



SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

WWW.SANMATEOGATEWAY.COM

AVAILABLE FOR LEASE **±2,000 SF - ±27,000 SF**
NEW OWNERSHIP. NEW RATES. NEW OPPORTUNITIES.

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The logo for San Mateo Gateway (SMG) is displayed in a white circle with a grey border. The letters "smg" are in a bold, lowercase, sans-serif font.

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OVERVIEW

An aerial photograph of the Gateway complex in San Mateo, California. Three buildings are highlighted with yellow outlines and labeled with callouts: 1800 Gateway (bottom left), 1810 Gateway (middle left), and 1820 Gateway (top right). The buildings are modern, multi-story structures with flat roofs and large windows. They are surrounded by a large parking lot, landscaped areas with trees, and a road with a roundabout. In the background, there are more commercial buildings and a highway.

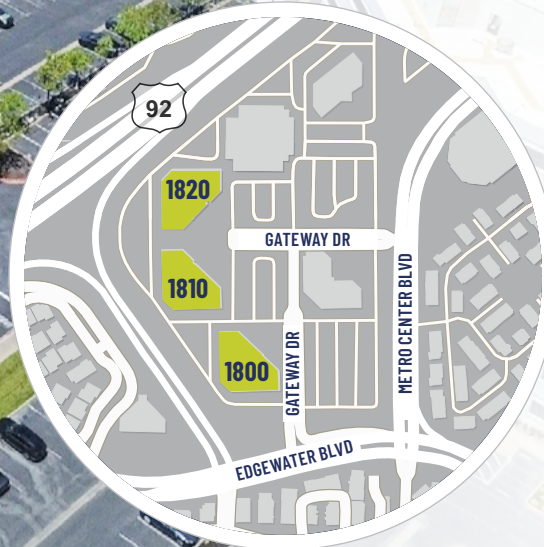
**1820
GATEWAY**

**1810
GATEWAY**

**1800
GATEWAY**

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



 CUSHMAN & WAKEFIELD

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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 210-240	5 private offices, 4 open offices areas, 2 conference rooms, 2 common balcony's, 2 storage rooms, 2 reception areas, work room, IT
±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 area, 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
±6,317 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 <i>*Can be combined with Suite 150 for up to 6,519 SF</i>
±3,733 SF	1820 Gateway Drive	Suite 220	large open office area, common balcony, work room, reception, storage, IT
±3,106 SF	1820 Gateway Drive	Suite 230	3 private offices, conference room, common balcony, open office area, reception
±2,817 SF	1820 Gateway Drive	Suite 100	2 private offices, conference room, kitchen, open office
±2,717 SF	1820 Gateway Drive	Suite 240	conference room, large open office area, storage
±2,020 SF	1820 Gateway Drive	Suite 210	2 private offices, open office
±1,969 SF	1800 Gateway Drive	Suite 150	Currently available for sublease through May 2027 with possibility of longer term <i>*Can be combined with Suite 160 for up to 6,519 SF</i>

Please Click on Suite # to See Floor Plan

AVAILABLE SUITES

1810 GATEWAY DRIVE

Suite 300

±19,534

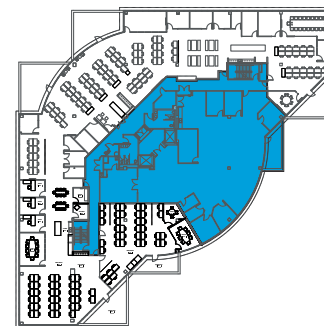
Private Offices	10
Huddle/breakout Rooms	6
Private Balconies	5
Small Conference Rooms	2
Break Areas	2
Storage Closets	2
Large Conference Room/ Boardroom	1
Mothers Room	1
Server Closet	1
Open Office	1

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

MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

KEY PLAN



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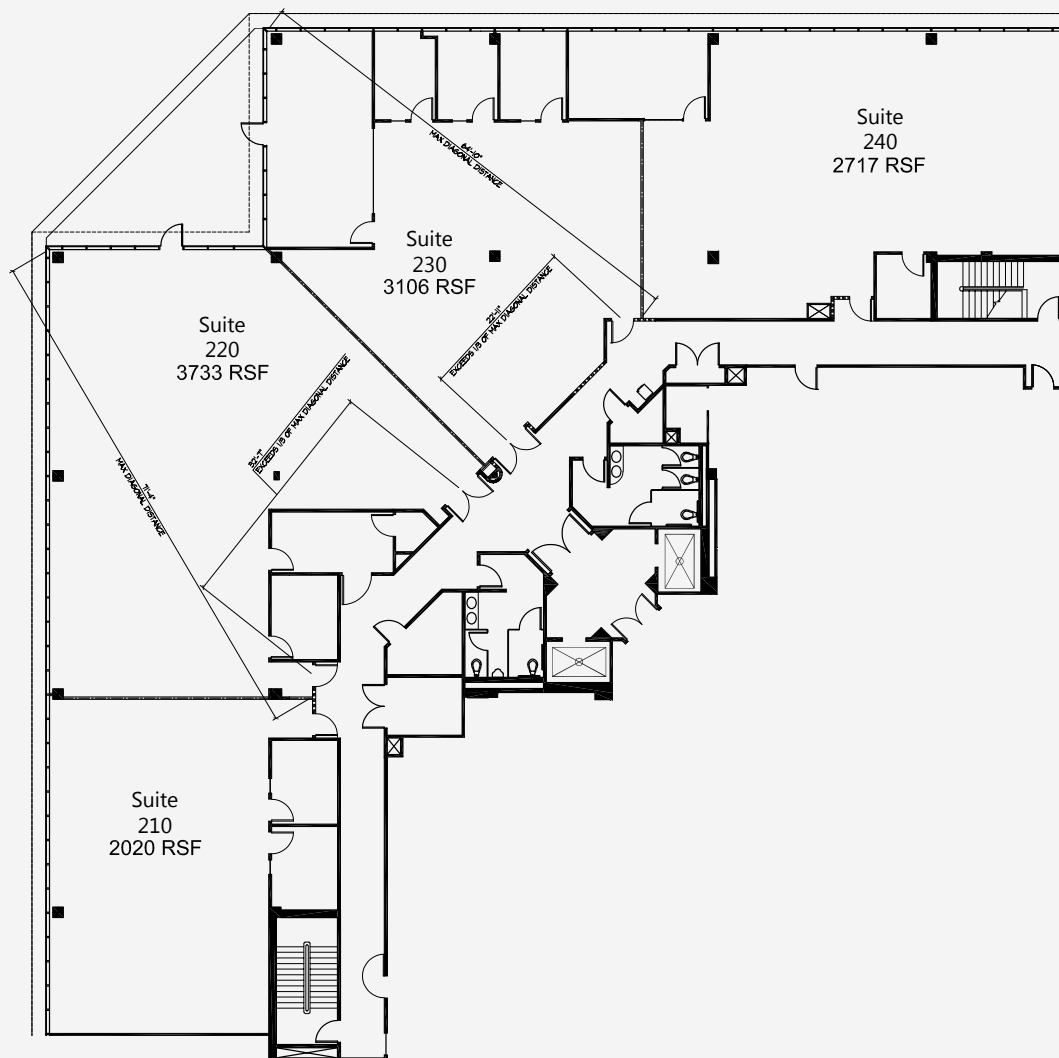
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AVAILABLE SUITES

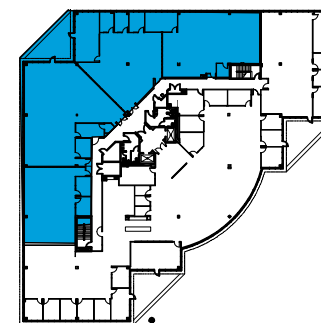
1820 GATEWAY DRIVE

Suite 210-240 ±11,576

Private Offices	5
Open Offices	4
Conference Rooms	2
Common Balcony's	2
Storage Rooms	2
Receptions	2
Work Room	1
IT	1



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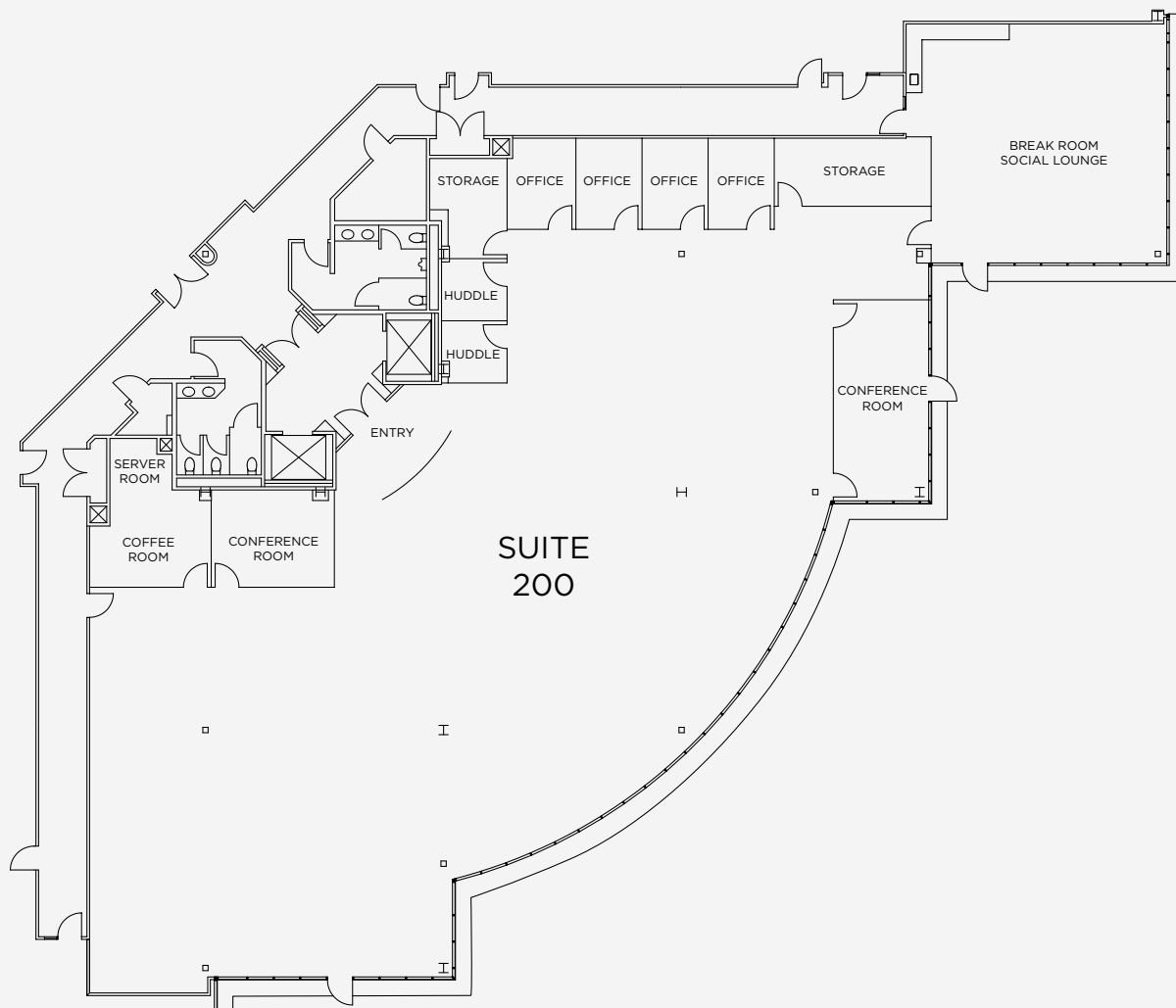
AVAILABLE SUITES

1810 GATEWAY DRIVE

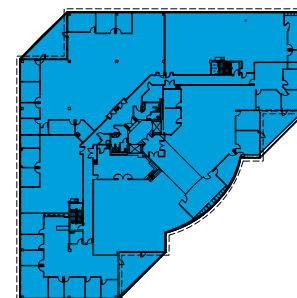
Suite 200 ±10,933

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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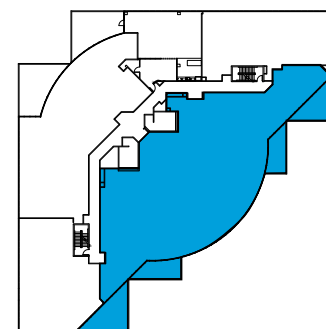
1820 GATEWAY DRIVE

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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AVAILABLE SUITES

1810 GATEWAY DRIVE

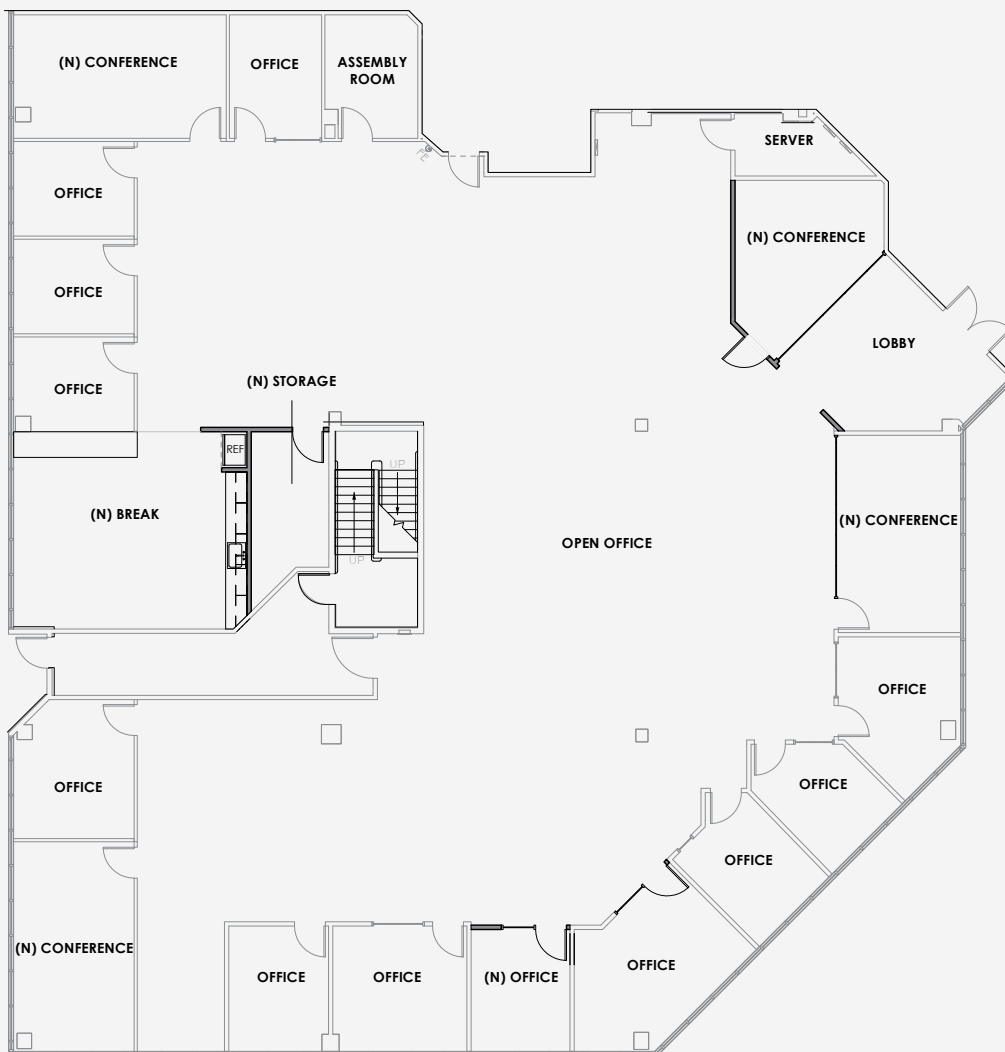
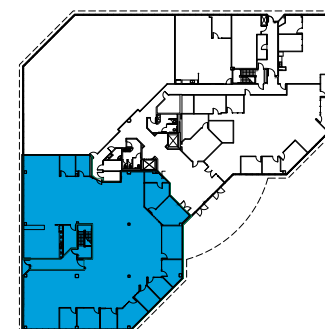
Suite 100 ±9,460

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

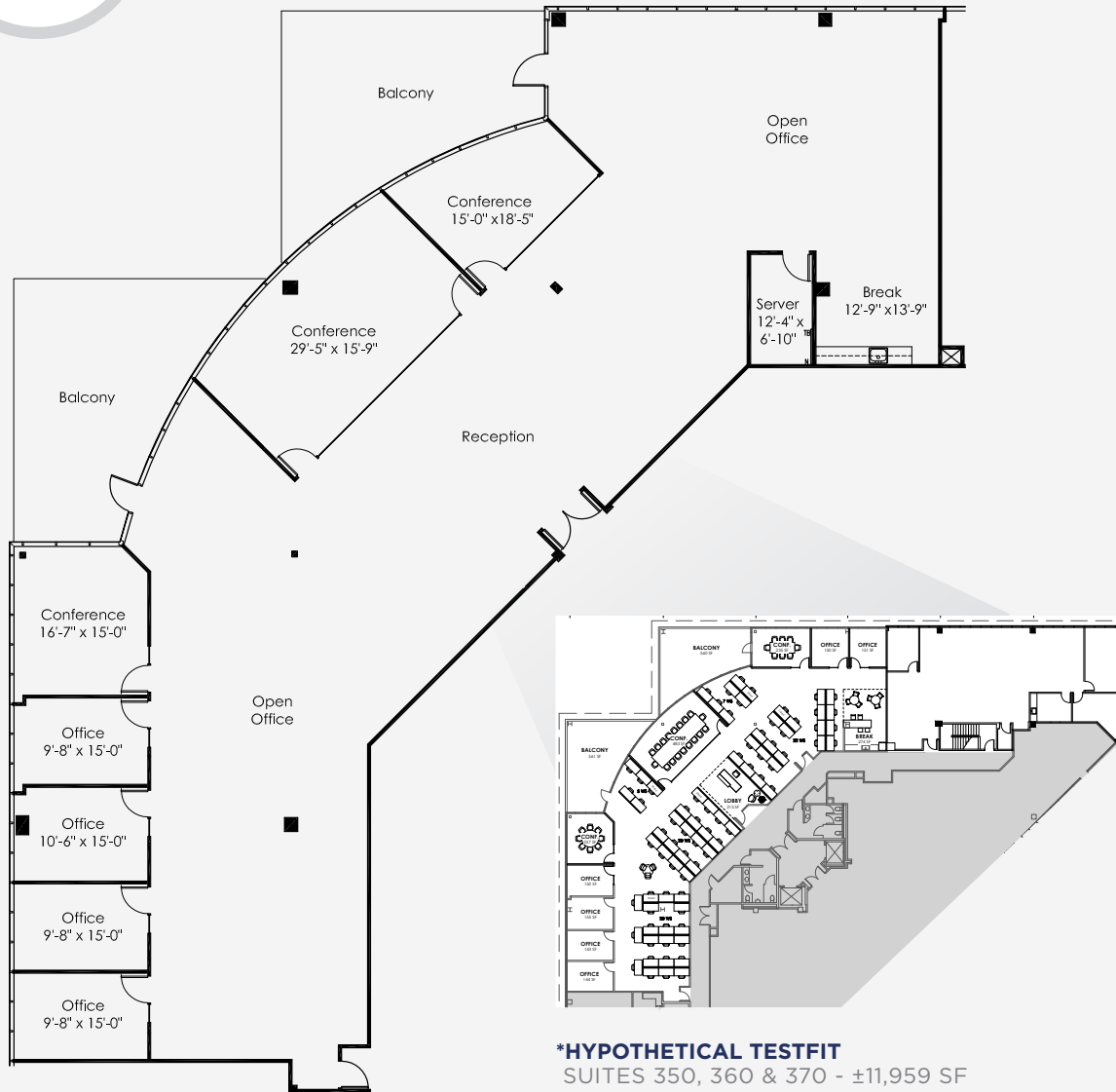
*Available 2/1/22

MARKET READY SUITE

KEY PLAN



AVAILABLE SUITES



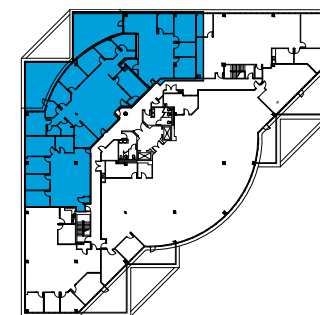
1820 GATEWAY DRIVE

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](#)

KEY PLAN



AVAILABLE SUITES

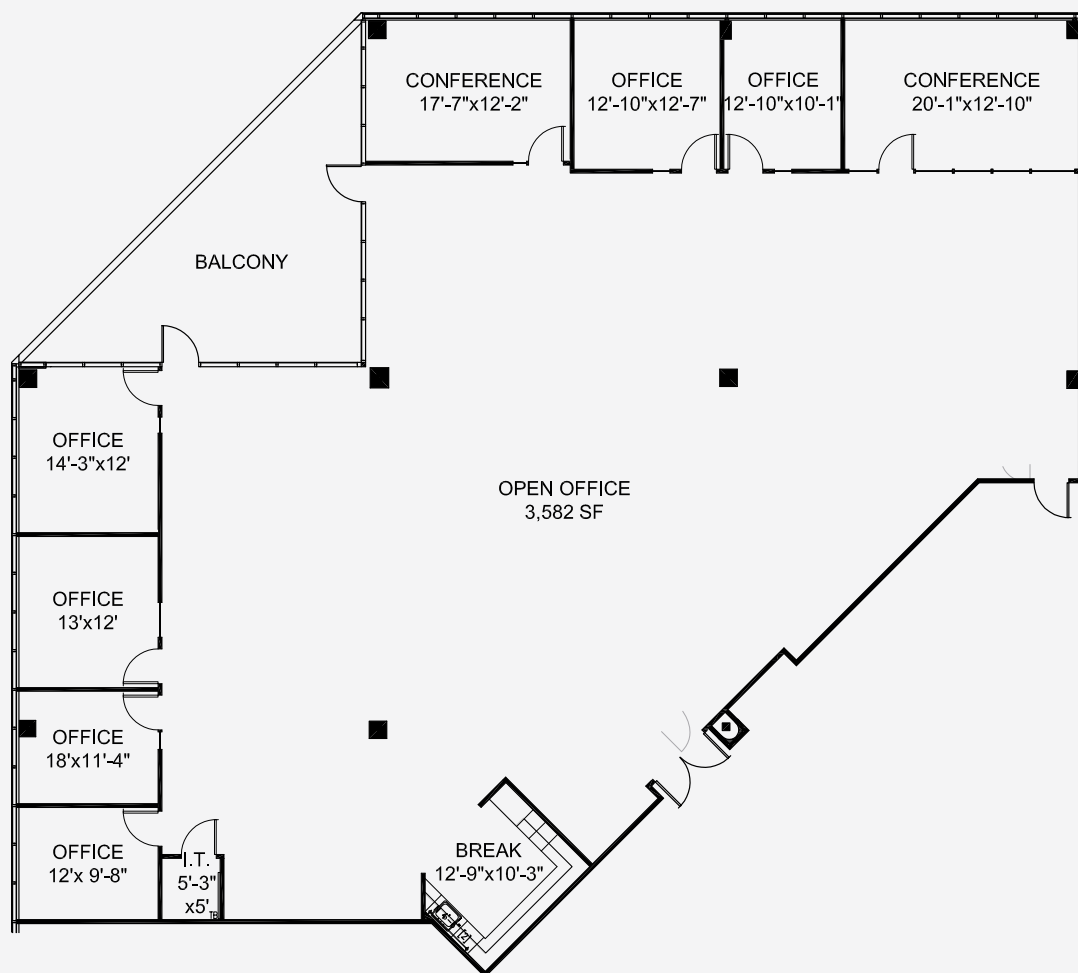
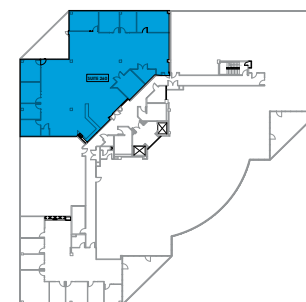
1810 GATEWAY DRIVE

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](#)

KEY PLAN



The SMG logo is a white circle containing the letters 'smg' in a dark blue, lowercase, sans-serif font. Above the logo is a photograph of a modern building's exterior with large glass windows and a landscaped area with green plants and a paved walkway.

smg

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AVAILABLE SUITES

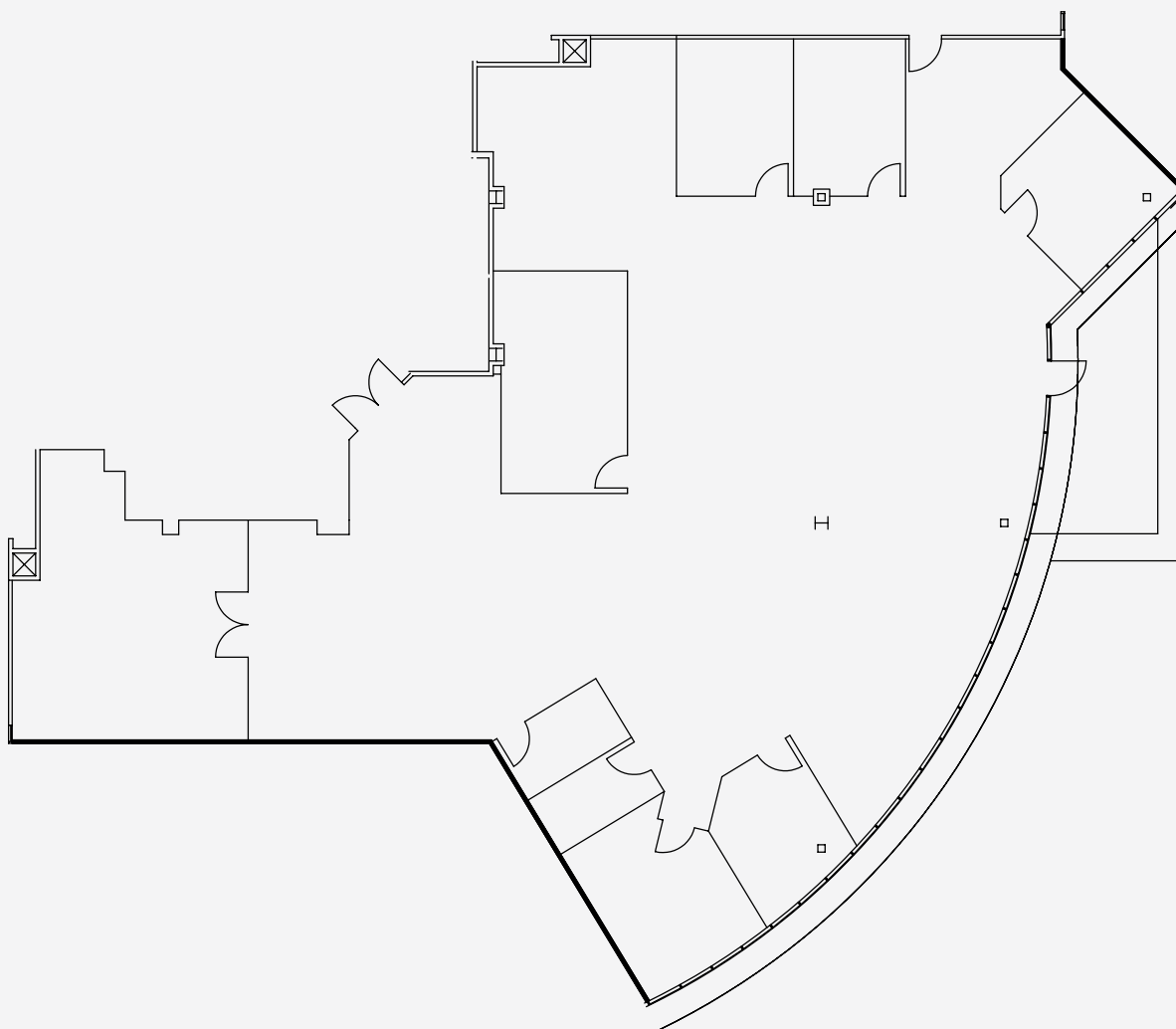
1810 GATEWAY DRIVE

Suite 380 ±6,317

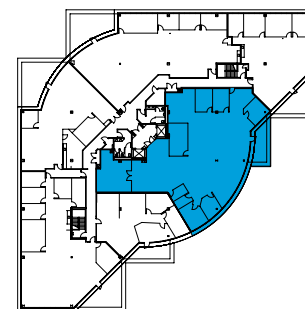
Hypothetical Headcount	±32
Private Offices	7
Conference Room	1
Break Area	1
Balcony	1
Large Open Office Space	1

**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

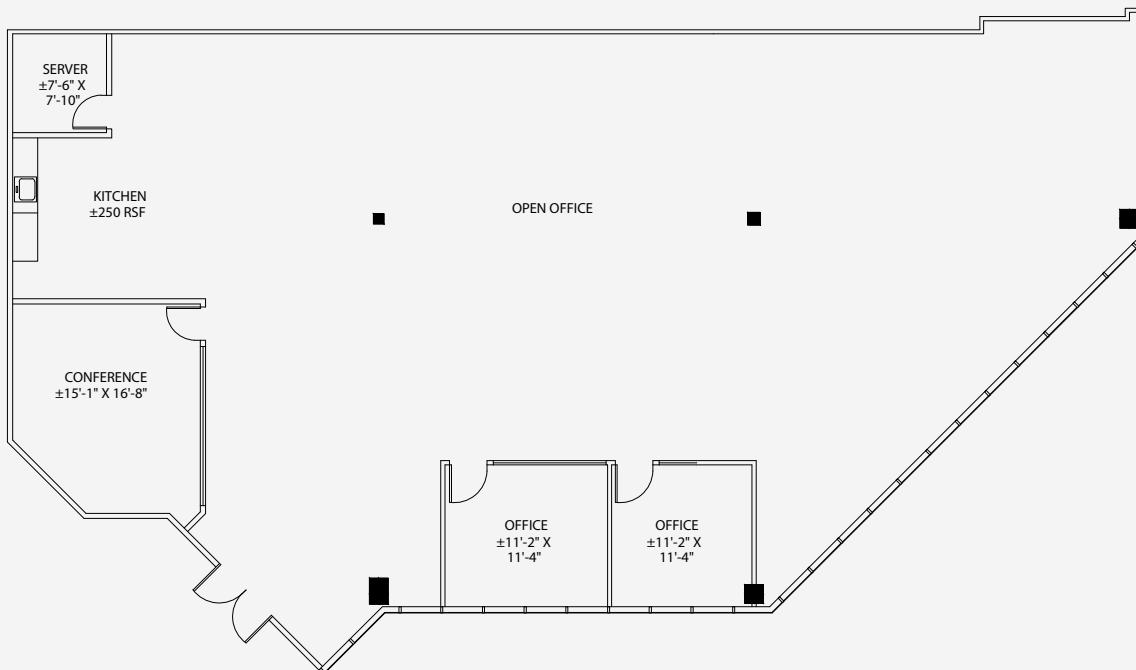
Polished Concrete Floors

**Available 2/1/22*

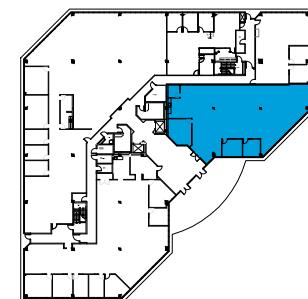
**Can be combined with Suite 150 for up to 6,519 SF*

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SPEC WORK COMPLETE



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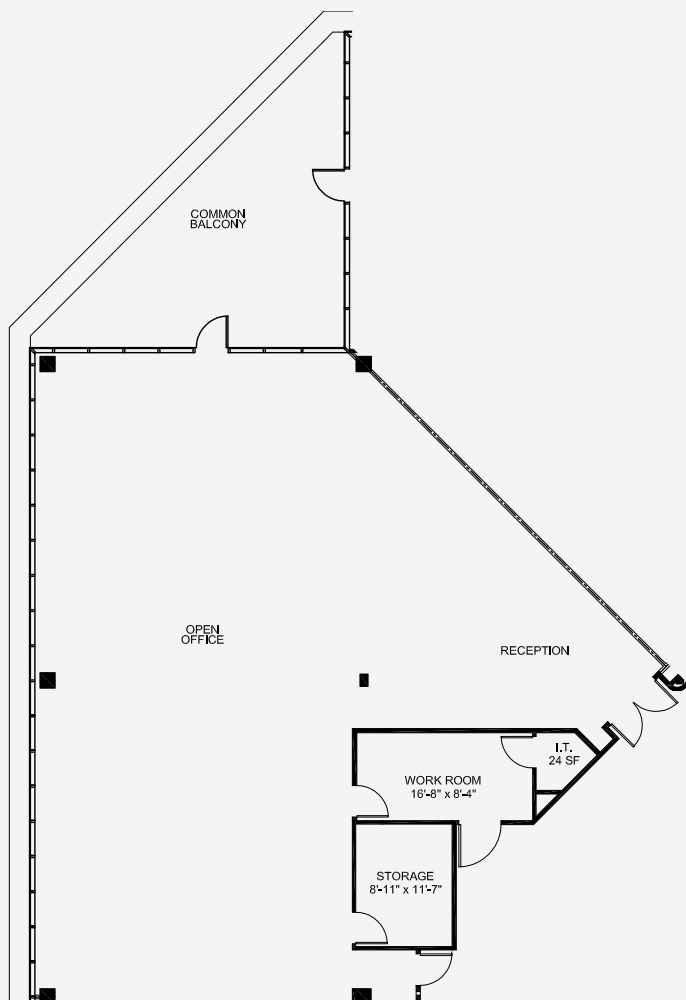
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AVAILABLE SUITES

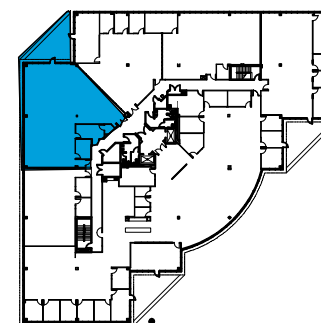
1820 GATEWAY DRIVE

Suite 220 ±3,733

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



KEY PLAN

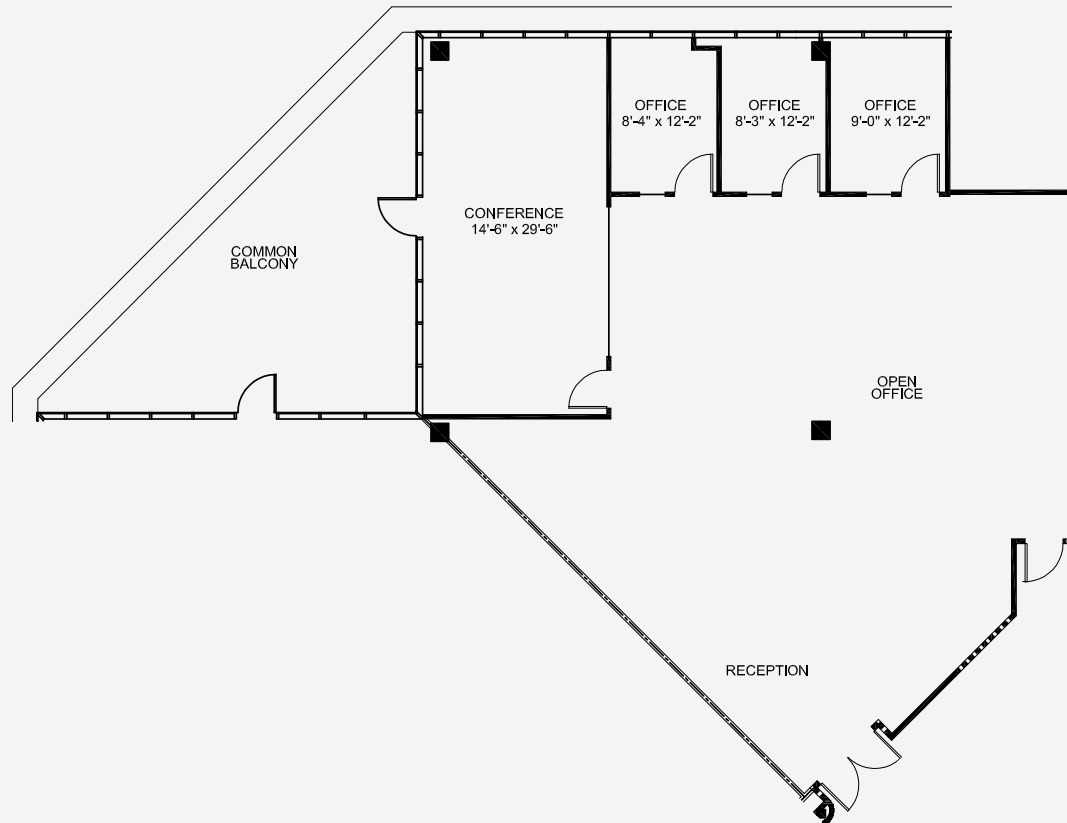


AVAILABLE SUITES

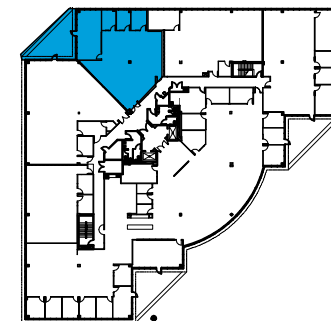
1820 GATEWAY DRIVE

Suite 230 ±3,106

Private Offices	3
Conference Room	1
Common Balcony	1
Open Office	1
Reception	1



KEY PLAN





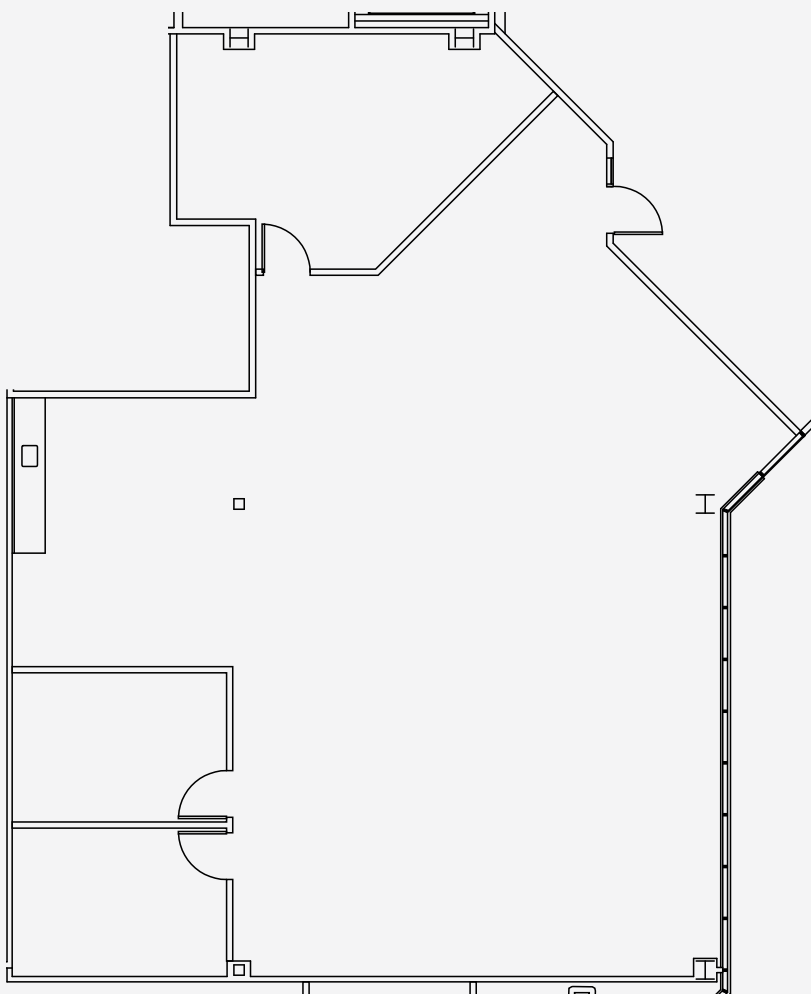
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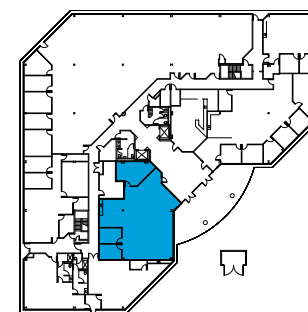
1820 GATEWAY DRIVE

Suite 100 ±2,817

Private Offices	2
Conference Room	1
Kitchen	1
Open Office	1



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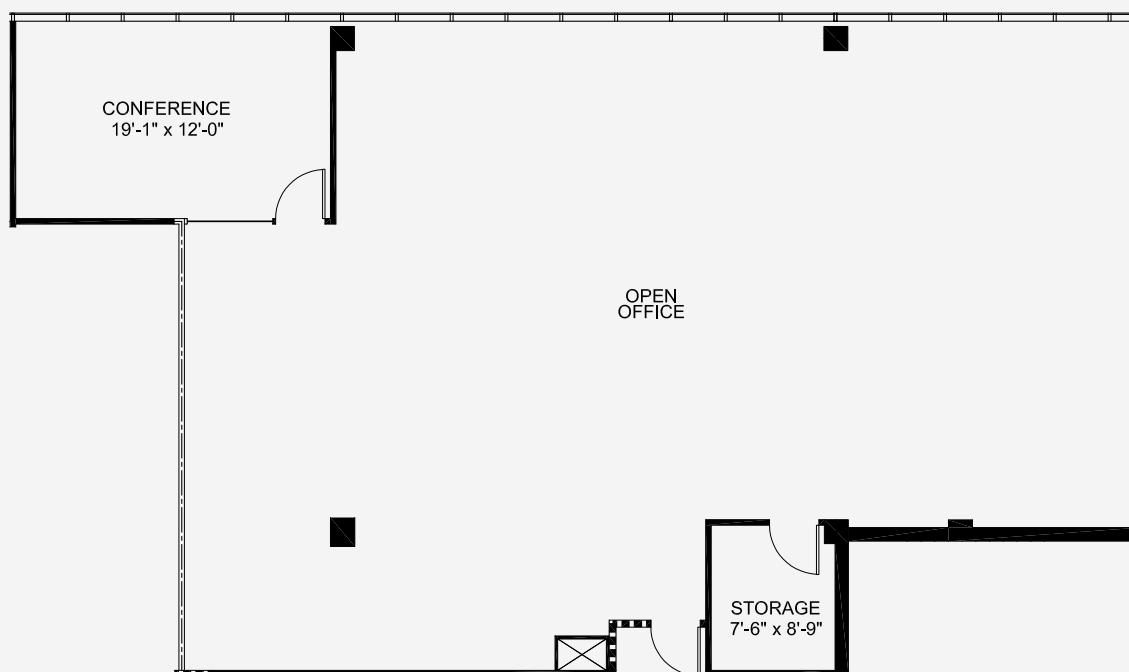
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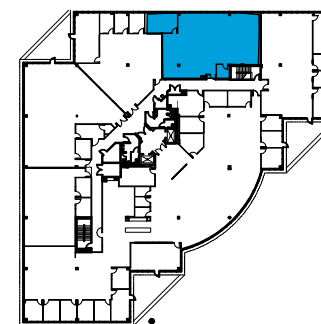
1820 GATEWAY DRIVE

Suite 240 ±2,717

Conference Room	1
Large Open Office	1
Storage	1



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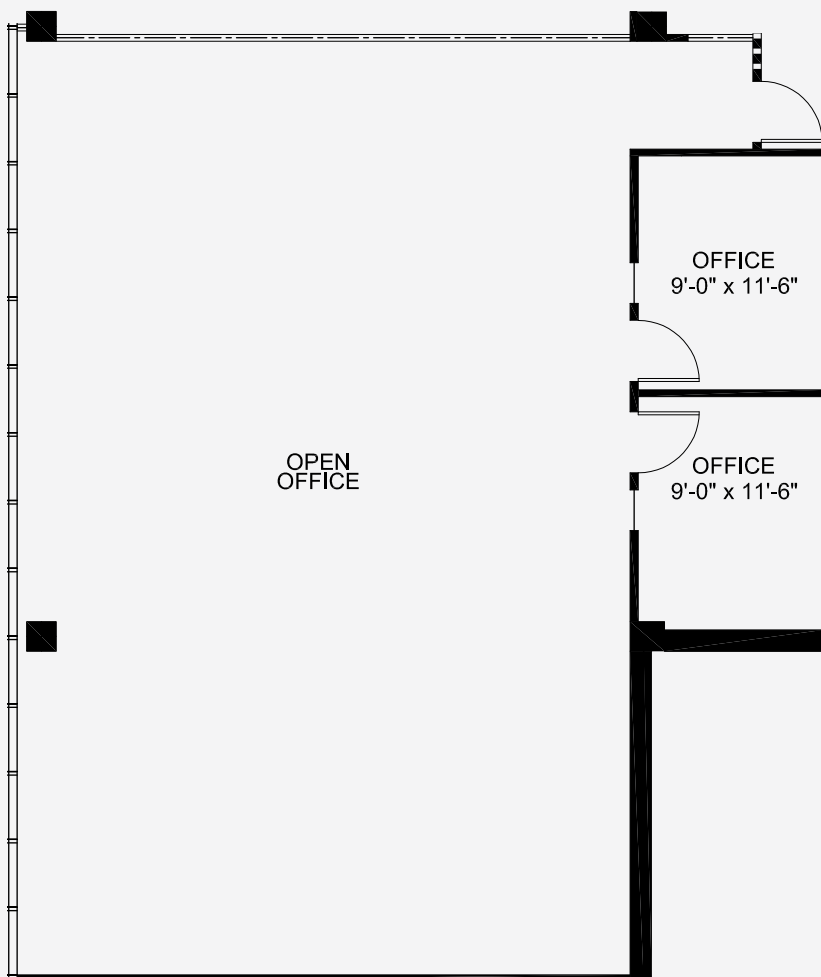
AVAILABLE SUITES

1820 GATEWAY DRIVE

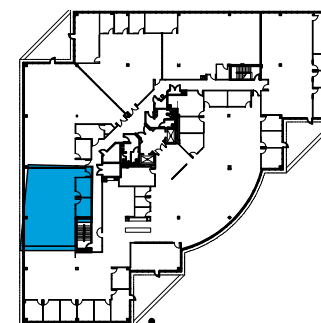
Suite 210 ±2,020

Private Offices 2

Open Office 1



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AVAILABLE SUITES

1800 GATEWAY DRIVE

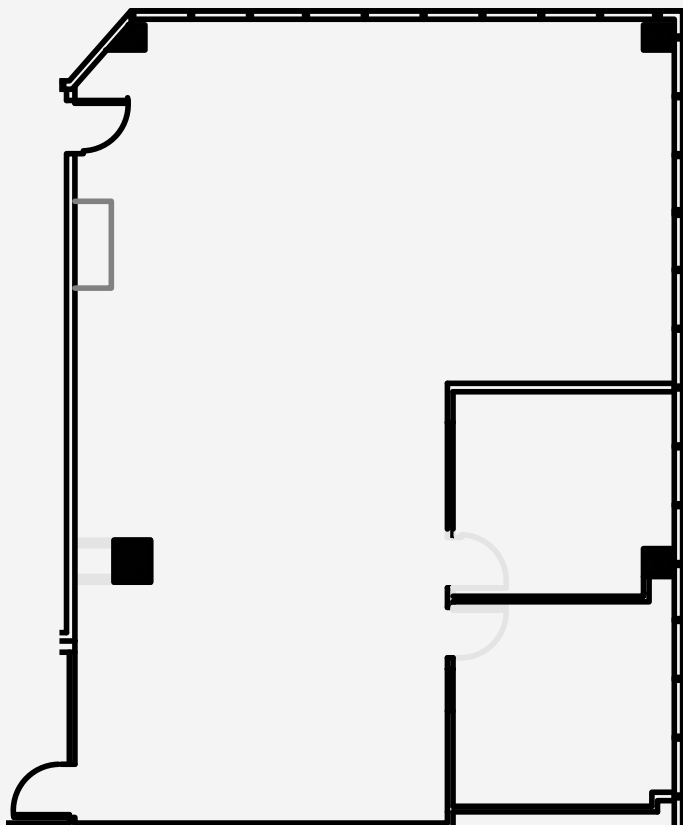
Suite 150 ±1,969

Private Offices 2

Polished Concrete Floors

**Available for sublease through May 2027*

**Can be combined with Suite 160 for up to 6,519 SF*



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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

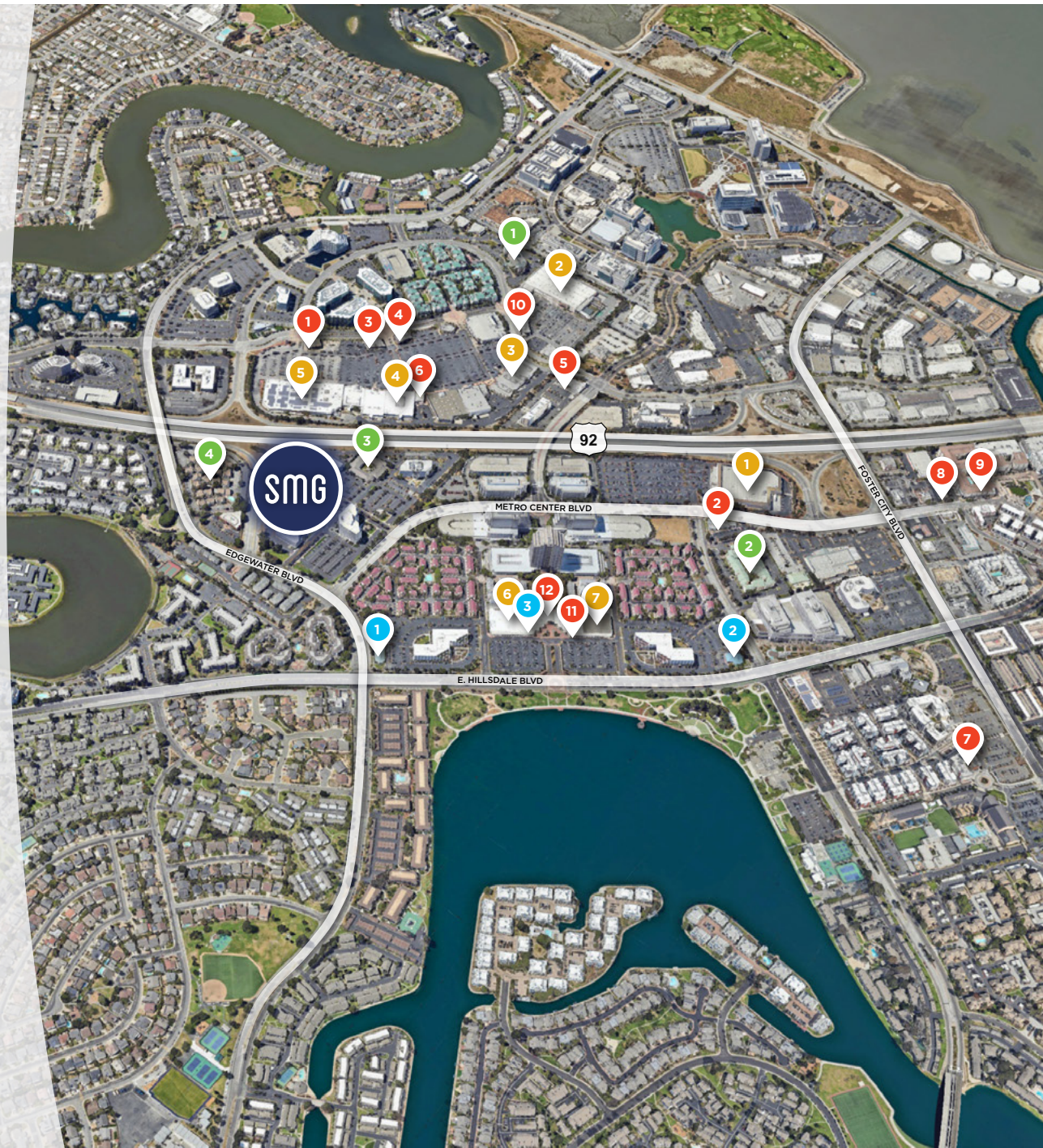
- 1 Costco
- 2 The Home Depot
- 3 Petco
Cost Plus World Market
- 4 Total Wine & More
Marshalls
- 5 Target
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

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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