



# SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

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

AVAILABLE FOR LEASE  $\pm$ 2,000 SF -  $\pm$ 38,000 SF

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



**Gary Boitano**

Executive Director

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**Clarke Funkhouser**

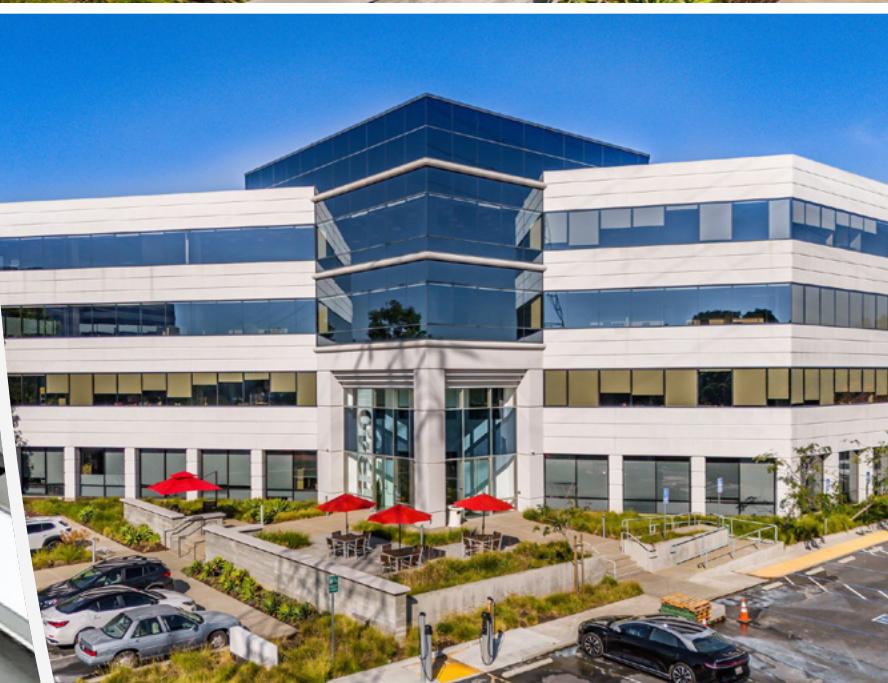
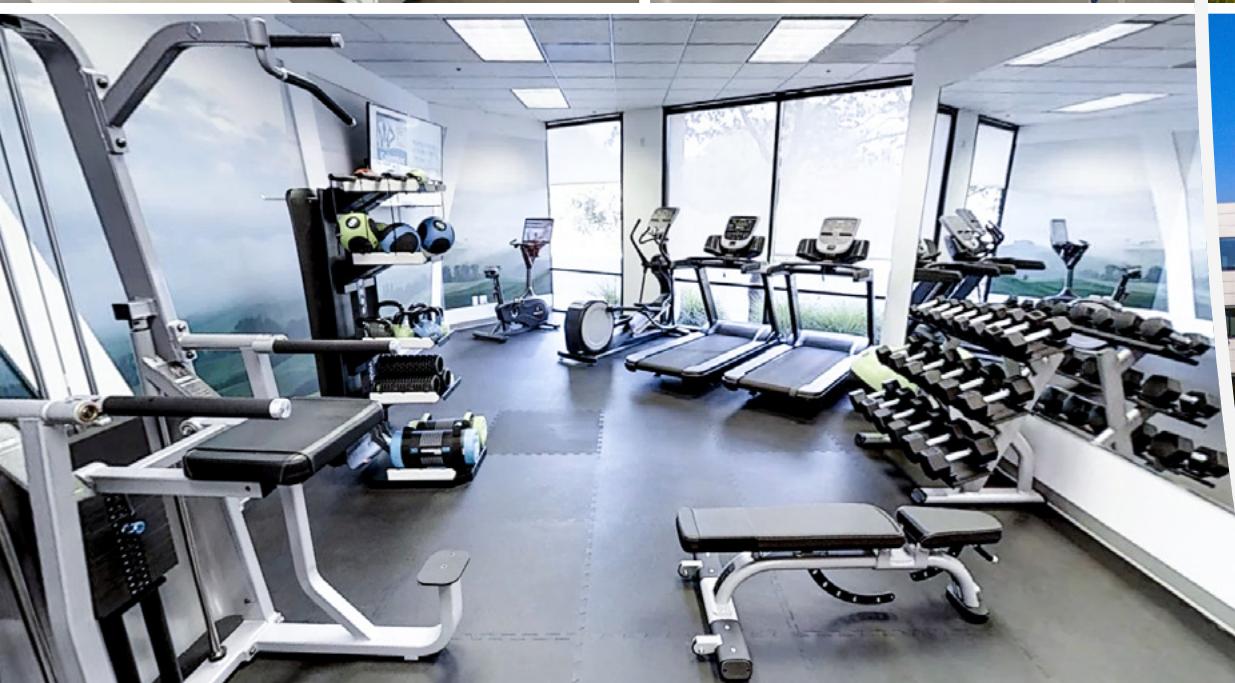
Senior Managing Director

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clarke.funkhouser@jll.com









## PROPERTY FEATURES

- Class A Project in heart of 92/101 Corridor
- Four Building Complex Totaling  $\pm 288,000$  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	
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**1840 GATEWAY DRIVE**

±18,695 SF	1840 Gateway Drive	Suite 300	12 private offices, 5 conference rooms, storage room, break room, open office area	<a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
±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 <small>*Can be combined with Suite 380 for up to 21,034 SF</small>	<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>
±6,317 SF	1810 Gateway Drive	Suite 380	7 private offices, conference room, break room, open office area, storage, reception, balcony <small>*Can be combined with Suite 300 for up to 21,034 SF</small>	<a href="#">MARKET READY SUITE</a>
±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**

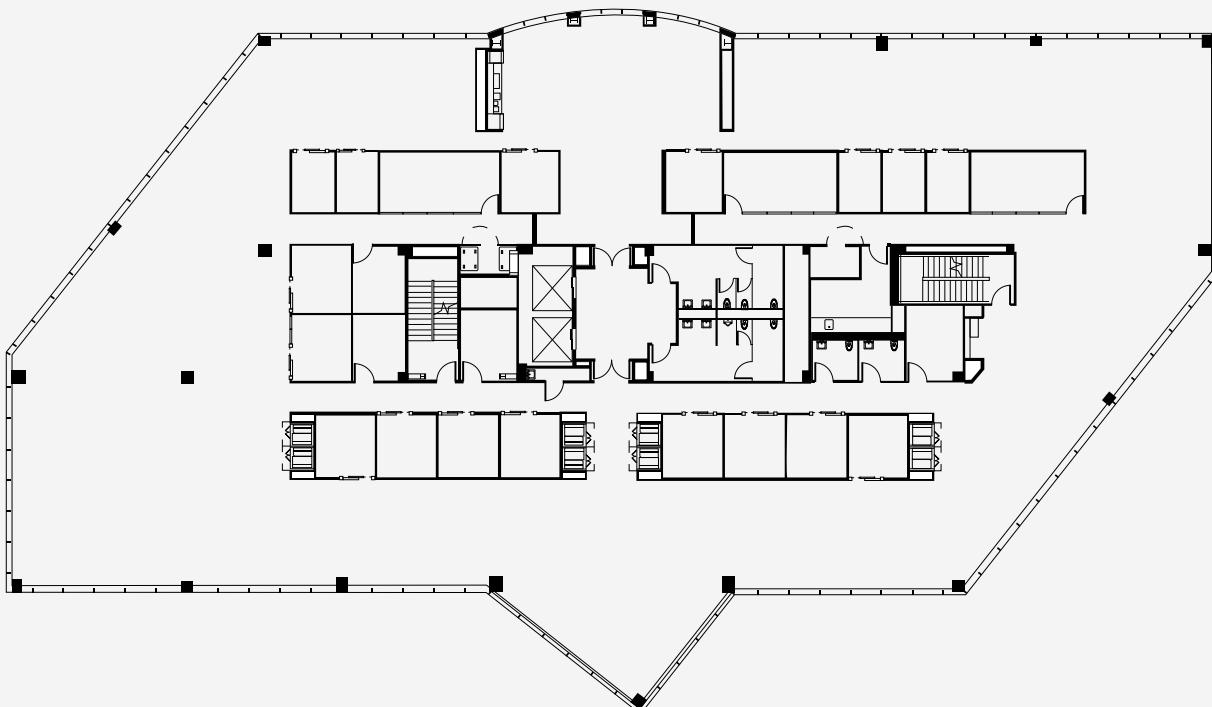
±10,270 SF	1800 Gateway Drive	Suite 250	5 private offices, 2 conference rooms, reception area, open office, break area, IT room, balcony Available 5/1/26	
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*Please Click on Suite # to See Floor Plan*



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# AVAILABLE SUITES



1840 GATEWAY DRIVE

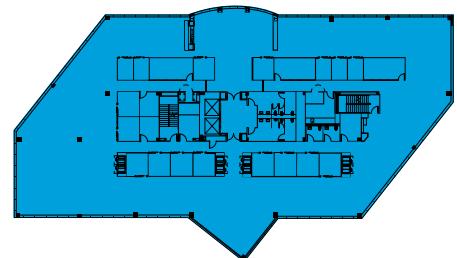
Suite 300

±18,695

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

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KEY PLAN



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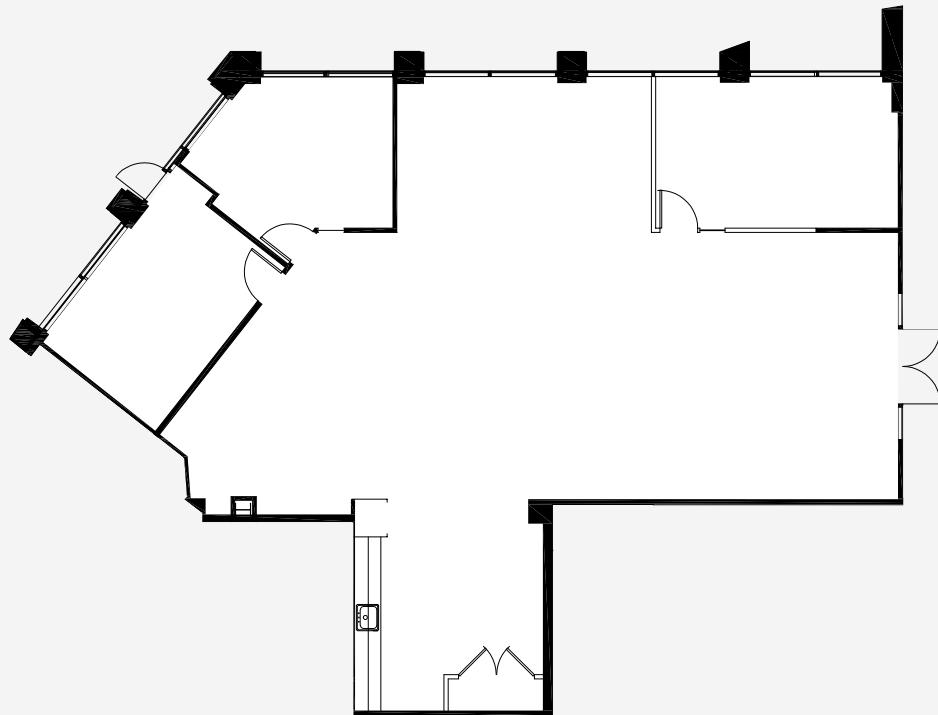
# AVAILABLE SUITES

1840 GATEWAY DRIVE

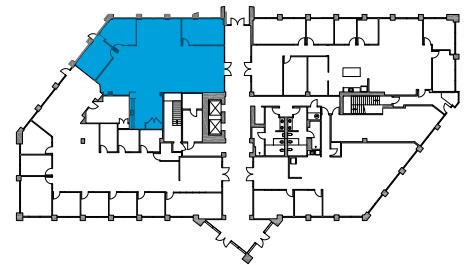
Suite 175

±2,820

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



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# AVAILABLE SUITES



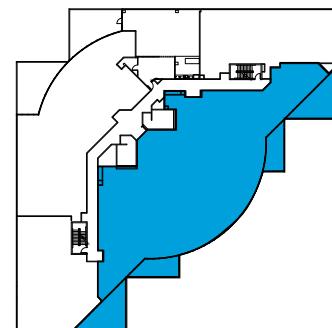
## 1820 GATEWAY DRIVE

### 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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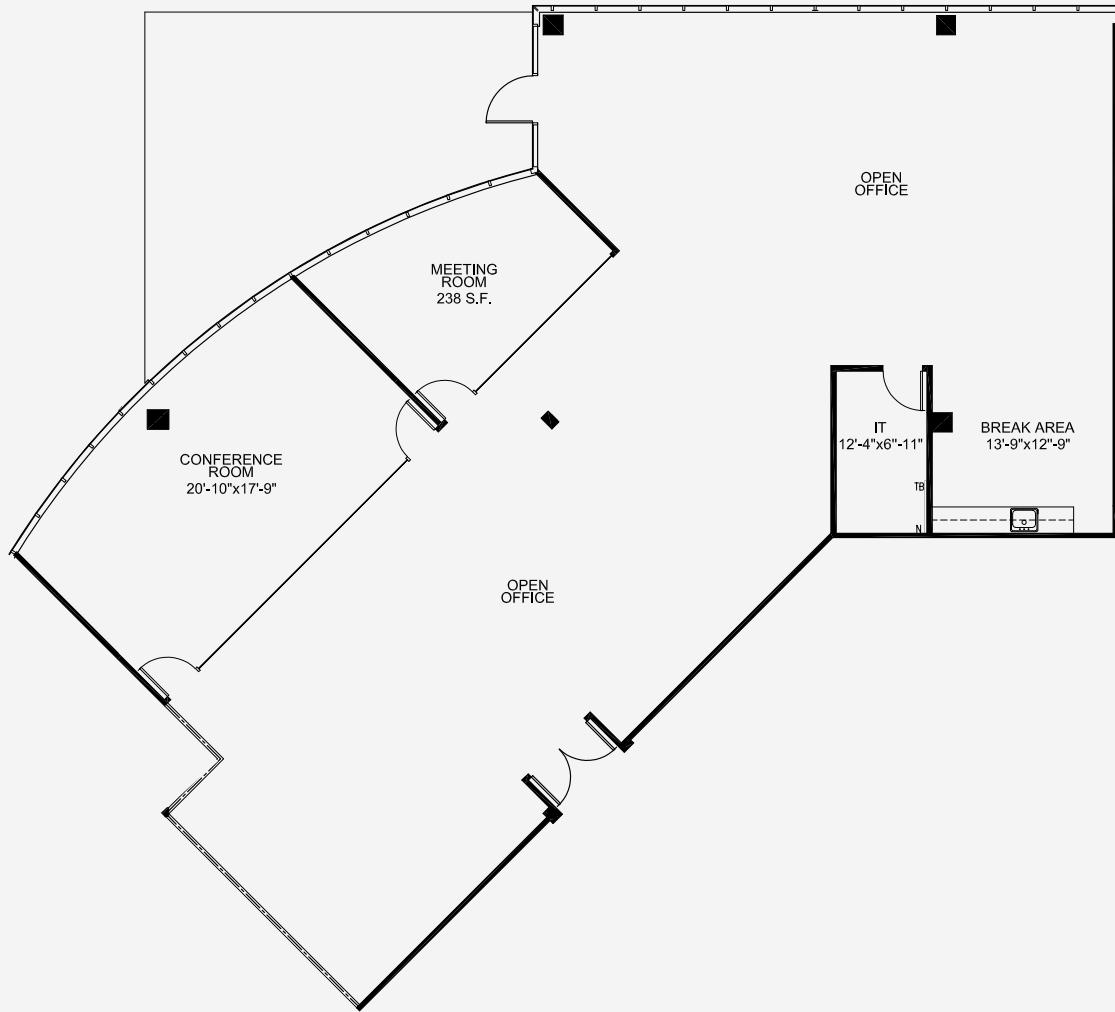
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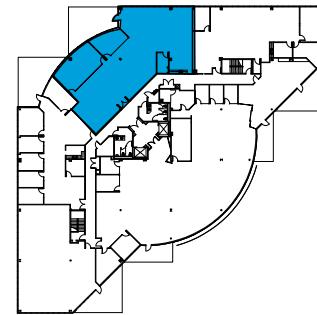
1820 GATEWAY DRIVE

**Suite 350**

**±4,957**

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

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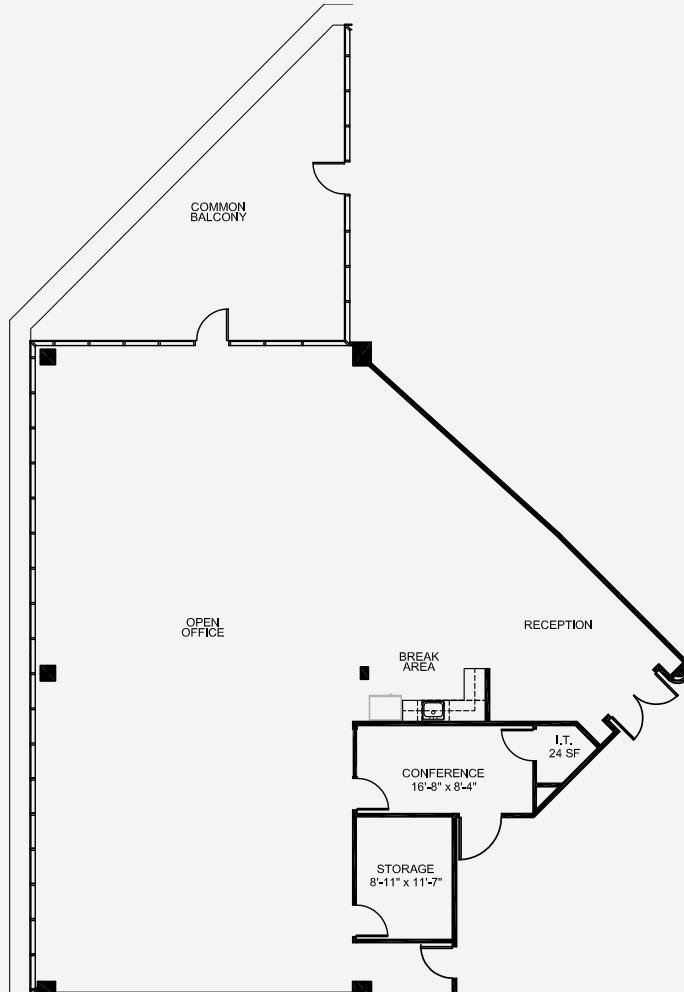
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# AVAILABLE SUITES



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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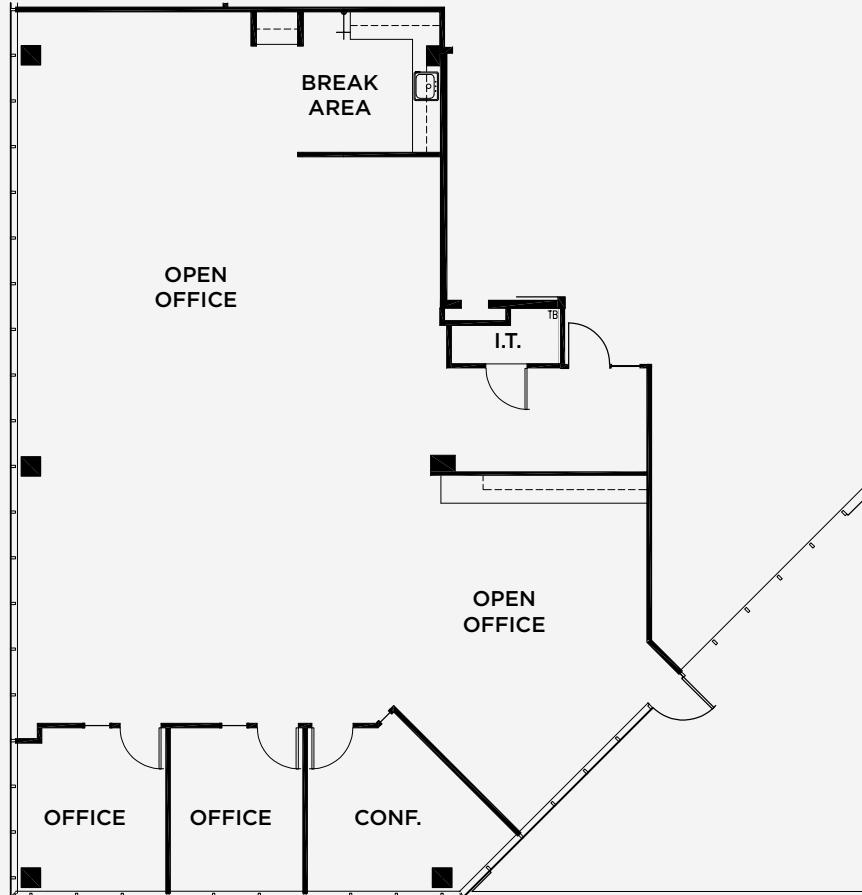
1820 GATEWAY DRIVE

Suite 330

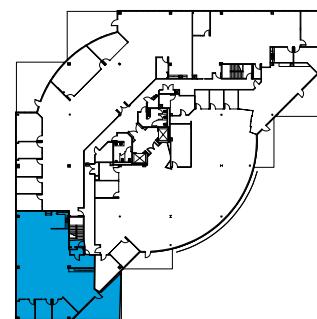
±3,593

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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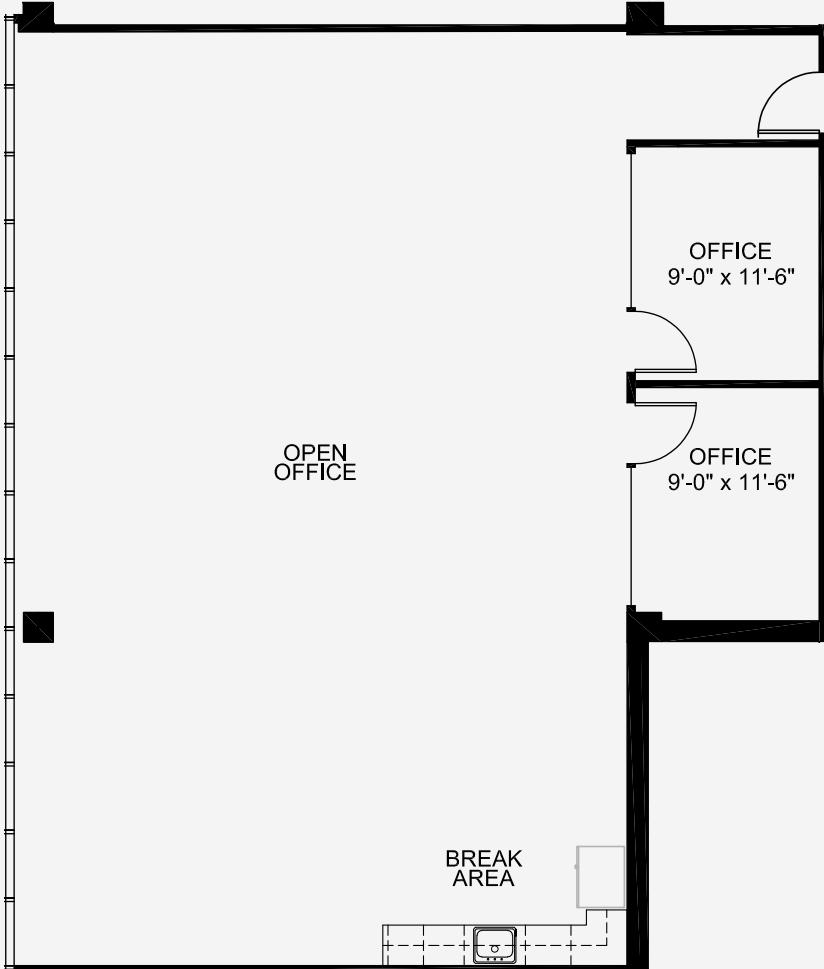
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# AVAILABLE SUITES



1820 GATEWAY DRIVE

Suite 220

±2,044

Private Offices

2

Open Office

1

## KEY PLAN

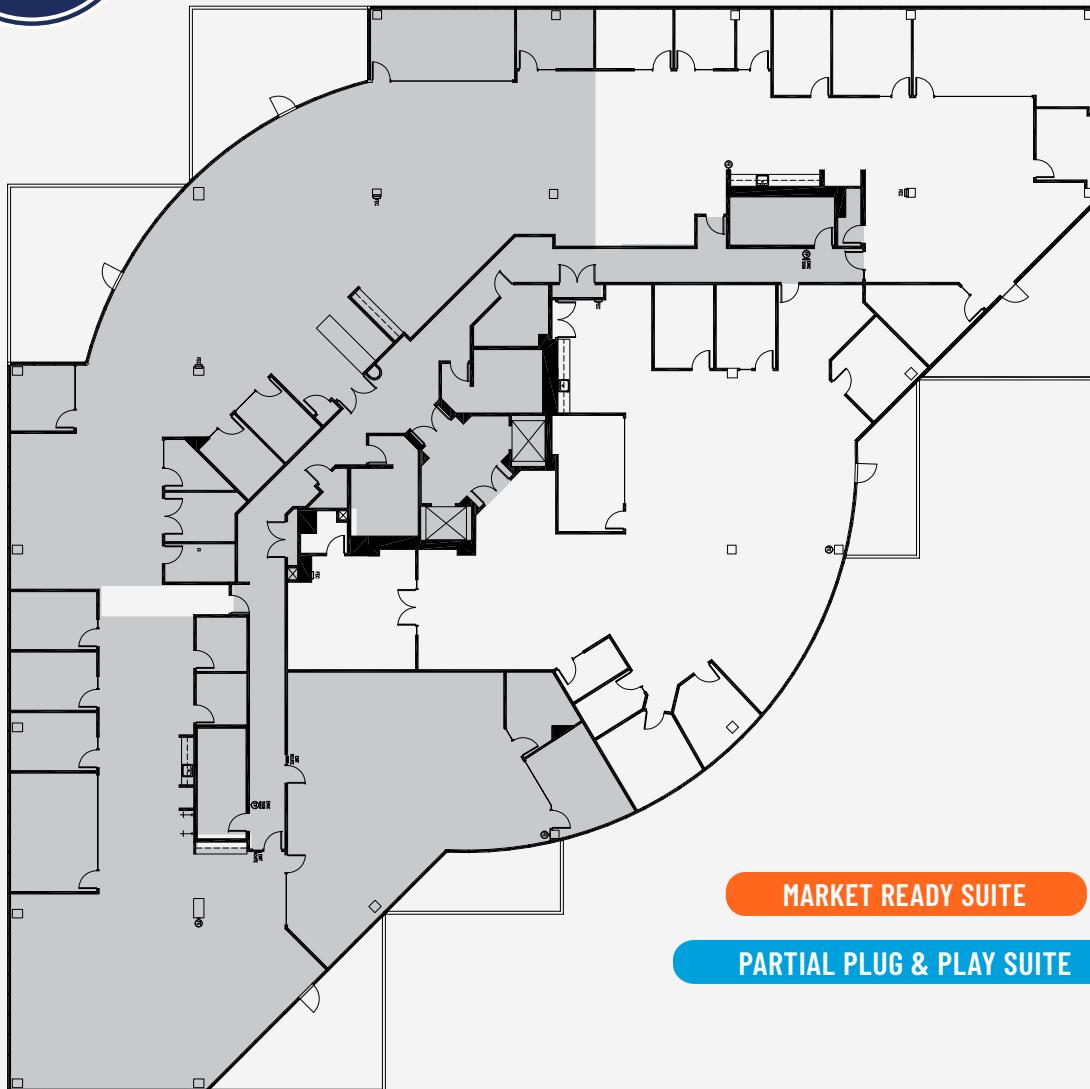


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1810 GATEWAY DRIVE

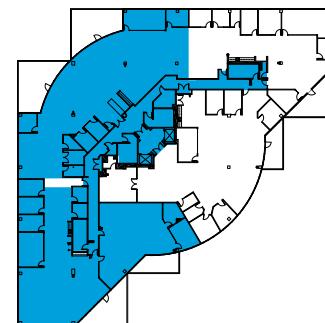
**Suite 300**

**±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

KEY PLAN



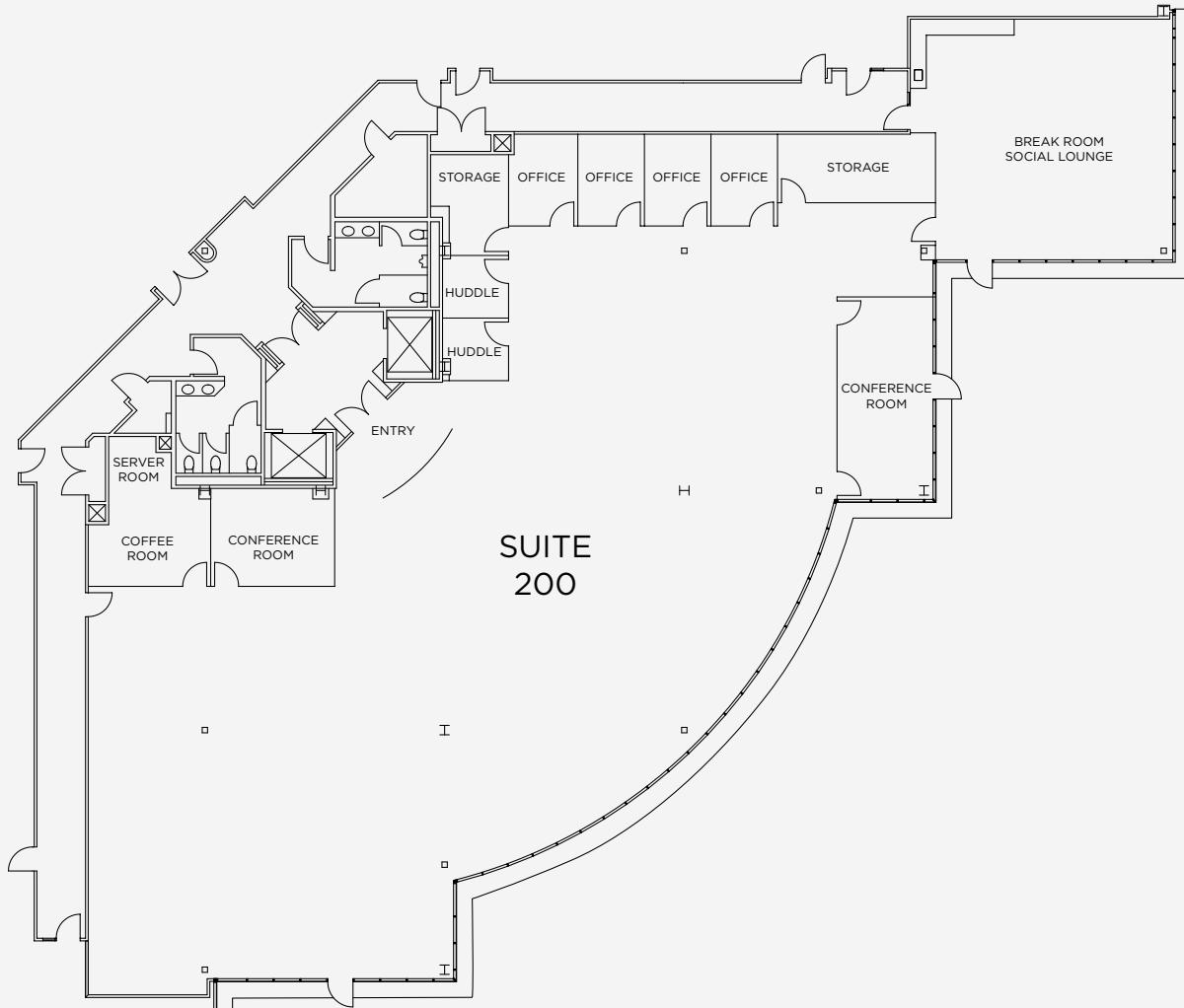
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# AVAILABLE SUITES



1810 GATEWAY DRIVE

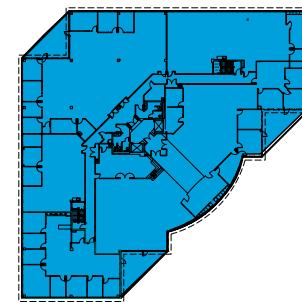
Suite 200

±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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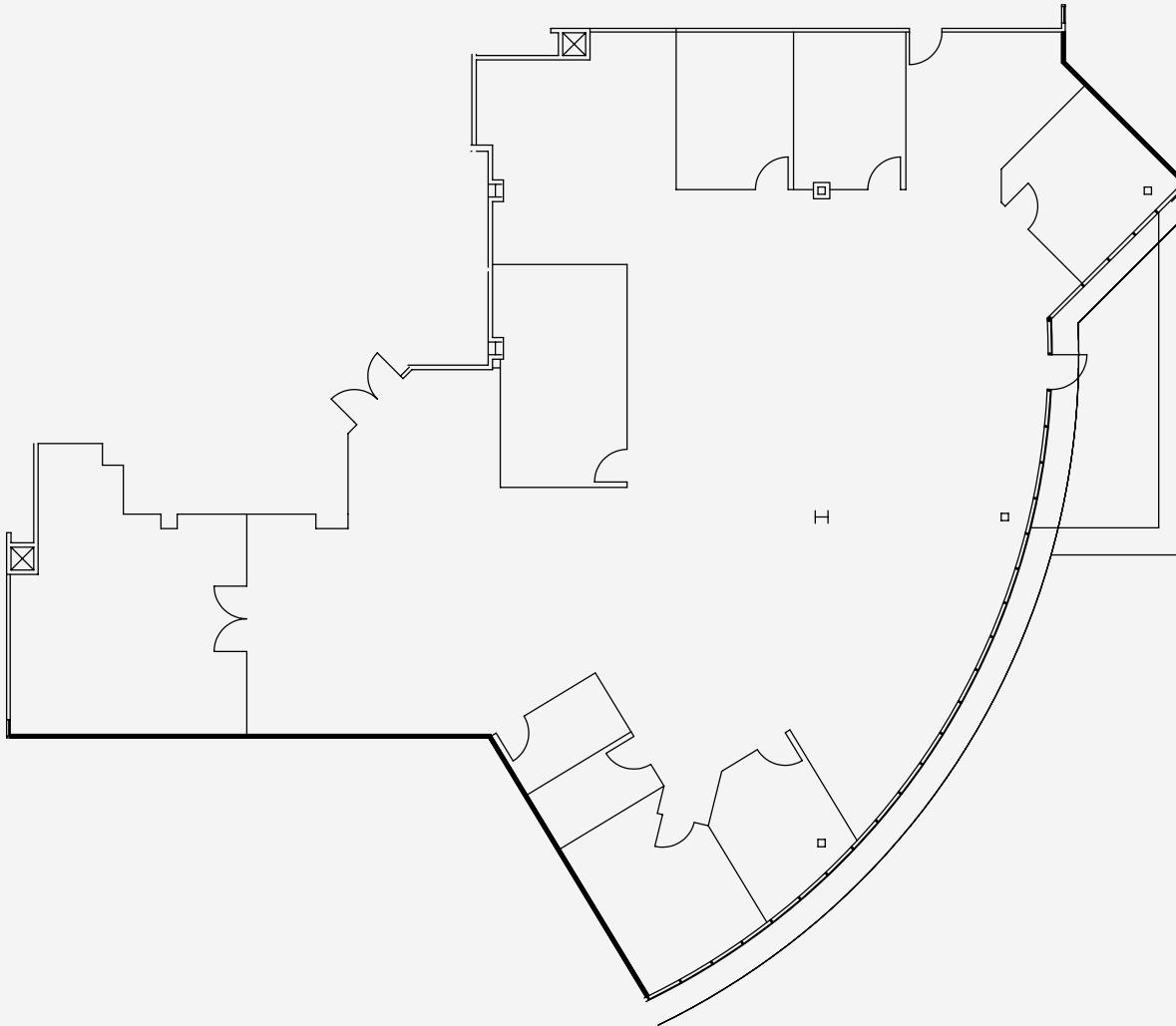
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# AVAILABLE SUITES



1810 GATEWAY DRIVE

**Suite 380**

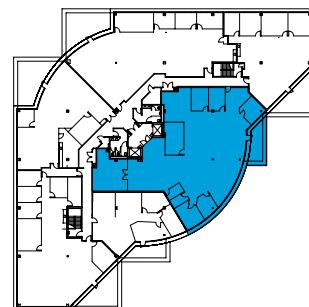
**±6,317**

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 21,034 SF

**MARKET READY SUITE**

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# AVAILABLE SUITES

1810 GATEWAY DRIVE

Suite 280

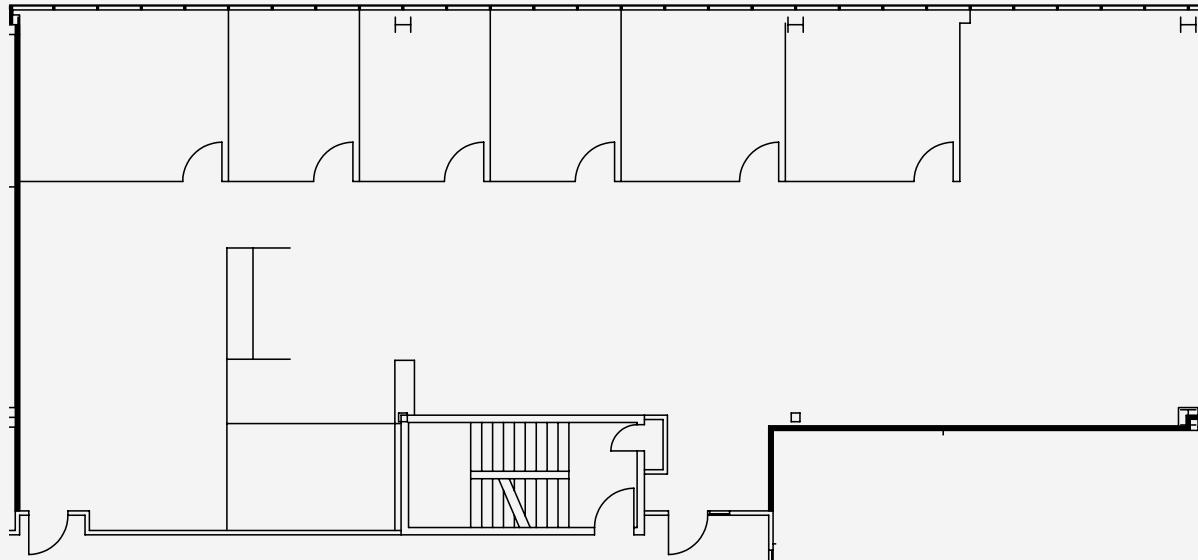
±3,862

Private Offices

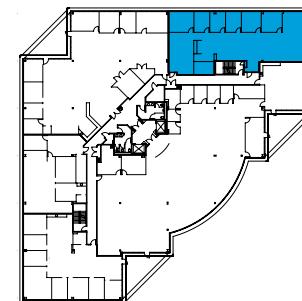
5

Conference Room

1



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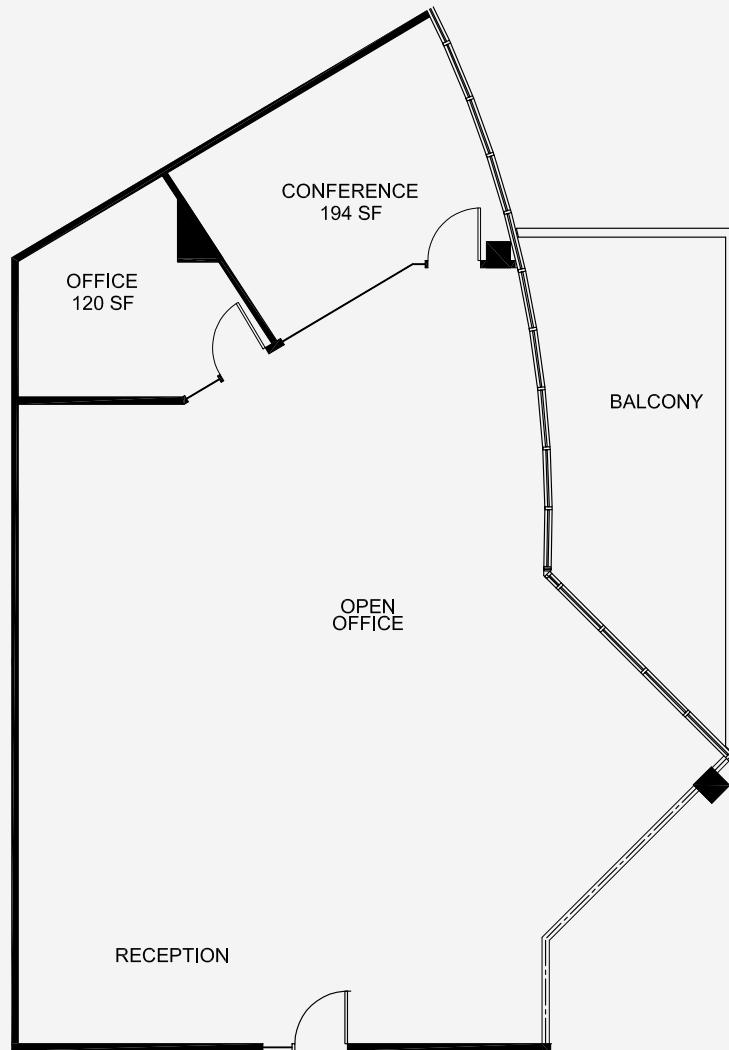
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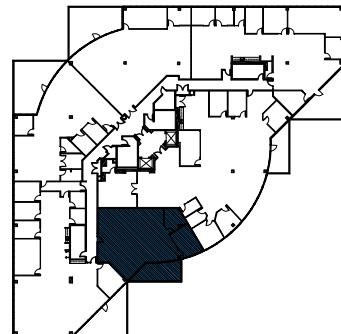
1810 GATEWAY DRIVE

**Suite 320**

**±2,303**

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

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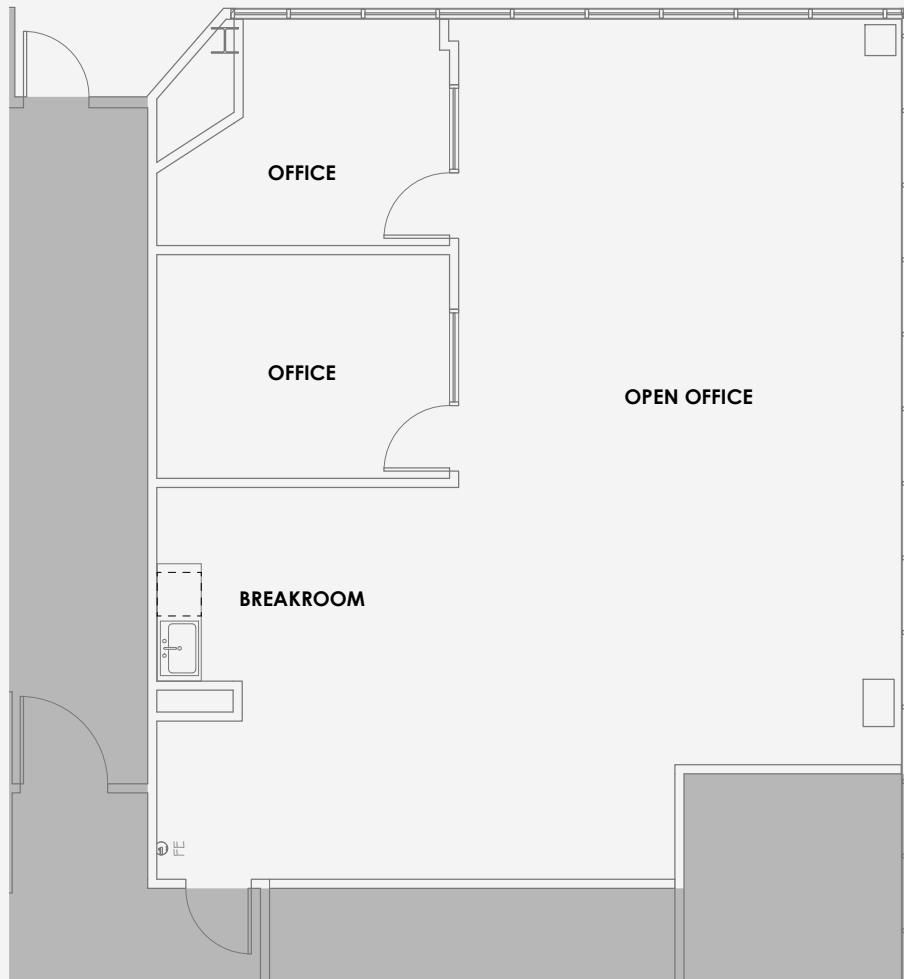
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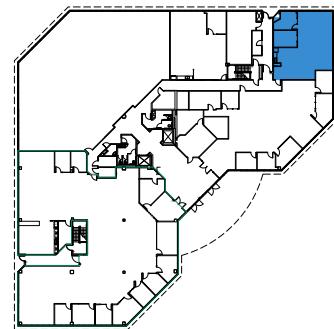
1810 GATEWAY DRIVE

Suite 160

±1,679

Private Offices	2
Open Office	1
Break Room	1

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# AVAILABLE SUITES



1800 GATEWAY DRIVE

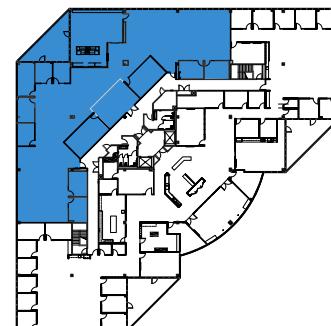
**Suite 250**

**±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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