



SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

WWW.SANMATEOGATEWAY.COM

AVAILABLE FOR LEASE ±1,982 SF - ±18,635 SF

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



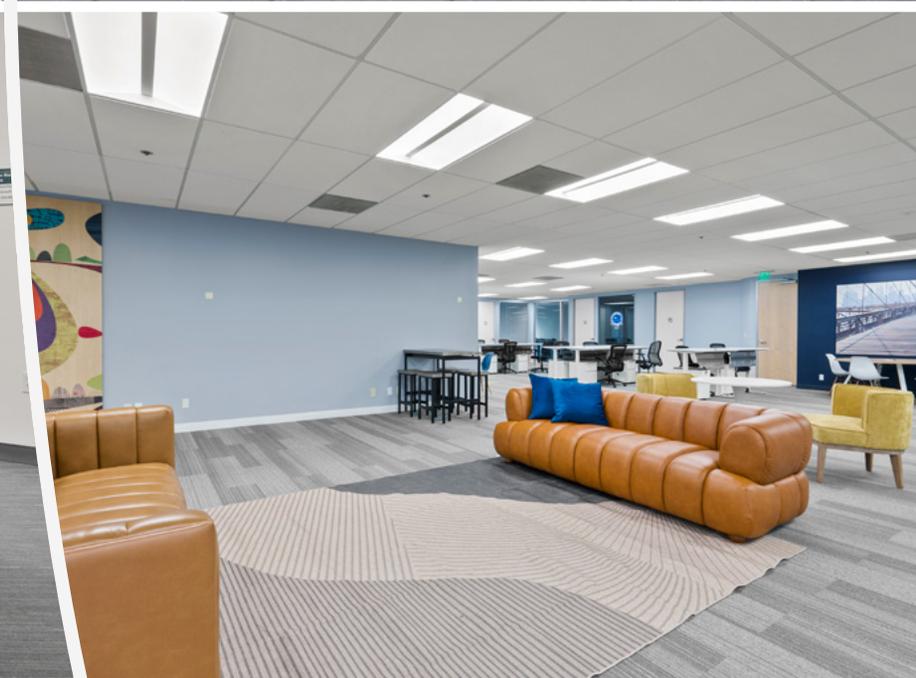
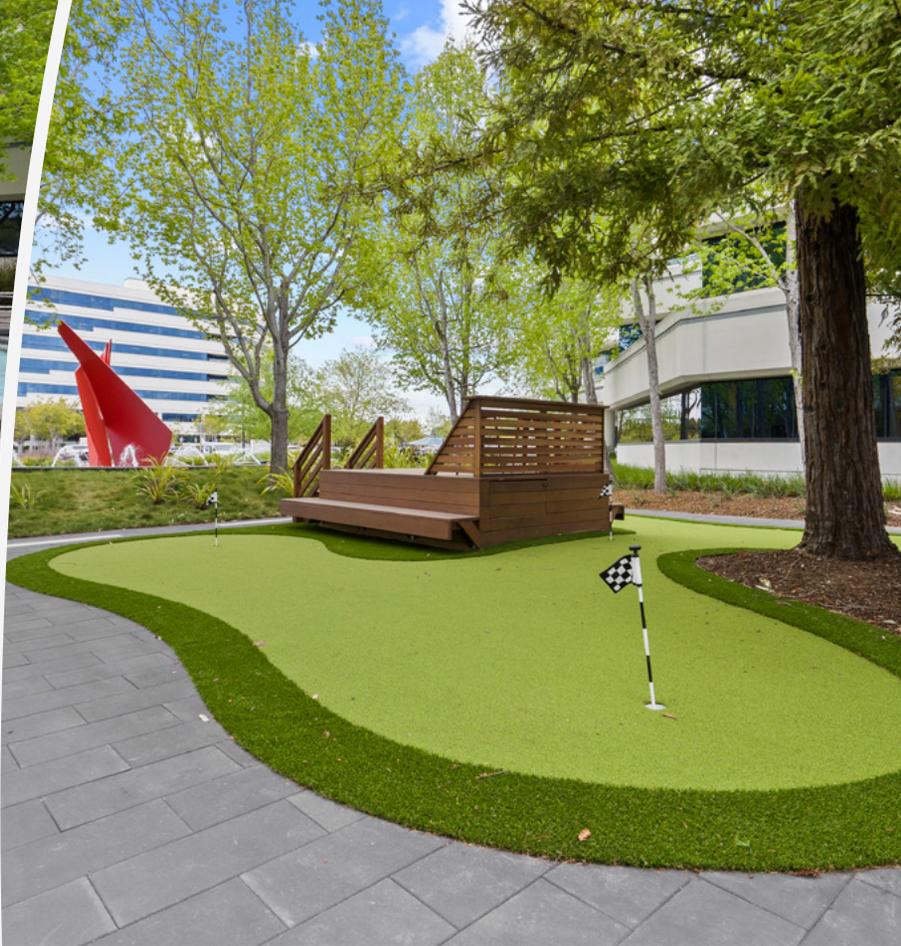
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Clarke Funkhouser
Senior Managing Director

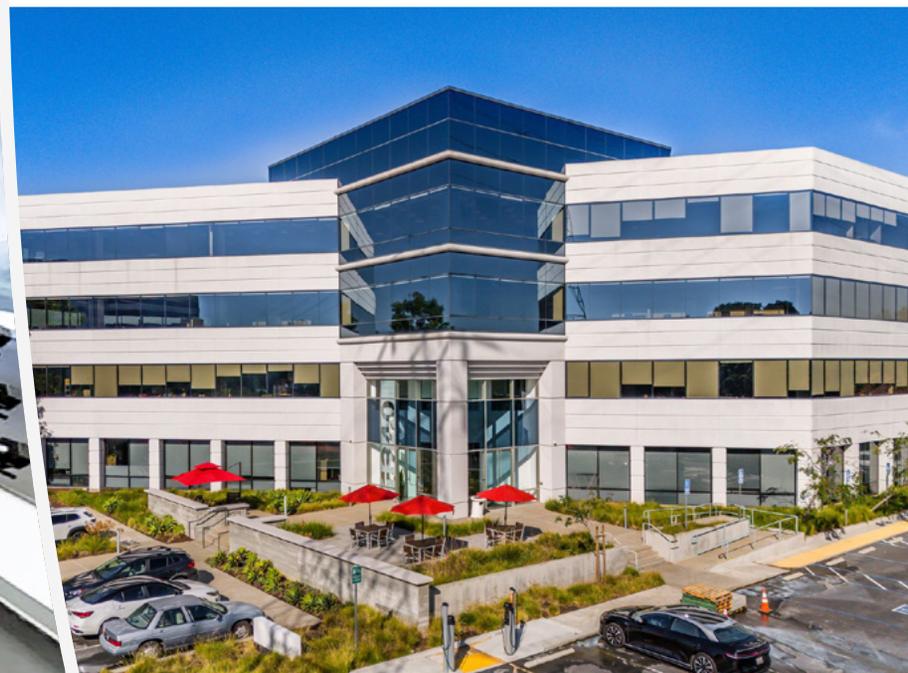
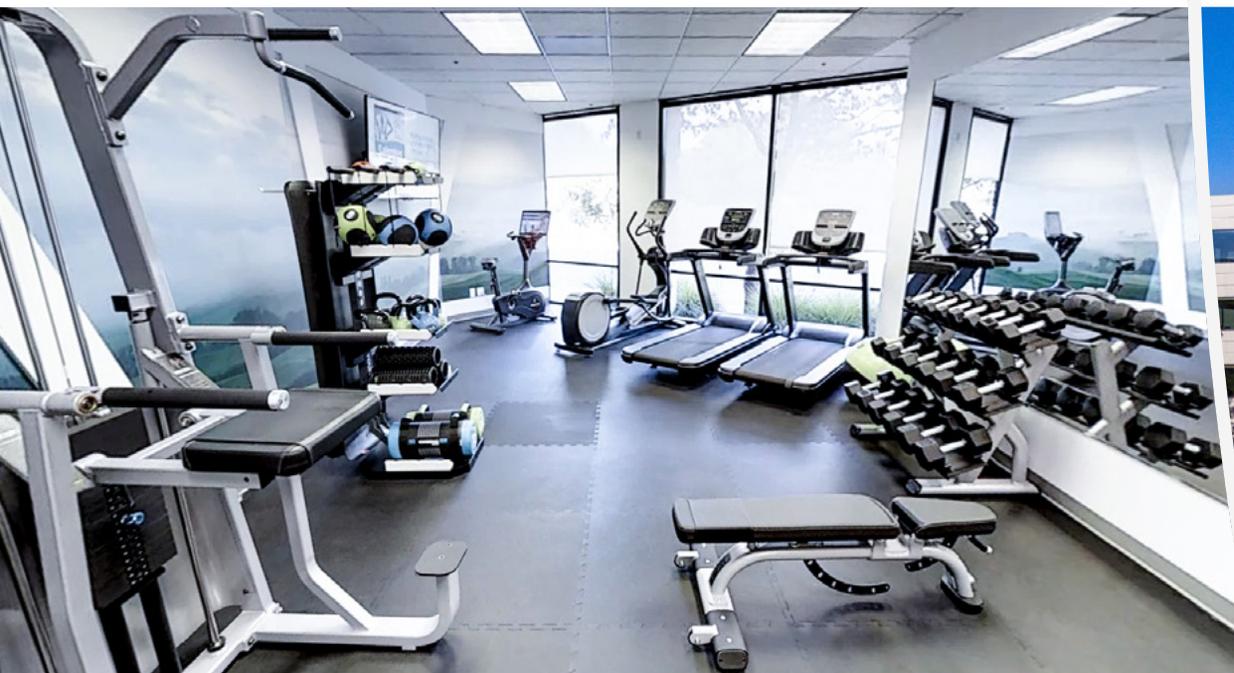
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1840 GATEWAY ENTERS A NEW ERA





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





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

[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

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±9,460 SF 1810 Gateway Drive Suite 100 14 private offices, 3 conference rooms, break room, server room, storage room, lobby, open office area

±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

±1,982 SF 1810 Gateway Drive Suite 330 2 private offices, conference room, break area, balcony

[MARKET READY WORK UNDERWAY](#)

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

±3,892 SF 1800 Gateway Drive Suite 220 6 private offices, conference room, reception, break area, IT/storage room, open office area, shared balcony

[MARKET READY WORK UNDERWAY](#)

Please Click on Suite # to See Floor Plan



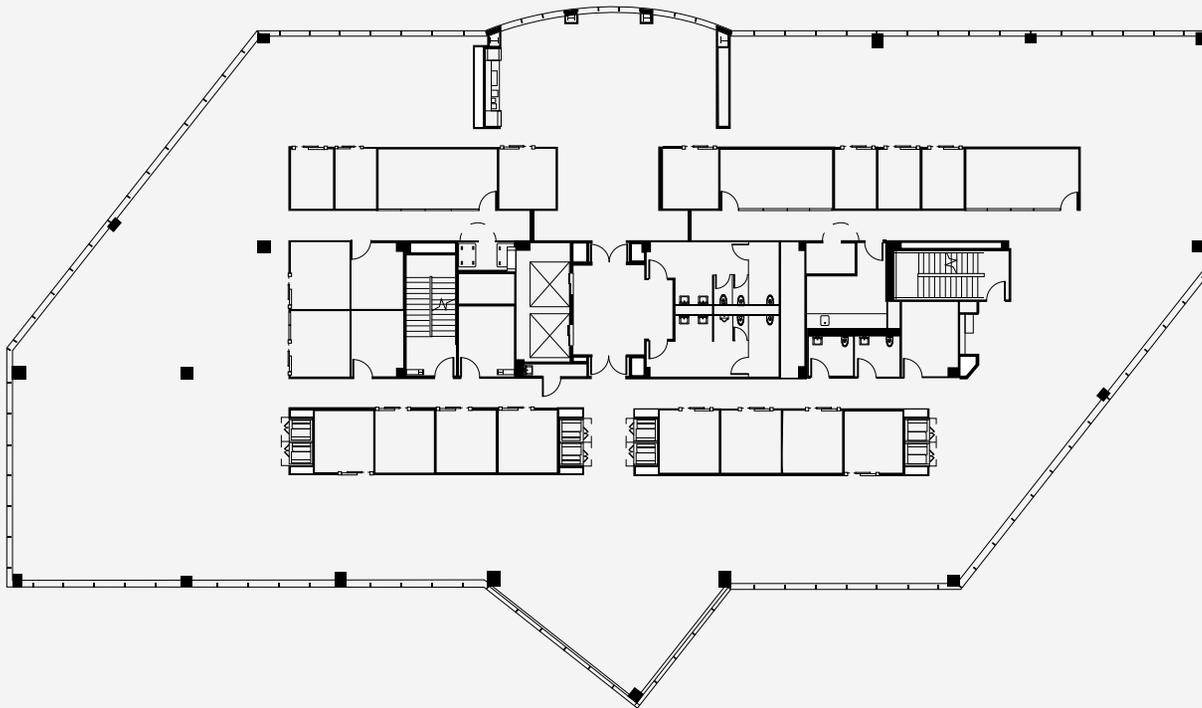
AVAILABLE SUITES

1840 GATEWAY DRIVE

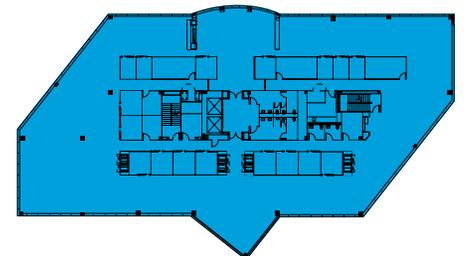
Suite 300 ±18,695

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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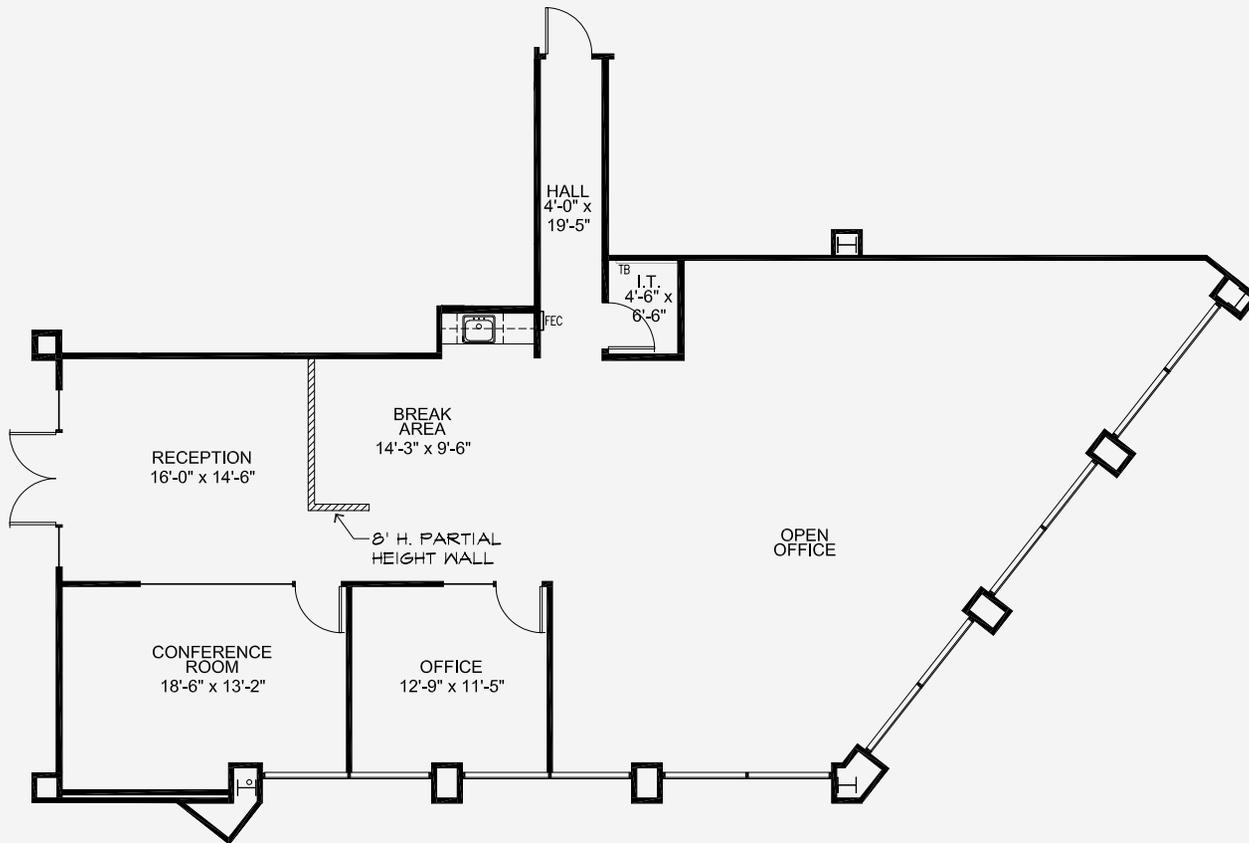
AVAILABLE SUITES

1840 GATEWAY DRIVE

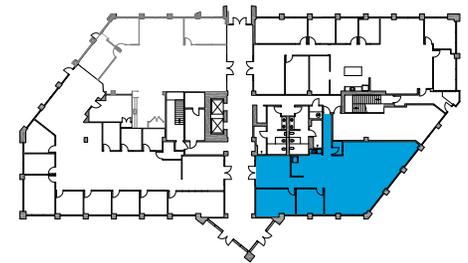
Suite 125 ±2,620

Private Offices	1
Conference Room	1
Open Office	1
Break Area	1
Reception	1
IT	1

MARKET READY WORK UNDERWAY



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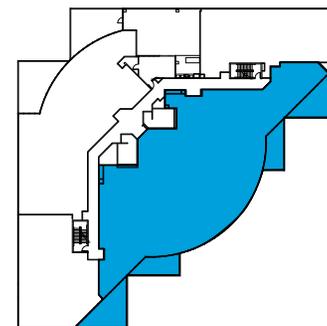
1820 GATEWAY DRIVE

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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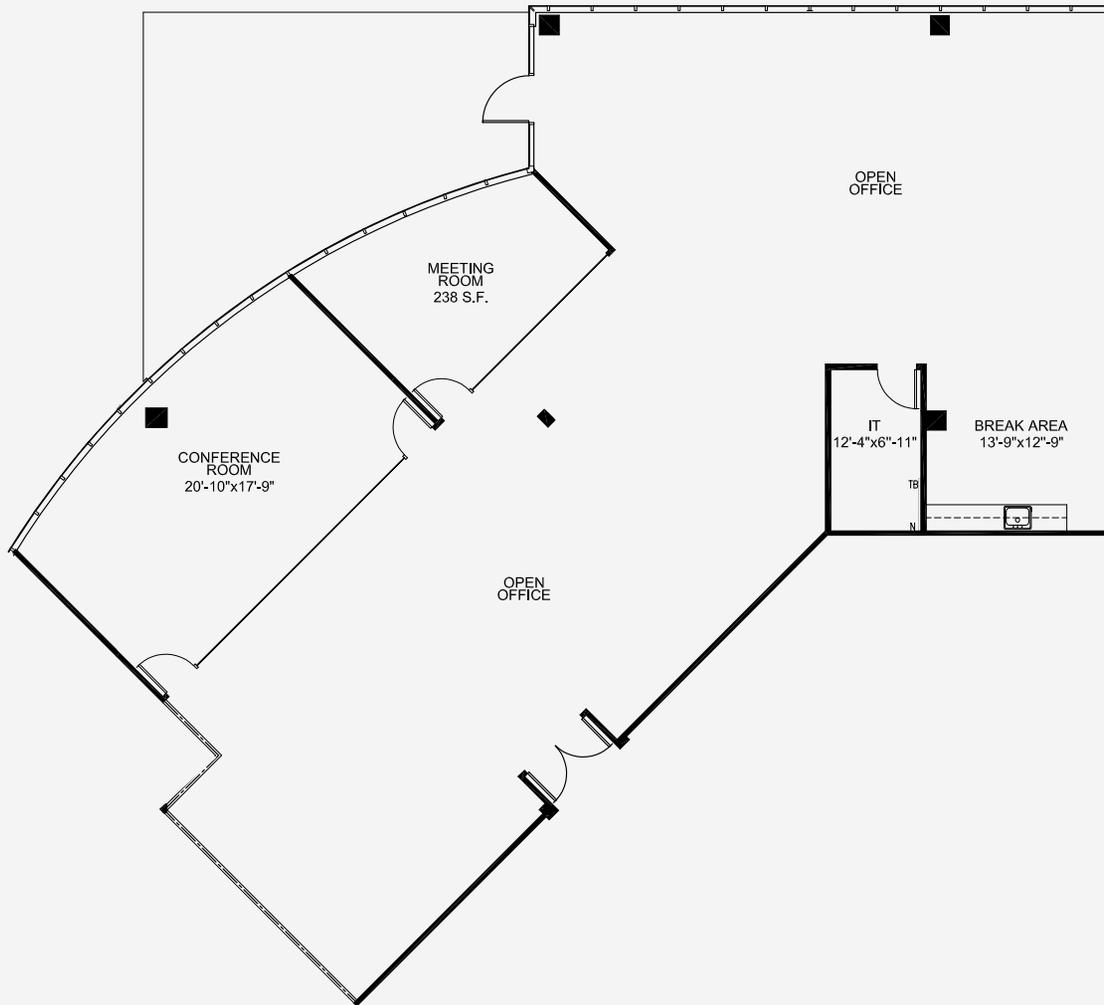


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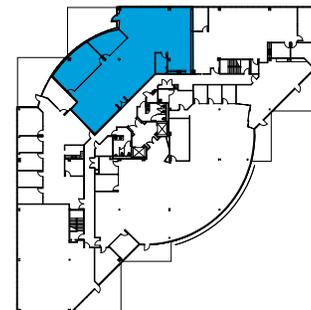
1820 GATEWAY DRIVE

Suite 370 ±4,909

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



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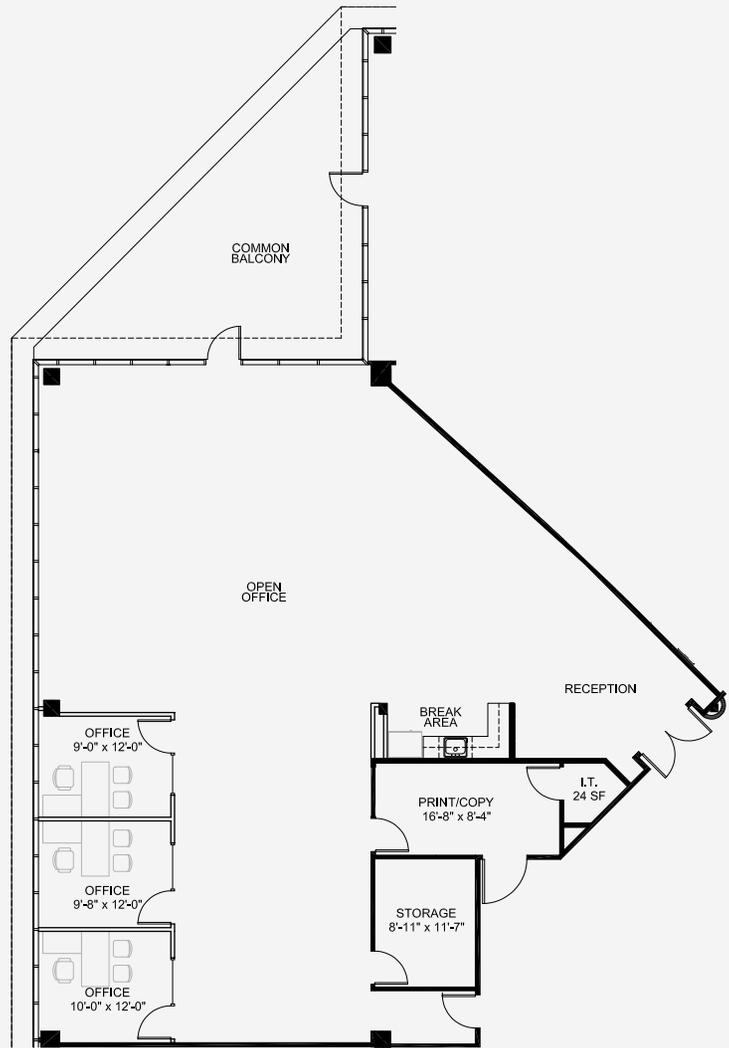
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1820 GATEWAY DRIVE

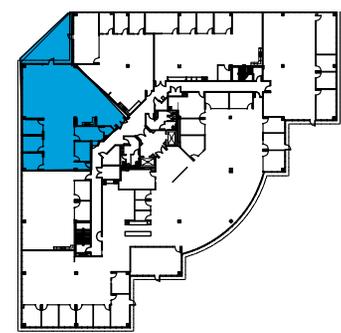
Suite 240 ±3,798

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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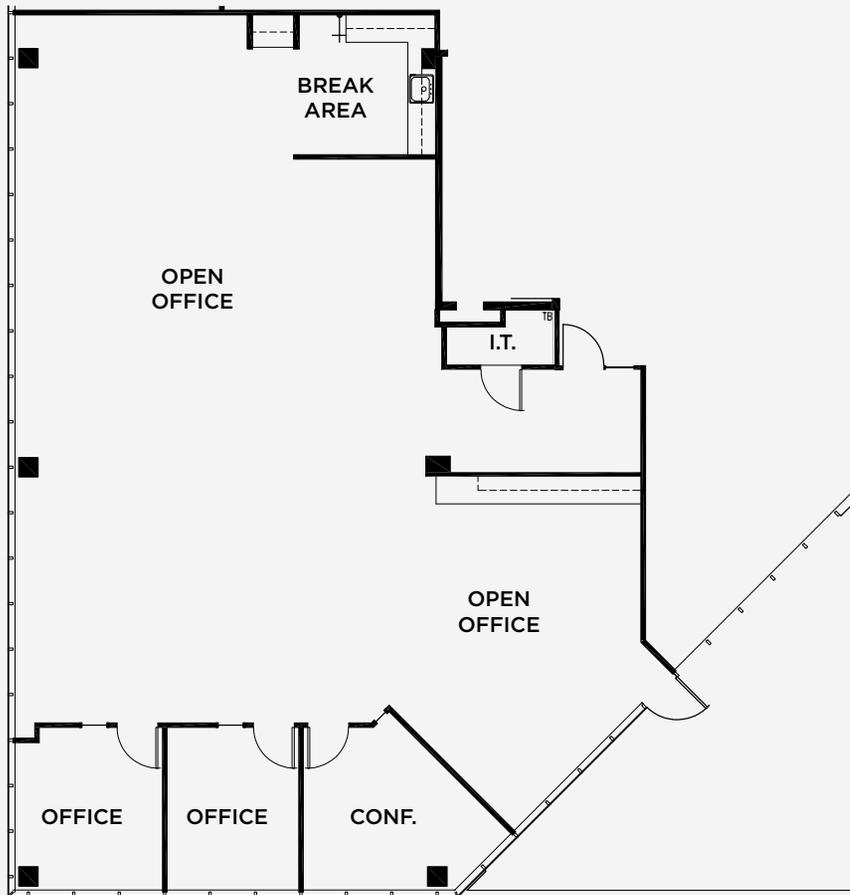


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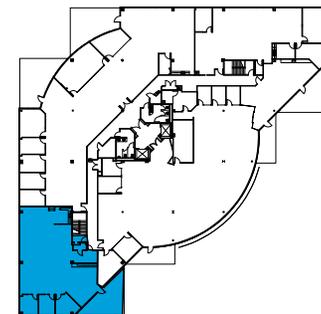
1820 GATEWAY DRIVE

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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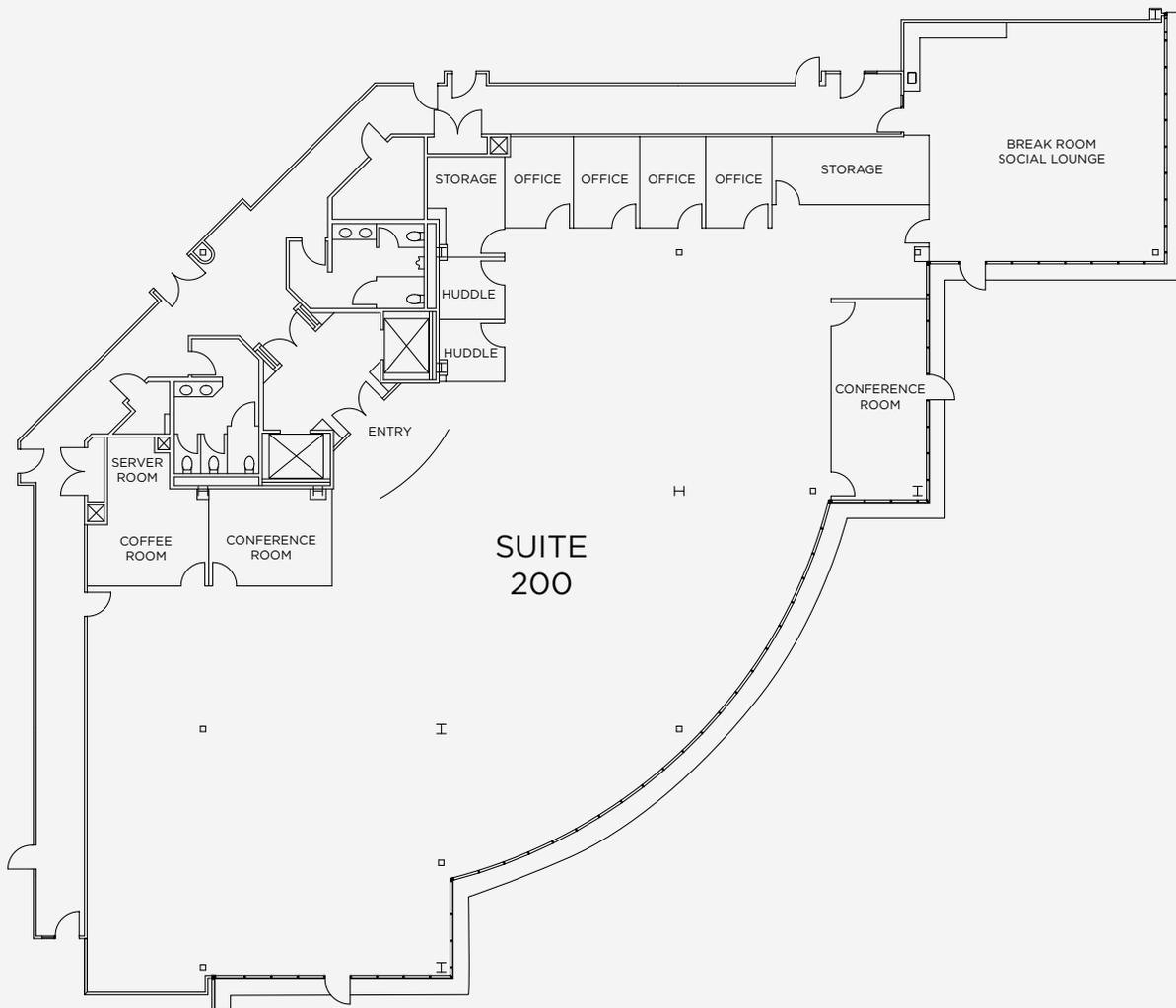
AVAILABLE SUITES

1810 GATEWAY DRIVE

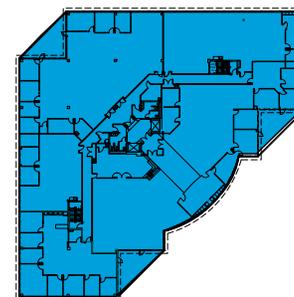
Suite 200 ±10,933

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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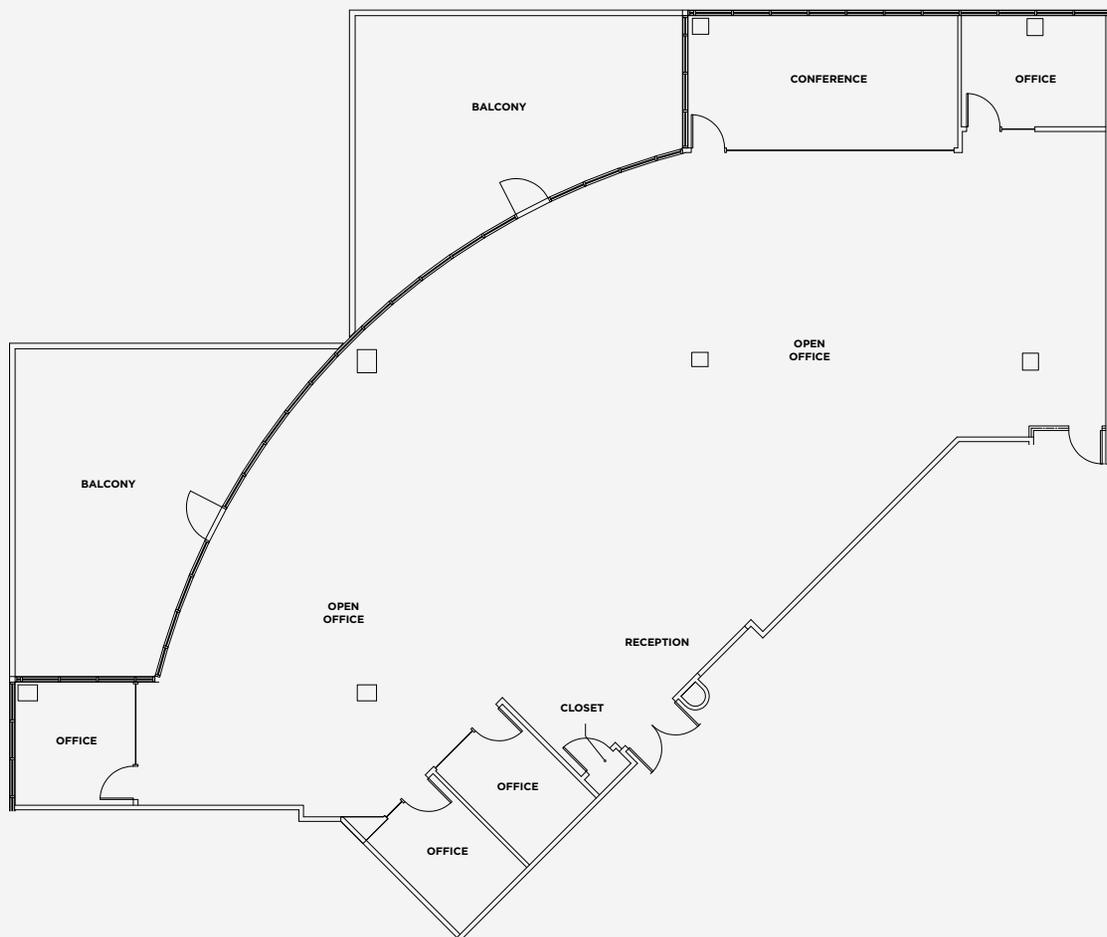
AVAILABLE SUITES

1810 GATEWAY DRIVE

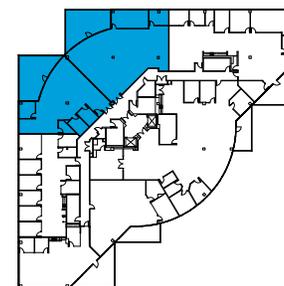
Suite 360 ±5,635

Private Offices	4
Conference Room	1
Reception	1
Open Office	1
Private Balconies	1

MARKET READY WORK UNDERWAY



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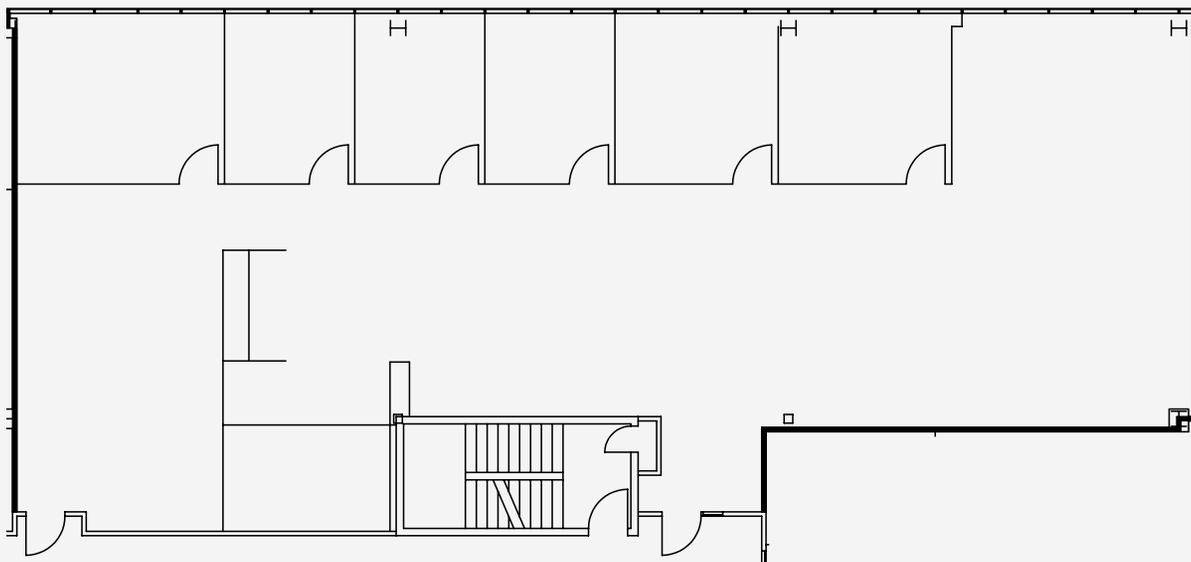
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1810 GATEWAY DRIVE

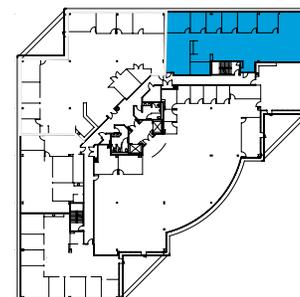
Suite 280 ±3,862

Private Offices 5

Conference Room 1



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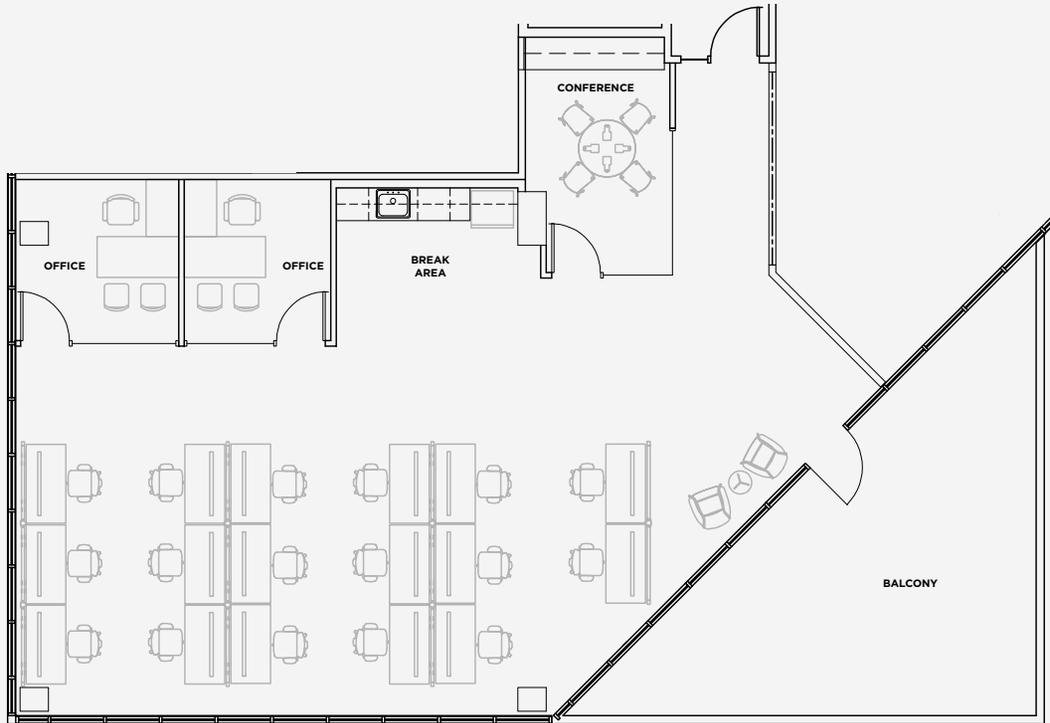


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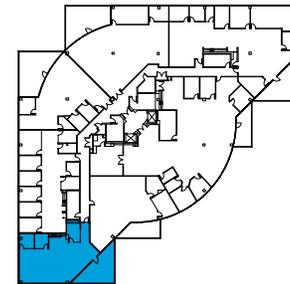
1810 GATEWAY DRIVE

Suite 330	±1,982
Private Offices	2
Conference Room	1
Break Area	1
Balcony	1

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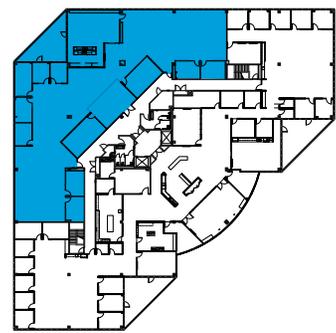
1800 GATEWAY DRIVE

Suite 250 ±10,270

Private Offices	8
Conference Rooms	2
Reception Area	1
Open Office	3
Break Area	1
IT Room	1
Balcony	1
Available 5/1/26	



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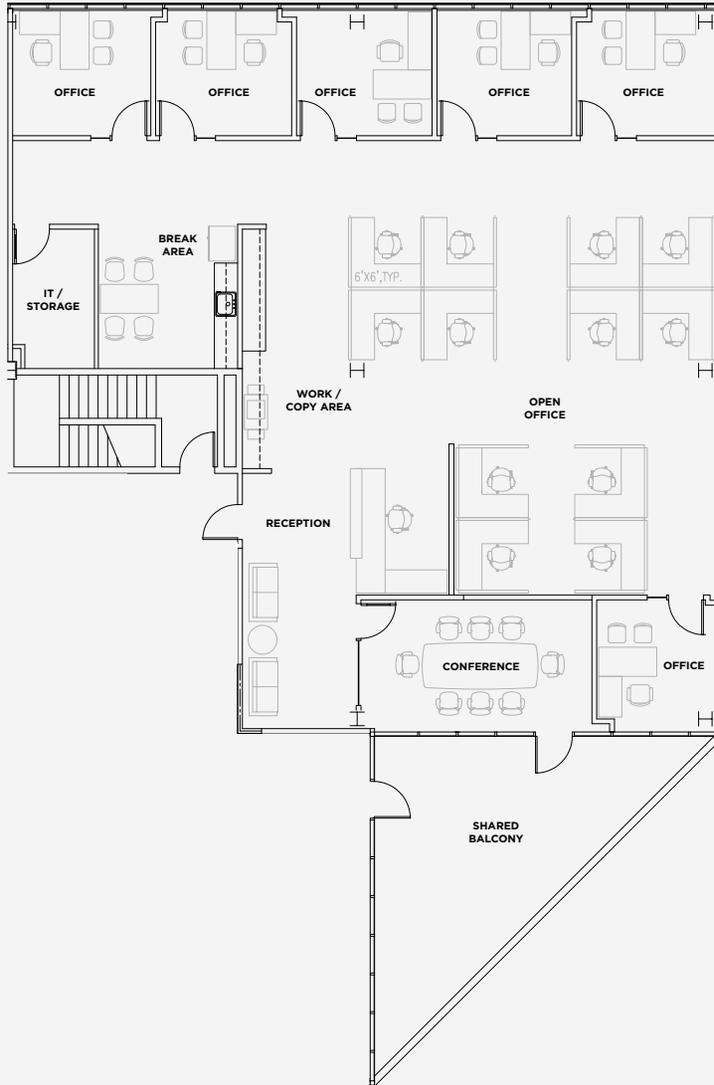
AVAILABLE SUITES

1800 GATEWAY DRIVE

Suite 220 ±3,892

Private Offices	6
Conference Room	1
Reception	1
Break Area	1
IT/Storage Room	1
Open Office	1
Shared Balcony	1

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

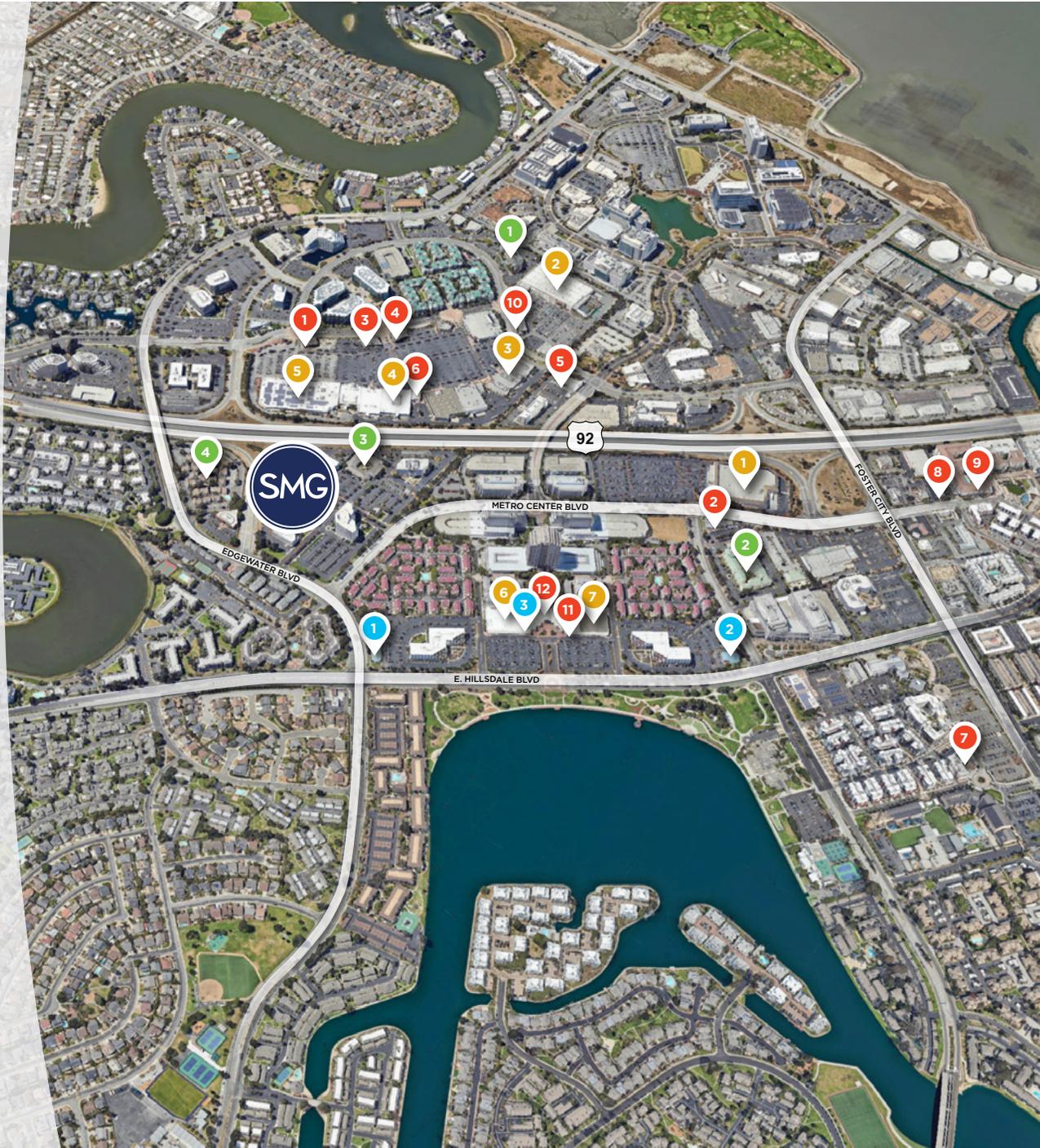
- 1 Costco
- 2 The Home Depot
- 3 Petco
Cost Plus World Market
- 4 Total Wine & More
Marshalls
- 5 Target
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

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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