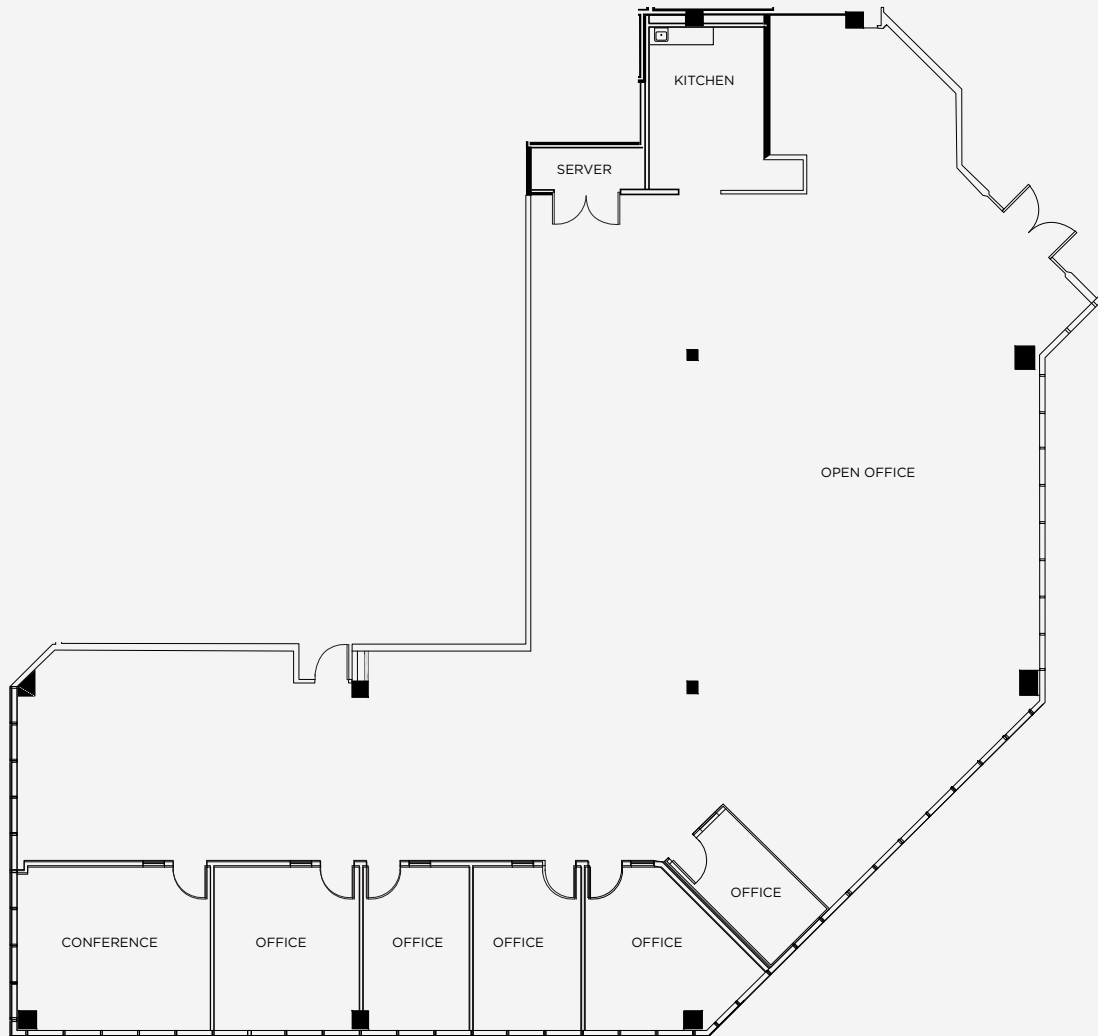


AVAILABLE SUITES

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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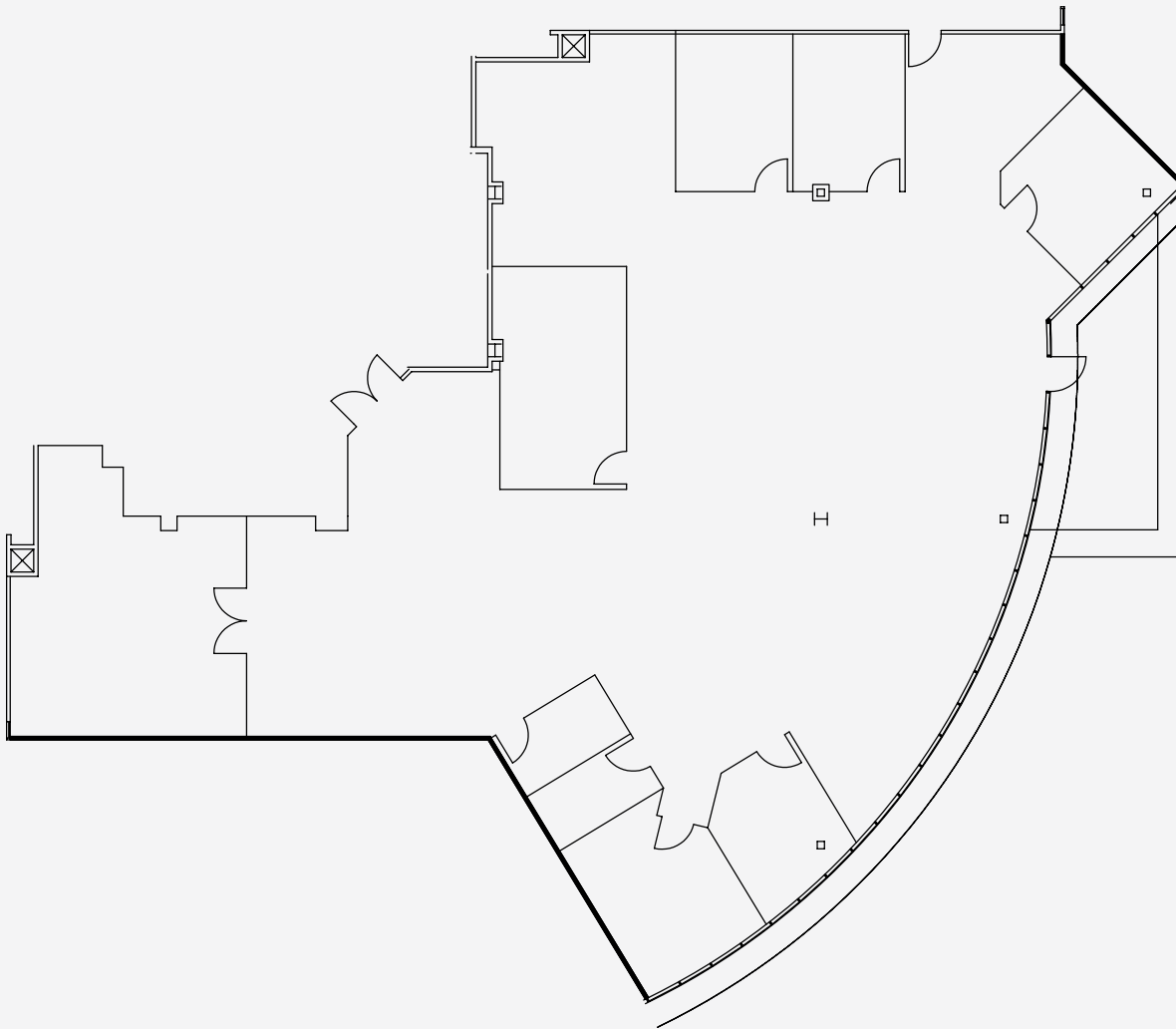
1810 GATEWAY DRIVE

Suite 380 ±6,317

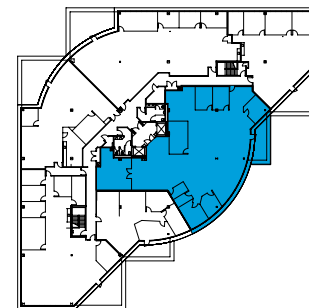
Hypothetical Headcount	±32
Private Offices	7
Conference Room	1
Break Area	1
Balcony	1
Large Open Office Space	1

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MARKET READY SUITE



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1810 GATEWAY DRIVE

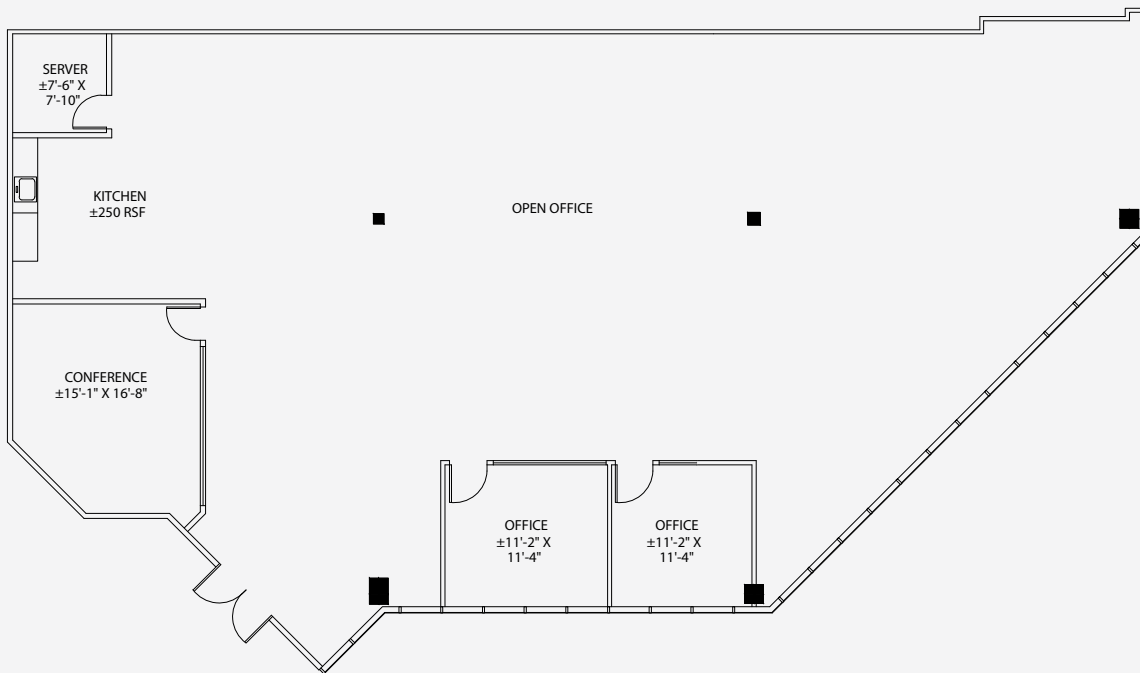
Suite 160 ±4,550

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

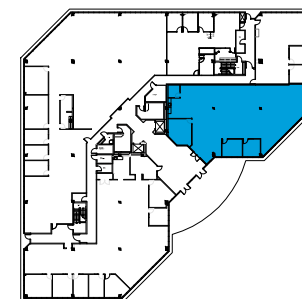
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[SPEC WORK COMPLETE](#)



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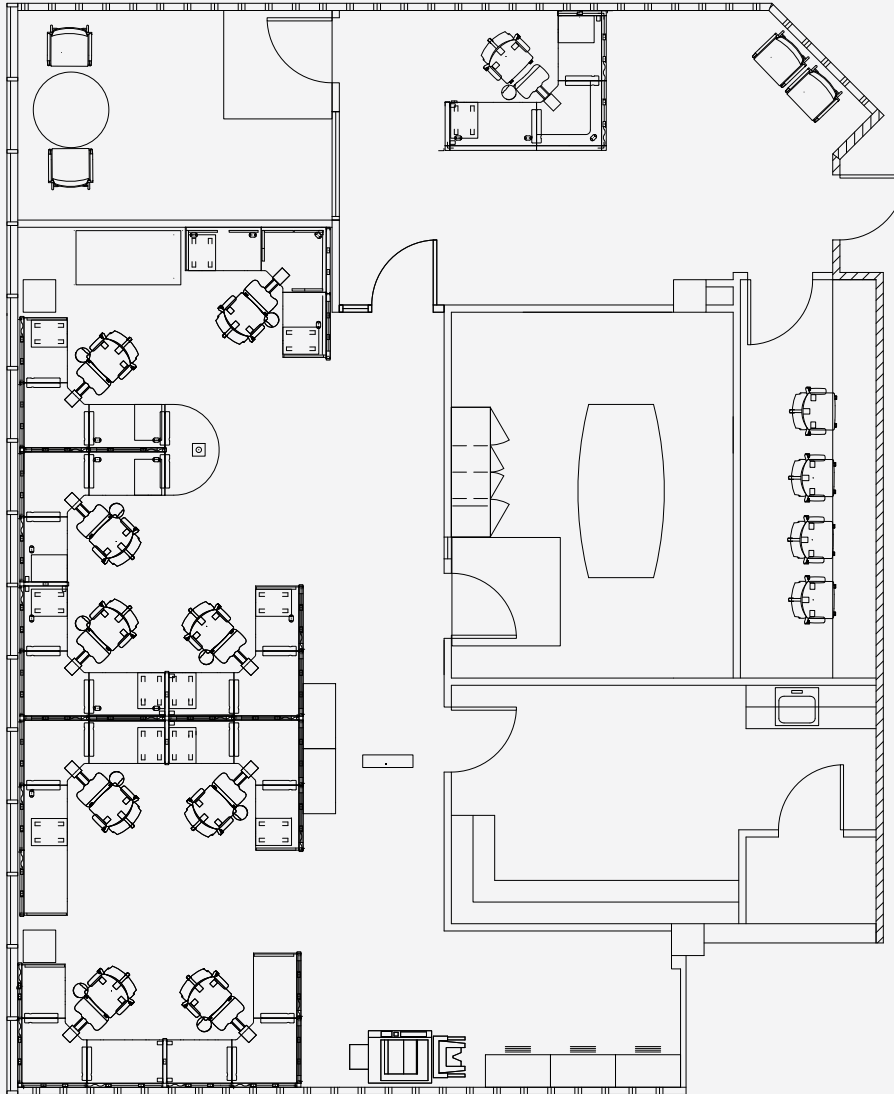
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AVAILABLE SUITES

HYPOTHETICAL FLOORPLAN



1810 GATEWAY DRIVE

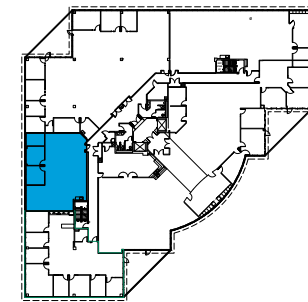
Suite 240 ±2,322

Hypothetical Headcount ±11

Private Offices 1

Conference Room 1

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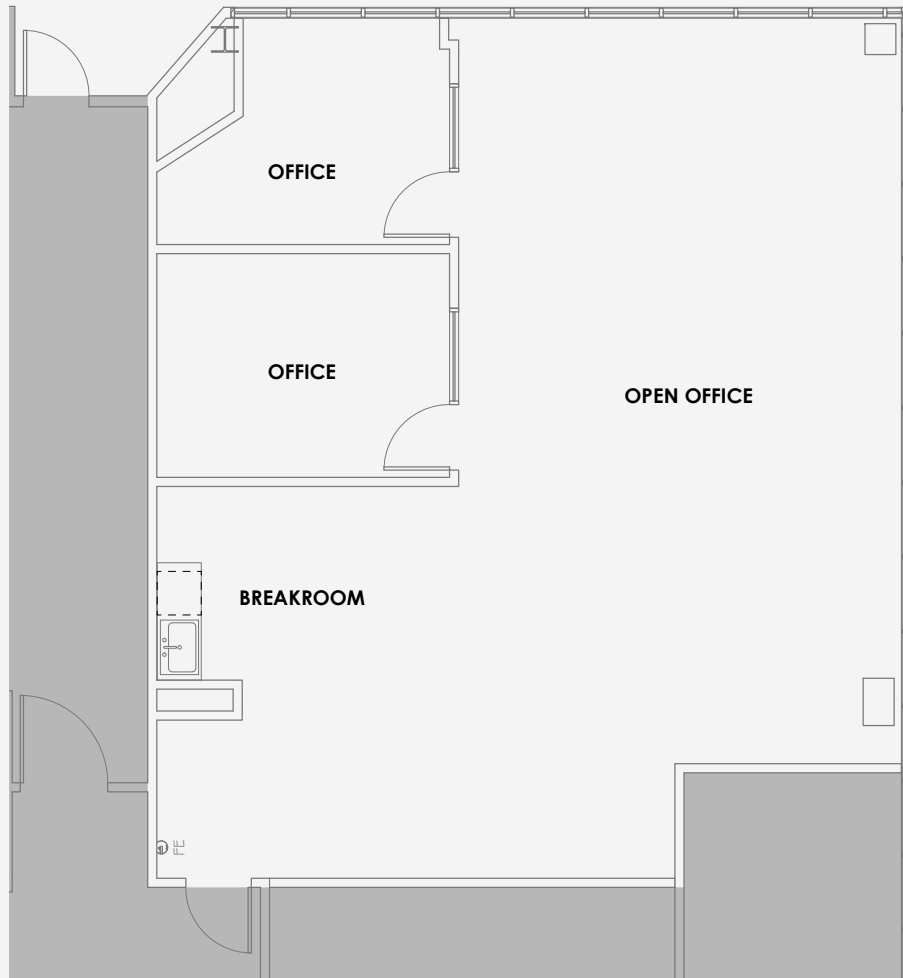


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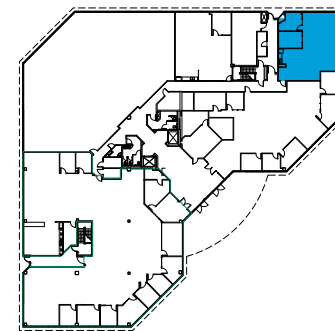
1810 GATEWAY DRIVE

Suite 160 ±1,679

Private Offices	2
Break Area	1
Open Office	1



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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 Tpmumps
- 12 Five Guys

RETAIL

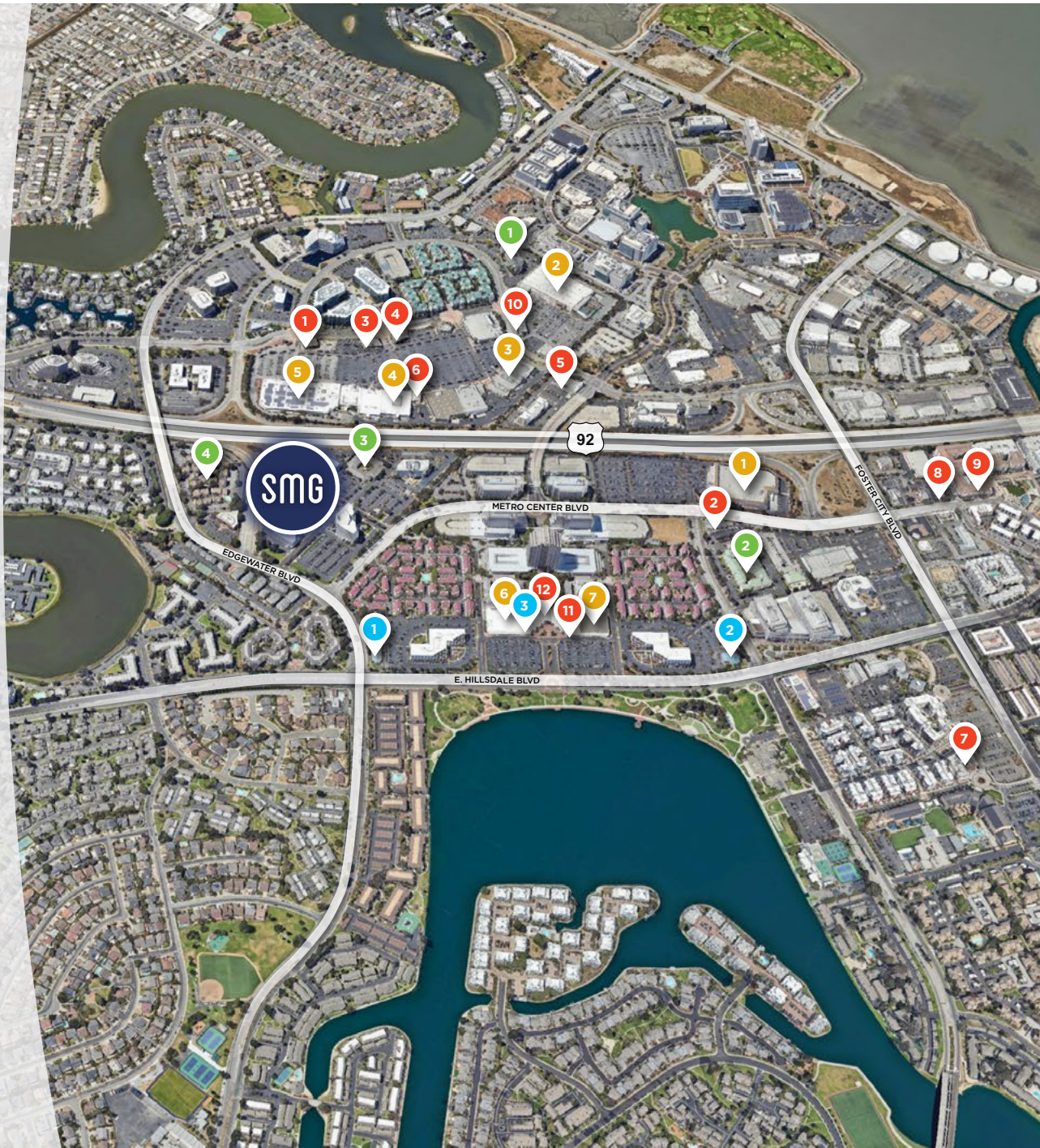
- 1 Costco
- 2 The Home Depot
- 3 Petco
Cost Plus World Market
- 4 Total Wine & More
Marshalls
- 5 Target
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

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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