



SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

WWW.SANMATEOGATEWAY.COM

AVAILABLE FOR LEASE ±2,000 SF - ±38,000 SF

**NEW OWNERSHIP, NEW RATES, NEW OPPORTUNITIES —
NOW WITH EVEN MORE SPACE TO GROW**



Gary Boitano
Executive Director

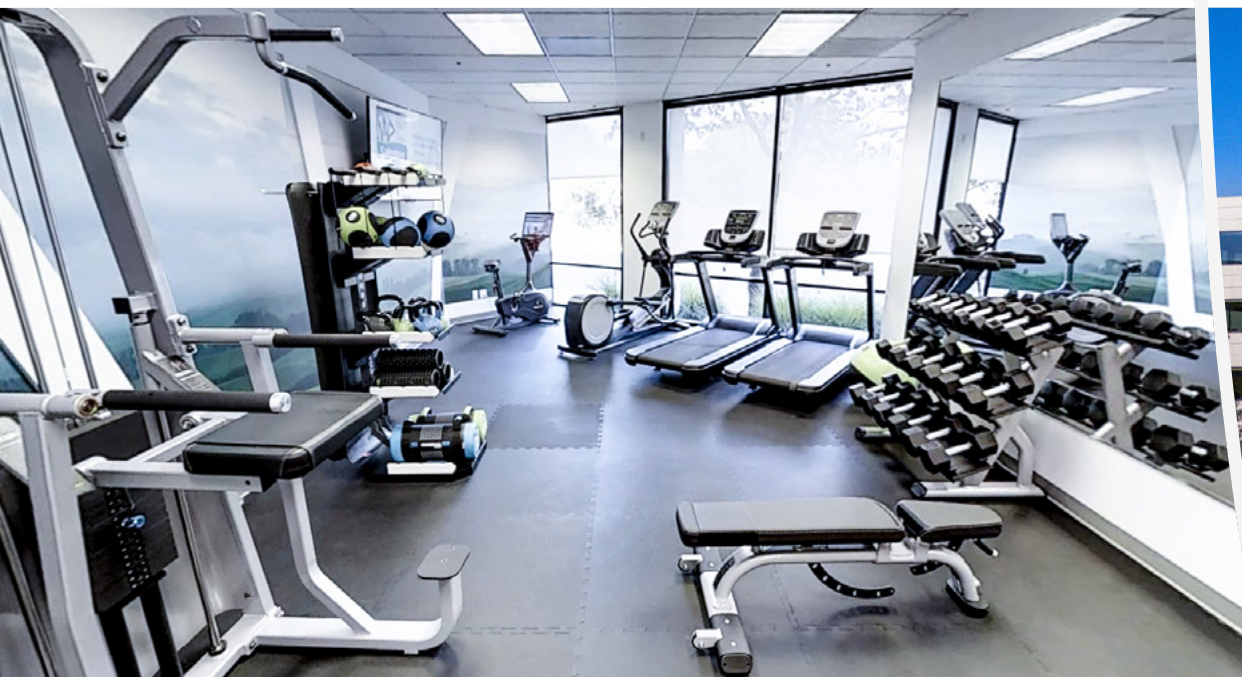
+1 650 401 2122
gary.boitano@cushwake.com

Clarke Funkhouser
Senior Managing Director

+1 650 619 5579
clarke.funkhouser@jll.com









OVERVIEW



PROPERTY FEATURES

- Class A Project in heart of 92/101 Corridor
- Four Building Complex Totaling ±288,000 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

1840 GATEWAY DRIVE

±18,695 SF	1840 Gateway Drive	Suite 300	12 private offices, 5 conference rooms, storage room, break room, open office area	CLICK HERE FOR VIRTUAL TOUR
±2,820 SF	1840 Gateway Drive	Suite 175	2 private offices, conference room, open office area, break area	

1820 GATEWAY DRIVE

±10,264 SF	1820 Gateway Drive	Suite 300	3 private offices, 3 conference rooms, break room, large open office area
±4,957 SF	1820 Gateway Drive	Suite 350	conference room, meeting room, open office area, break area, IT room
±3,798 SF	1820 Gateway Drive	Suite 240	large open office area, common balcony, work room, reception, storage, IT
±3,593 SF	1820 Gateway Drive	Suite 330	2 private offices, conference room, reception area, break area, IT room, open office, balcony Available 4/1/26
±2,044 SF	1820 Gateway Drive	Suite 220	2 private offices, open office

1810 GATEWAY DRIVE

±14,717 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 <i>*Can be combined with Suite 380 for up to 21,034 SF</i>	MARKET READY SUITE PARTIAL PLUG & PLAY SUITE
±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
±6,317 SF	1810 Gateway Drive	Suite 380	7 private offices, conference room, break room, open office area, storage, reception, balcony <i>*Can be combined with Suite 300 for up to 21,034 SF</i>	MARKET READY SUITE
±3,862 SF	1810 Gateway Drive	Suite 280	5 private offices, conference room	
±2,303 SF	1810 Gateway Drive	Suite 320	Private office, conference room, reception area, open office area, balcony	
±1,679 SF	1810 Gateway Drive	Suite 160	2 private offices, break area, open office area	

1800 GATEWAY DRIVE

±10,270 SF	1800 Gateway Drive	Suite 250	5 private offices, 2 conference rooms, reception area, open office, break area, IT room, balcony Available 5/1/26
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Please Click on Suite # to See Floor Plan



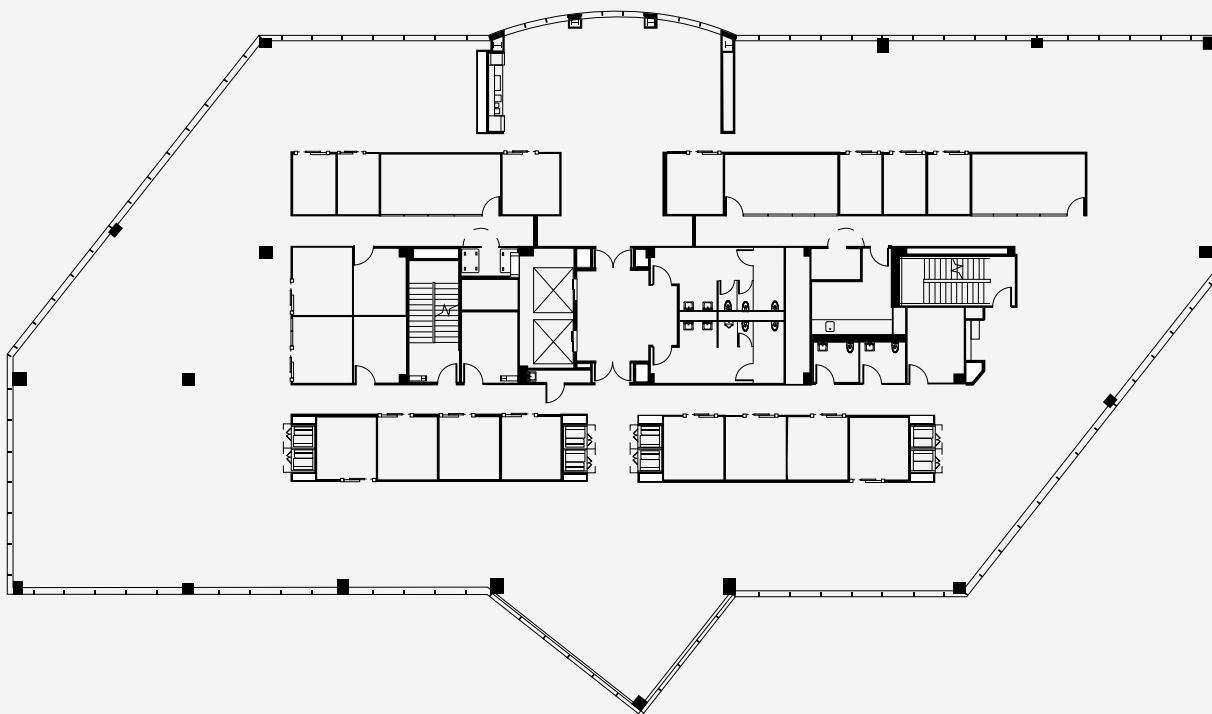
AVAILABLE SUITES

1840 GATEWAY DRIVE

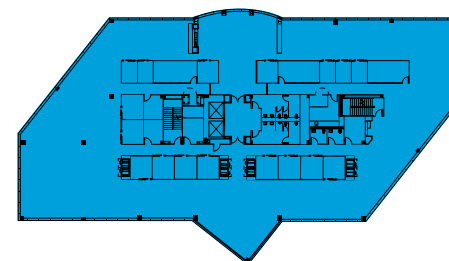
Suite 300 ±18,695

Private Offices	17
Conference Rooms	3
Storage Room	1
Break Room	1
Open Office	1

[CLICK HERE FOR VIRTUAL TOUR](#)



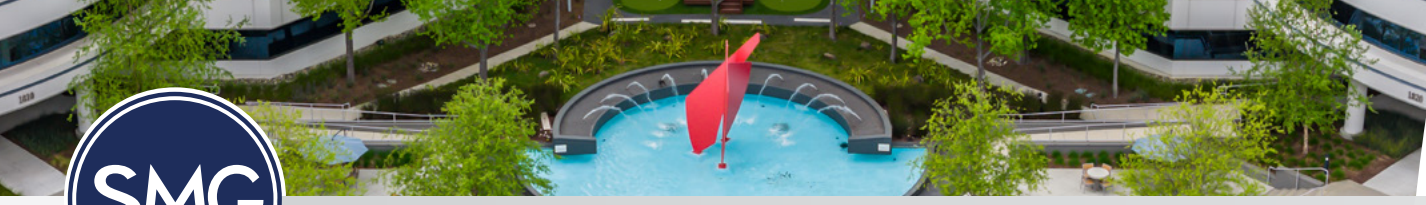
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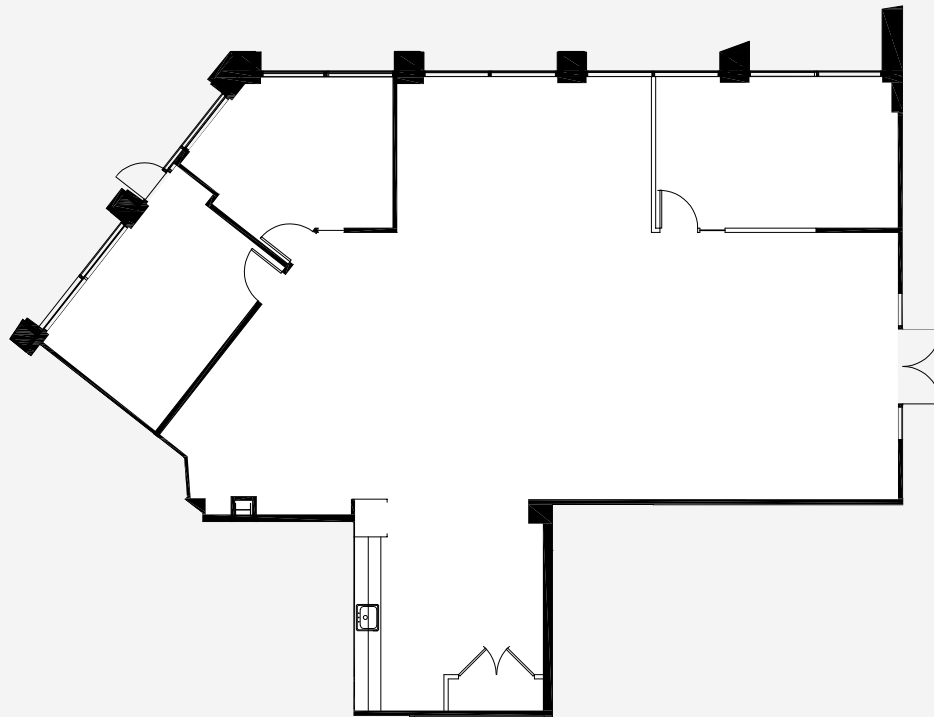


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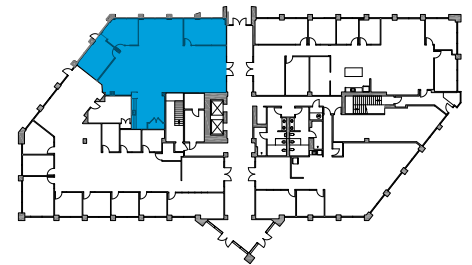
1840 GATEWAY DRIVE

Suite 175 ±2,820

Private Offices	2
Conference Room	1
Open Office	1
Break Area	1



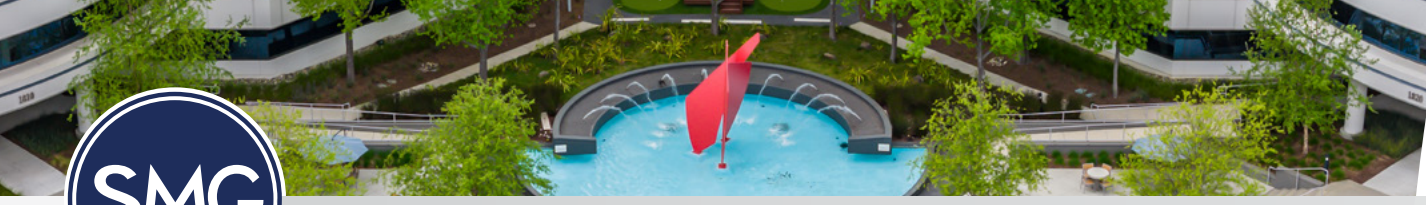
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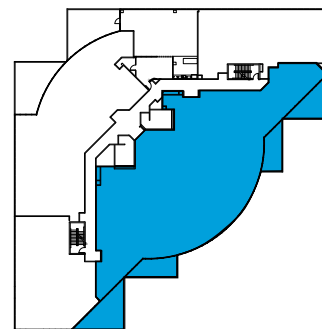
1820 GATEWAY DRIVE

Suite 300 ±10,264

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



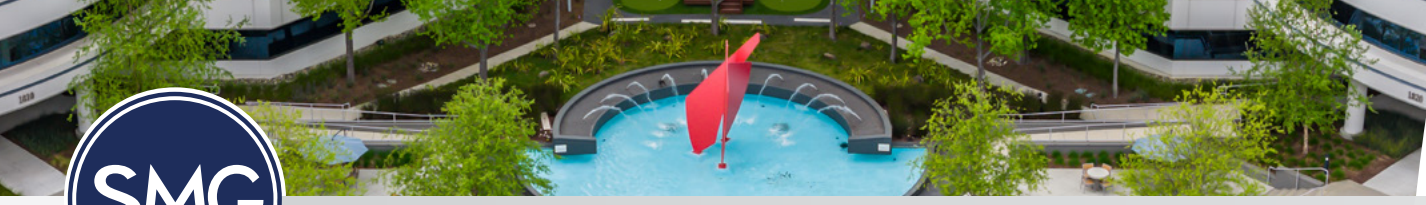
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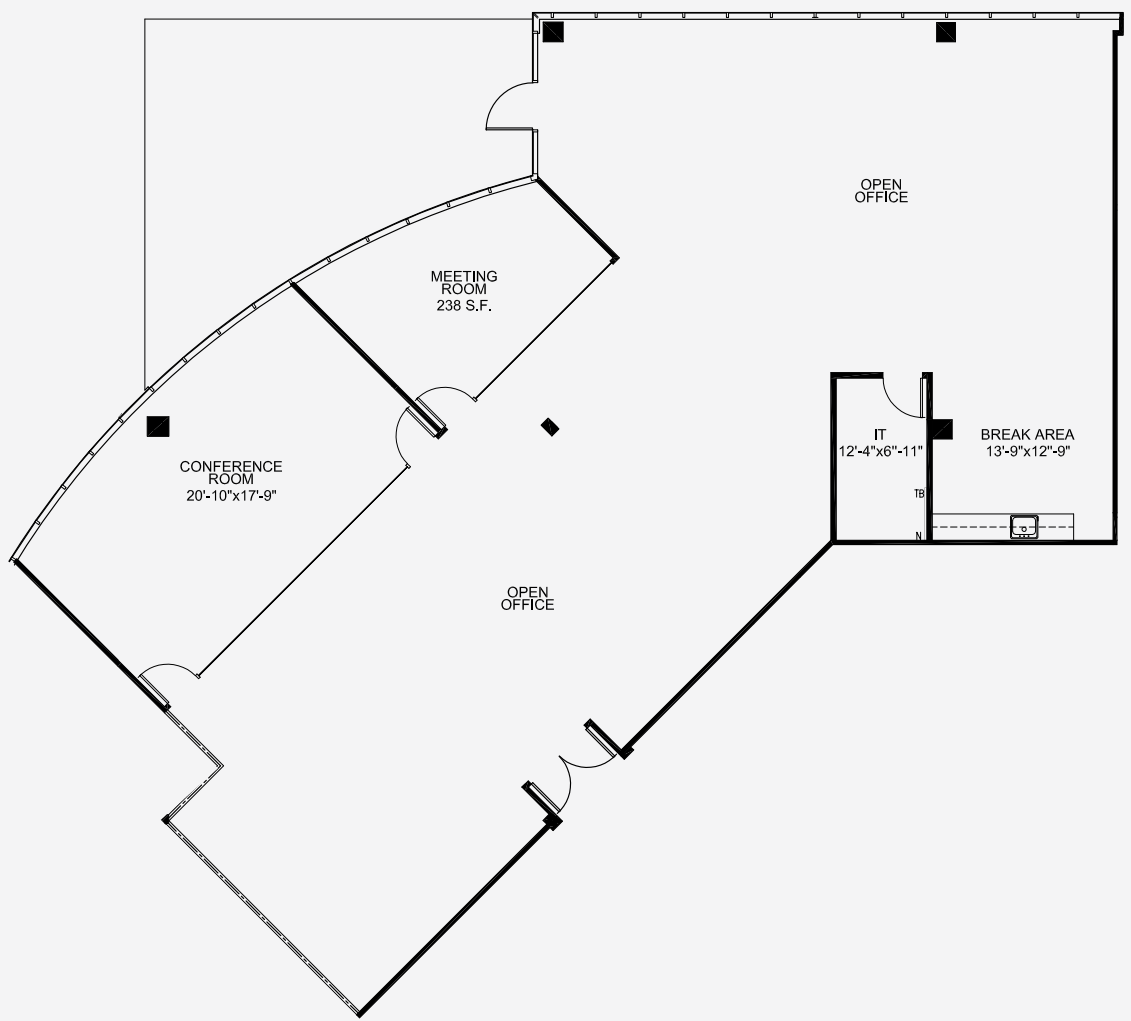


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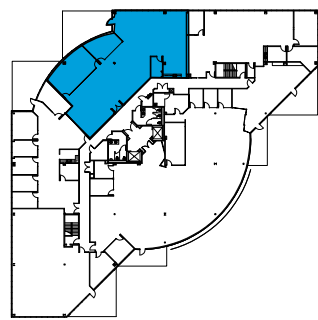
1820 GATEWAY DRIVE

Suite 350 ±4,957

Meeting Room	1
Conference Room	1
Open Office Space	1
Break Area	1
IT	1



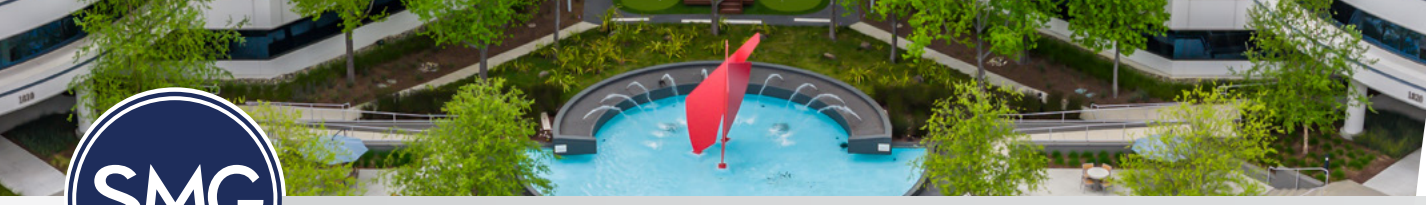
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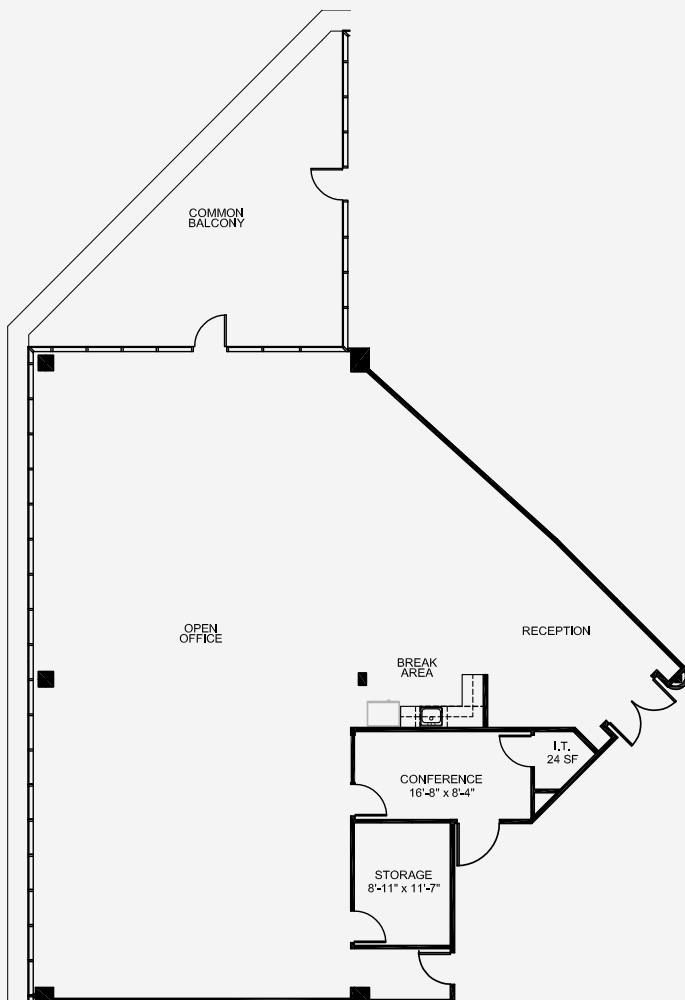


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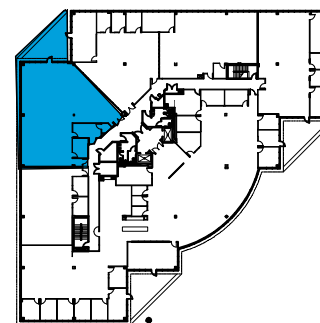
1820 GATEWAY DRIVE

Suite 240 ±3,798

Large Open Office Space	1
Common Balcony	1
Work Room	1
Reception	1
Storage	1
IT	1



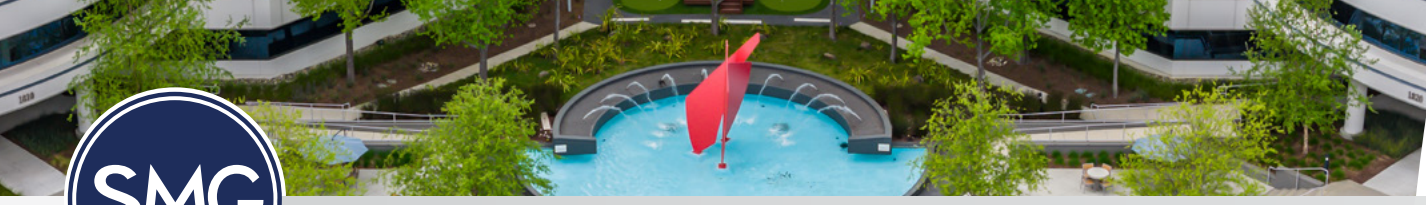
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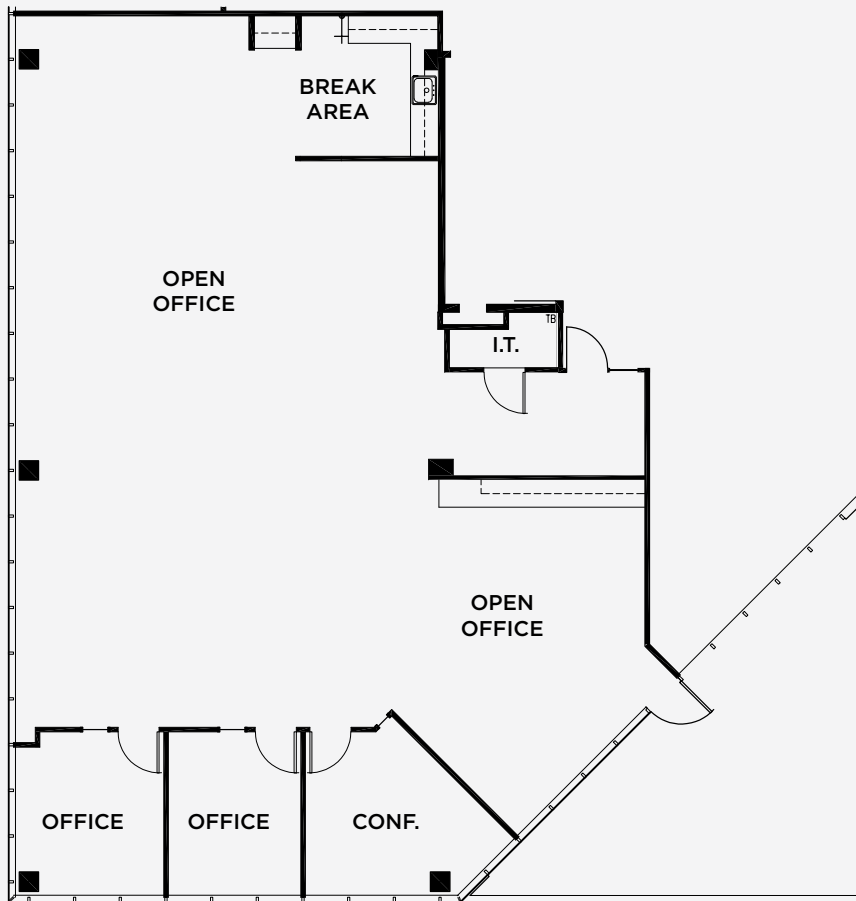


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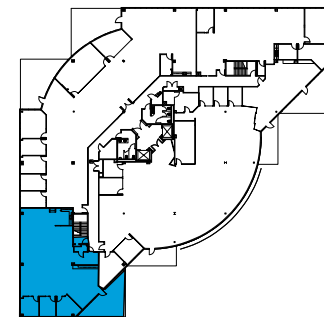
1820 GATEWAY DRIVE

Suite 330 ±3,593

Private Offices	2
Conference Room	1
Reception	1
Break Area	1
IT Room	1
Open Office	2
Balcony	
Available 4/1/26	



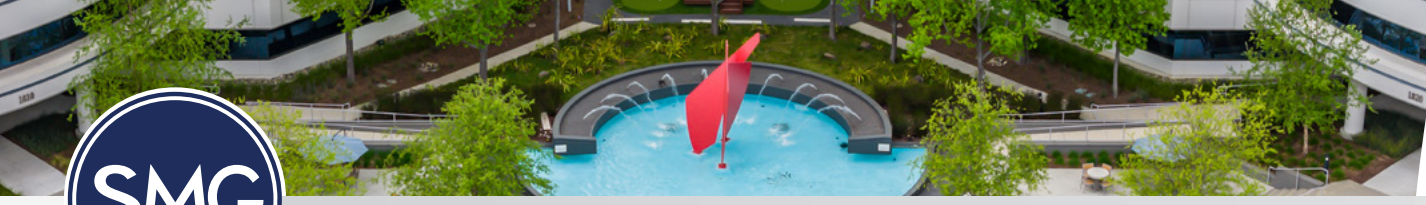
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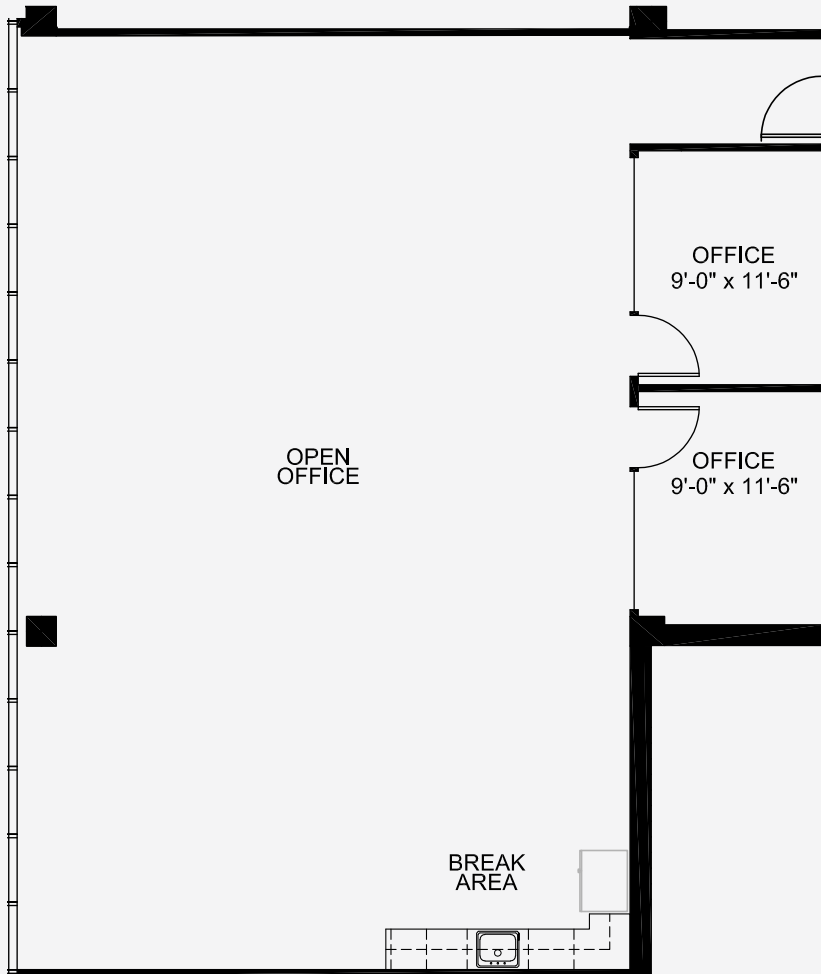


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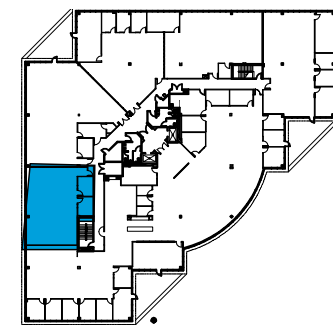
1820 GATEWAY DRIVE

Suite 220 ±2,044

Private Offices	2
Open Office	1



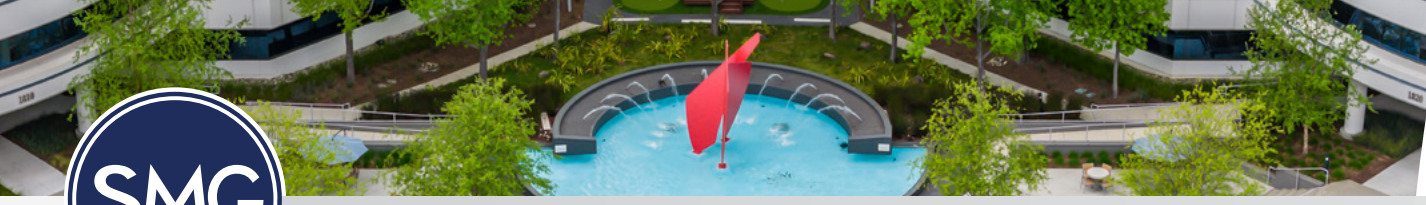
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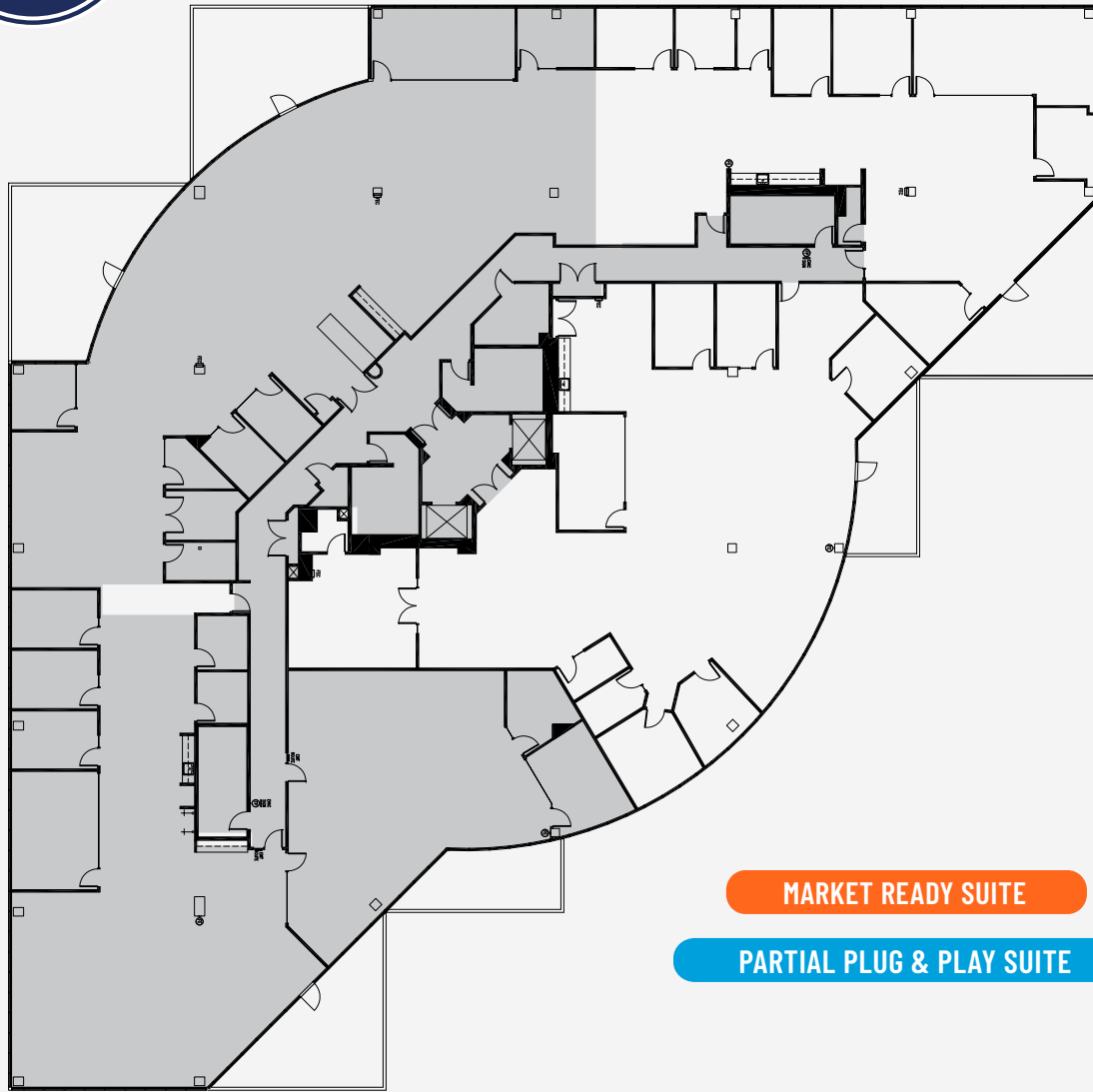
AVAILABLE SUITES

1810 GATEWAY DRIVE

Suite 300 ±14,717

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

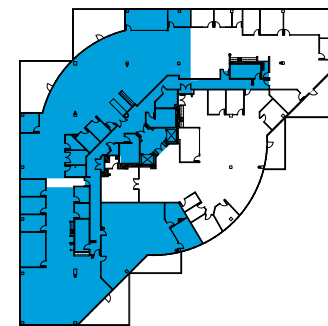
**Can be combined with Suite 380 for up to 21,034 SF*



MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

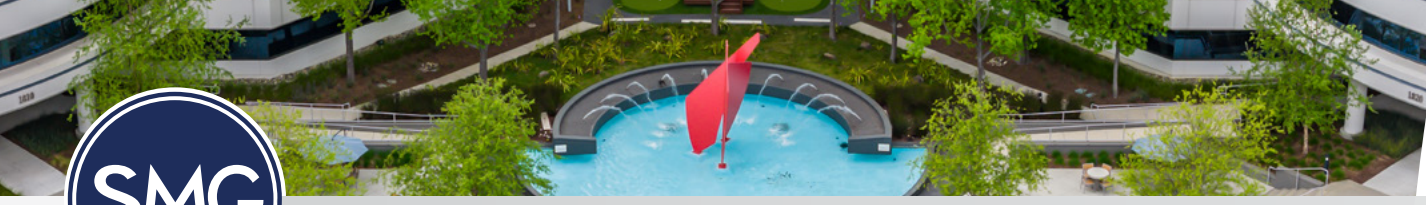
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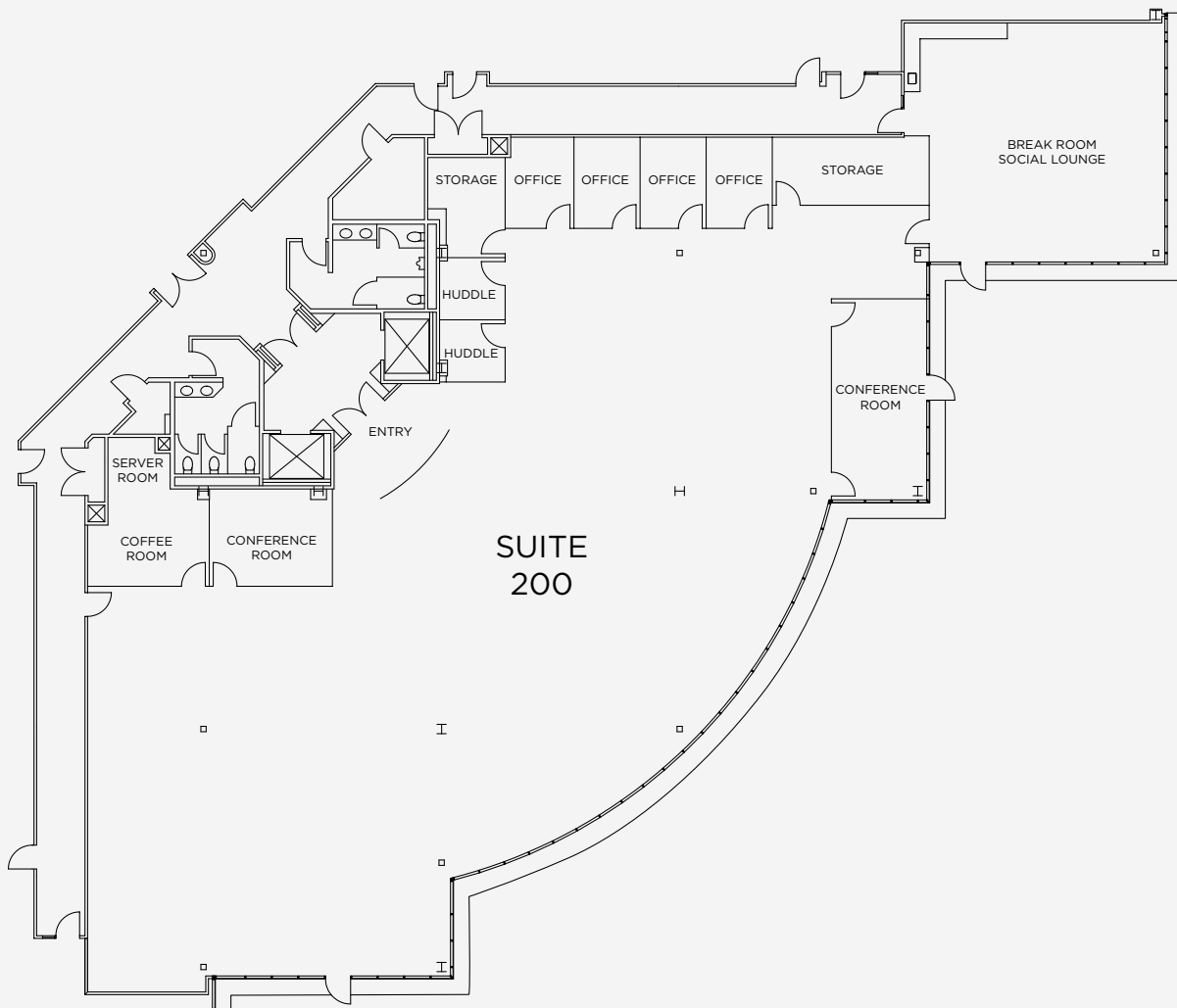
AVAILABLE SUITES

1810 GATEWAY DRIVE

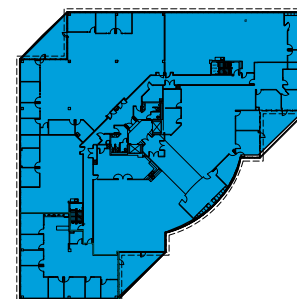
Suite 200 ±10,933

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](#)



KEY PLAN



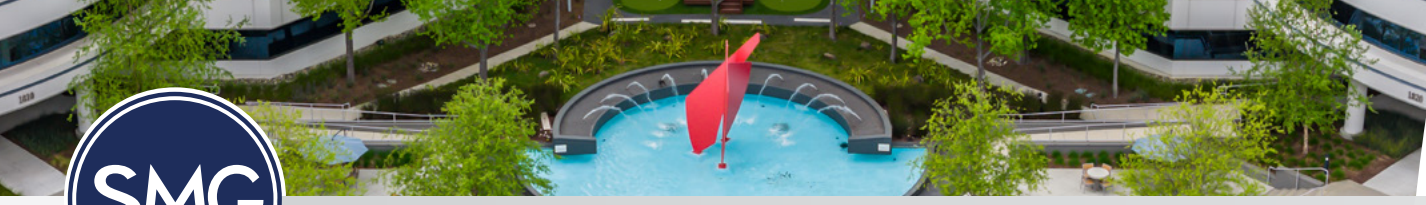
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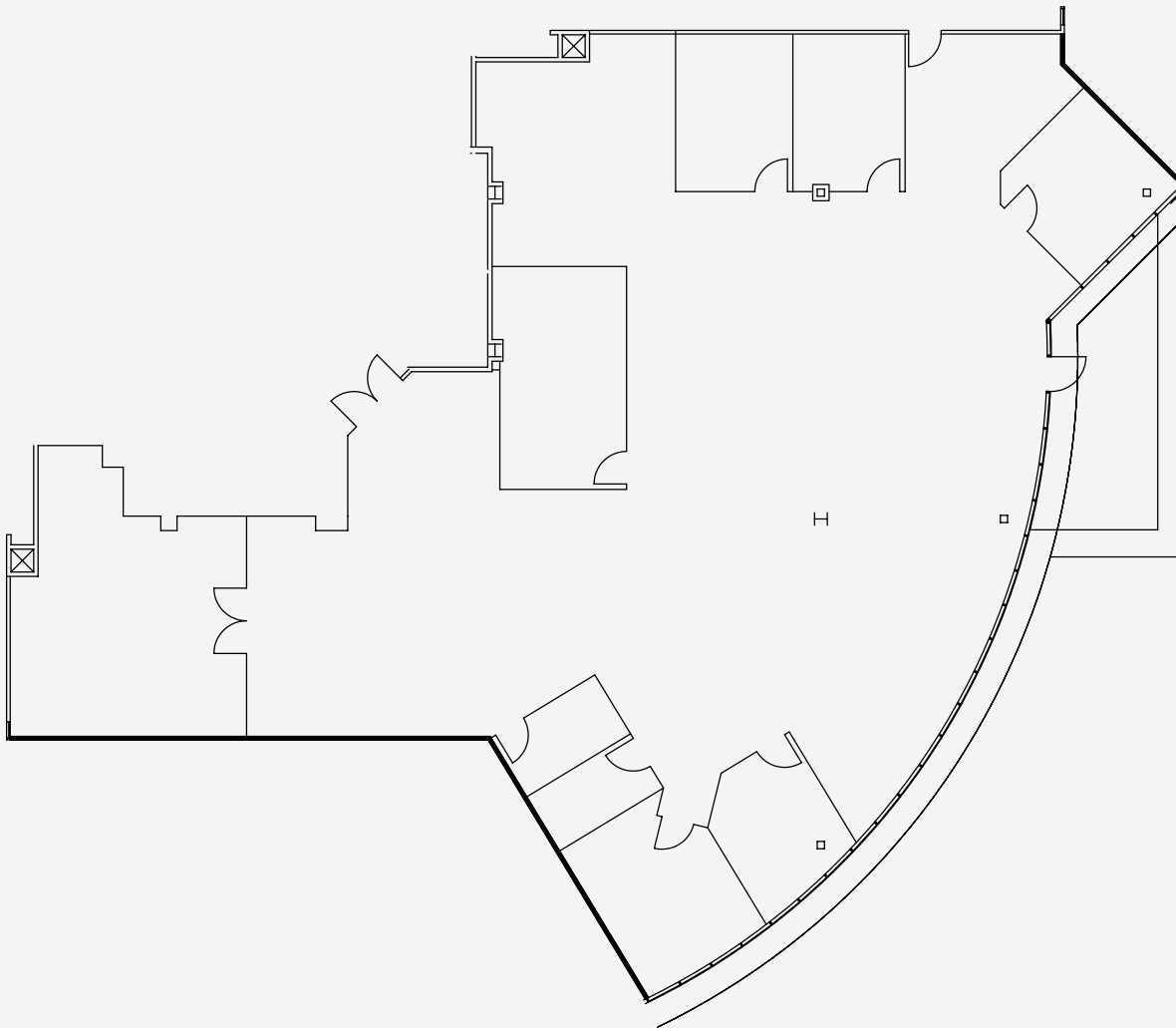
1810 GATEWAY DRIVE

Suite 380 ±6,317

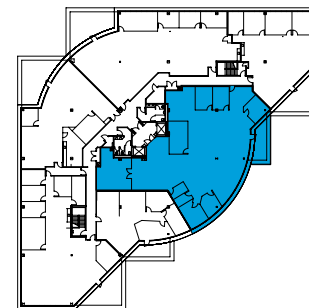
Hypothetical Headcount	±32
Private Offices	7
Conference Room	1
Break Area	1
Balcony	1
Large Open Office Space	1

**Can be combined with Suite 300 for up to 21,034 SF*

MARKET READY SUITE



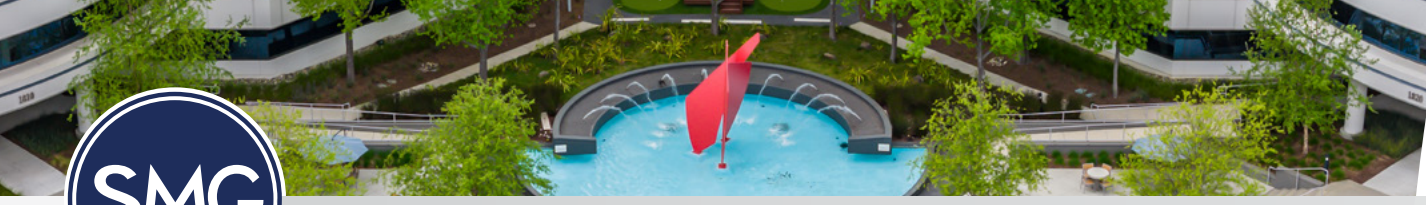
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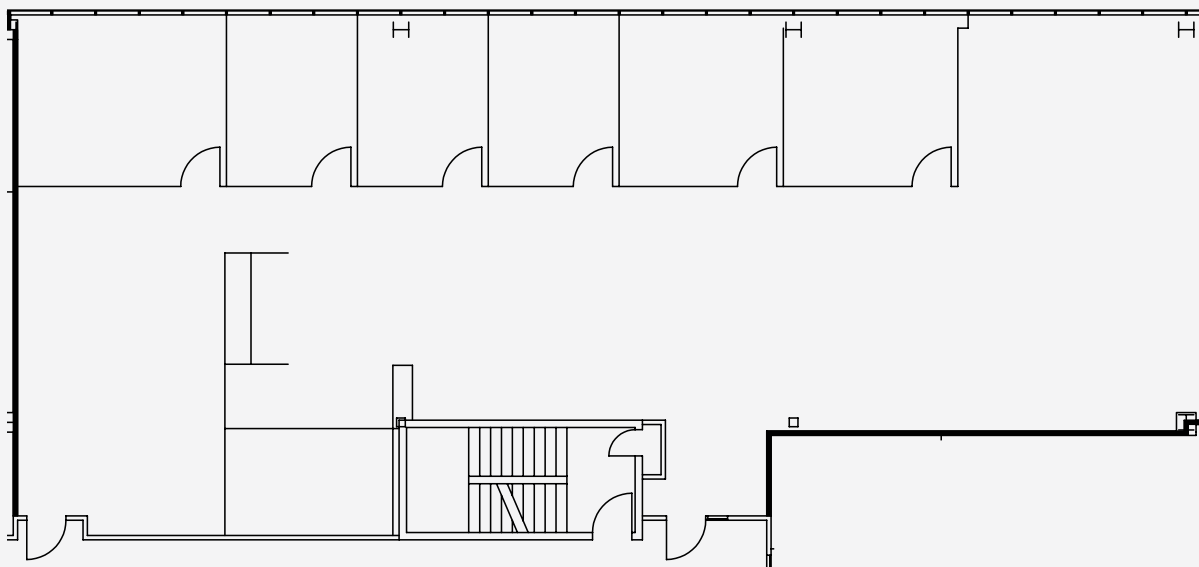
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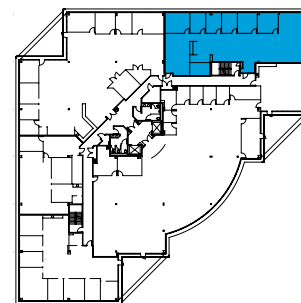
Suite 280 ±3,862

Private Offices 5

Conference Room 1



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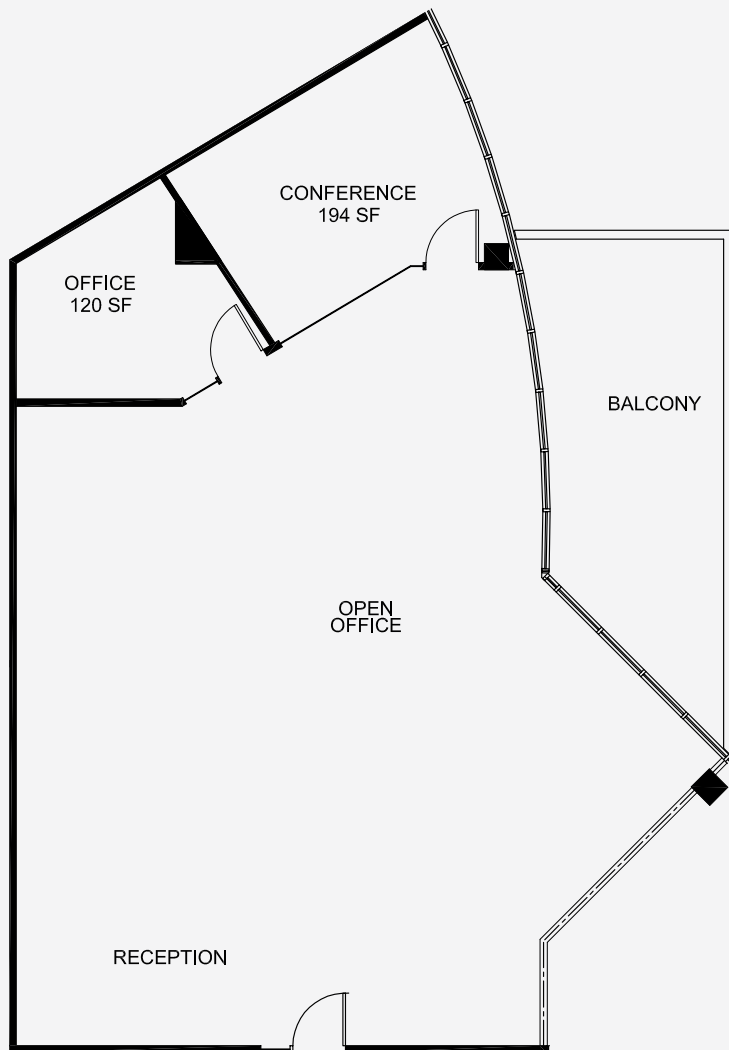


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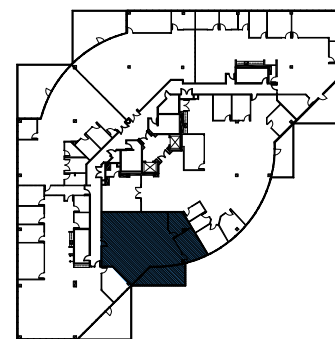
1810 GATEWAY DRIVE

Suite 320 ±2,303

Private Offices	1
Conference Room	1
Reception Area	1
Open Office	1
Balcony	1



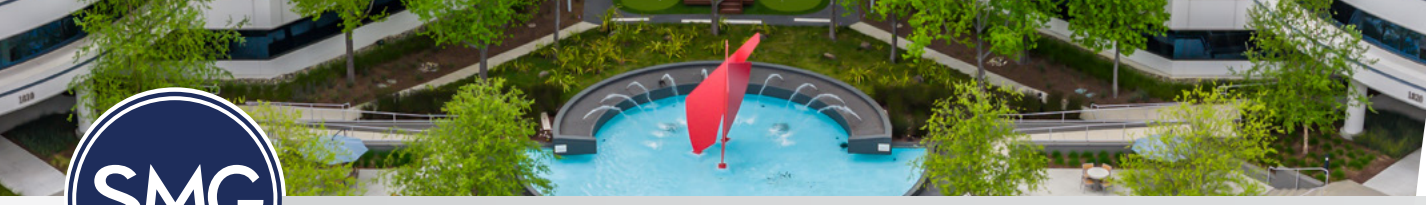
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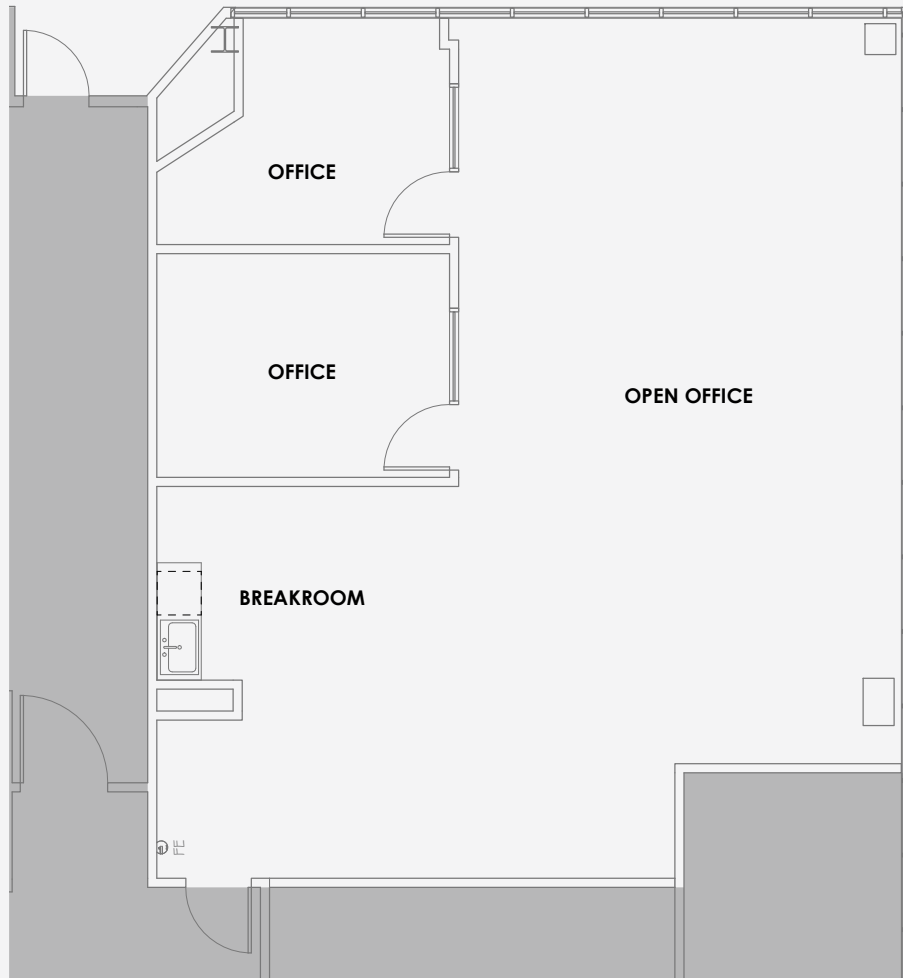


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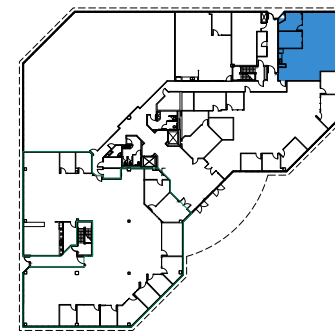
1810 GATEWAY DRIVE

Suite 160 ±1,679

Private Offices	2
Open Office	1
Break Room	1



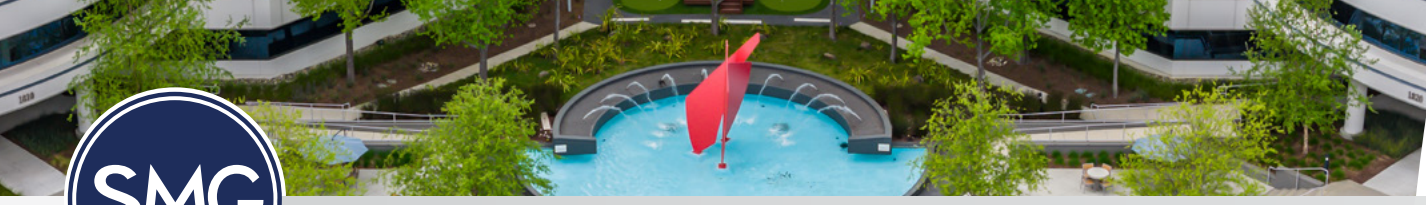
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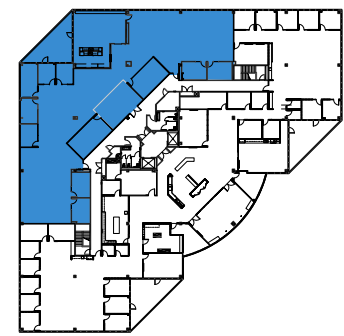
1800 GATEWAY DRIVE

Suite 250 ±10,270

Private Offices	8
Conference Rooms	2
Reception Area	1
Open Office	3
Break Area	1
IT Room	1
Balcony	1
Available 5/1/26	



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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

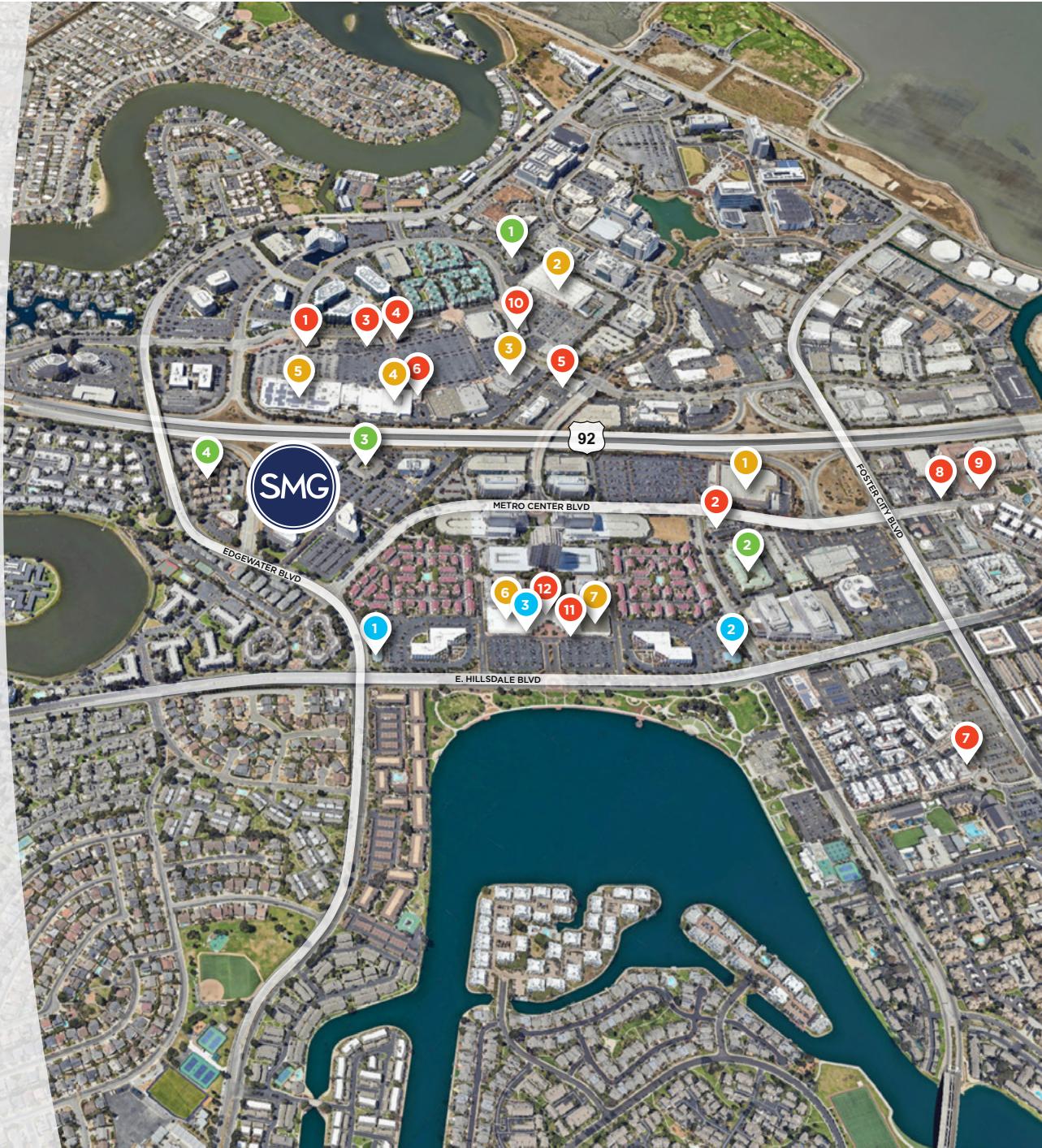
- 1 Costco
- 2 The Home Depot
- 3 Petco
Cost Plus World Market
- 4 Total Wine & More
Marshalls
- 5 Target
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

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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