SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

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AVAILABLE FOR LEASE **±1,982 SF - ±18,695 SF**

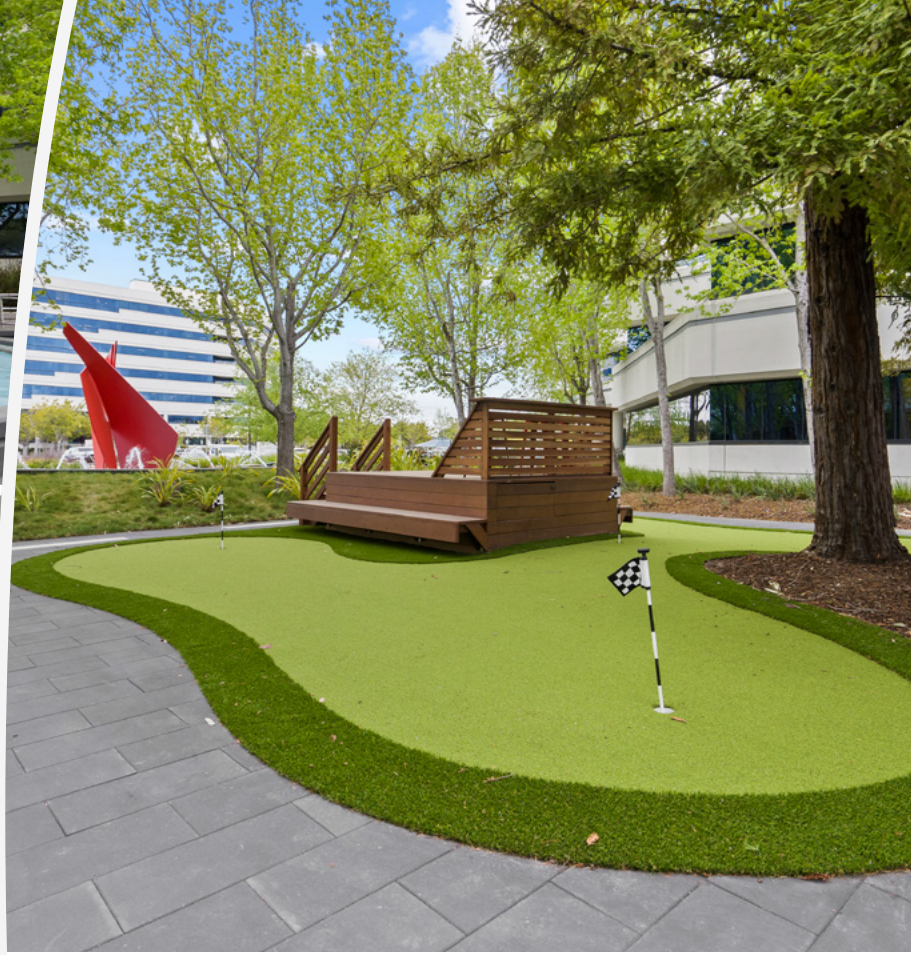
NEW OWNERSHIP, NEW RATES, NEW OPPORTUNITIES — NOW WITH EVEN MORE SPACE TO GROW

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CUSHMAN & WAKEFIELD · JLL · SC properties









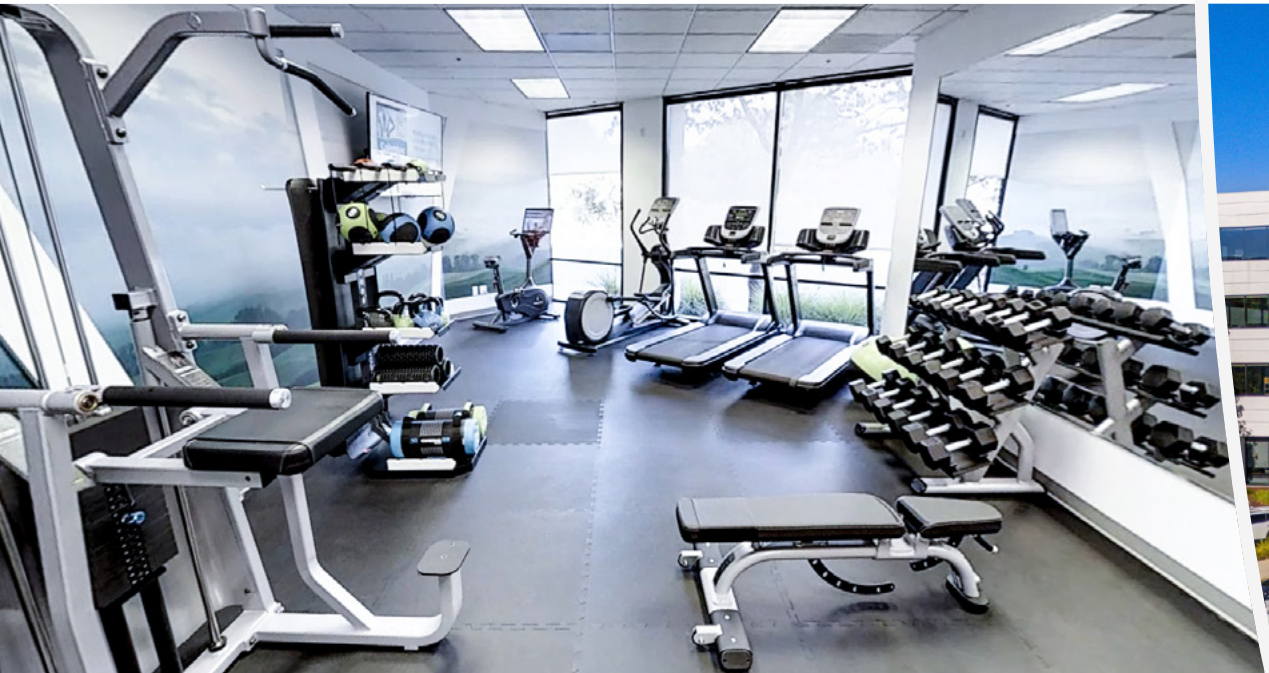













1840 GATEWAY ENTERS A NEW ERA



OVERVIEW

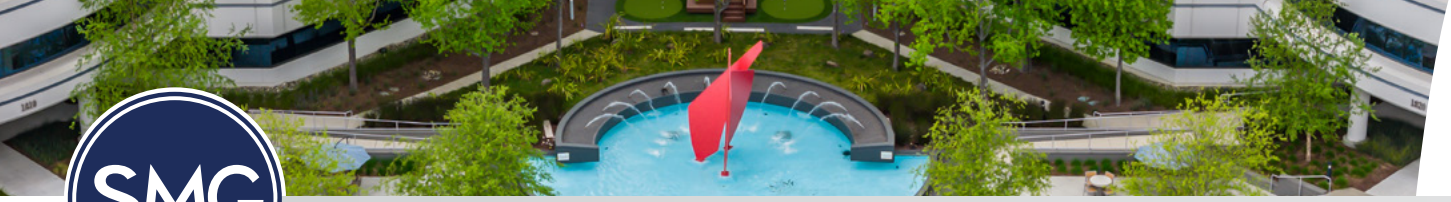




PROPERTY FEATURES

- 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
- 20 Level 2 EV Charging Stations
- Freeway Signage
- Walkable Amenities
- New Common Area Upgrades

CUSHMAN & WAKEFIELD JLL



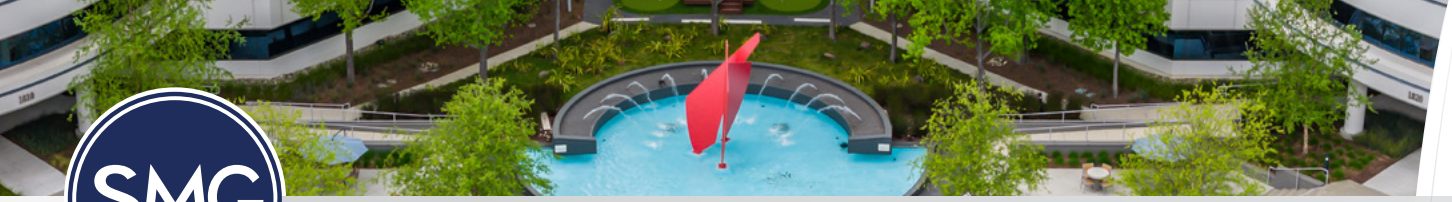
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AVAILABILITIES

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
±2,620 SF	1840 Gateway Drive	Suite 125	private offices, conference room, open office area, break area, reception, IT Available 1/1/27	MARKET READY WORK UNDERWAY
1820 GATEWAY DRIVE			
±10,264 SF	1820 Gateway Drive	Suite 300	3 private offices, 3 conference rooms, break room, large open office area	
±4,909 SF	1820 Gateway Drive	Suite 370	conference room, meeting room, open office area, break area, IT room	
±3,798 SF	1820 Gateway Drive	Suite 240	3 private offices, break area, reception area, storage room, print/copy room, IT room, open office area, common balcony	MARKET READY WORK UNDERWAY
±3,593 SF	1820 Gateway Drive	Suite 330	2 private offices, conference room, reception area, break area, IT room, open office, balcony	
1810 GATEWAY DRIVE			
±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
±5,635 SF	1810 Gateway Drive	Suite 360	4 private offices, conference room, reception, open office area, private balconies	MARKET READY WORK UNDERWAY
±3,862 SF	1810 Gateway Drive	Suite 280	5 private offices, conference room	
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 *Suites 220 & 250 can be combined ±14,419*	
±4,149 SF	1800 Gateway Drive	Suite 220	6 private offices, conference room, reception, break area, IT/storage room, open office area, shared balcony *Suites 220 & 250 can be combined ±14,419*	MARKET READY WORK UNDERWAY

Please Click on Suite # to See Floor Plan

PREMIUM FLEXIBLE OFFICE SPACES



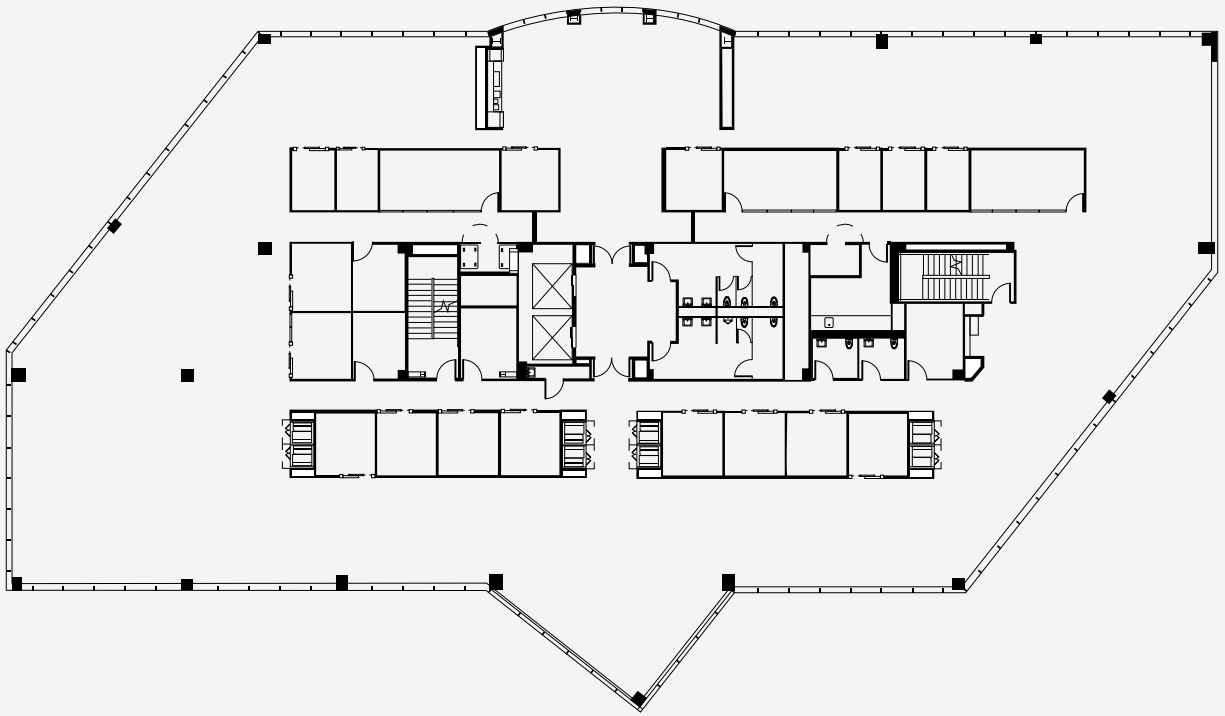
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AVAILABLE SUITES

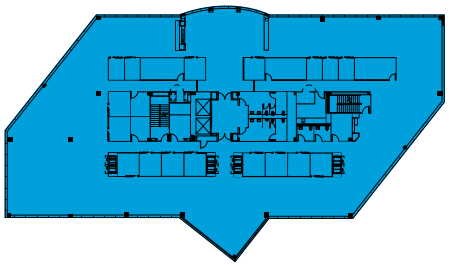
1840 GATEWAY DRIVE

Suite 300	±18,695
Private Offices	17
Conference Rooms	3
Storage Room	1
Break Room	1
Open Office	1

CLICK HERE FOR VIRTUAL TOUR



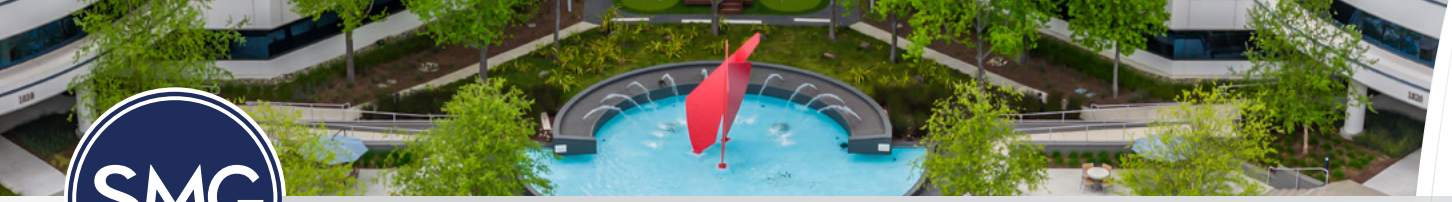
KEY PLAN



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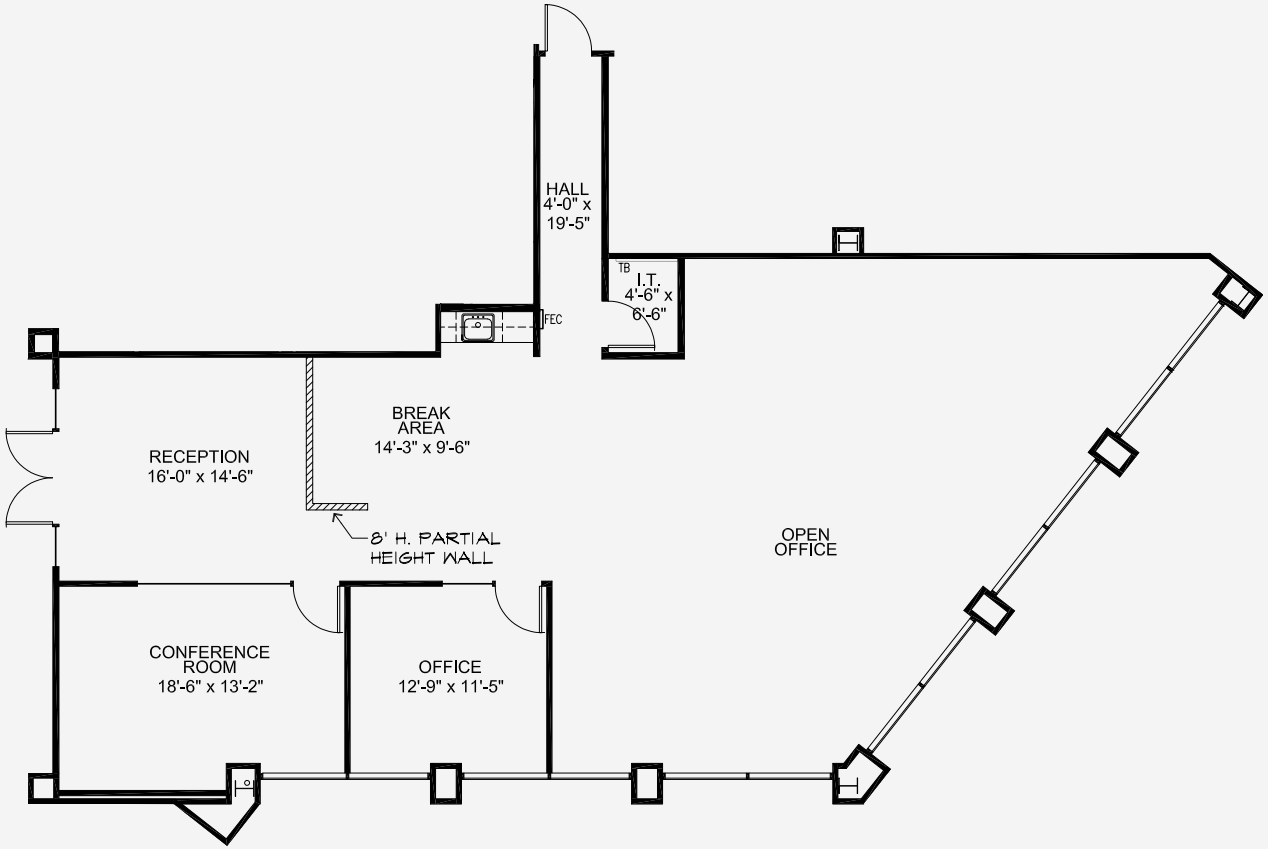
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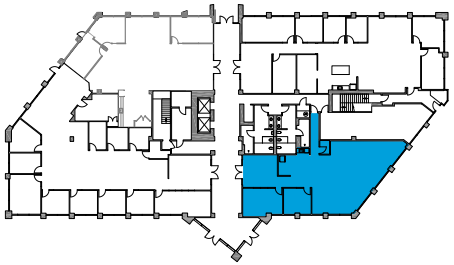
1840 GATEWAY DRIVE

Suite 125	±2,620
Private Offices	1
Conference Room	1
Open Office	1
Break Area	1
Reception	1
IT	1
Available 1/1/27	

MARKET READY WORK UNDERWAY



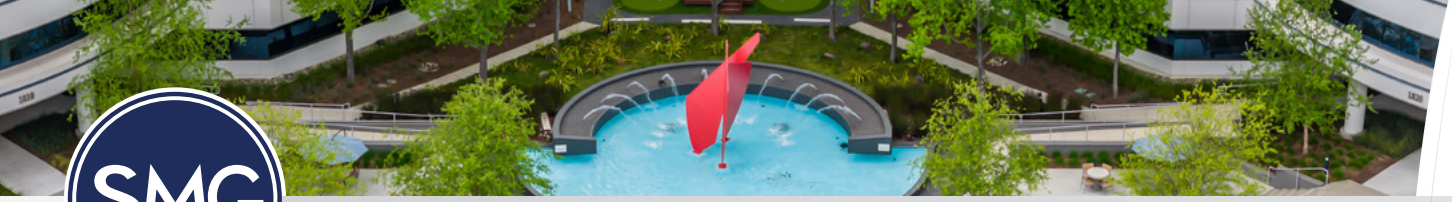
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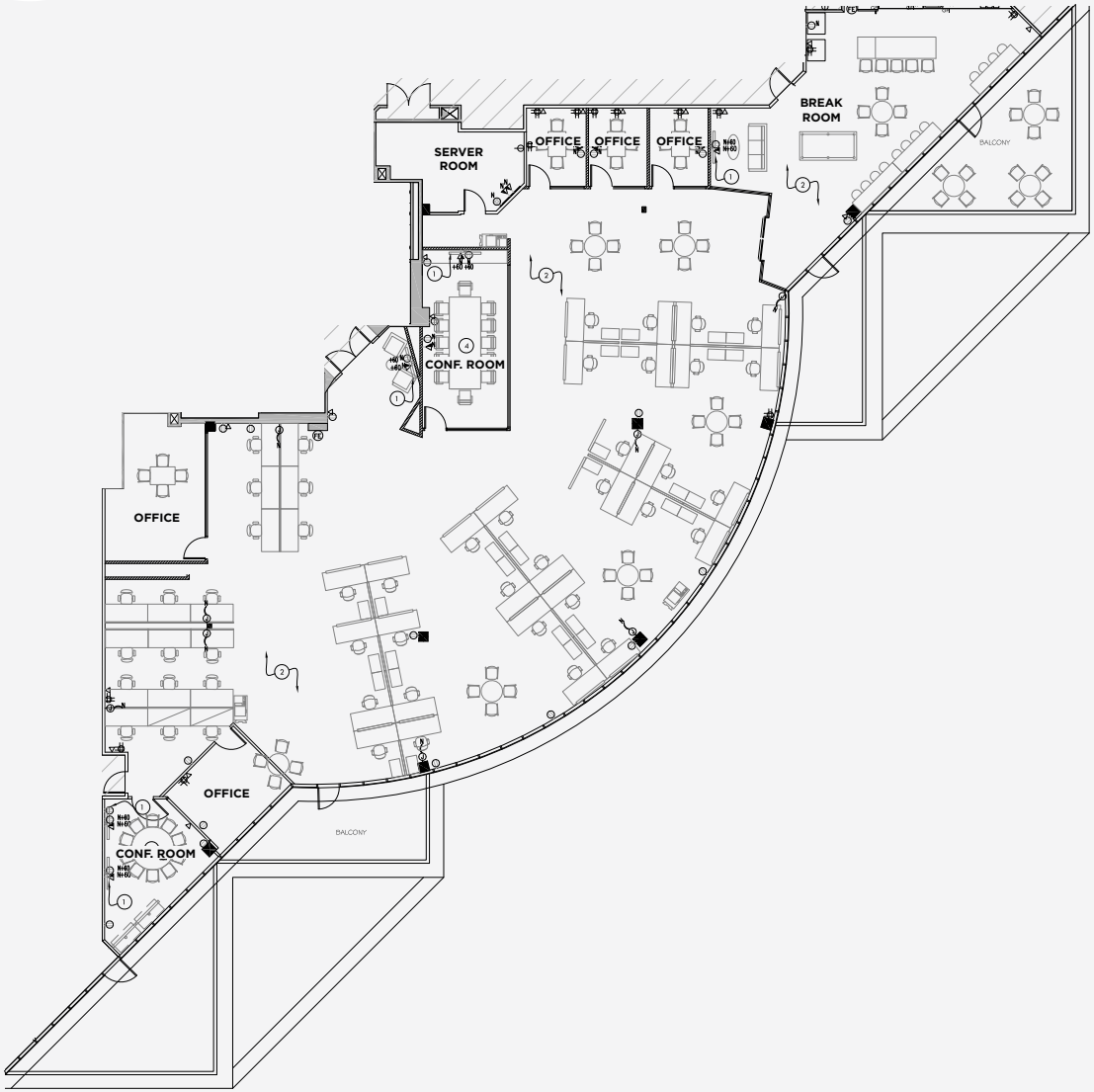
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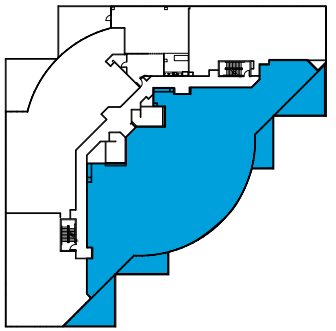
AVAILABLE SUITES



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

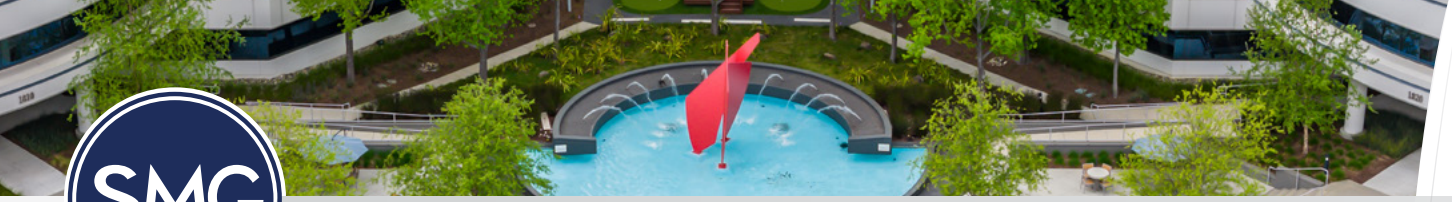
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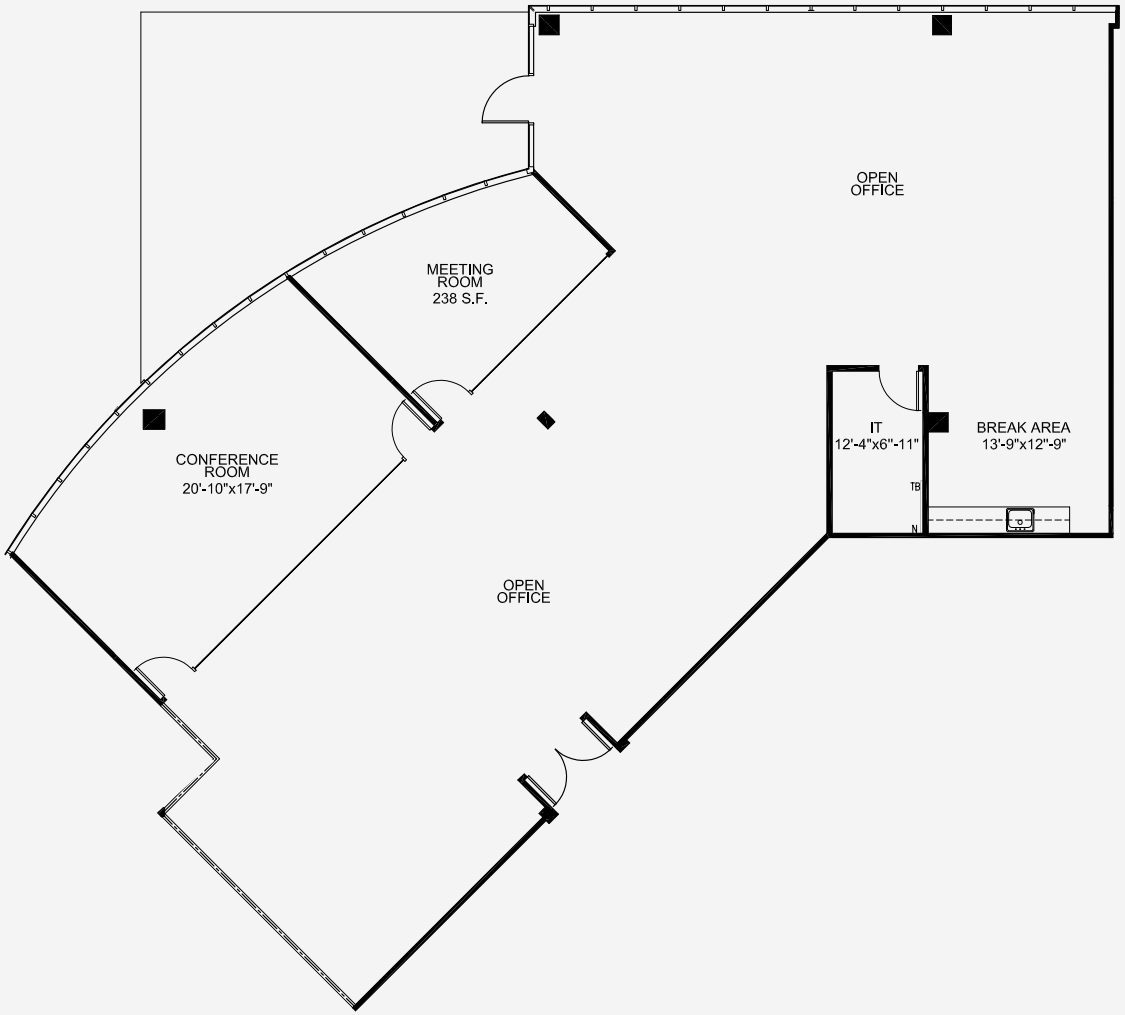


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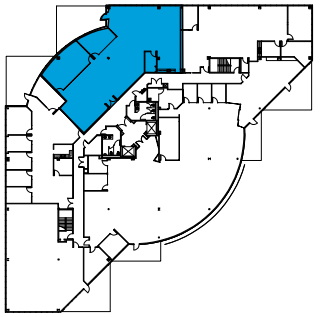
AVAILABLE SUITES

1820 GATEWAY DRIVE

Suite 370	±4,909
Meeting Room	1
Conference Room	1
Open Office Space	1
Break Area	1
IT	1



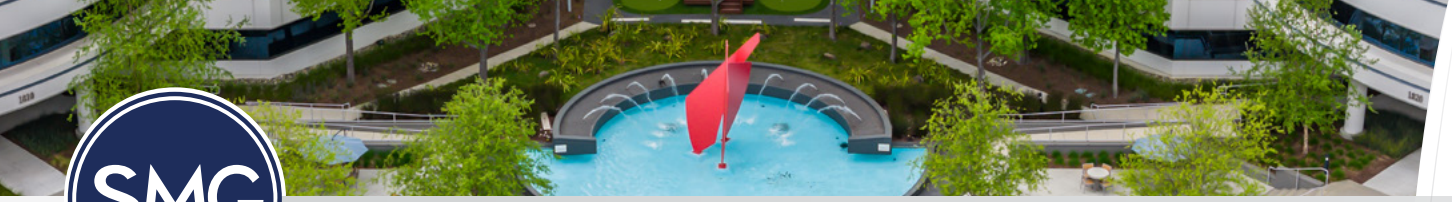
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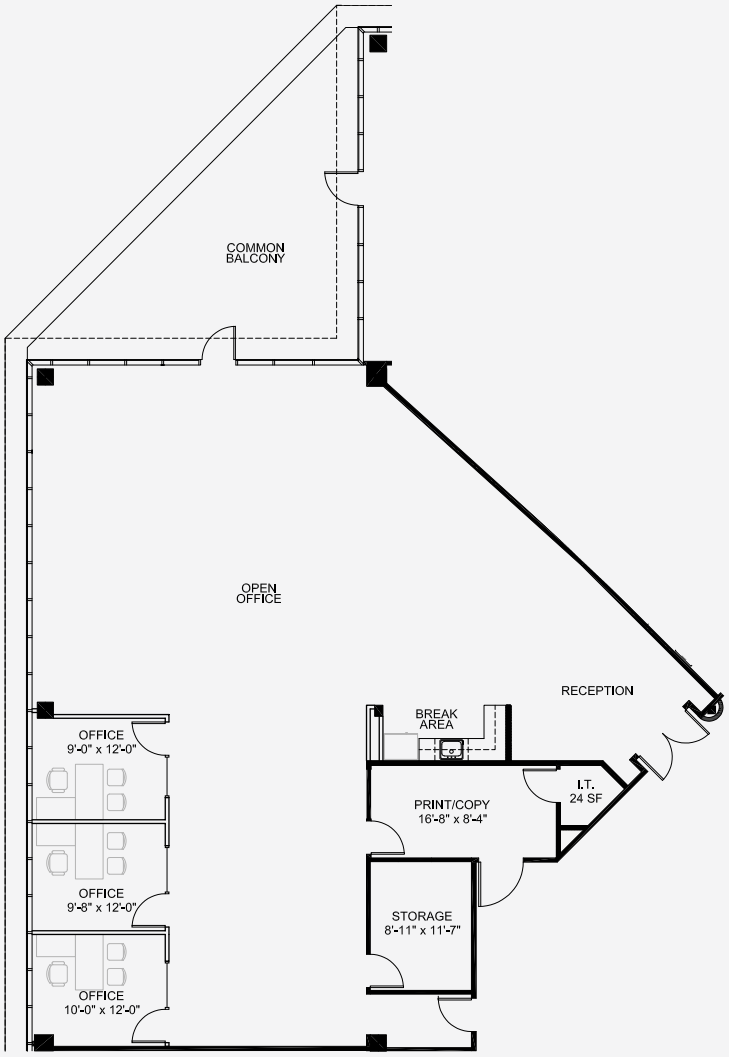
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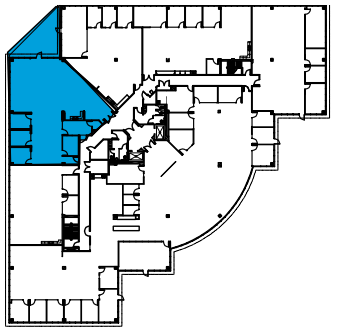


1820 GATEWAY DRIVE

Suite 240	±3,798
Private Offices	3
Common Balcony	1
Break Area	1
Reception	1
Storage	1
IT	1
Print/Copy	1
Open Office	1

MARKET READY WORK UNDERWAY

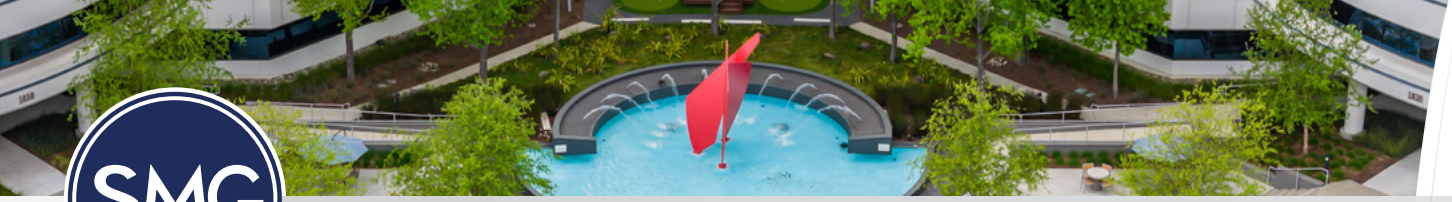
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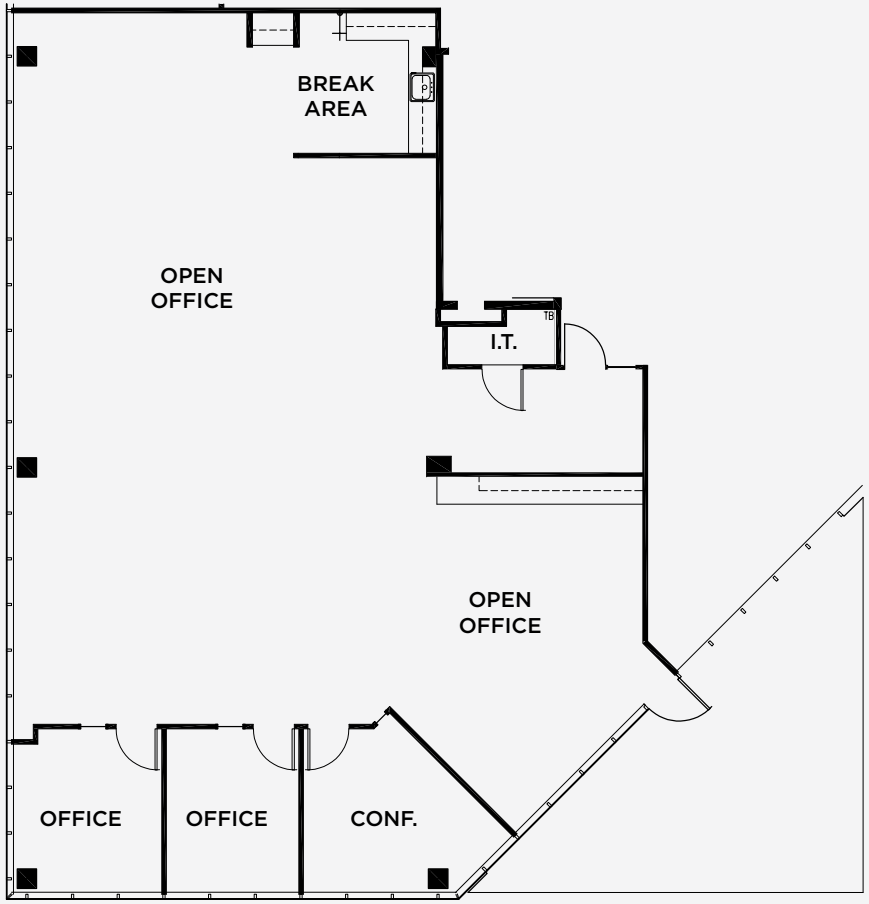
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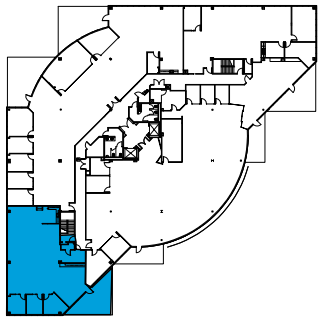
AVAILABLE SUITES



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	

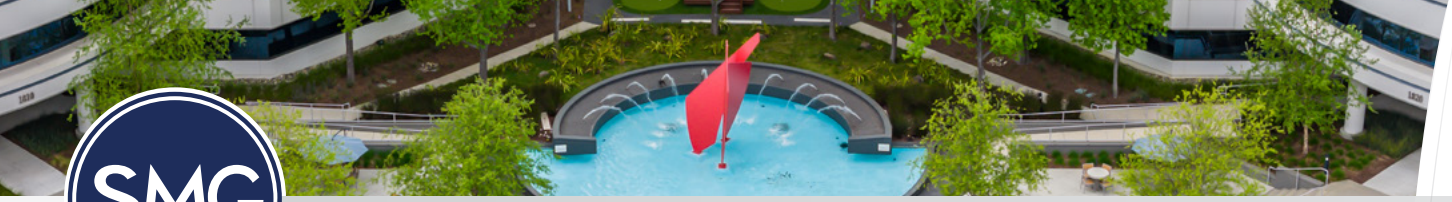
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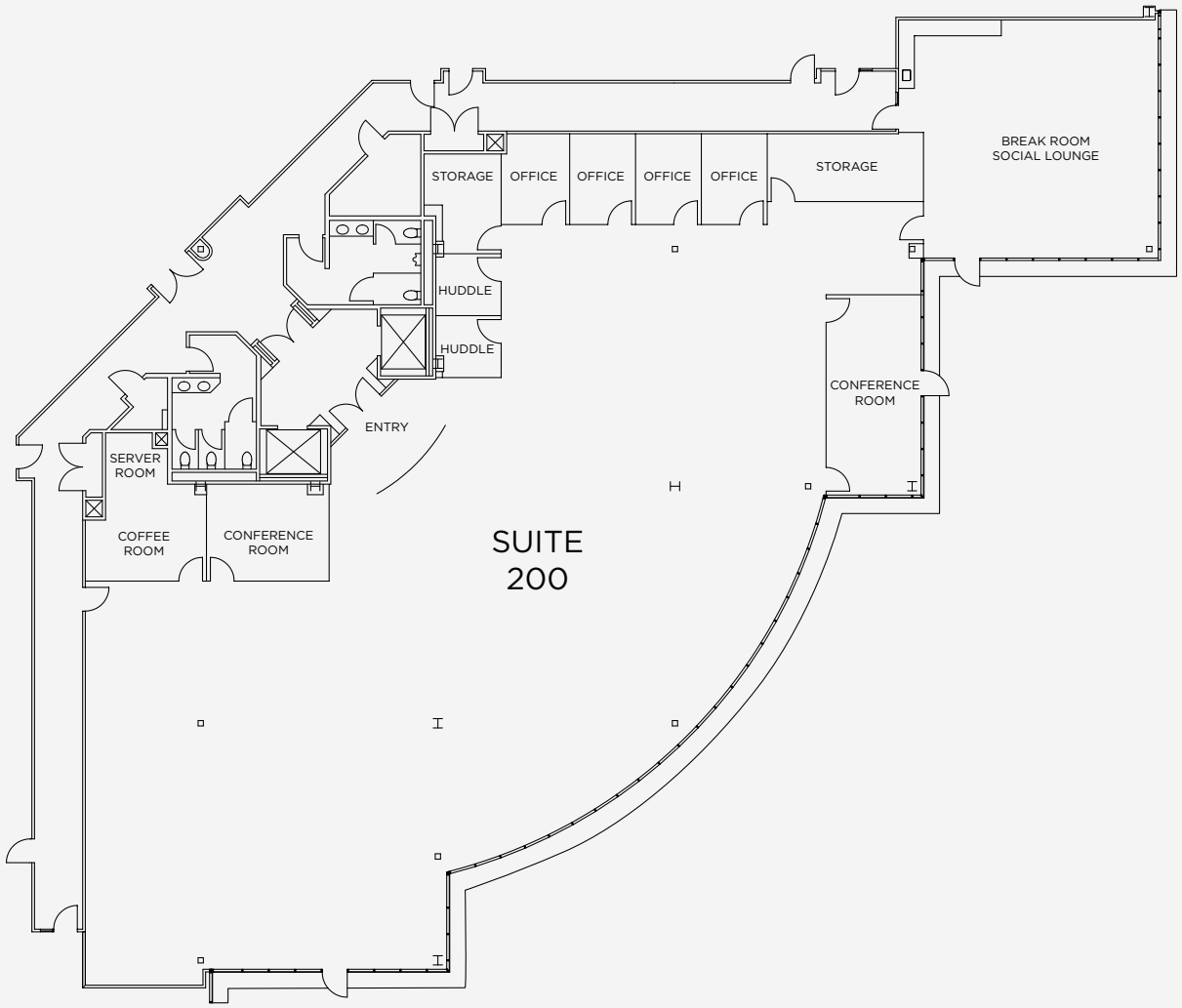
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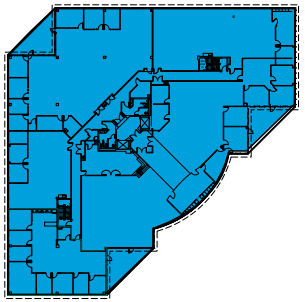


1810 GATEWAY DRIVE

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

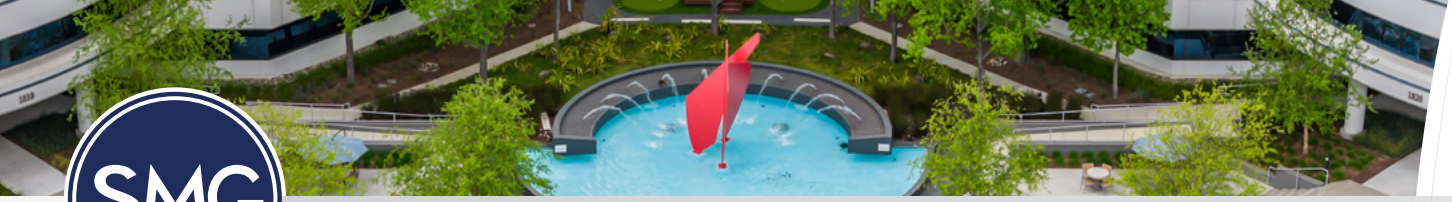
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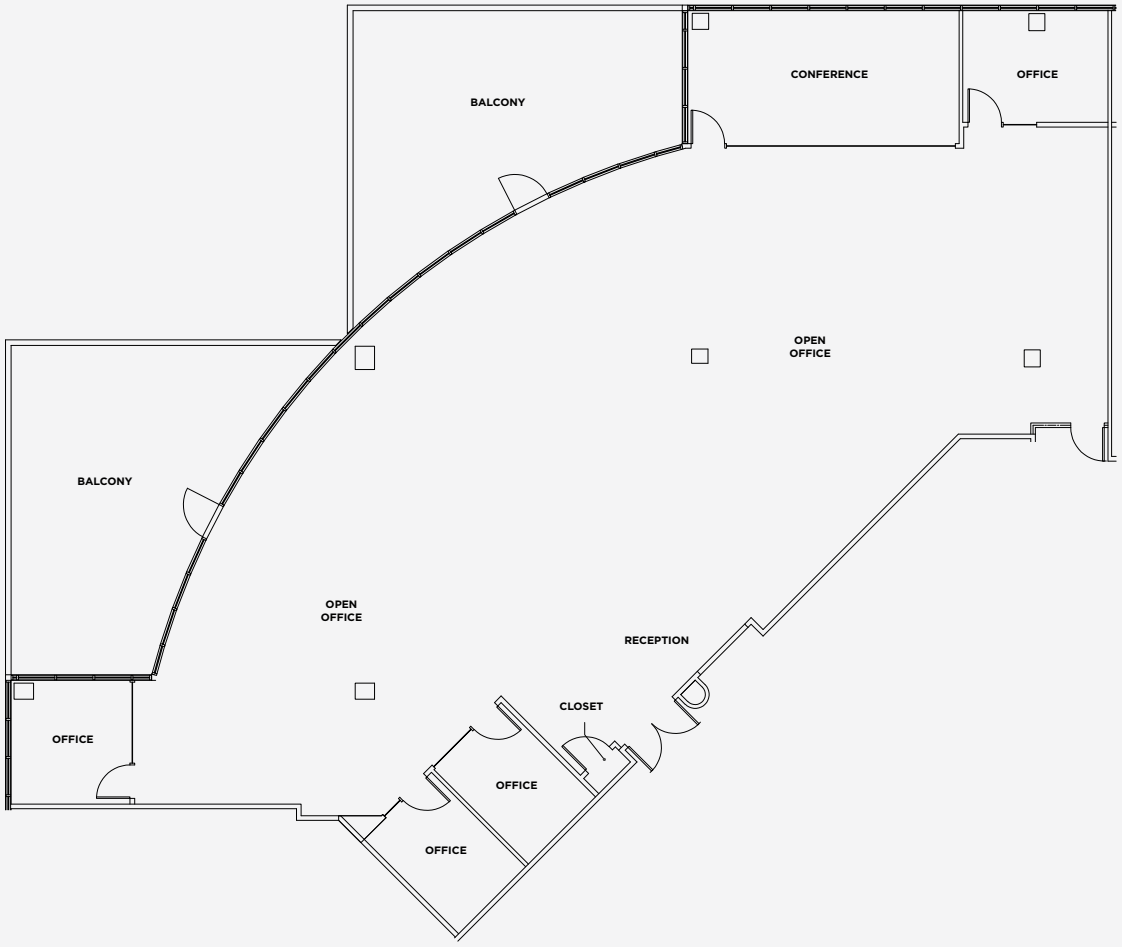
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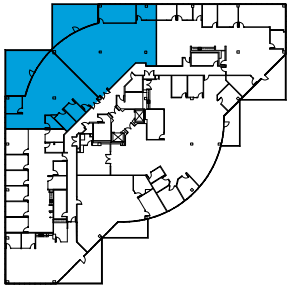
1810 GATEWAY DRIVE

Suite 360	±5,635
Private Offices	4
Conference Room	1
Reception	1
Open Office	1
Private Balconies	1

MARKET READY WORK UNDERWAY



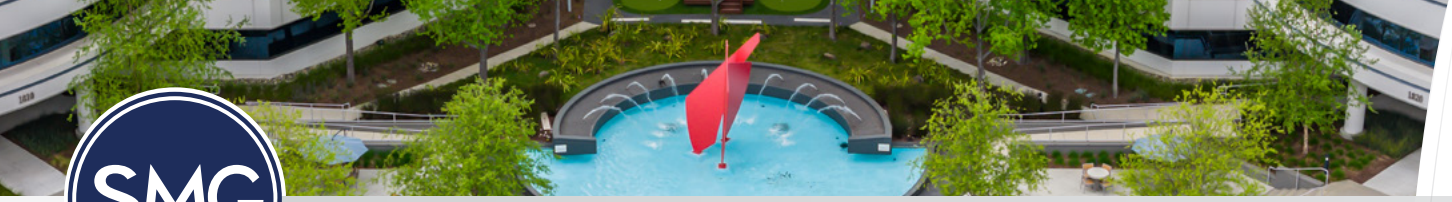
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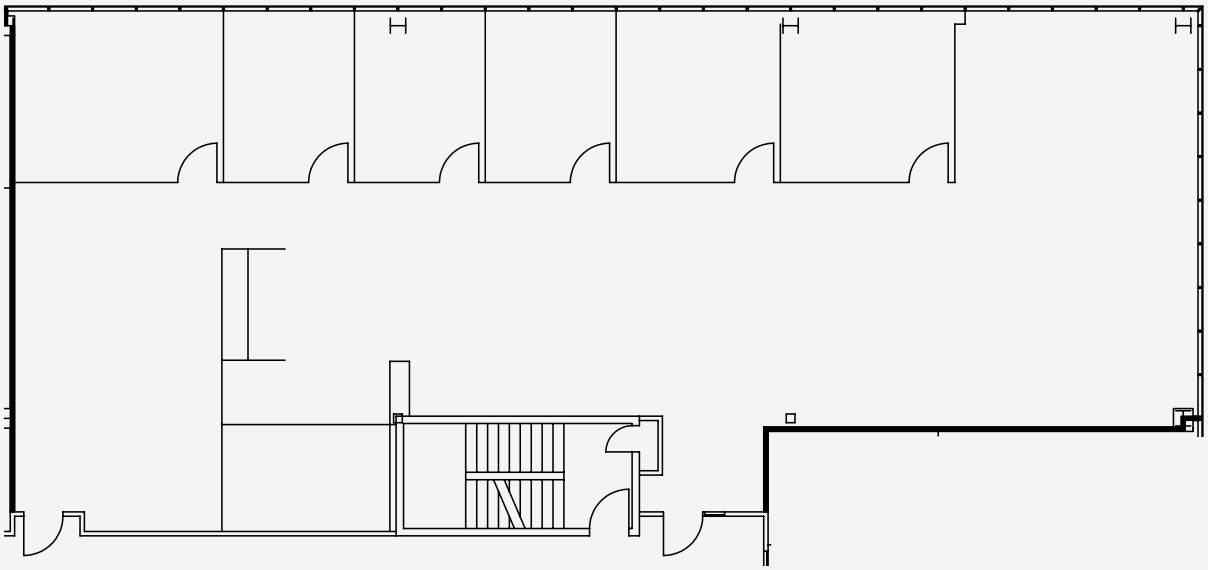


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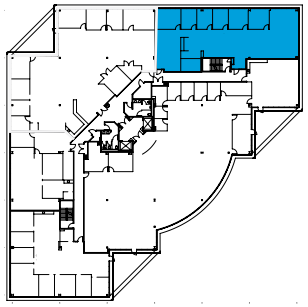
AVAILABLE SUITES

1810 GATEWAY DRIVE

Suite 280	±3,862
Private Offices	5
Conference Room	1



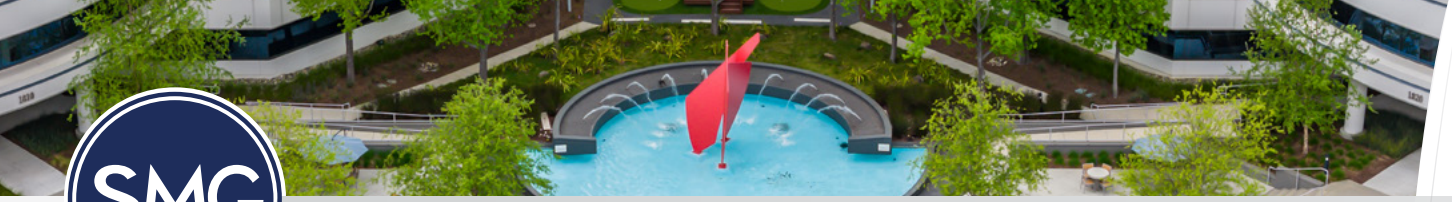
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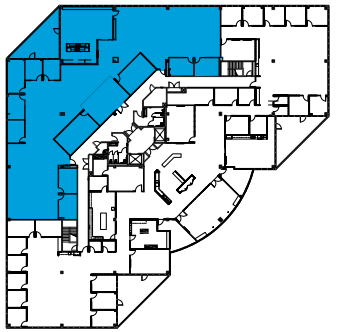


1800 GATEWAY DRIVE

Suite 250	±10,270
Private Offices	8
Conference Rooms	2
Reception Area	1
Open Office	3
Break Area	1
IT Room	1
Balcony	1

Suites 220 & 250 can be combined ±14,419

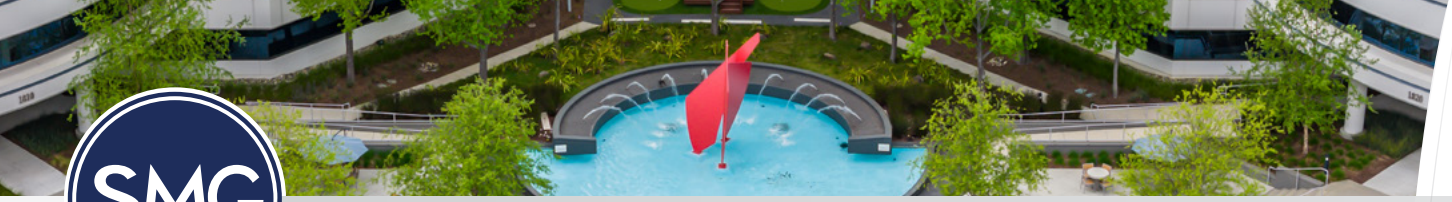
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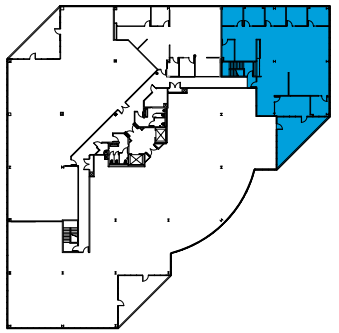
1800 GATEWAY DRIVE

Suite 220	±4,149
Private Offices	6
Conference Room	1
Reception	1
Break Area	1
IT/Storage Room	1
Open Office	1
Shared Balcony	1

Suites 220 & 250 can be combined ±14,419

MARKET READY WORK UNDERWAY

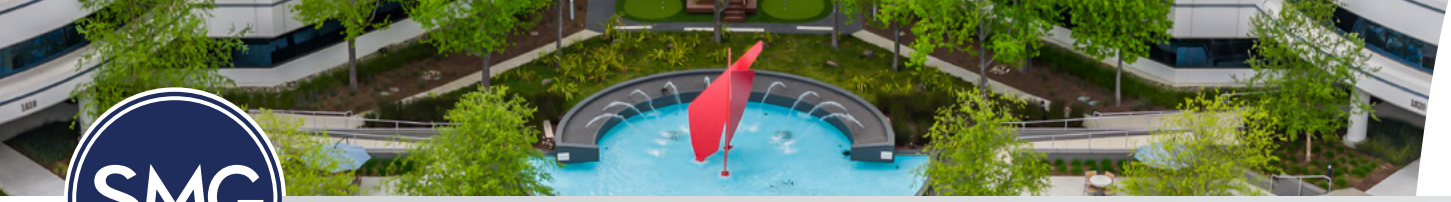
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AMENITIES

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

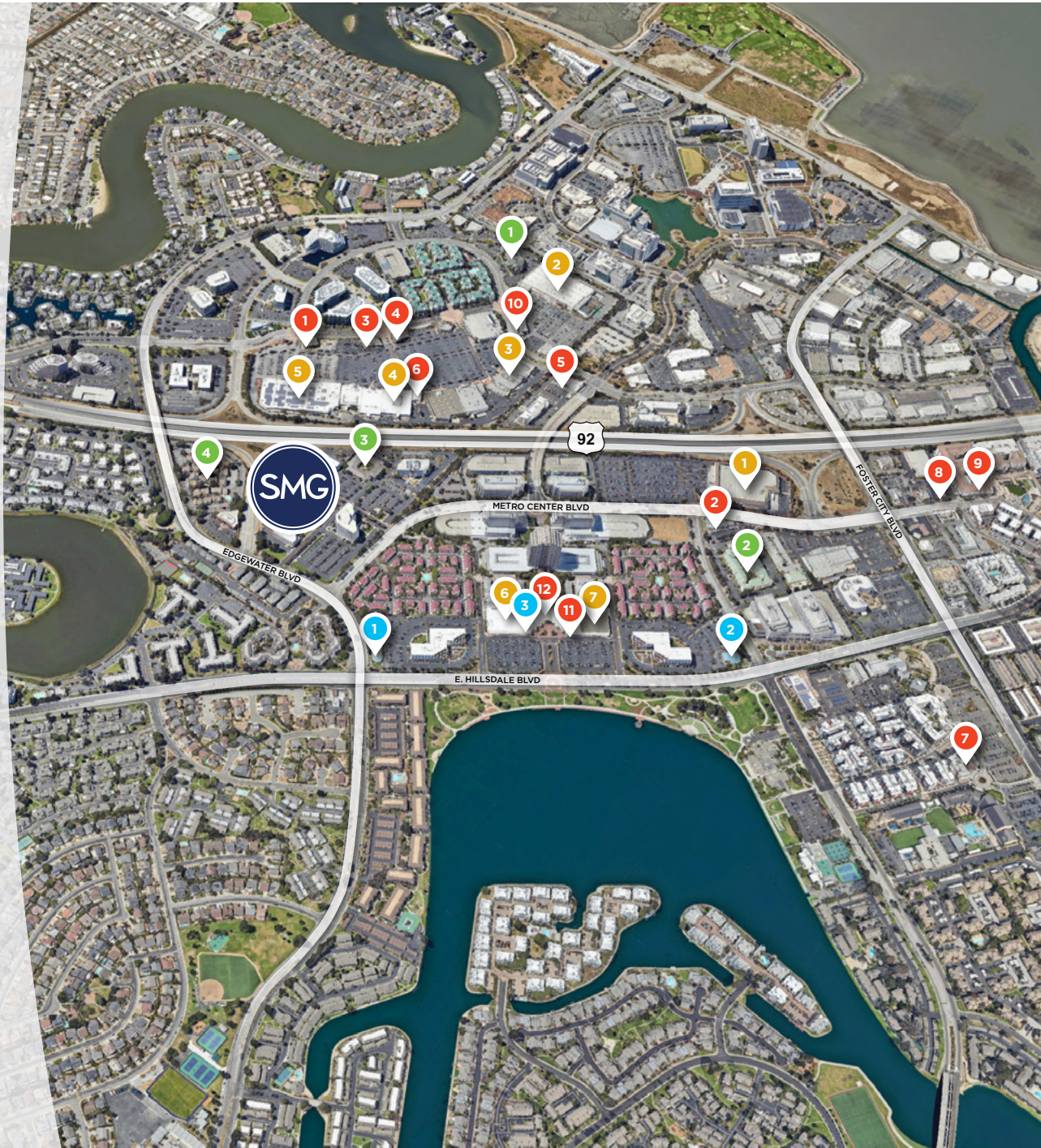
1. Costco
2. The Home Depot
3. Petco
   Cost Plus World Market
4. Total Wine & More
   Marshalls
5. Target
   CVS Pharmacy
6. Safeway
7. CVS Pharmacy

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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