



# SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

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

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

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

SMG

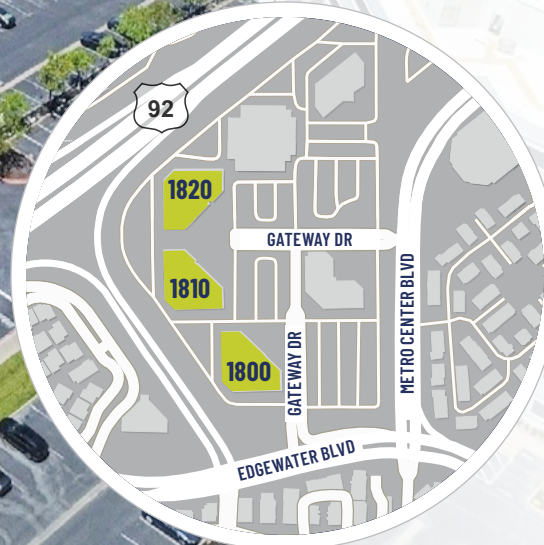
1820  
GATEWAY

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







## AVAILABILITIES

	BUILDING	SUITE	COMMENTS
±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 <a href="#">MARKET READY SUITE</a> <a href="#">PARTIAL PLUG &amp; PLAY SUITE</a>
±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 <a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
±10,264 SF	1820 Gateway Drive	Suite 300	3 private offices, 3 conference rooms, break room, large open office area
±6,317 SF	1810 Gateway Drive	Suite 380	<a href="#">MARKET READY SUITE</a> 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>
±4,630 SF	1820 Gateway Drive	Suite 350	conference room, meeting room, open office area, break area, IT room
±3,862 SF	1810 Gateway Drive	Suite 280	5 private offices, conference room
±3,733 SF	1820 Gateway Drive	Suite 220	large open office area, common balcony, work room, reception, storage, IT Available within 60 days
±3,106 SF	1820 Gateway Drive	Suite 230	3 private offices, conference room, common balcony, open office area, reception Available within 60 days
±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 Available within 60 days
±1,679 SF	1810 Gateway Drive	Suite 160	2 private offices, break area, open office

*Please Click on Suite # to See Floor Plan*



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# AVAILABLE SUITES

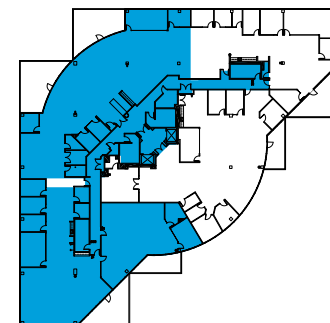
## 1810 GATEWAY DRIVE

### 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 25,851 SF*

## KEY PLAN



MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

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 CUSHMAN & WAKEFIELD

 JLL



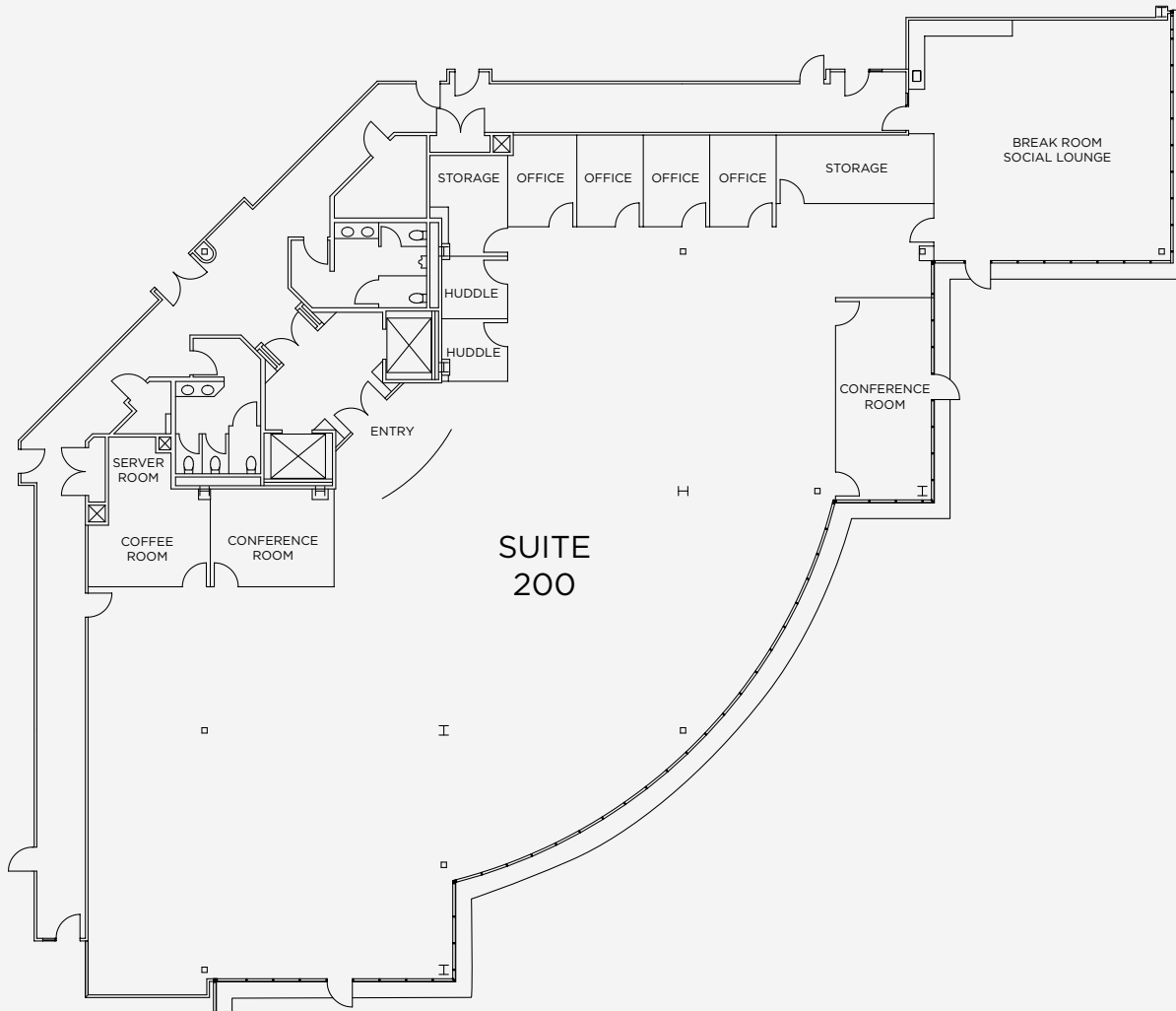
# AVAILABLE SUITES

## 1810 GATEWAY DRIVE

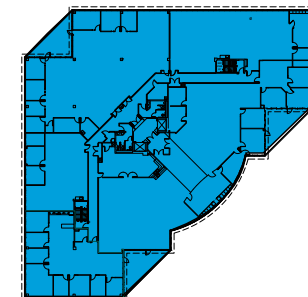
### Suite 200 ±10,933

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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# AVAILABLE SUITES

## 1820 GATEWAY DRIVE

### Suite 300 ±10,264

Hypothetical Headcount ±47

Private Offices 3

Conference Rooms 3

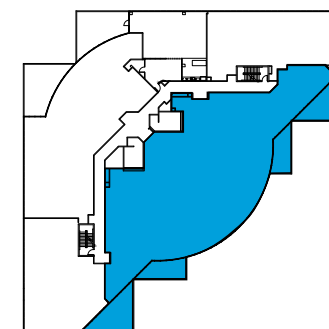
Break Room 1

Server Room 1

Large Open Office Space 1



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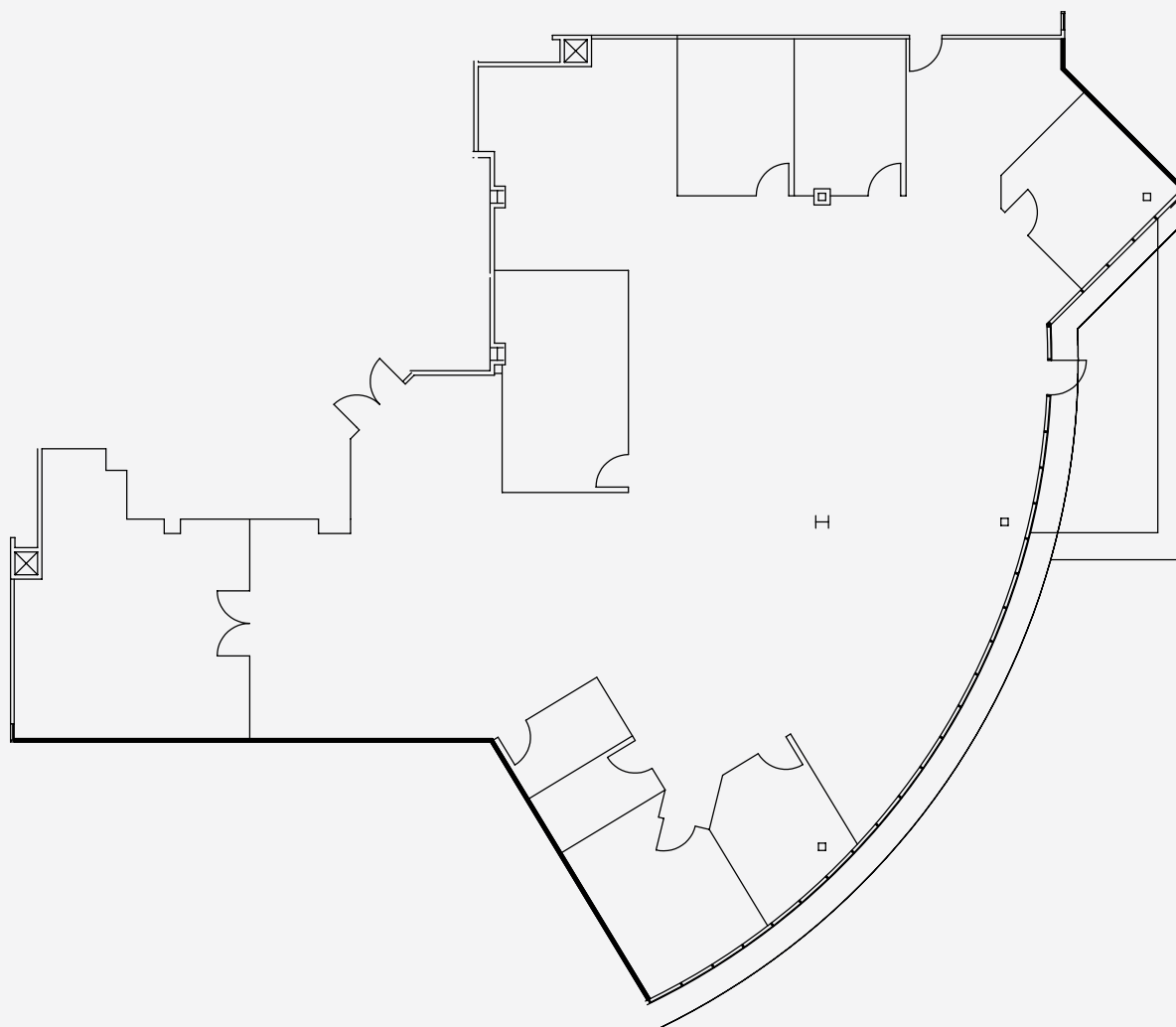
## 1810 GATEWAY DRIVE

### Suite 380 ±6,317

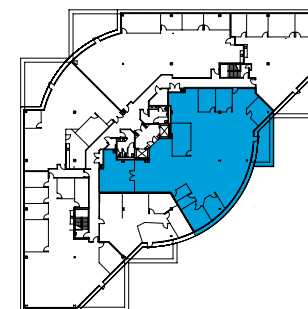
Hypothetical Headcount	±32
Private Offices	7
Conference Room	1
Break Area	1
Balcony	1
Large Open Office Space	1

*\*Can be combined with Suite 300 for up to 25,851 SF*

**MARKET READY SUITE**



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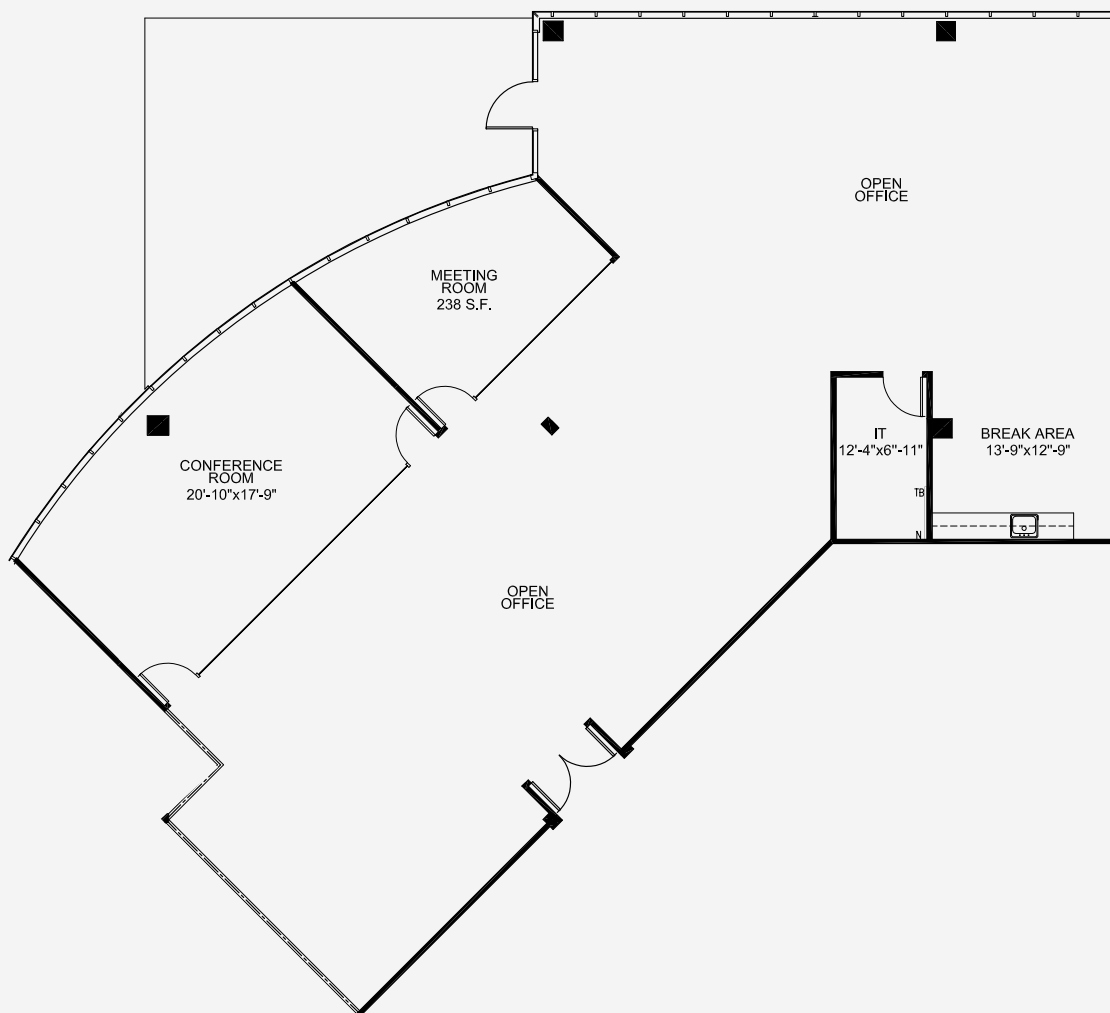


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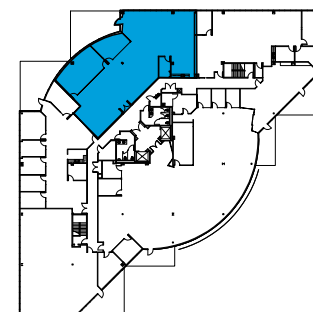
## 1820 GATEWAY DRIVE

### Suite 350 ±4,303

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



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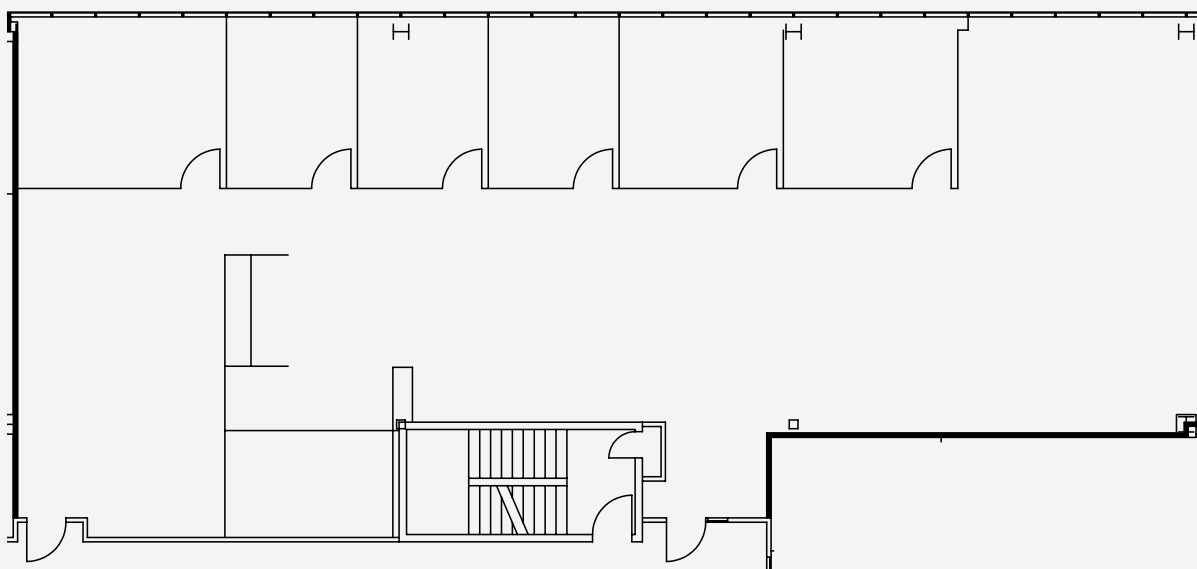
# AVAILABLE SUITES

## 1810 GATEWAY DRIVE

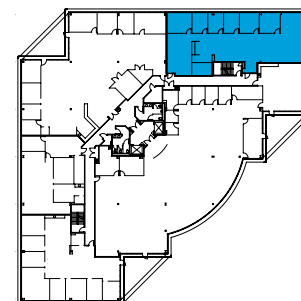
**Suite 280** ±3,862

Private Offices 5

Conference Room 1



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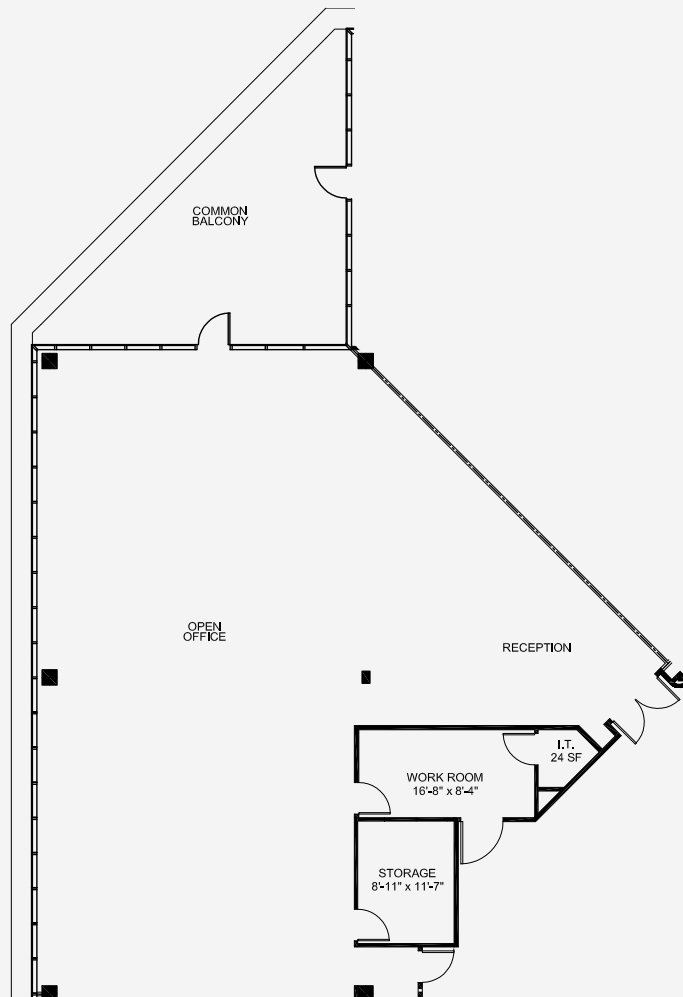
# AVAILABLE SUITES

## 1820 GATEWAY DRIVE

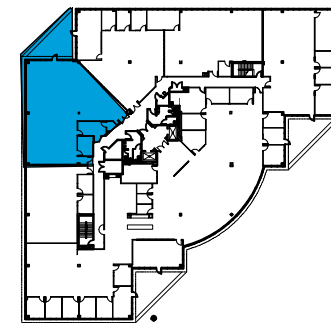
### Suite 220 ±3,733

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

Available within 60 days



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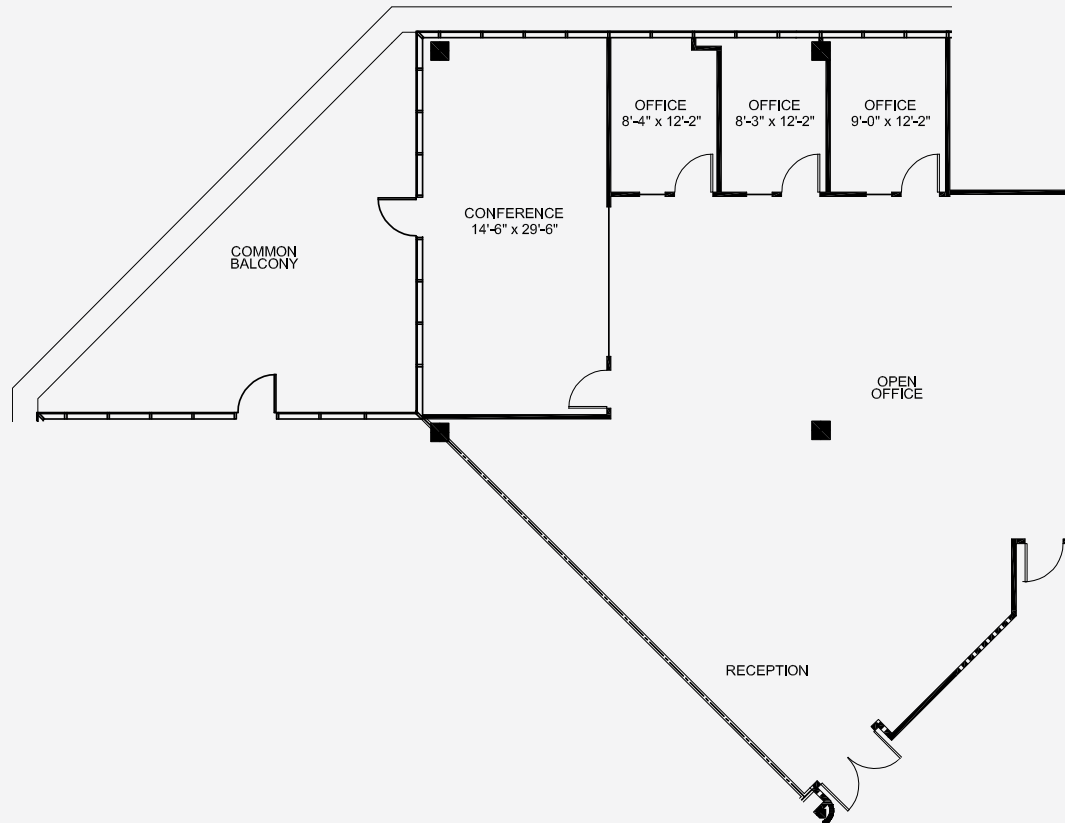
# AVAILABLE SUITES

## 1820 GATEWAY DRIVE

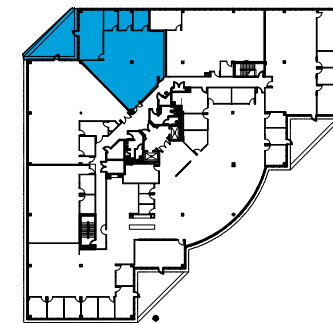
### Suite 230 ±3,106

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

Available within 60 days



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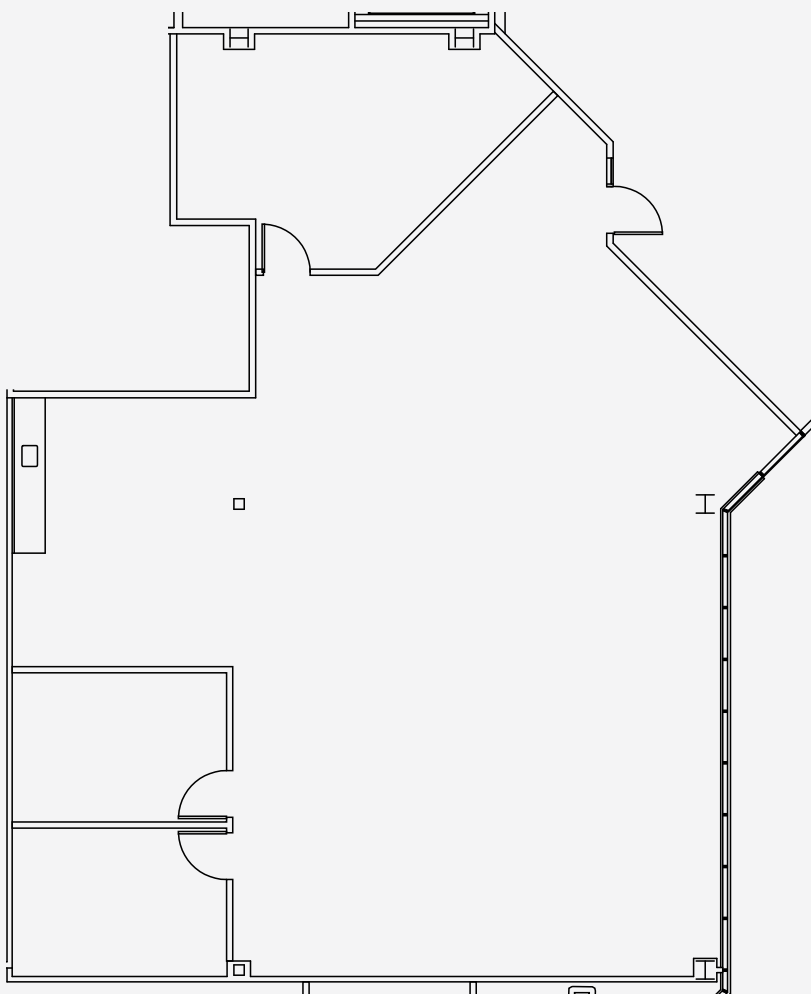


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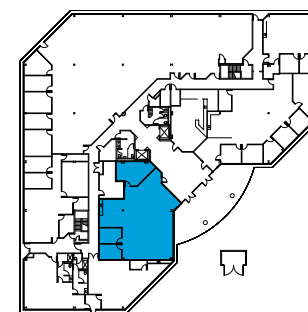
## 1820 GATEWAY DRIVE

### Suite 100 ±2,817

Private Offices	2
Conference Room	1
Kitchen	1
Open Office	1

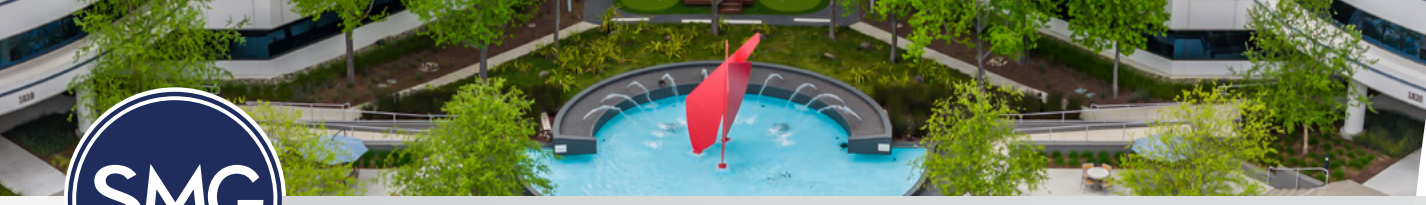


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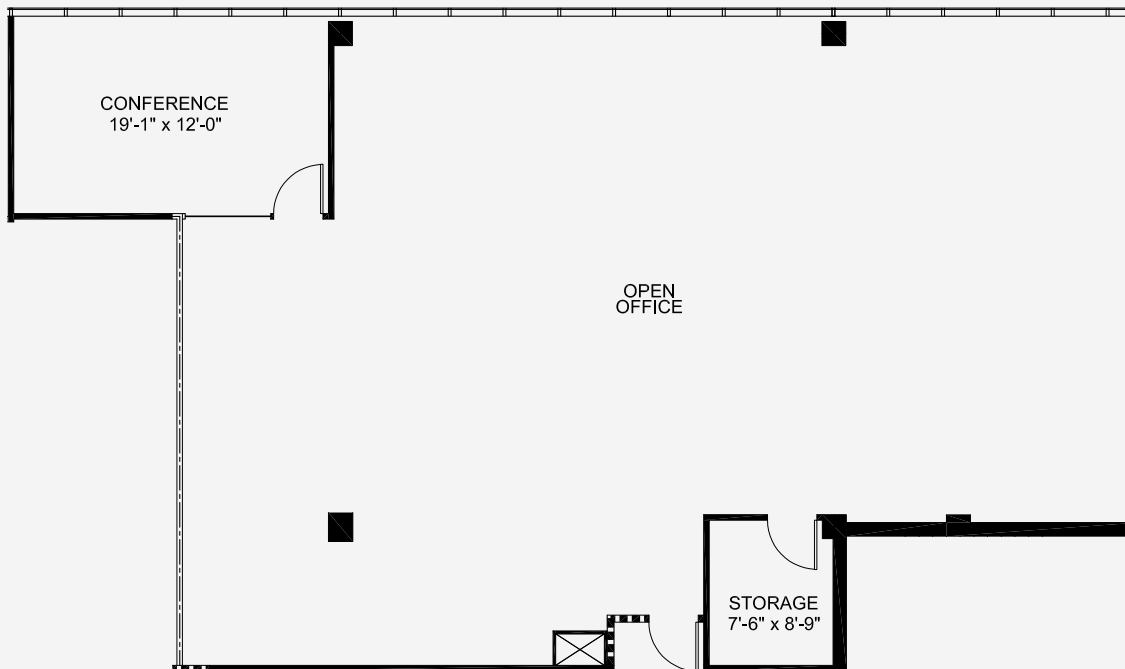


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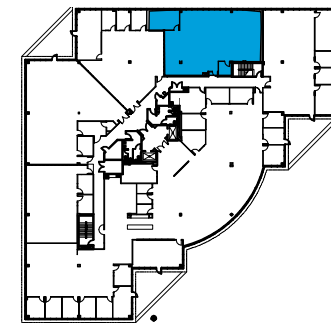
## 1820 GATEWAY DRIVE

### Suite 240 ±2,717

Conference Room	1
Large Open Office	1
Storage	1



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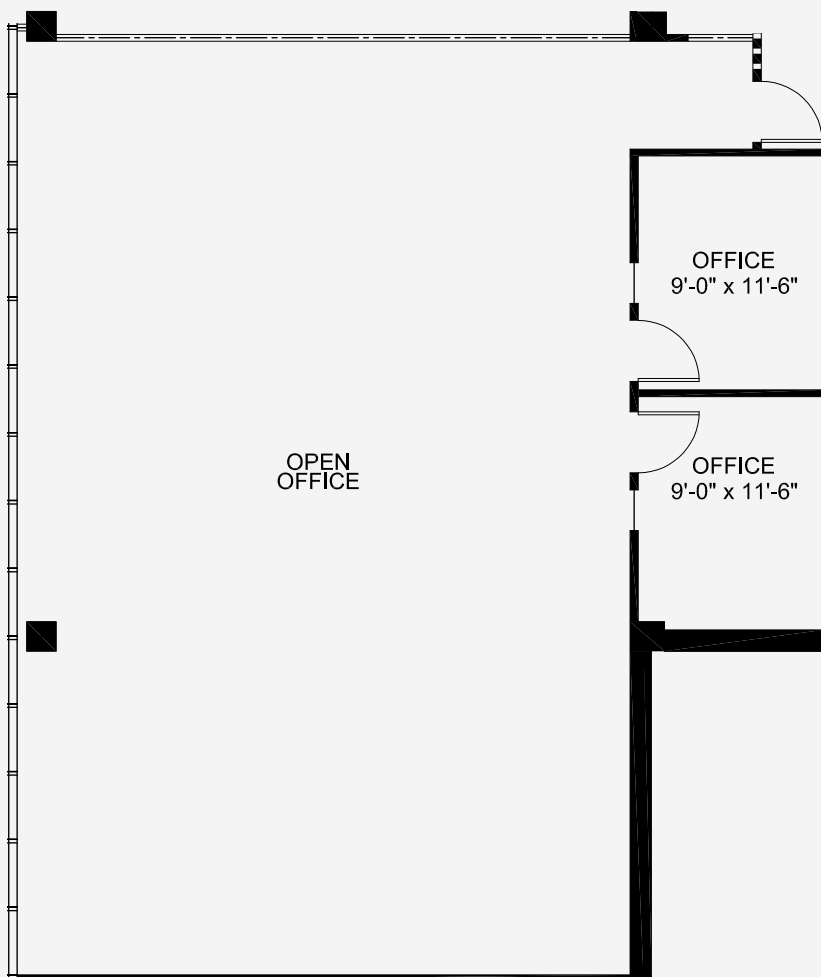
## 1820 GATEWAY DRIVE

**Suite 210** ±2,020

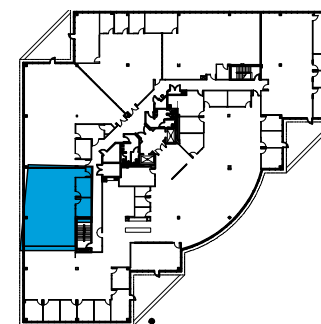
Private Offices 2

Open Office 1

Available within 60 days



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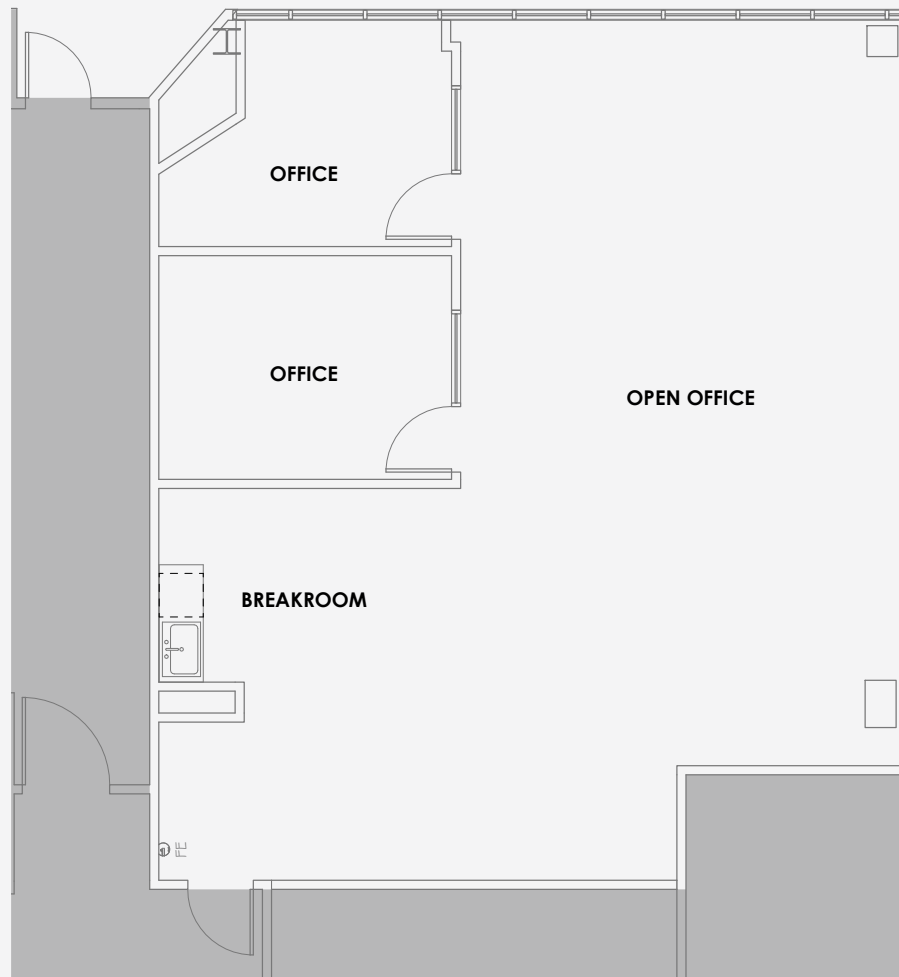


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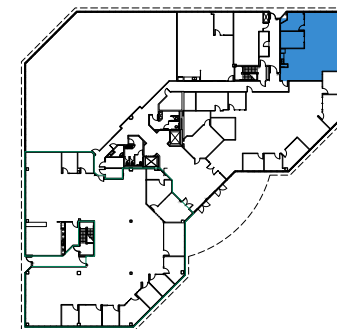
## 1810 GATEWAY DRIVE

### Suite 160 ±1,679

Private Offices	2
Open Office	1
Break Room	1



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# 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

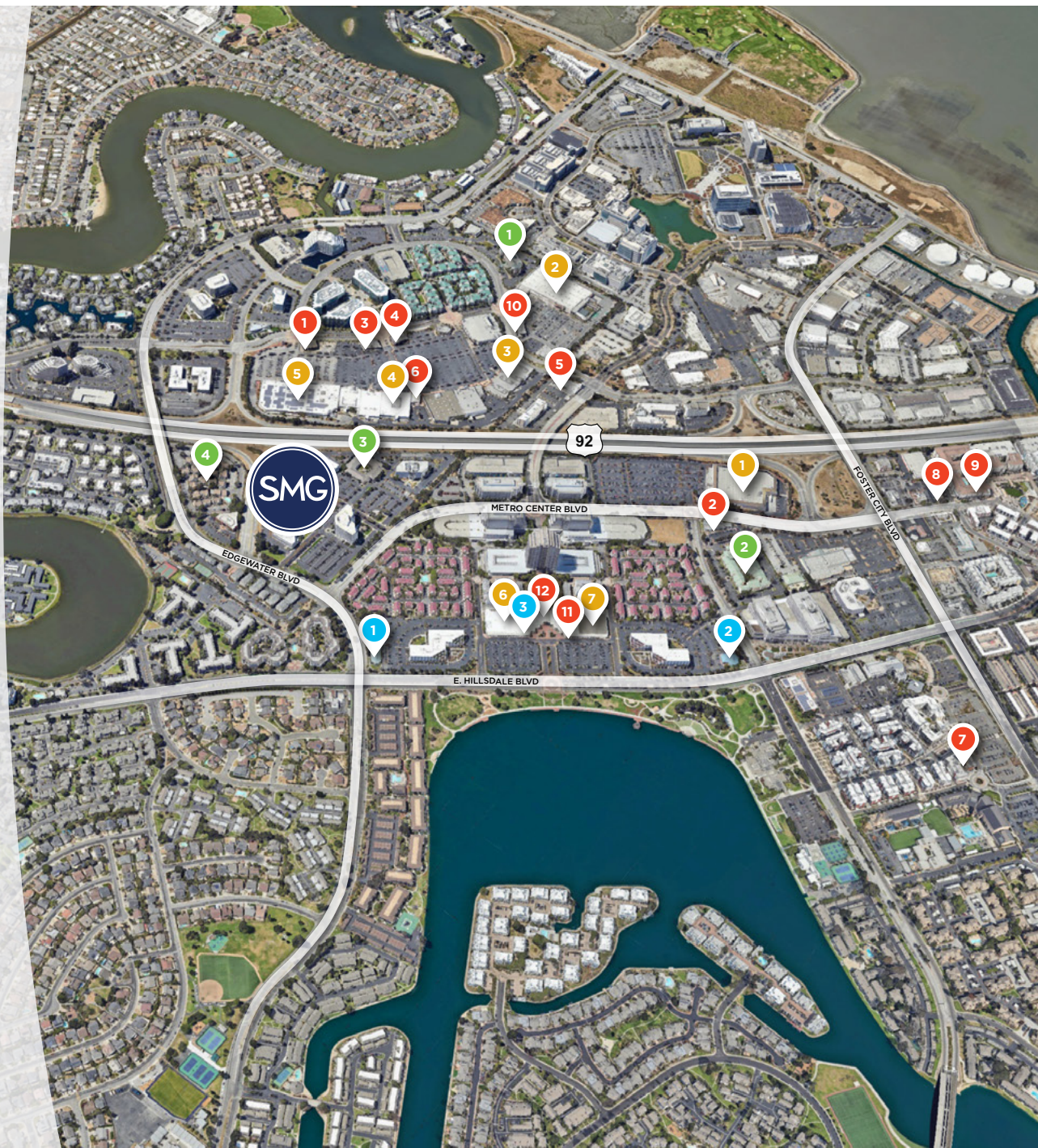
- 1 Costco
- 2 The Home Depot
- 3 Petco  
Cost Plus World Market
- 4 Total Wine & More  
Marshalls
- 5 Target  
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

## 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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