



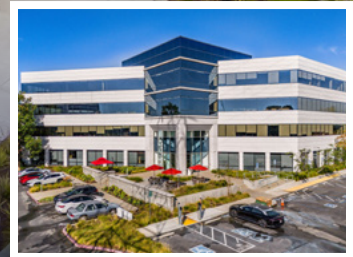
SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

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**



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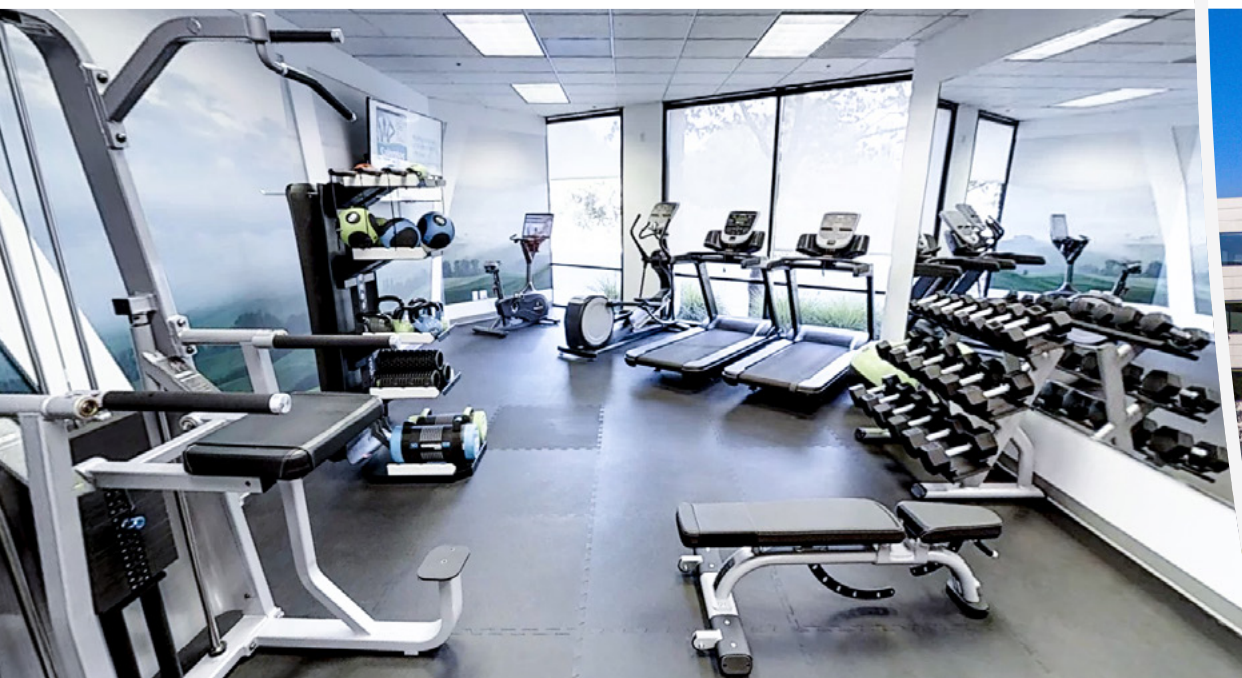
Clarke Funkhouser
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1840 GATEWAY ENTERS A NEW ERA





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 400 17 private offices, 3 conference rooms, storage room, break room, open office area
**Can be contiguous for ±37,390 SF*

[CLICK HERE FOR VIRTUAL TOUR](#)

±18,695 SF 1840 Gateway Drive Suite 300 12 private offices, 5 conference rooms, storage room, break room, open office area
**Can be contiguous for ±37,390 SF*

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±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
Available within 60 days

±2,922 SF 1820 Gateway Drive Suite 280 conference room, large open office area, storage

±2,813 SF 1820 Gateway Drive Suite 260 3 private offices, conference room, common balcony, open office area, reception
Available within 60 days

±2,044 SF 1820 Gateway Drive Suite 220 2 private offices, open office
Available within 60 days

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

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

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±6,317 SF 1810 Gateway Drive Suite 380 7 private offices, conference room, break room, open office area, storage, reception, balcony
**Can be combined with Suite 300 for up to 25,851 SF*

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

Please Click on Suite # to See Floor Plan



AVAILABLE SUITES

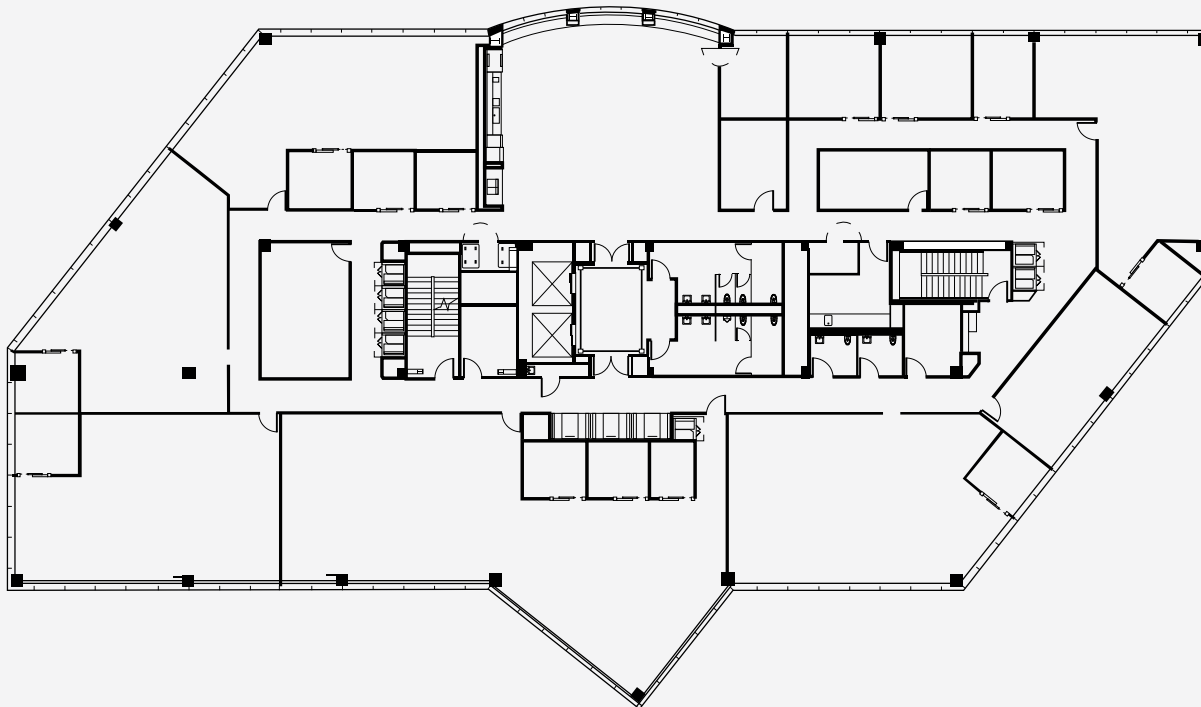
1840 GATEWAY DRIVE

Suite 400 ±18,695

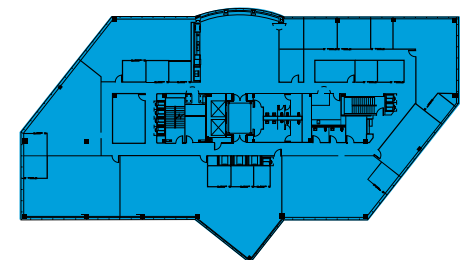
Private Offices	12
Conference Rooms	5
Storage Room	1
Break Room	1
Open Office	1

**Can be contiguous for ±38,000 SF*

[CLICK HERE FOR VIRTUAL TOUR](#)



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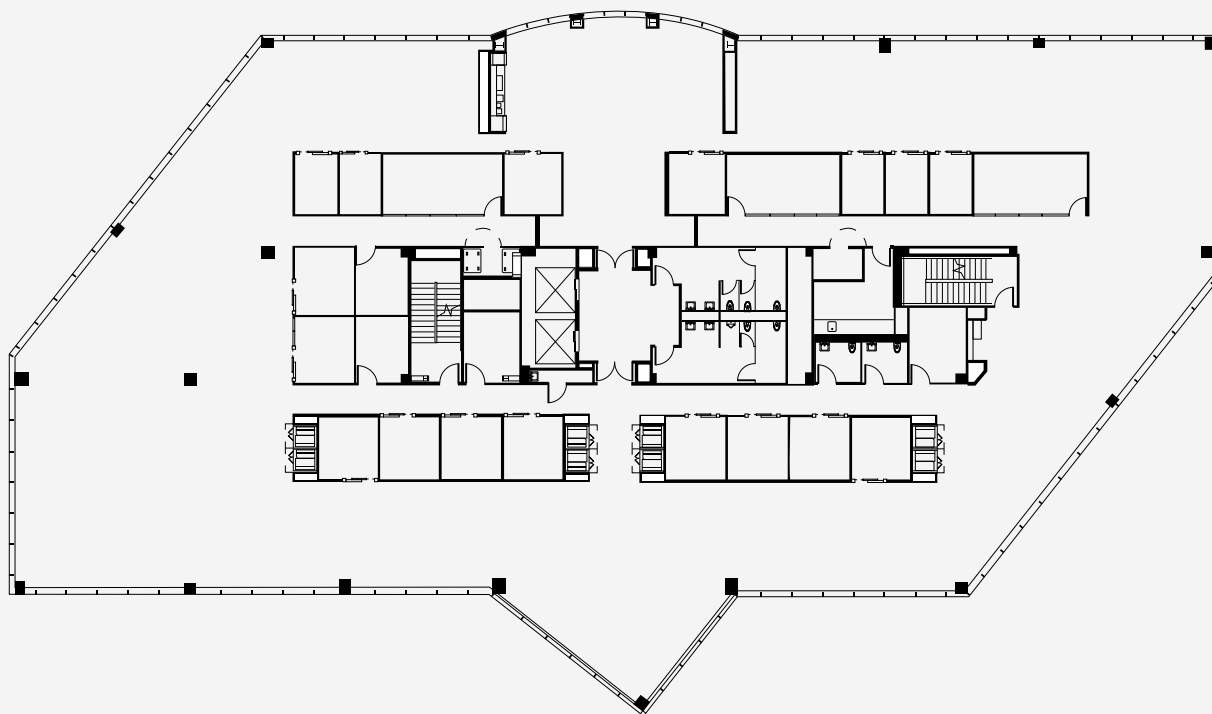
1840 GATEWAY DRIVE

Suite 300 ±18,695

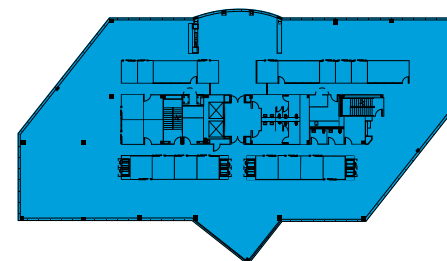
Private Offices	17
Conference Rooms	3
Storage Room	1
Break Room	1
Open Office	1

**Can be contiguous for ±38,000 SF*

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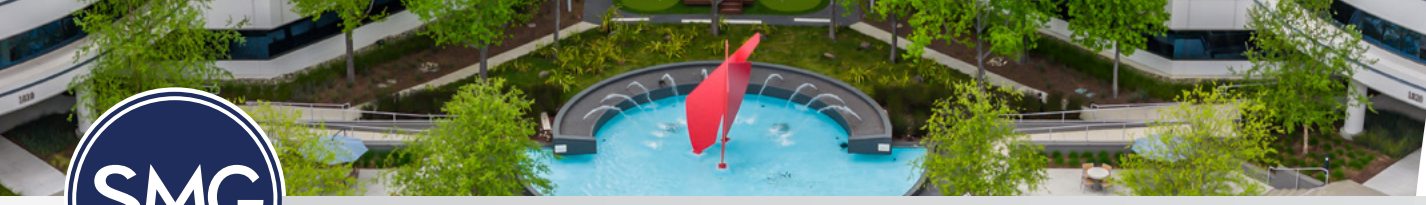


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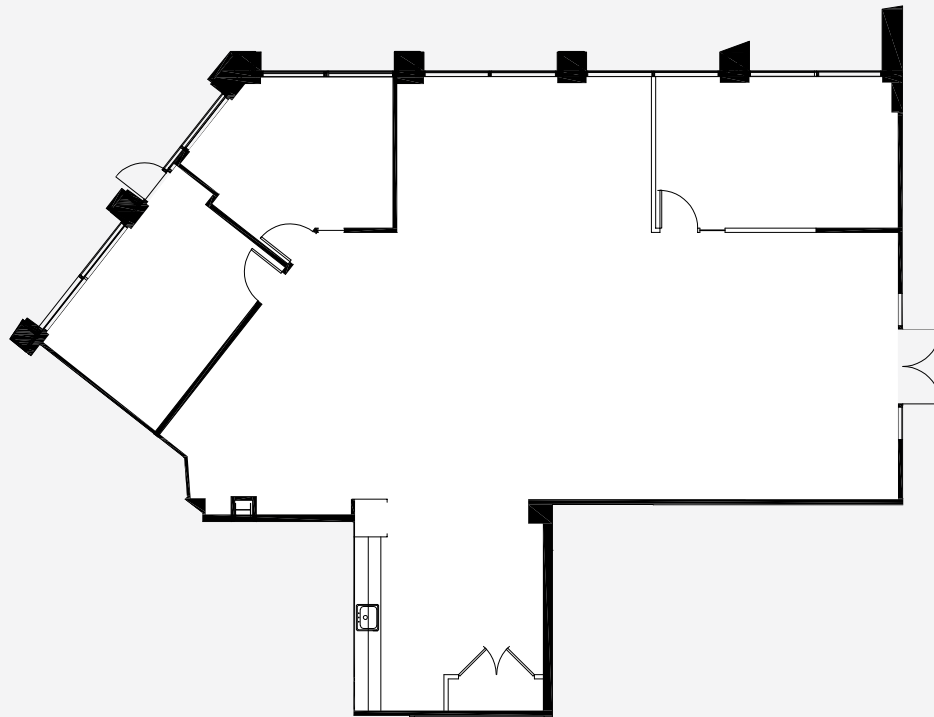


AVAILABLE SUITES

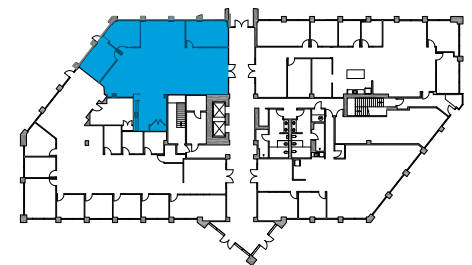
1840 GATEWAY DRIVE

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

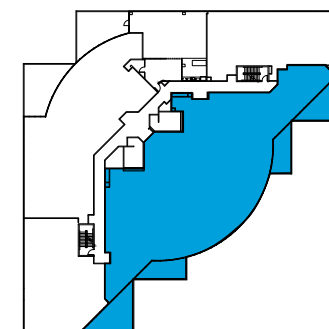
Break Room 1

Server Room 1

Large Open Office Space 1



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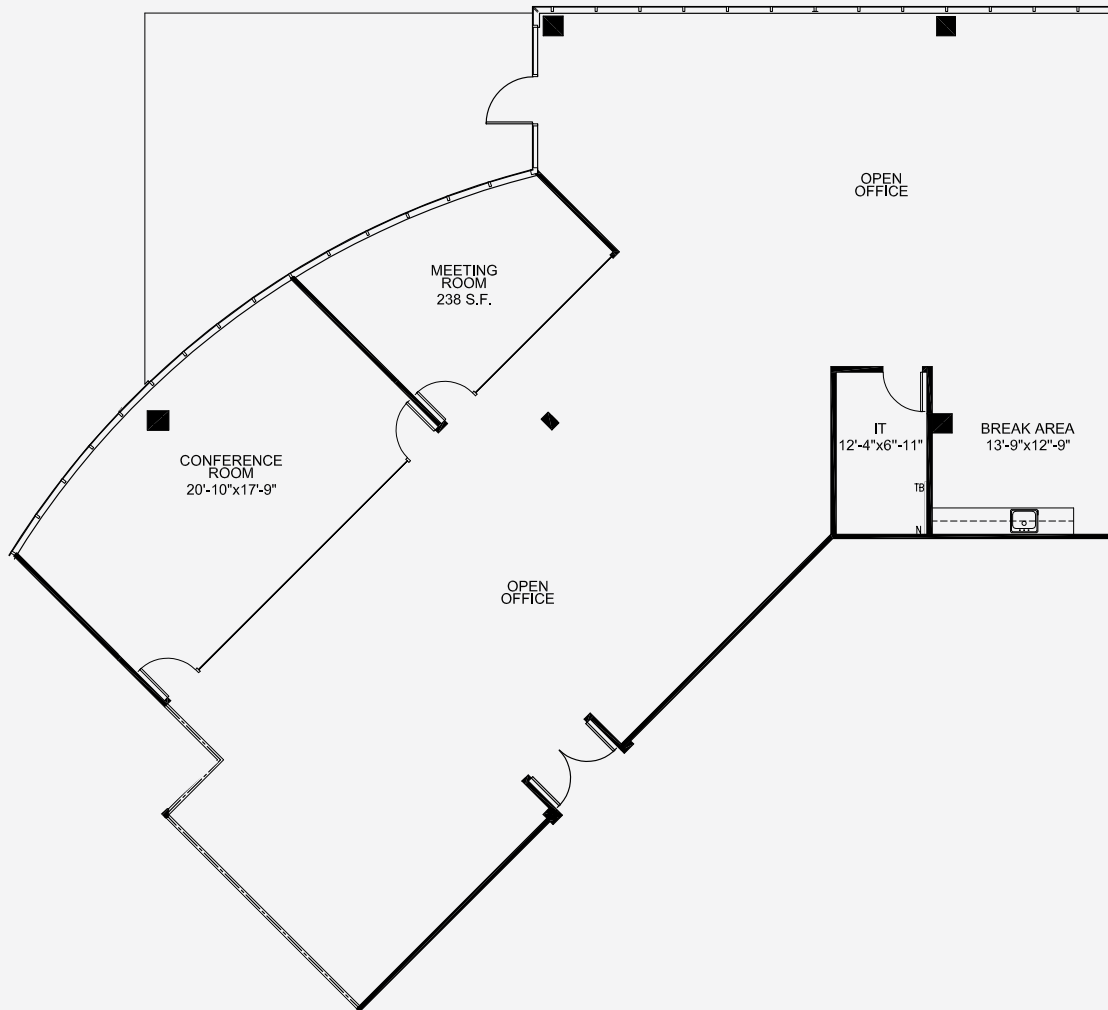


AVAILABLE SUITES

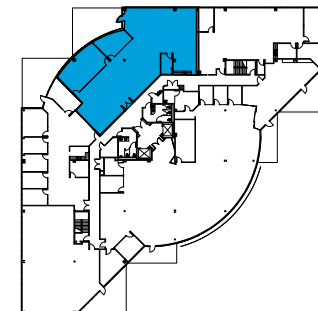
1820 GATEWAY DRIVE

Suite 350 ±4,957

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



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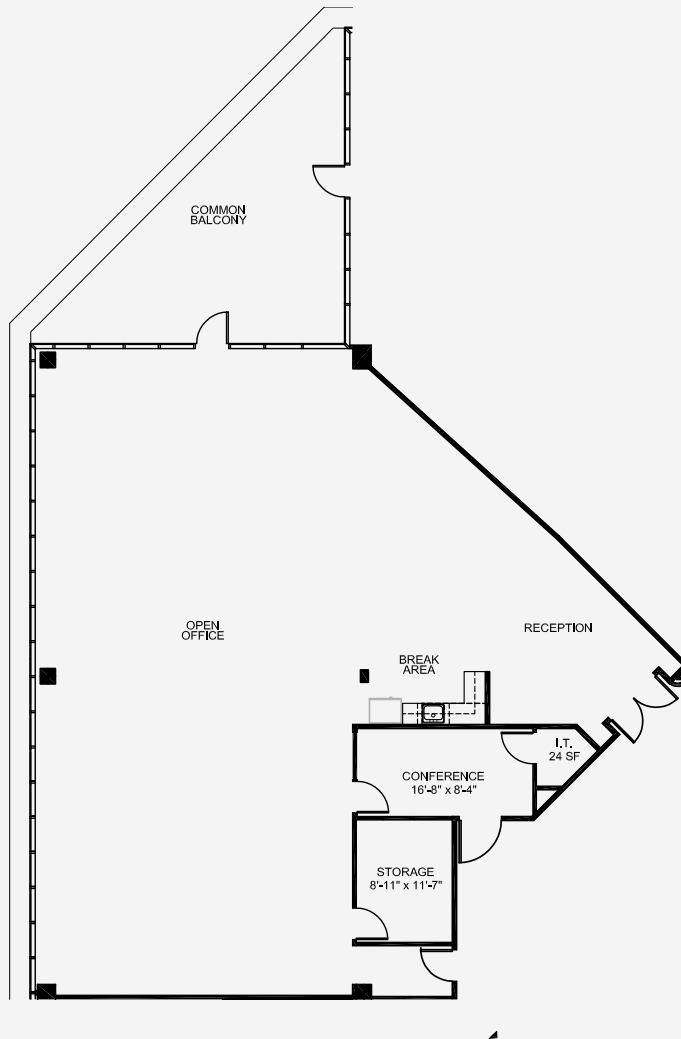
AVAILABLE SUITES

1820 GATEWAY DRIVE

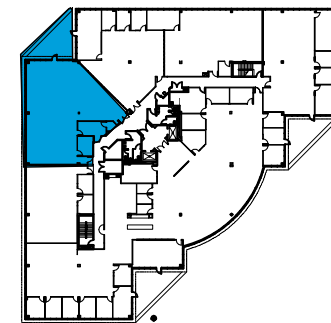
Suite 240 ±3,798

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

Available within 60 days



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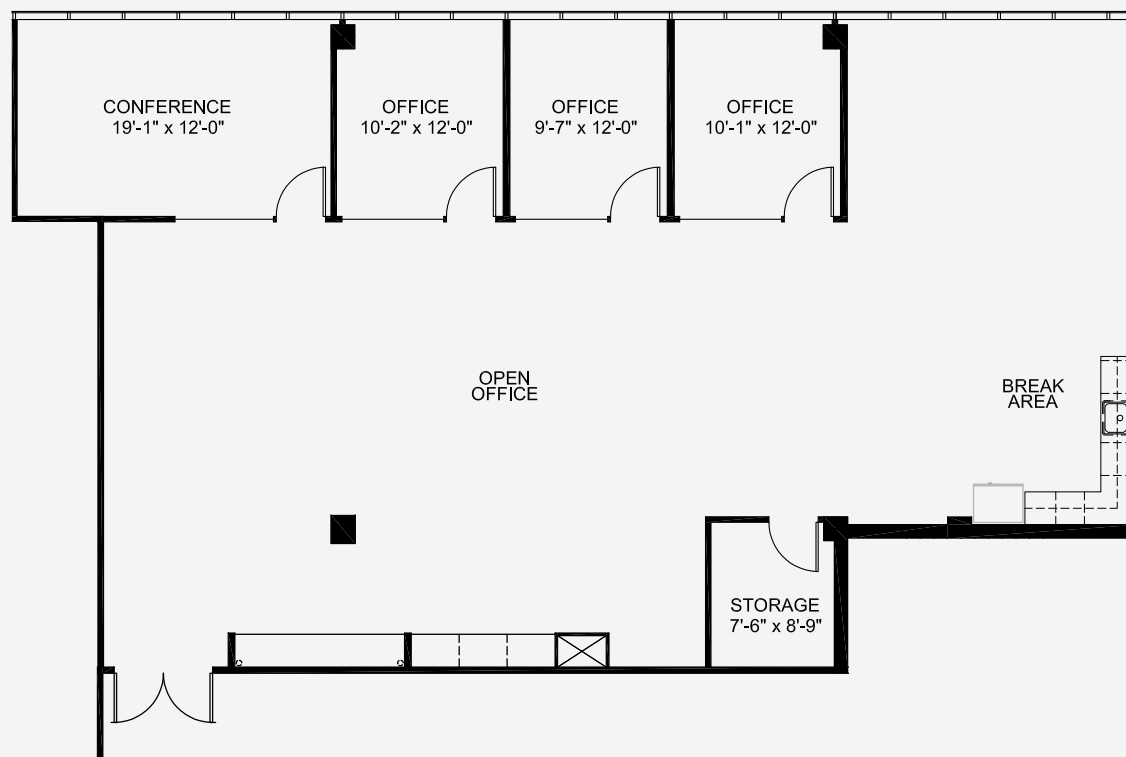


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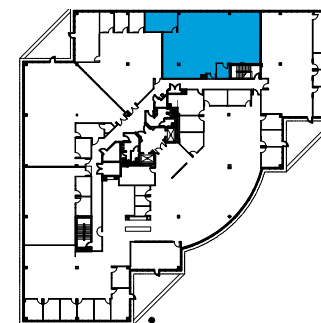
1820 GATEWAY DRIVE

Suite 280 ±2,922

Conference Room	1
Large Open Office	1
Storage	1



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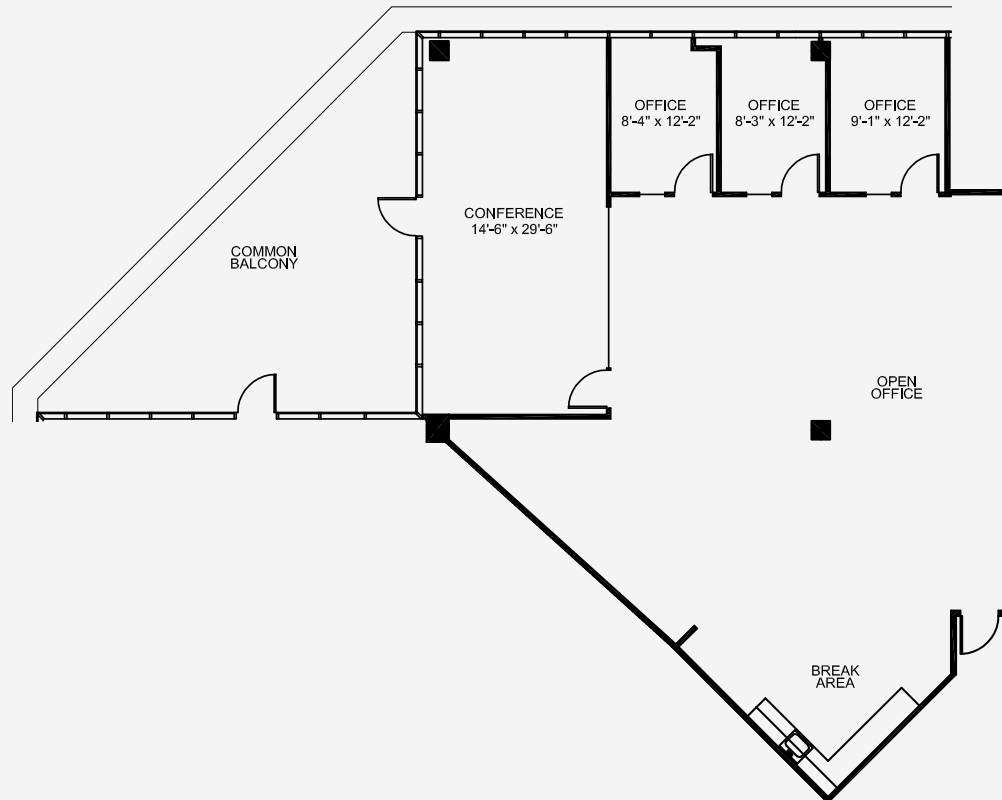
AVAILABLE SUITES

1820 GATEWAY DRIVE

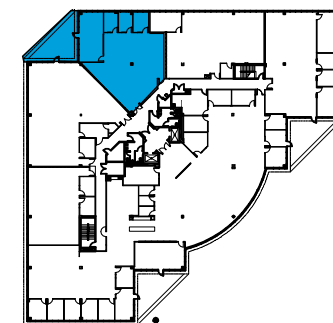
Suite 260 ±2,813

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

Available within 60 days



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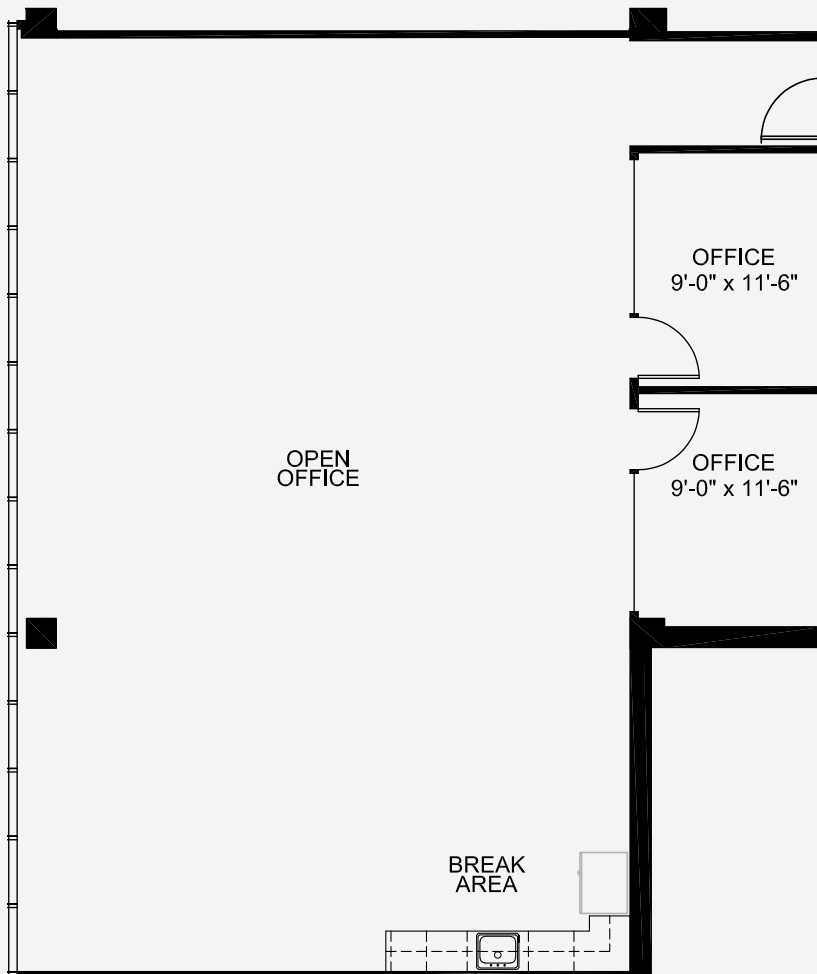
1820 GATEWAY DRIVE

Suite 220 ±2,044

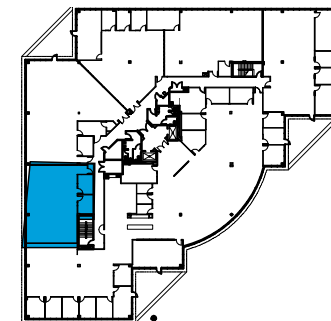
Private Offices 2

Open Office 1

Available within 60 days



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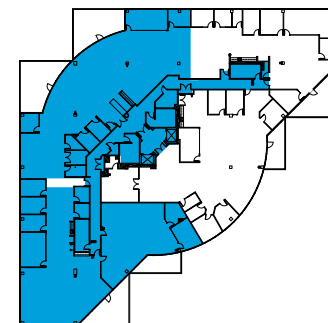
1810 GATEWAY DRIVE

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 25,851 SF*

KEY PLAN



MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

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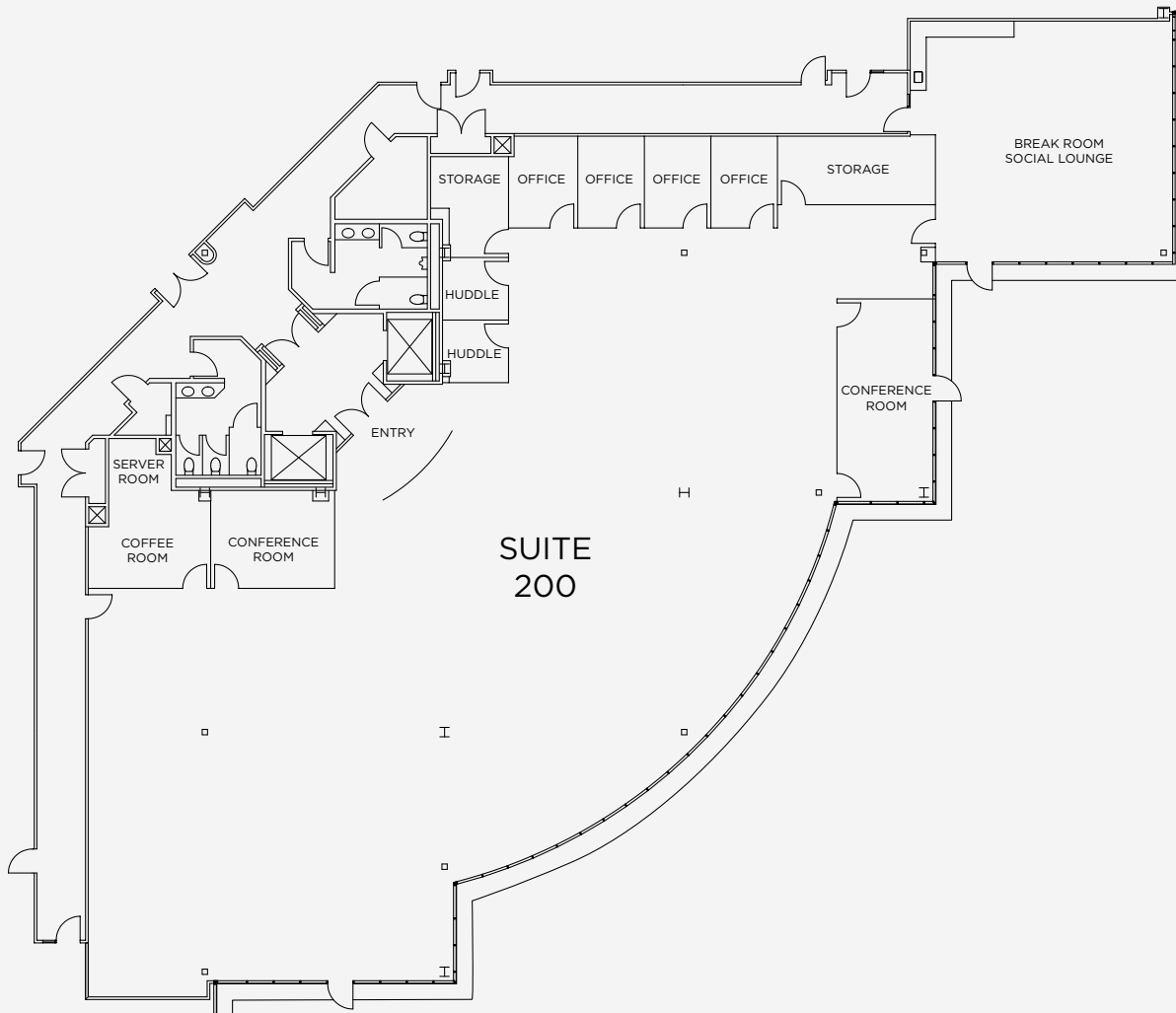
AVAILABLE SUITES

1810 GATEWAY DRIVE

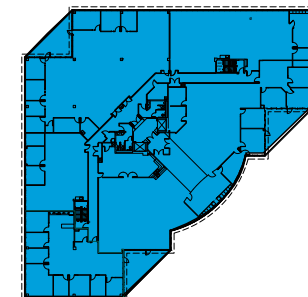
Suite 200 ±10,933

Private Offices	4
Conference Rooms	3
Huddle Rooms	2
Storage Rooms	2
Server Room	1
Break Room/Social Lounge	1

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AVAILABLE SUITES

1810 GATEWAY DRIVE

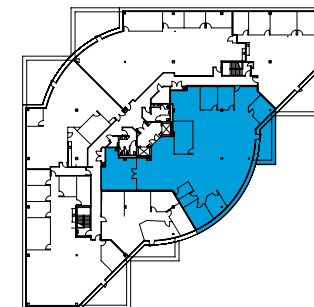
Suite 380 ±6,317

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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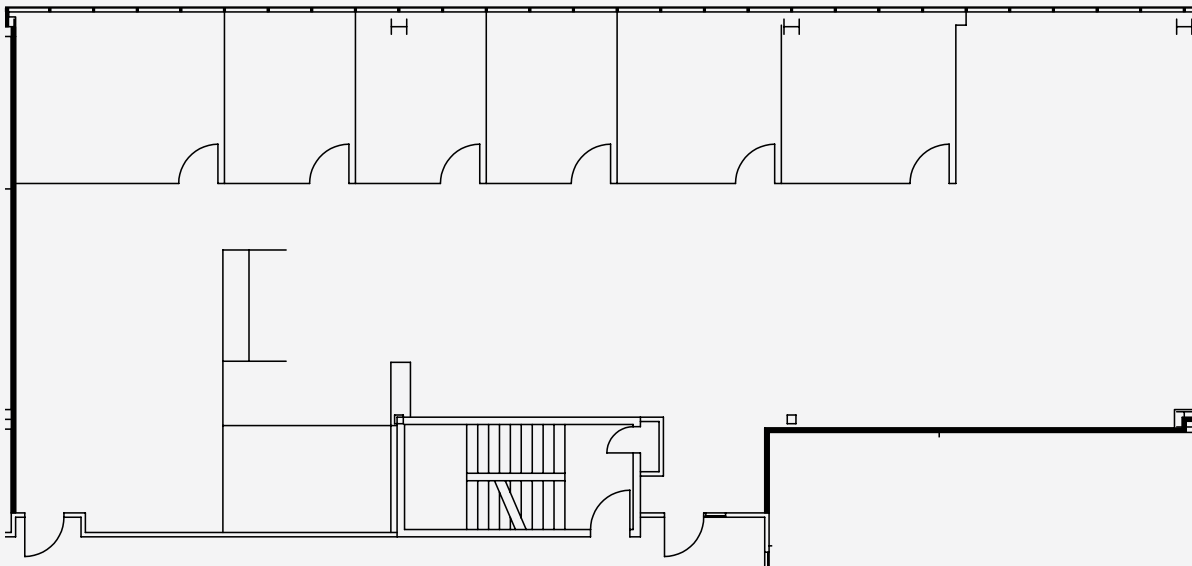


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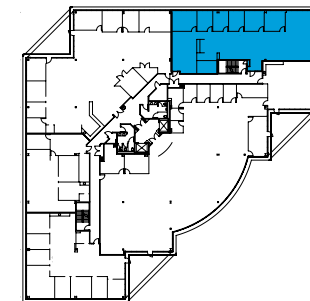
1810 GATEWAY DRIVE

Suite 280 ±3,862

Private Offices	5
Conference Room	1



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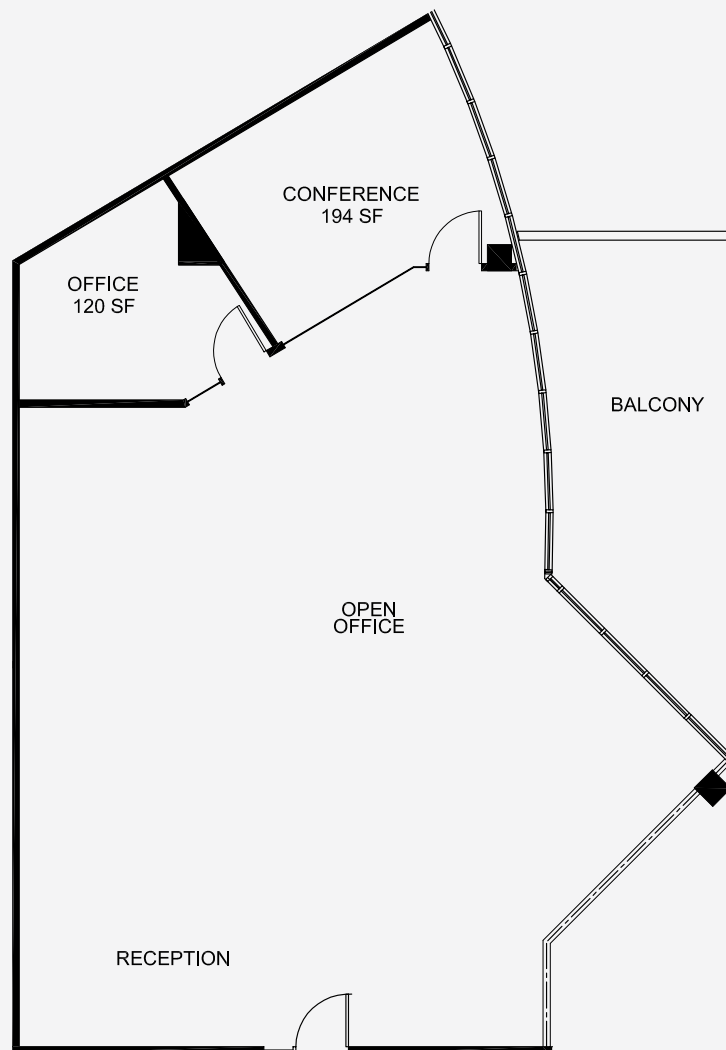


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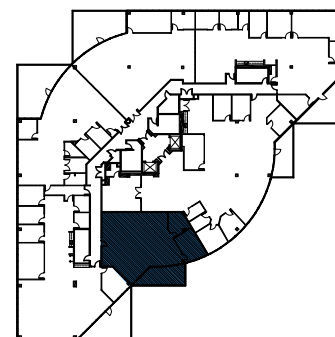
1810 GATEWAY DRIVE

Suite 320 ±2,303

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



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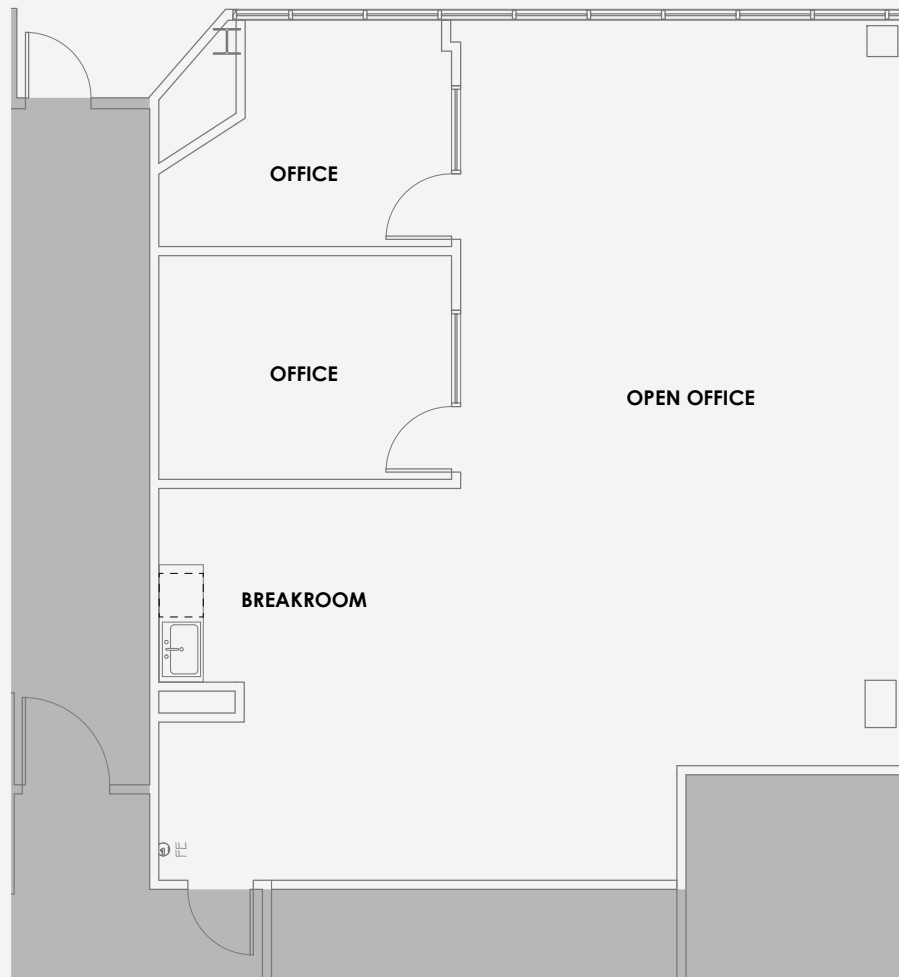


AVAILABLE SUITES

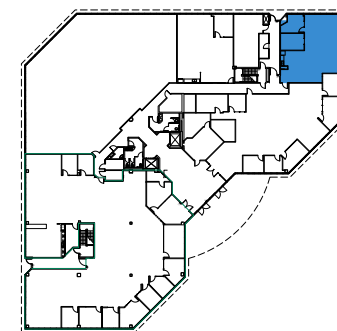
1810 GATEWAY DRIVE

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 Tpmups
- 12 Five Guys

RETAIL

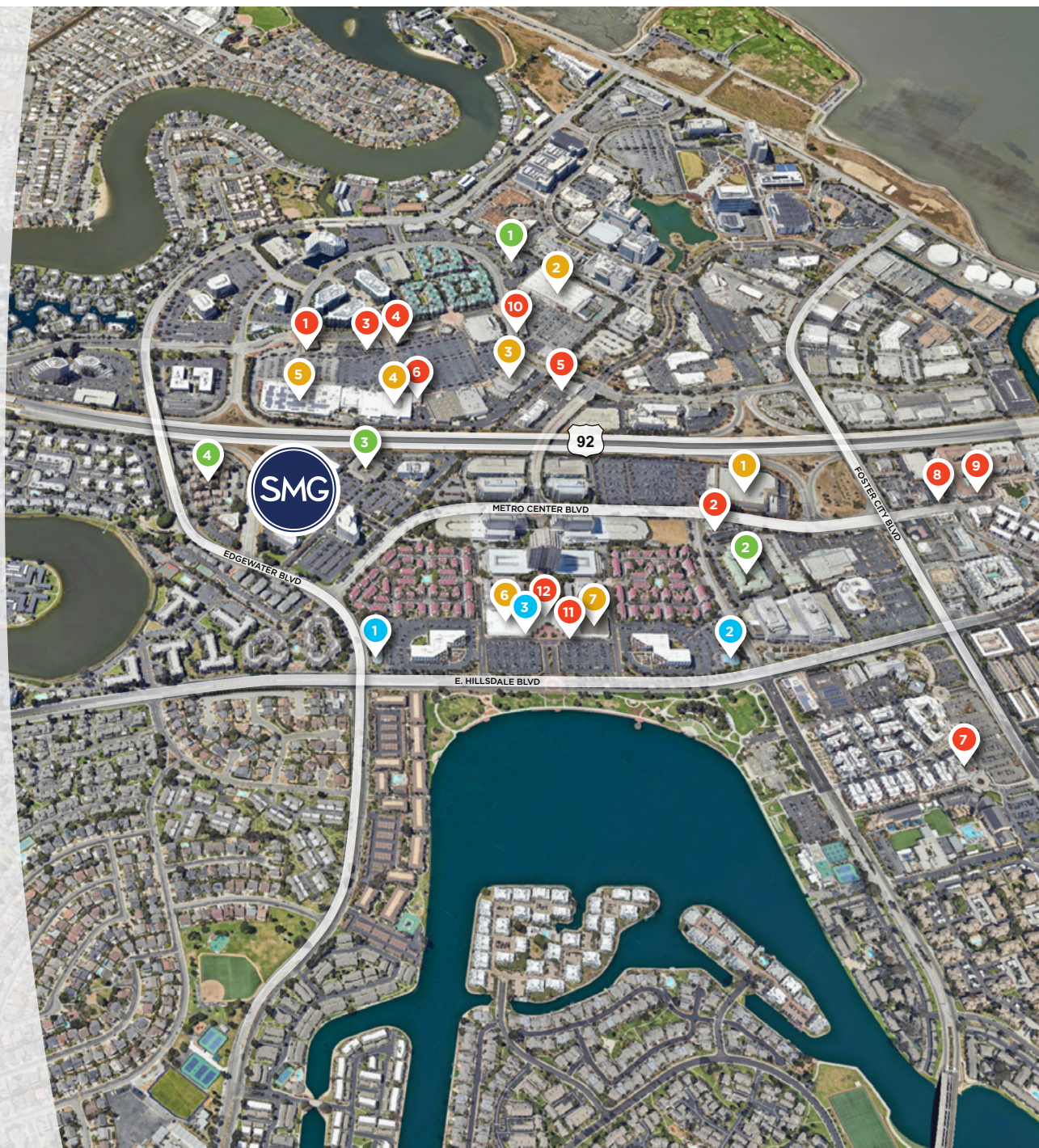
- 1 Costco
- 2 The Home Depot
- 3 Petco
Cost Plus World Market
- 4 Total Wine & More
Marshalls
- 5 Target
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

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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