



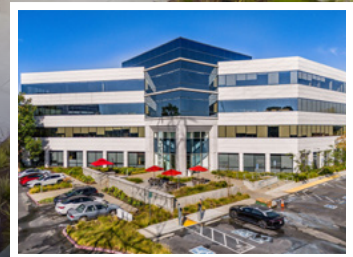
# SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

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

AVAILABLE FOR LEASE **±2,000 SF - ±38,000 SF**

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



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
[clarke.funkhouser@jll.com](mailto:clarke.funkhouser@jll.com)



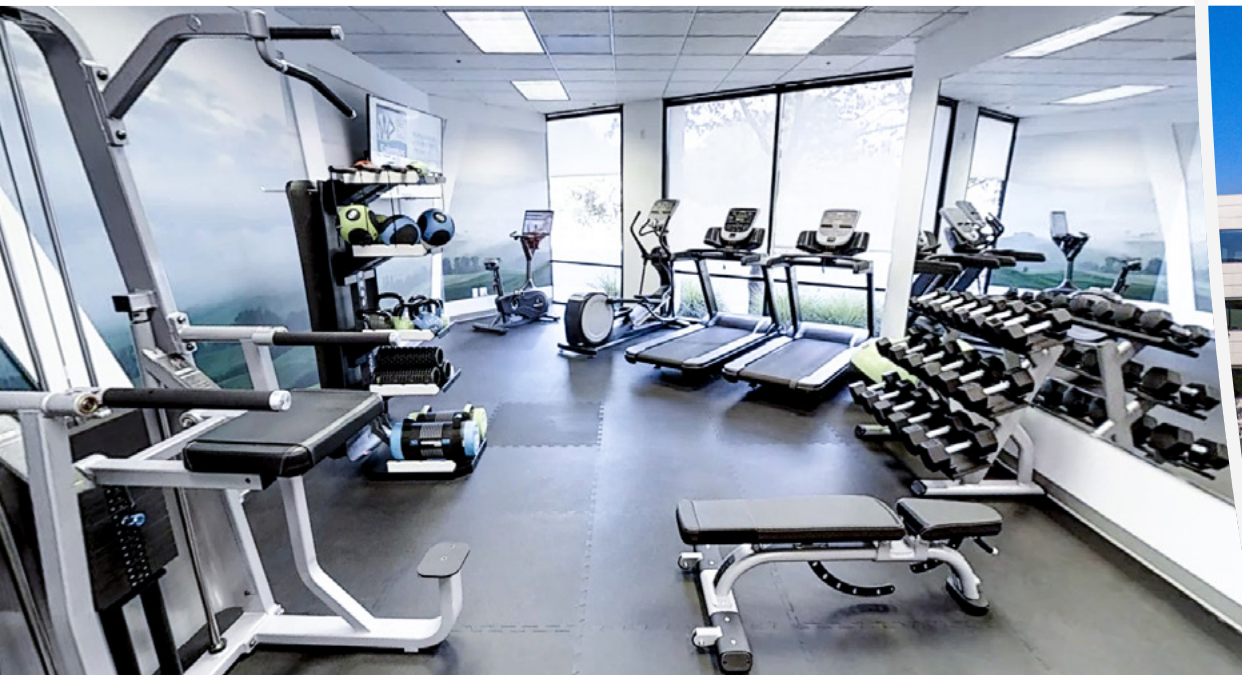








1840 GATEWAY ENTERS A NEW ERA







## 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 <i>*Can be contiguous for ±37,390 SF</i>	<a href="#">CLICK HERE FOR VIRTUAL TOUR</a>
±18,695 SF	1840 Gateway Drive	Suite 300	12 private offices, 5 conference rooms, storage room, break room, open office area <i>*Can be contiguous for ±37,390 SF</i>	<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 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 <i>*Can be combined with Suite 380 for up to 21,034 SF</i>	<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 <i>*Can be combined with Suite 300 for up to 21,034 SF</i>	<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	

*Please Click on Suite # to See Floor Plan*





# AVAILABLE SUITES

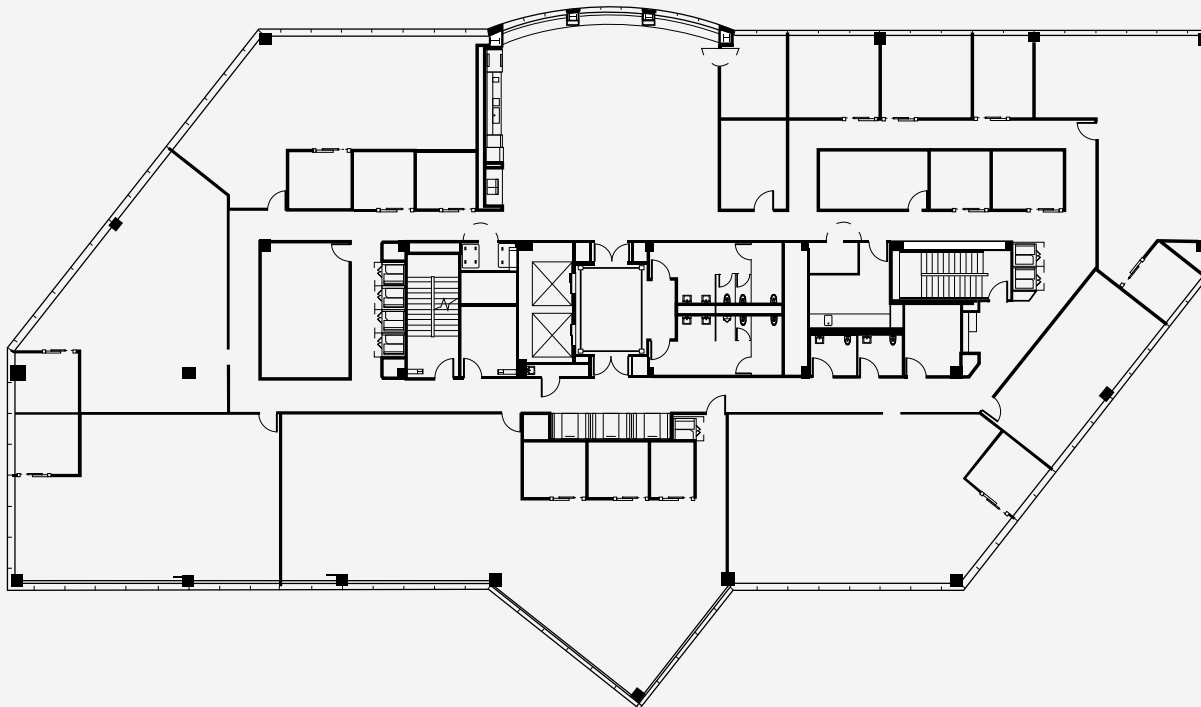
## 1840 GATEWAY DRIVE

### Suite 400 ±18,695

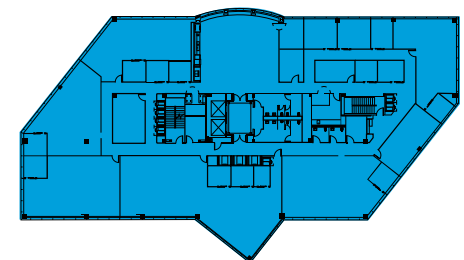
Private Offices	12
Conference Rooms	5
Storage Room	1
Break Room	1
Open Office	1

*\*Can be contiguous for ±38,000 SF*

[CLICK HERE FOR VIRTUAL TOUR](#)



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
[clarke.funkhouser@jll.com](mailto:clarke.funkhouser@jll.com)





# AVAILABLE SUITES

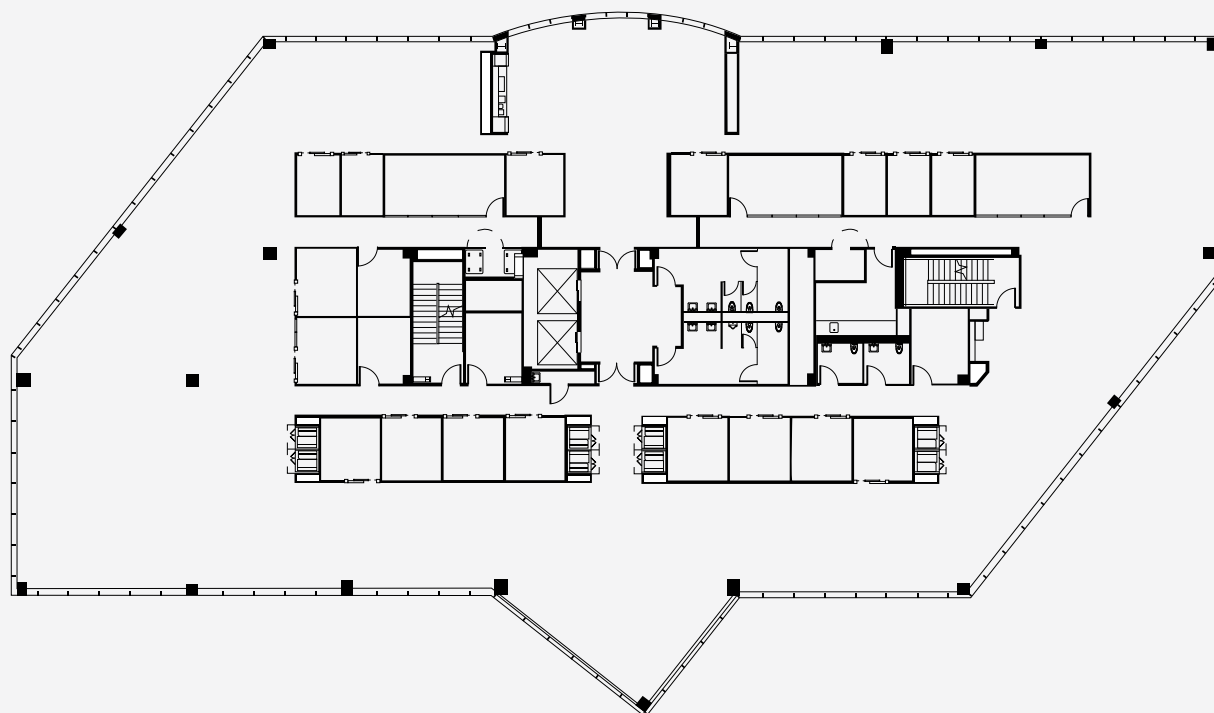
## 1840 GATEWAY DRIVE

### Suite 300 ±18,695

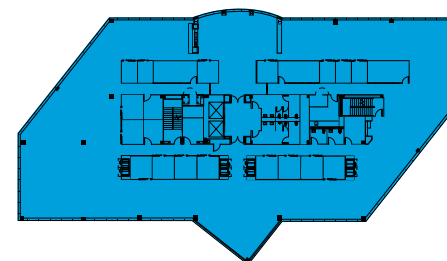
Private Offices	17
Conference Rooms	3
Storage Room	1
Break Room	1
Open Office	1

*\*Can be contiguous for ±38,000 SF*

[CLICK HERE FOR VIRTUAL TOUR](#)



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com



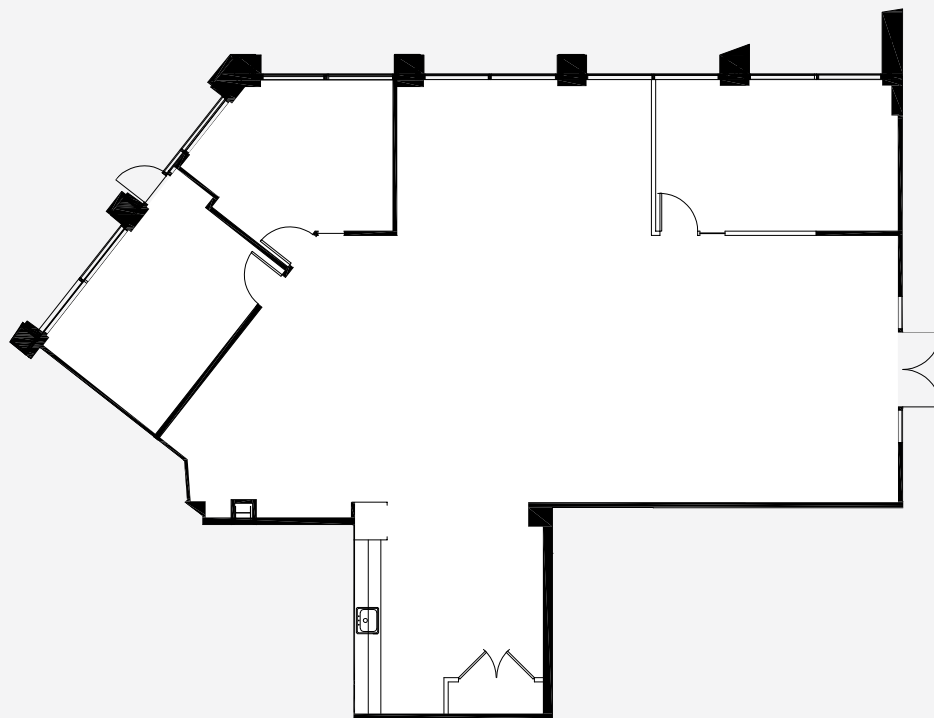


# AVAILABLE SUITES

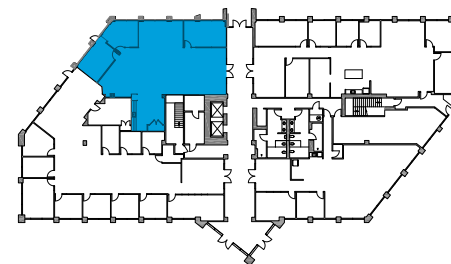
## 1840 GATEWAY DRIVE

### Suite 175 ±2,820

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



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com





# AVAILABLE SUITES

## 1820 GATEWAY DRIVE

### Suite 300 ±10,264

Hypothetical Headcount ±47

Private Offices 3

Conference Rooms 3

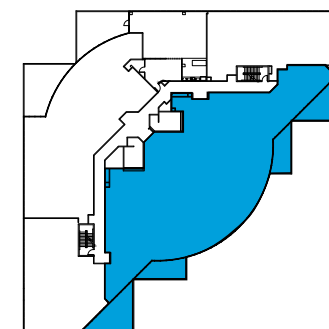
Break Room 1

Server Room 1

Large Open Office Space 1



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com



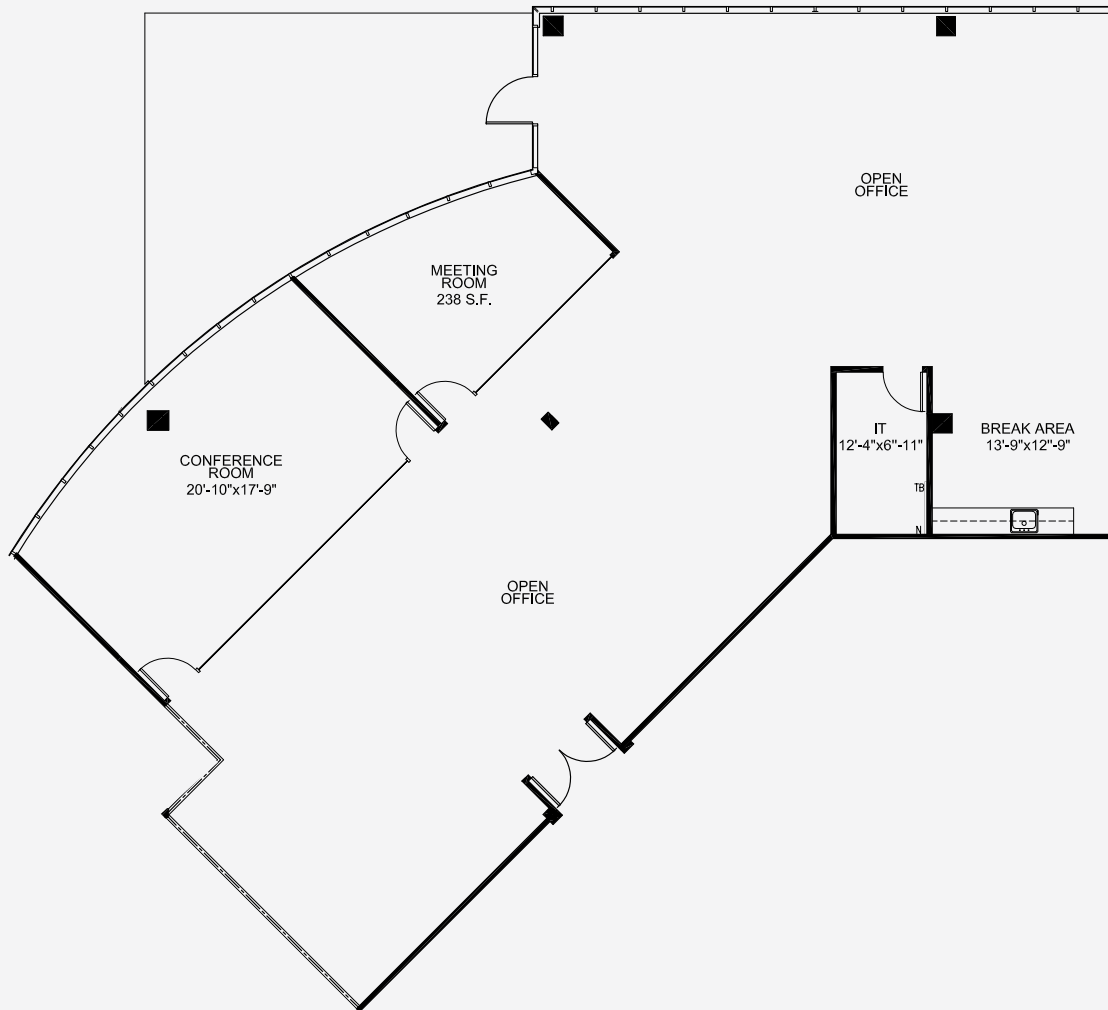


# AVAILABLE SUITES

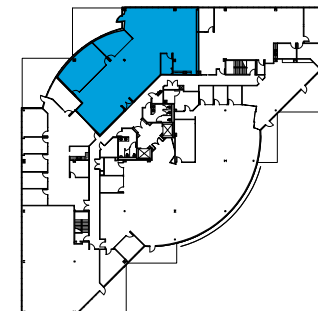
## 1820 GATEWAY DRIVE

### Suite 350 ±4,957

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



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com





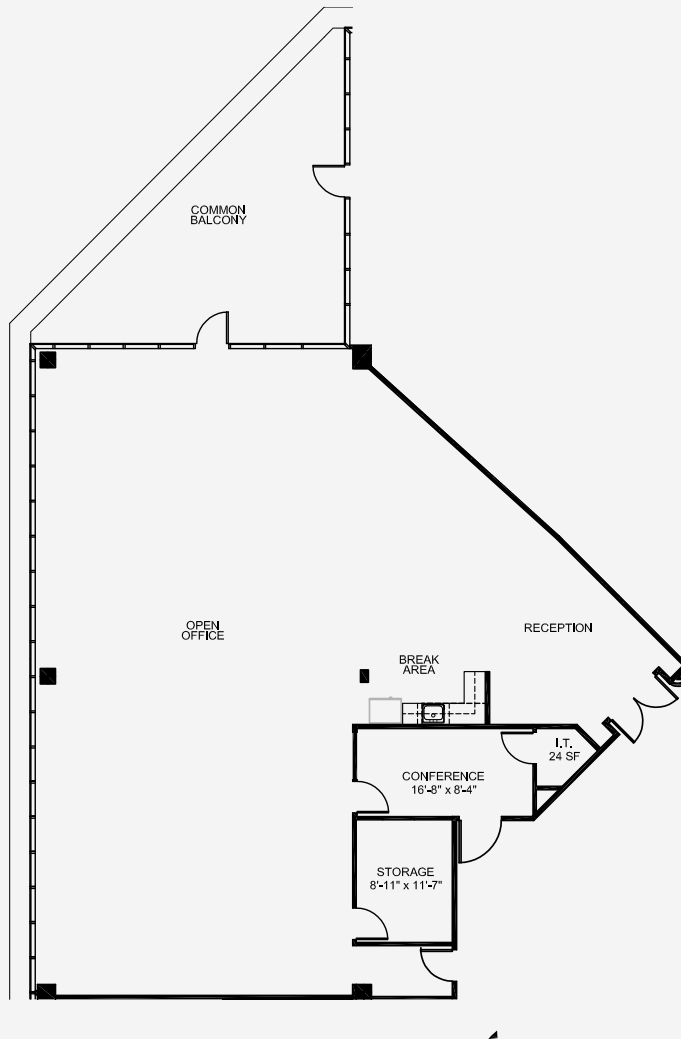
# AVAILABLE SUITES

## 1820 GATEWAY DRIVE

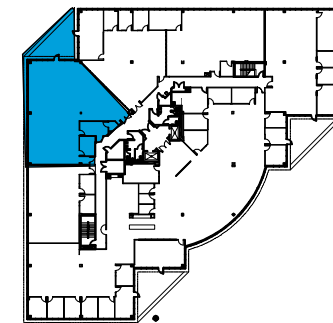
### Suite 240 ±3,798

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

Available within 60 days



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com



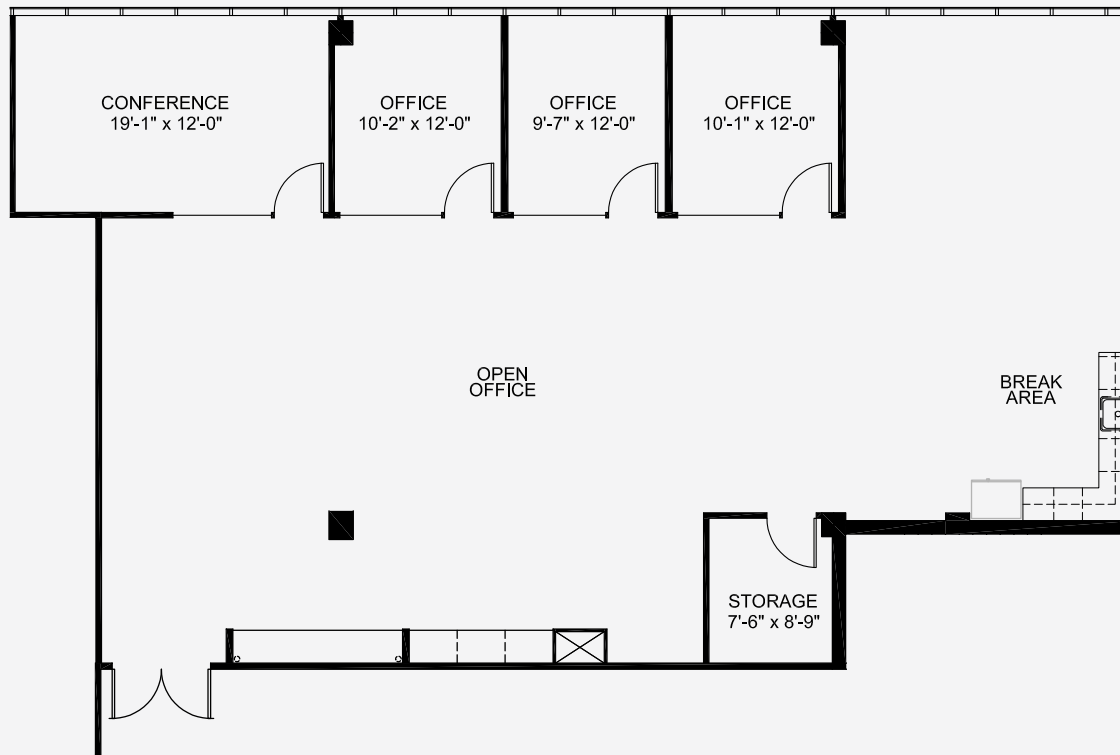


# AVAILABLE SUITES

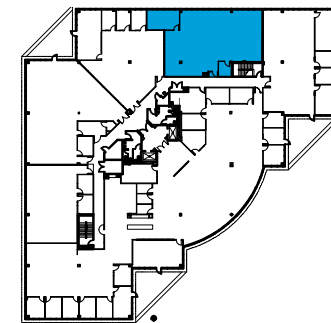
## 1820 GATEWAY DRIVE

**Suite 280** ±2,922

Conference Room	1
Large Open Office	1
Storage	1



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com





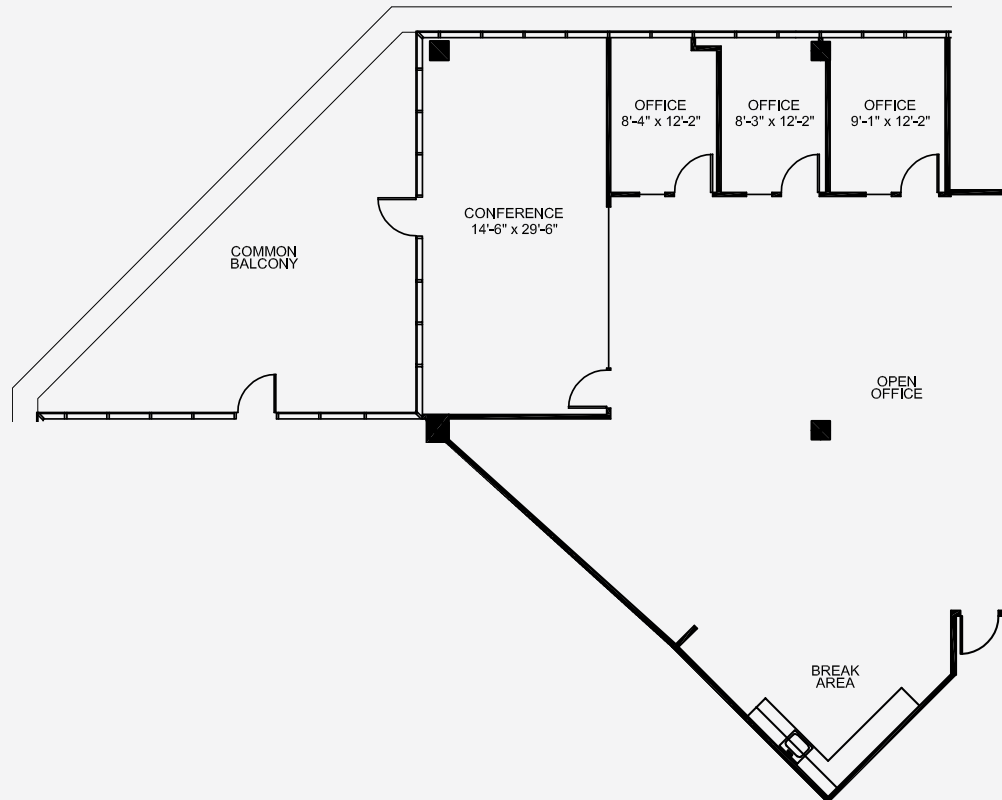
# AVAILABLE SUITES

## 1820 GATEWAY DRIVE

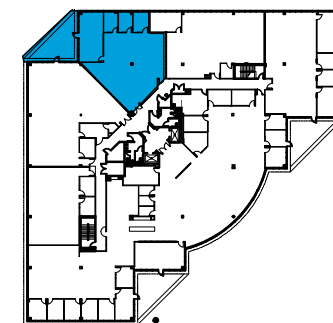
### Suite 260 ±2,813

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

Available within 60 days



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com





# AVAILABLE SUITES

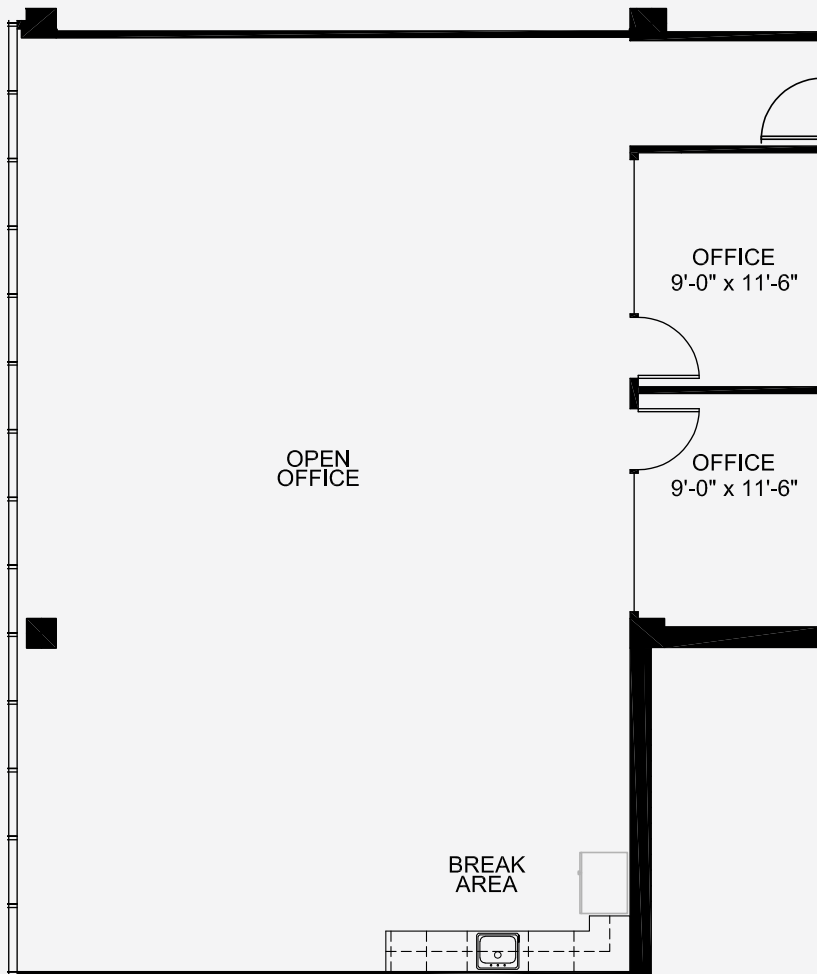
## 1820 GATEWAY DRIVE

**Suite 220** ±2,044

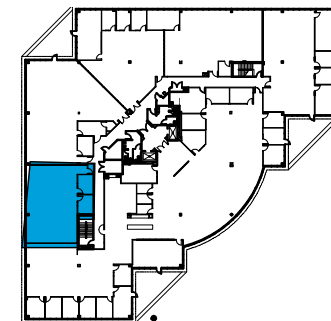
Private Offices 2

Open Office 1

Available within 60 days



## KEY PLAN

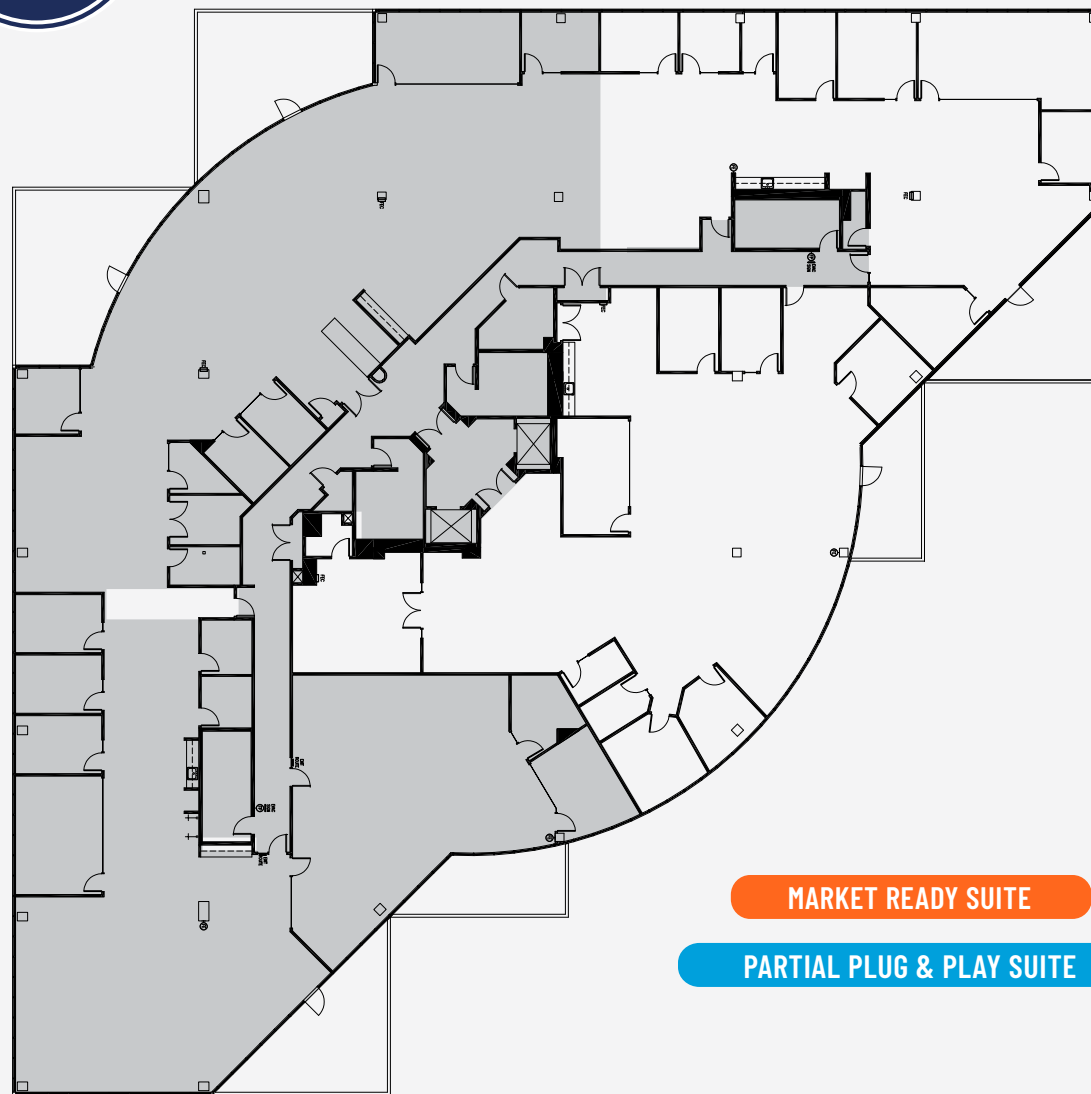


**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com



# AVAILABLE SUITES



MARKET READY SUITE

PARTIAL PLUG & PLAY SUITE

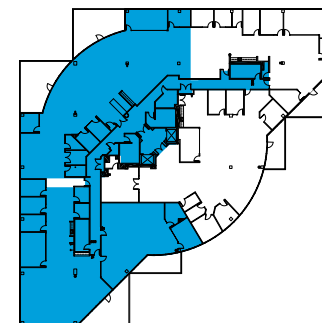
## 1810 GATEWAY DRIVE

### 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



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com





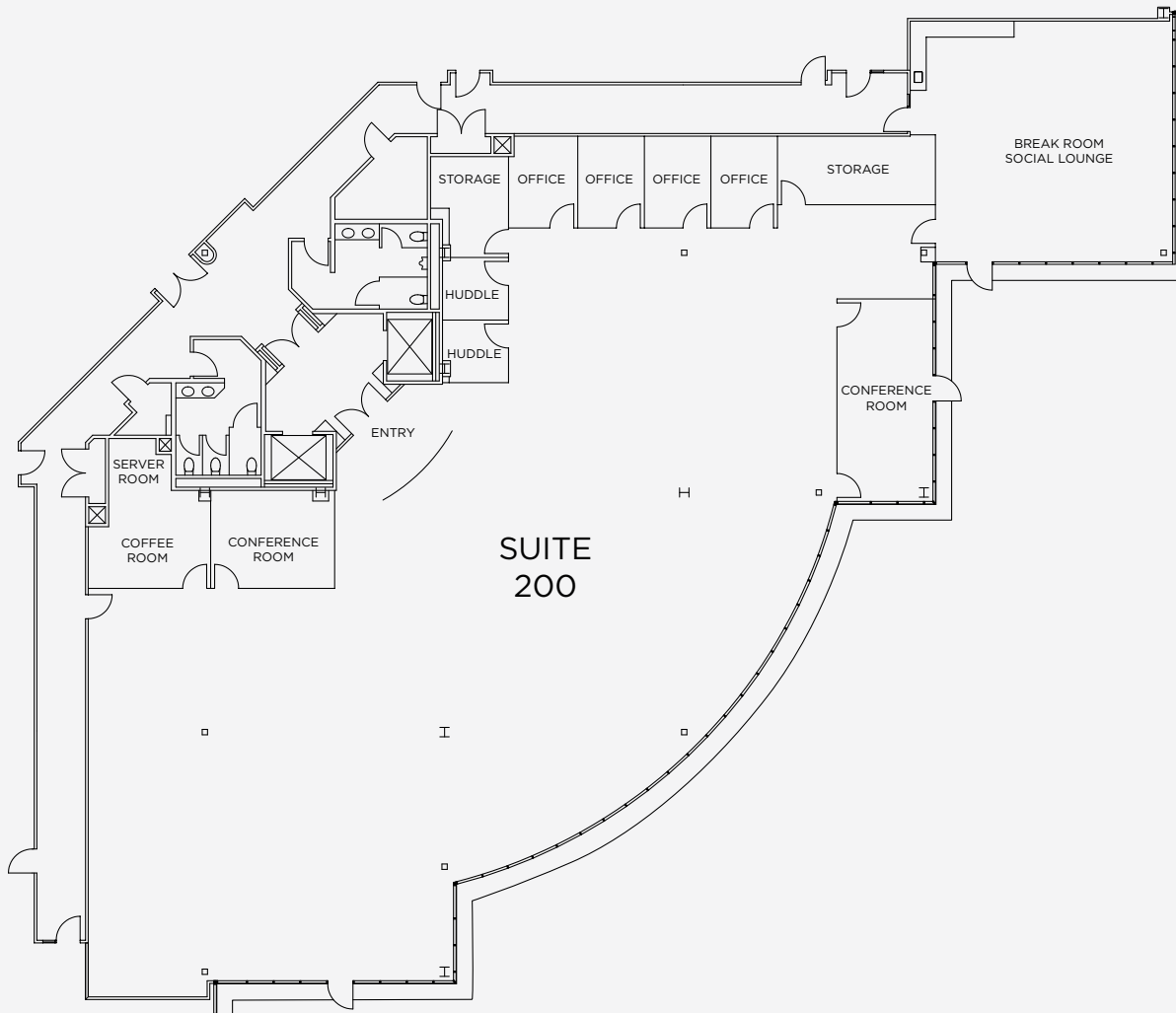
# AVAILABLE SUITES

## 1810 GATEWAY DRIVE

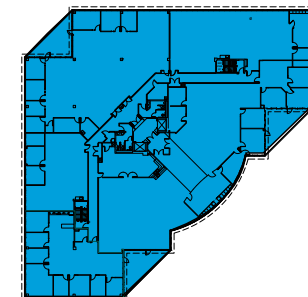
### Suite 200 ±10,933

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](#)



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com



# AVAILABLE SUITES

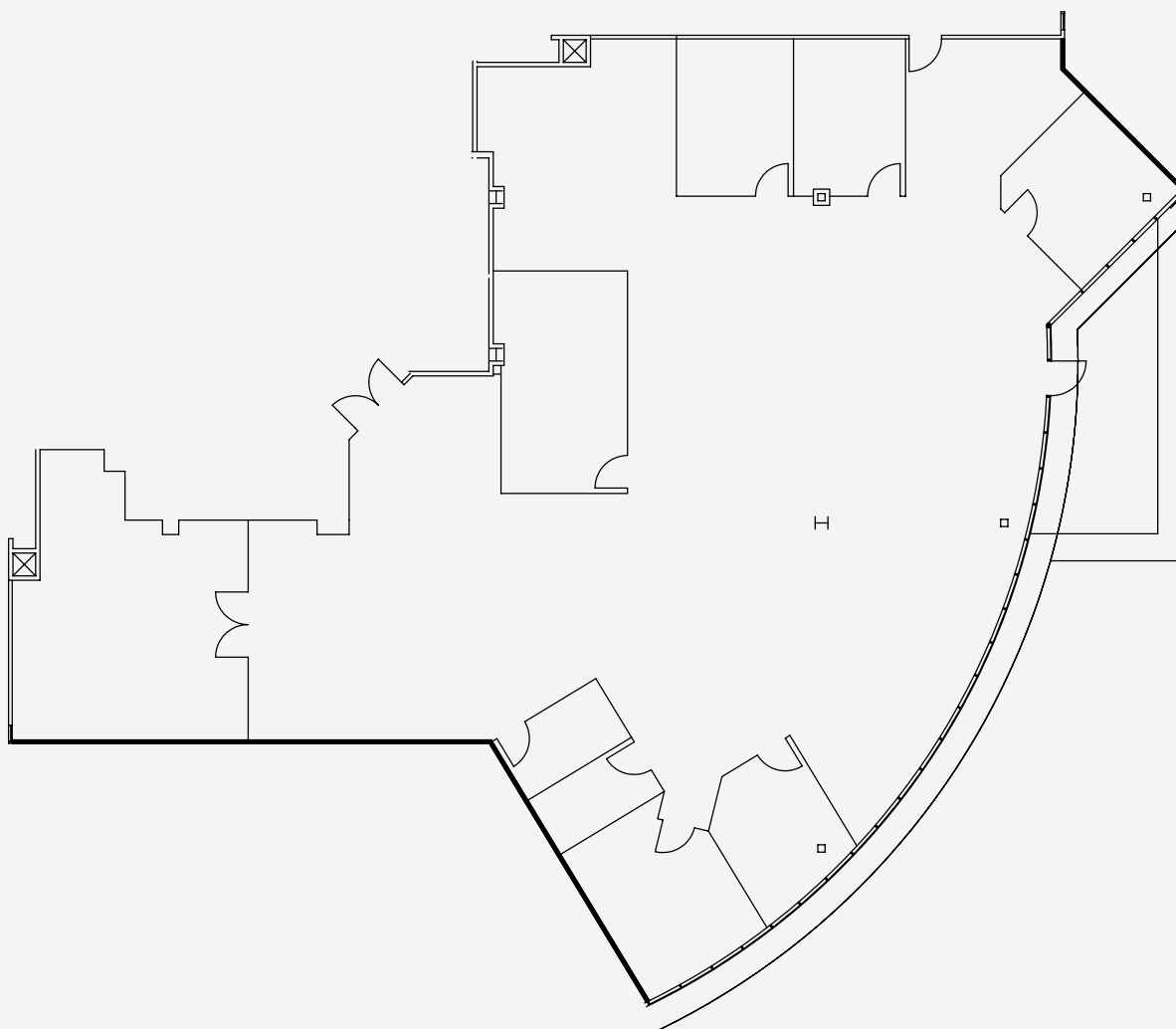
## 1810 GATEWAY DRIVE

### Suite 380 ±6,317

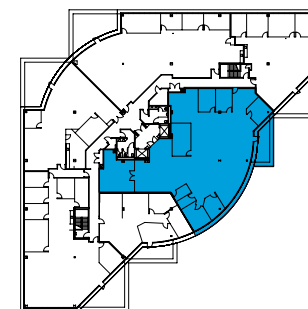
Hypothetical Headcount	±32
Private Offices	7
Conference Room	1
Break Area	1
Balcony	1
Large Open Office Space	1

*\*Can be combined with Suite 300 for up to 21,034 SF*

**MARKET READY SUITE**



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com





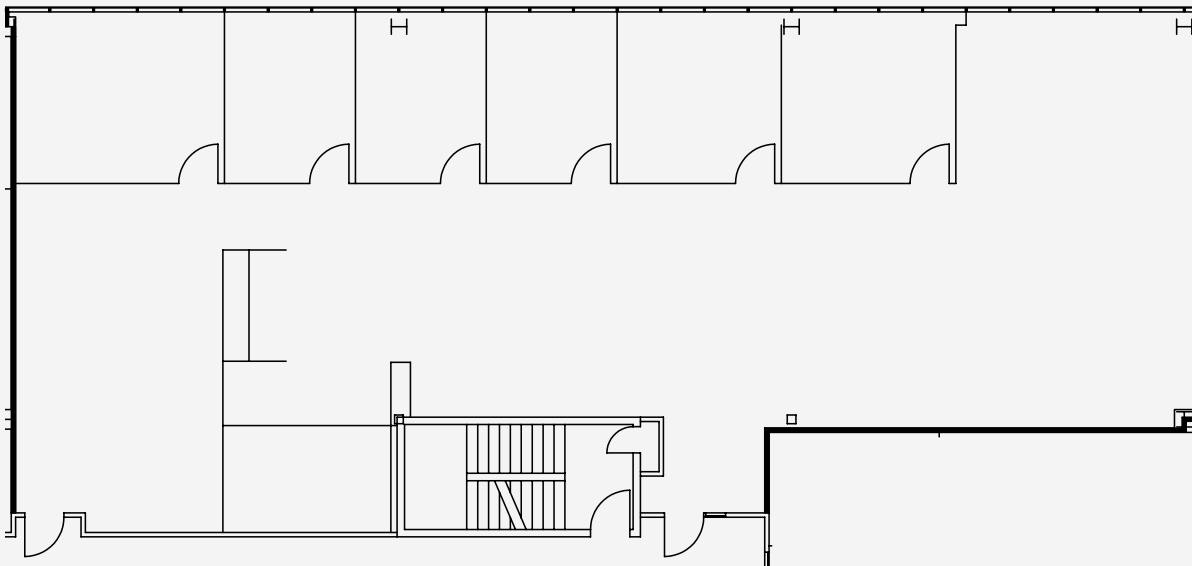
# AVAILABLE SUITES

## 1810 GATEWAY DRIVE

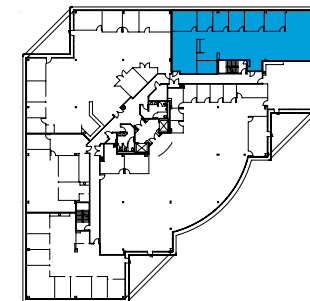
**Suite 280** ±3,862

Private Offices 5

Conference Room 1

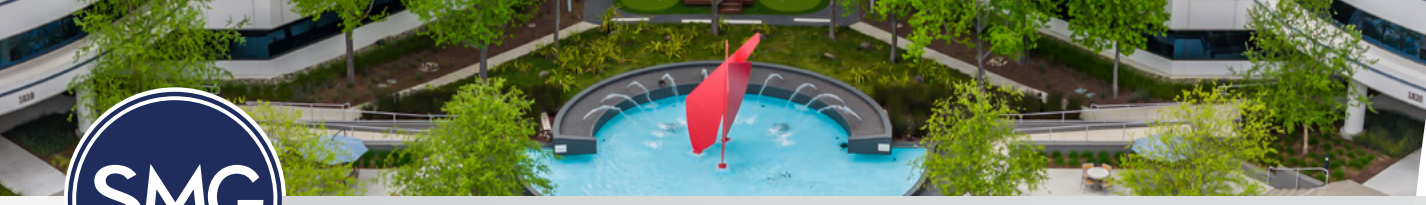


## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com

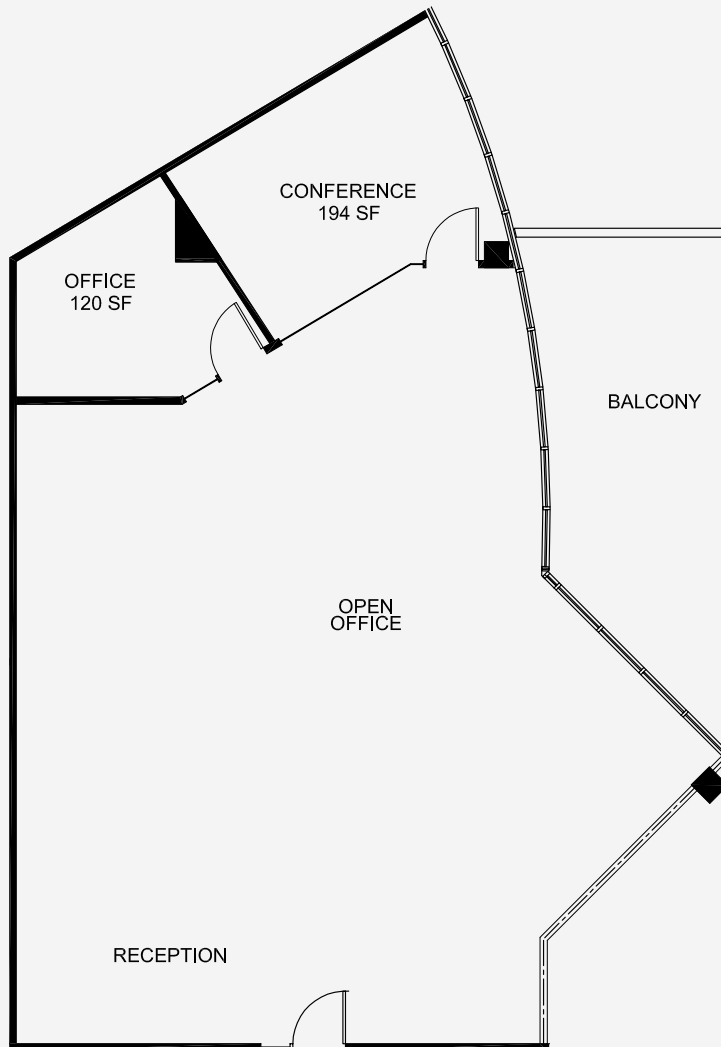


# AVAILABLE SUITES

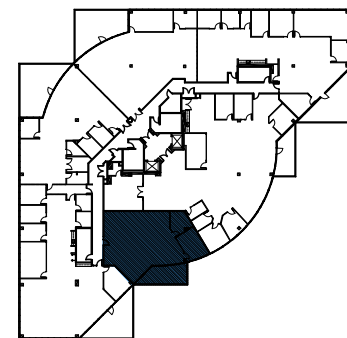
## 1810 GATEWAY DRIVE

### Suite 320 ±2,303

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



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com



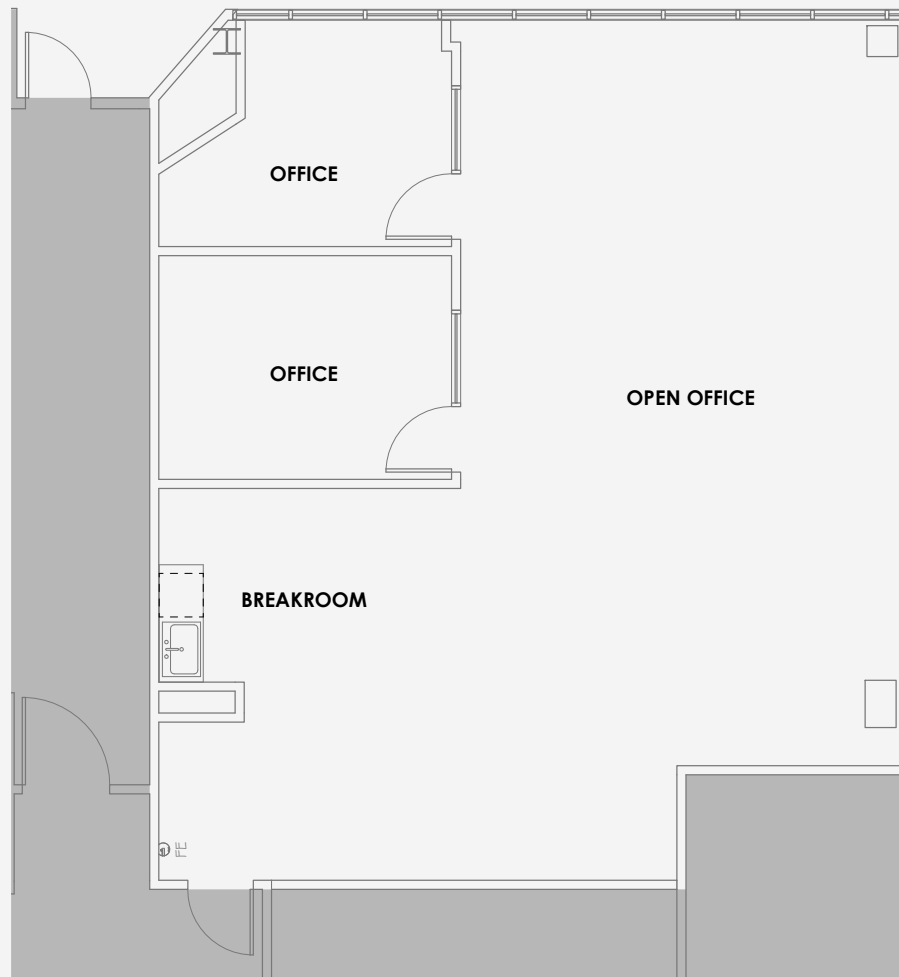


# AVAILABLE SUITES

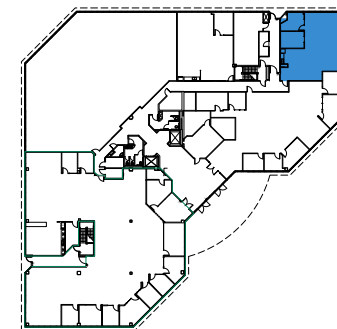
## 1810 GATEWAY DRIVE

**Suite 160** ±1,679

Private Offices	2
Open Office	1
Break Room	1



## KEY PLAN



**Gary Boitano**  
Executive Director  
+1 650 401 2122  
gary.boitano@cushwake.com

**Clarke Funkhouser**  
Senior Managing Director  
+1 650 619 5579  
clarke.funkhouser@jll.com





# 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

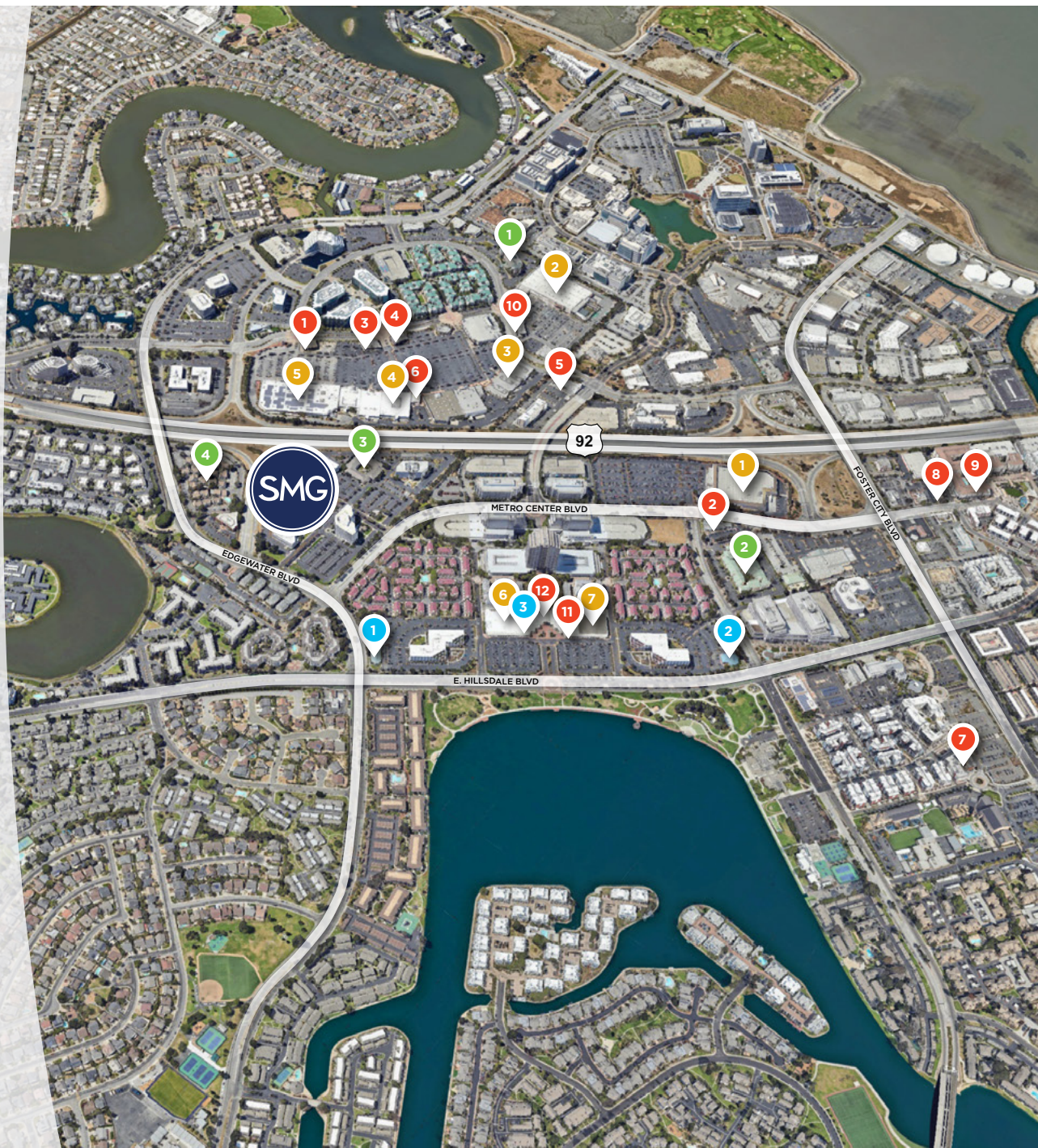
- 1 Costco
- 2 The Home Depot
- 3 Petco  
Cost Plus World Market
- 4 Total Wine & More  
Marshalls
- 5 Target  
CVS Pharmacy
- 6 Safeway
- 7 CVS Pharmacy

## 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







# SAN MATEO GATEWAY

LOCATION. INNOVATION. CREATIVITY.

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

## Gary Boitano

Executive Director

+1 650 401 2122

[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)

## Clarke Funkhouser

Senior Managing Director

+1 650 619 5579

[clarke.funkhouser@jll.com](mailto:clarke.funkhouser@jll.com)



CUSHMAN &  
WAKEFIELD



JLL



sc properties