



# SAN MATEOGATEWAY

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**NEW SPEC SUITES, COMMON AREAS, AND  
LOBBIES RECENTLY COMPLETED**

**AVAILABLE FOR LEASE ±1,600 SF - ±19,000 SF**

**Gary Boitano**  
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**KENNEDY WILSON**







# Overview



## PROPERTY FEATURES

- Class A Project in heart of 92/101 Corridor
- Three Building Complex Totaling  $\pm 218,000$  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  |
|------------|--------------------|-----------|---|
| ±19,534 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<br><a href="#">MARKET READY SUITE</a> <a href="#">PARTIAL PLUG &amp; PLAY SUITE</a><br><i>*Can be combined with Suite 380 for up to 25,851 SF</i> |
| ±11,576 SF | 1820 Gateway Drive | Suite 260 | 4 private offices, 7 conference rooms, 2 phone rooms, 3 storage rooms, open kitchen, patio<br><i>*Entire floor for 27,467 RSF between Suite 200 (15,891 SF) and Suite 260 (11,576 RSF)</i>  |
| ±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<br><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   |
| ±9,460 SF  | 1810 Gateway Drive | Suite 100 | <a href="#">MARKET READY SUITE</a><br>12 private offices, 4 conference rooms, break room, storage room, server room, lobby area, large open office area   |
| ±8,738 SF  | 1820 Gateway Drive | Suite 350 | <a href="#">CLICK HERE FOR VIRTUAL TOUR</a> <a href="#">BRAND NEW SPEC SUITE</a><br>4-5 private offices, 2-3 conference rooms, large open office space, balcony, server room, break room/kitchenette, lobby area<br><i>*Can be combined with Suite 360 for up to 11,959 SF</i>  |
| ±6,806 SF  | 1810 Gateway Drive | Suite 260 | <a href="#">CLICK HERE FOR VIRTUAL TOUR</a> <a href="#">BRAND NEW SPEC SUITE</a><br>6 private offices, 2 conference rooms, open bistro style kitchen, balcony, storage room, large open office area   |
| ±6,382 SF  | 1800 Gateway Drive | Suite 100 | 5 private offices, 1 conference room, open area, kitchen, server room   |
| ±6,317 SF  | 1810 Gateway Drive | Suite 380 | <a href="#">MARKET READY SUITE</a><br>7 private offices, conference room, break room, open office area, storage, reception, balcony<br><i>*Can be combined with Suite 300 for up to 25,851 SF</i>   |
| ±4,550 SF  | 1800 Gateway Drive | Suite 160 | <a href="#">CLICK HERE FOR VIRTUAL TOUR</a> <a href="#">SPEC WORK COMPLETE</a><br>2 private offices, conference room, kitchen, server room, large open office area, polished concrete floors  |
| ±3,221 SF* | 1820 Gateway Drive | Suite 360 | <a href="#">CLICK HERE FOR VIRTUAL TOUR</a><br>2 private offices, office/conference room, kitchen, server room, open office area<br><i>*Can be combined with Suite's 350 for up to 11,959 SF</i>  |
| ±2,322 SF  | 1810 Gateway Drive | Suite 240 | Private office, conference room   |
| ±1,624 SF  | 1820 Gateway Drive | Suite 120 | 2 Private offices, storage room, breakroom  |

Please Click on Suite # to See Floor Plan



# Available Suites

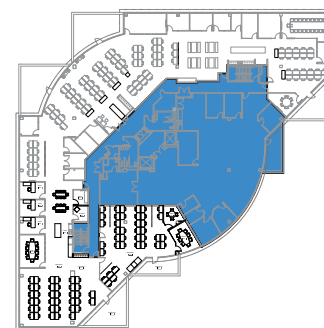
## 1810 GATEWAY DRIVE

### Suite 300 ±19,534

|                                     |    |
|-------------------------------------|----|
| Private Offices                     | 10 |
| Huddle/breakout Rooms               | 6  |
| Private Balconies                   | 5  |
| Small Conference Rooms              | 2  |
| Break Areas                         | 2  |
| Storage Closets                     | 2  |
| Large Conference Room/<br>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

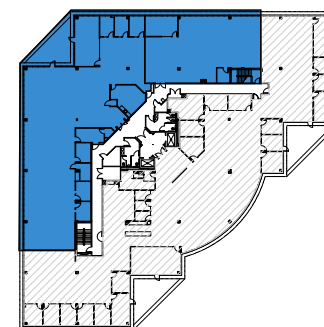
## 1820 GATEWAY DRIVE

### Suite 260 ±11,576

|                        |     |
|------------------------|-----|
| Hypothetical Headcount | ±58 |
| Private Offices        | 4   |
| Conference Rooms       | 7   |
| Phone Rooms            | 2   |
| Storage Rooms          | 3   |
| Open Kitchen           | 1   |
| Patio                  | 1   |

*\*Entire floor for 27,467 RSF between Suite 200 (15,891 SF) and Suite 260 (11,576 RSF)*

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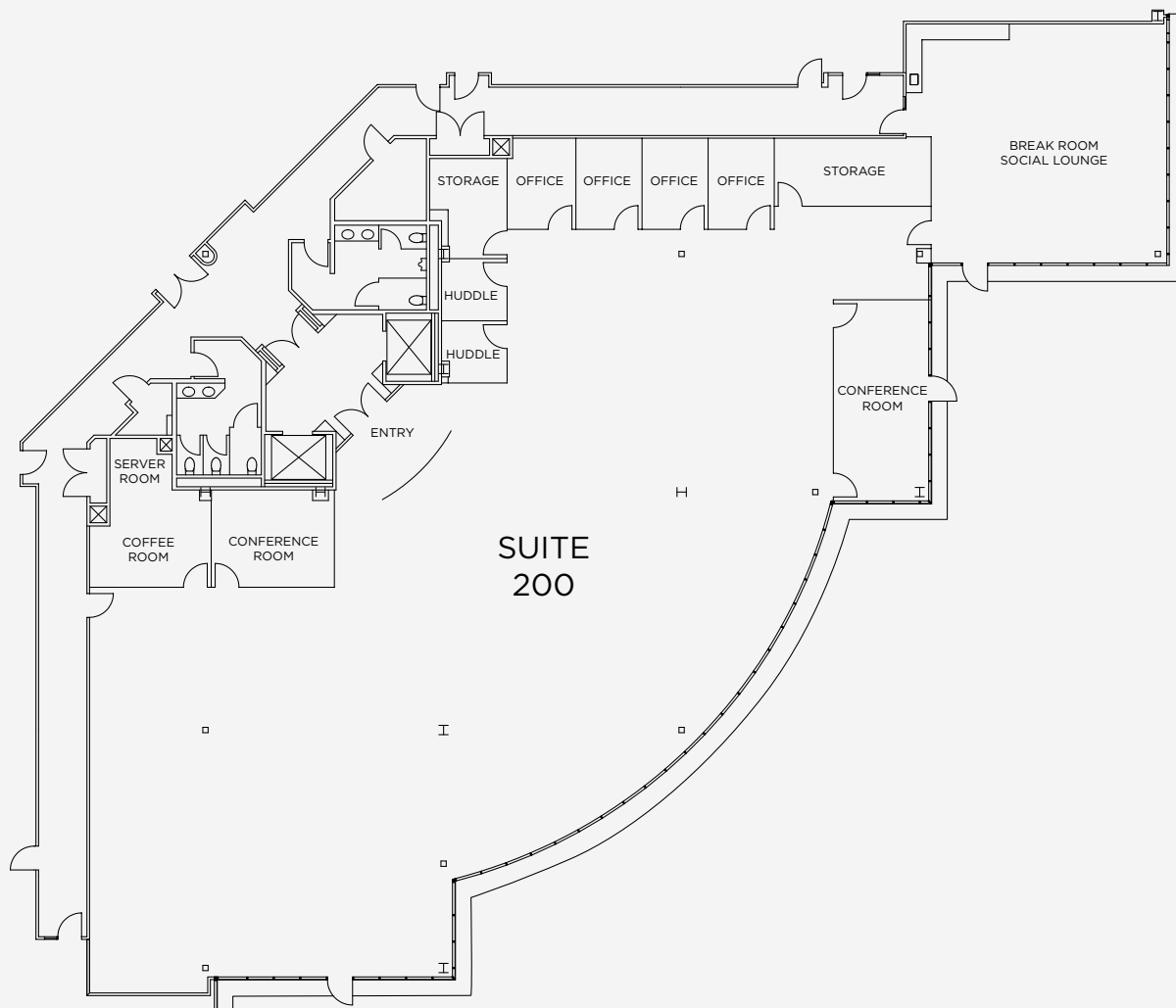
# Available Suites

## 1810 GATEWAY DRIVE

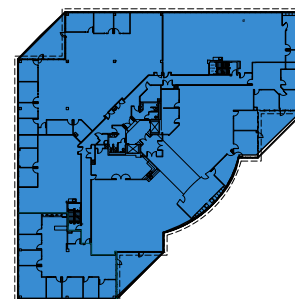
### Suite 200 ±10,933

|                          |   |
|--------------------------|---|
| 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

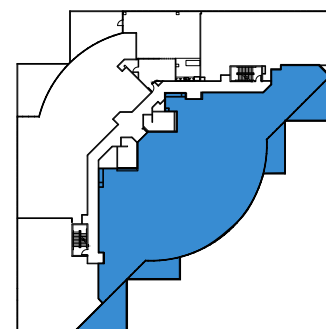
## 1820 GATEWAY DRIVE

### 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

## 1810 GATEWAY DRIVE

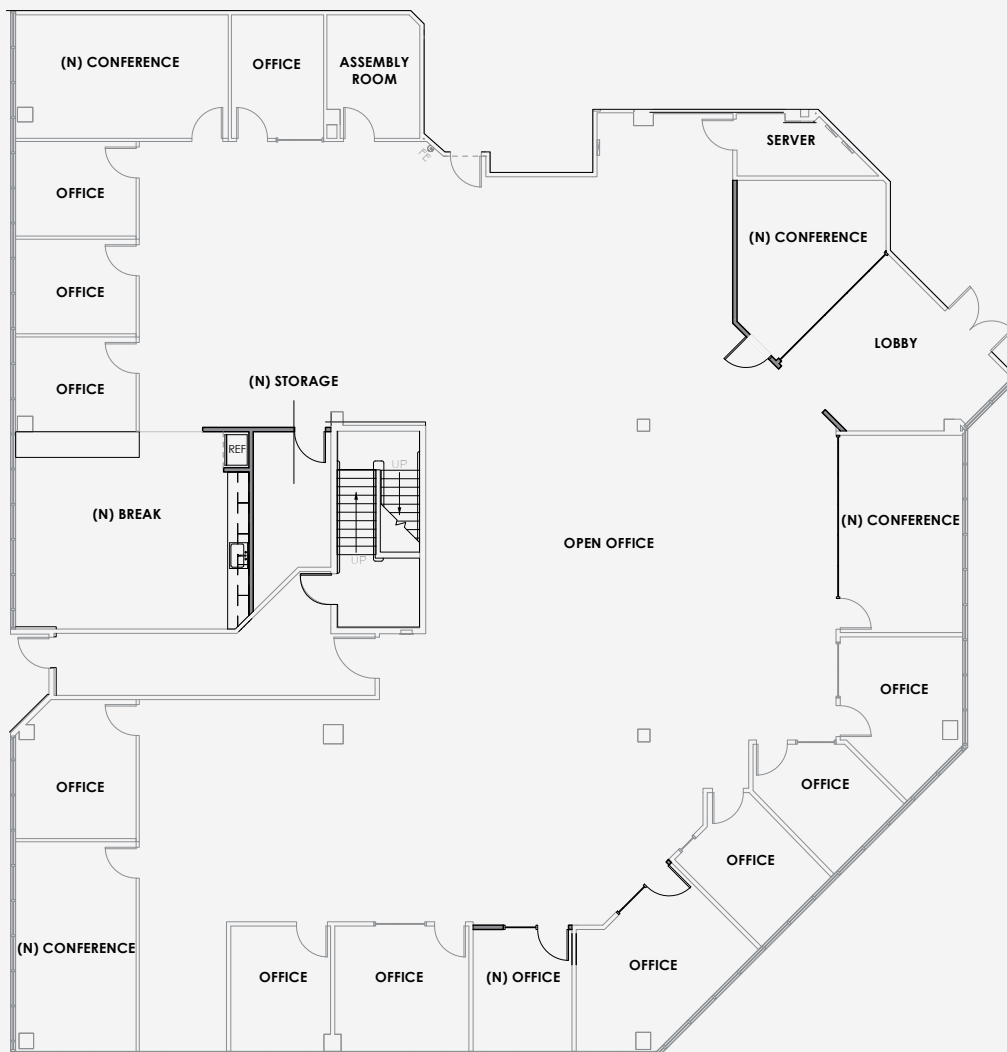
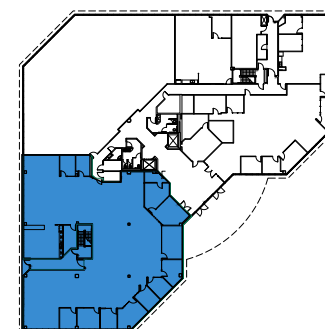
### Suite 100 ±9,460

|                         |     |
|-------------------------|-----|
| Hypothetical Headcount  | ±42 |
| Private Offices         | 12  |
| Conference Rooms        | 4   |
| Break Room              | 1   |
| Storage Room            | 1   |
| Server Room             | 1   |
| Lobby Area              | 1   |
| Large Open Office Space | 1   |

\*Available 2/1/22

MARKET READY SUITE

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# Available Suites

## 1820 GATEWAY DRIVE

### Suite 350 ±8,738

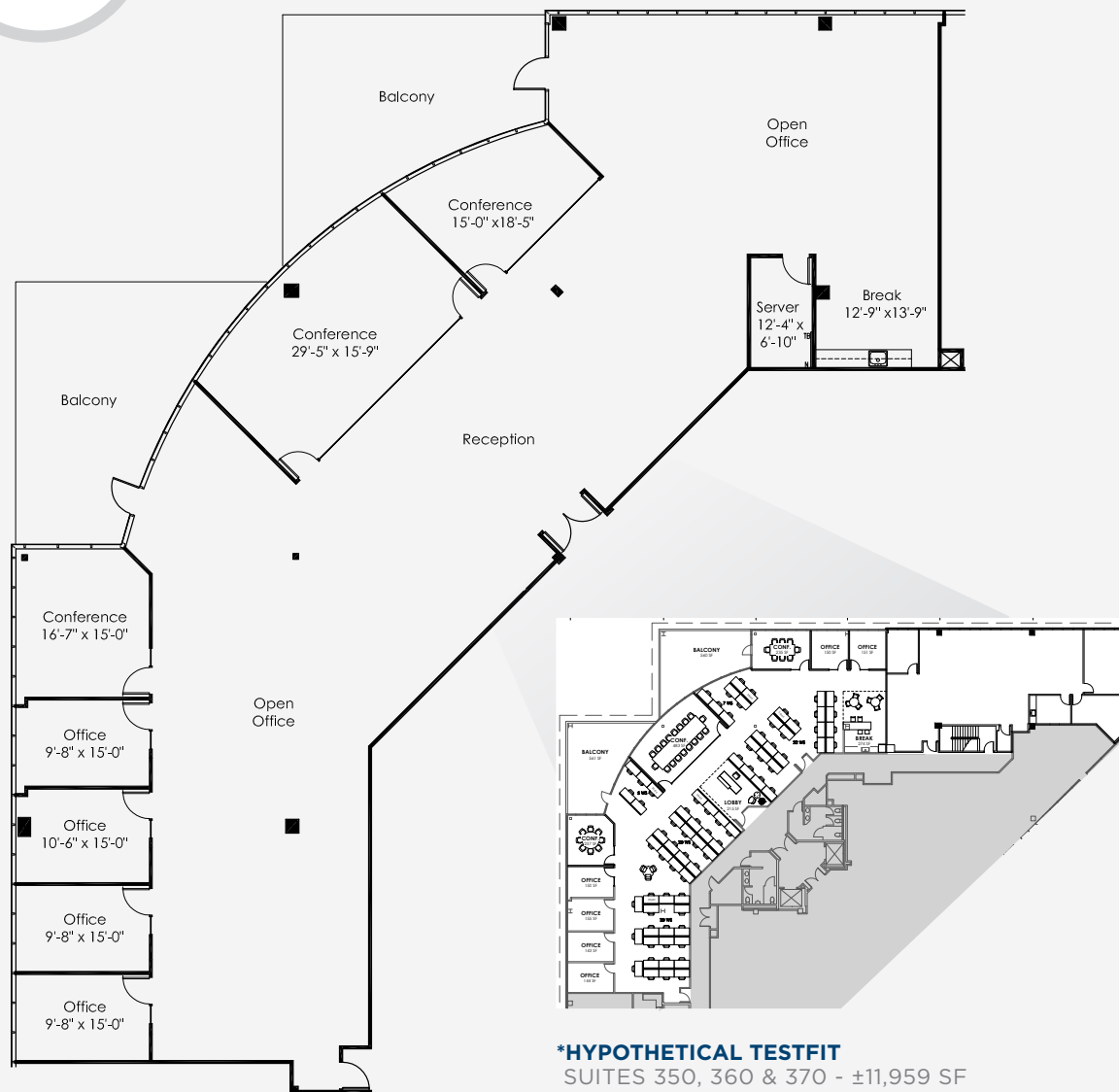
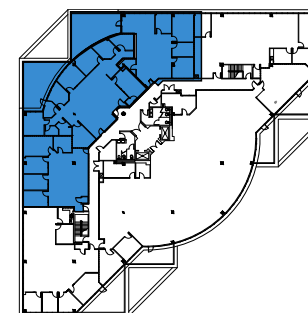
|                         |     |
|-------------------------|-----|
| Hypothetical Headcount  | ±43 |
| Private Offices         | 4-5 |
| Conference Room         | 2-3 |
| Large Open Office Space | 2   |
| Balcony                 | 2   |
| Server Room             | 1   |
| Break Room/Kitchenette  | 1   |
| Lobby Area              | 1   |

*\*Can be combined with Suite 360 for up to 11,959 SF*

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**BRAND NEW SPEC SUITE**

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# Available Suites

## 1810 GATEWAY DRIVE

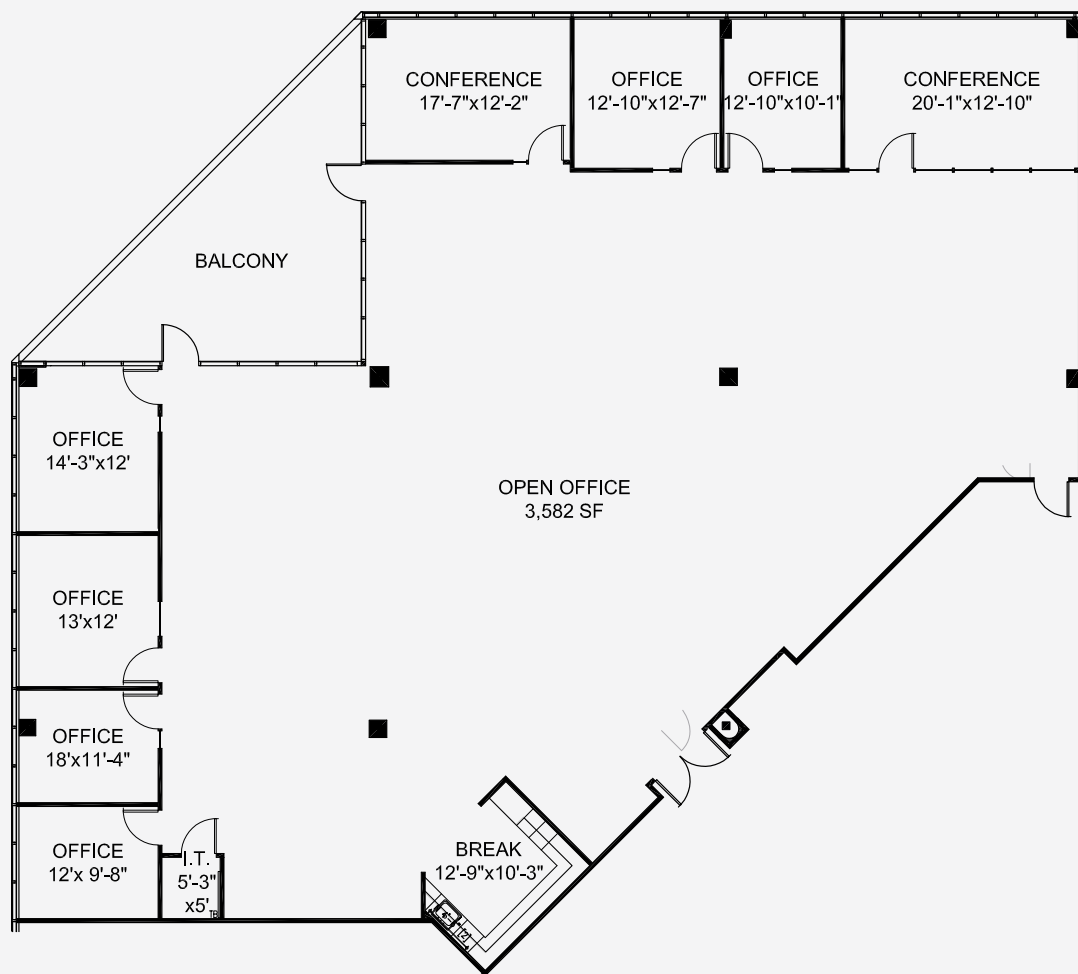
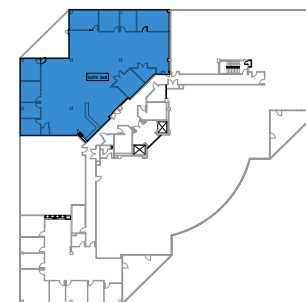
### Suite 260 ±6,806

|                           |     |
|---------------------------|-----|
| Hypothetical Headcount    | ±34 |
| Private Offices           | 6   |
| Conference Rooms          | 2   |
| Breakout Rooms            | 2   |
| Open Bistro Style Kitchen | 1   |
| Balcony                   | 1   |
| Storage Room              | 1   |
| Large Open Office Space   | 1   |

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[BRAND NEW SPEC SUITE](#)

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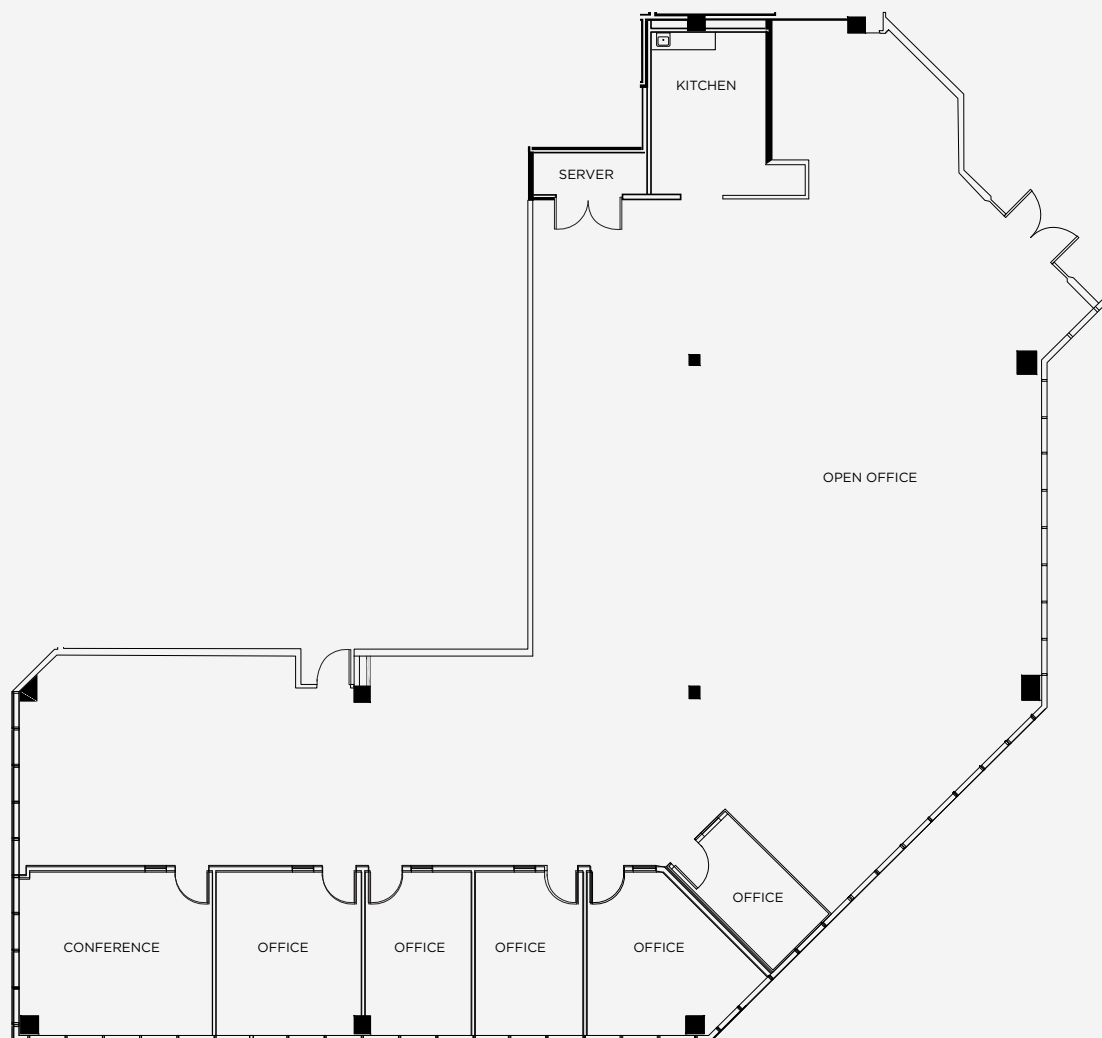


# Available Suites

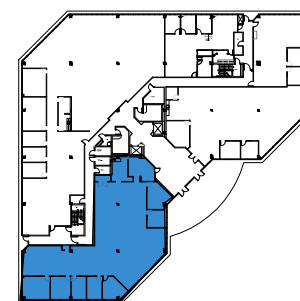
## 1800 GATEWAY DRIVE

### Suite 100 ±6,382

|                 |   |
|-----------------|---|
| Private Offices | 5 |
| Conference Room | 1 |
| Kitchen         | 1 |
| Open Area       | 1 |
| Server Room     | 1 |



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# Available Suites

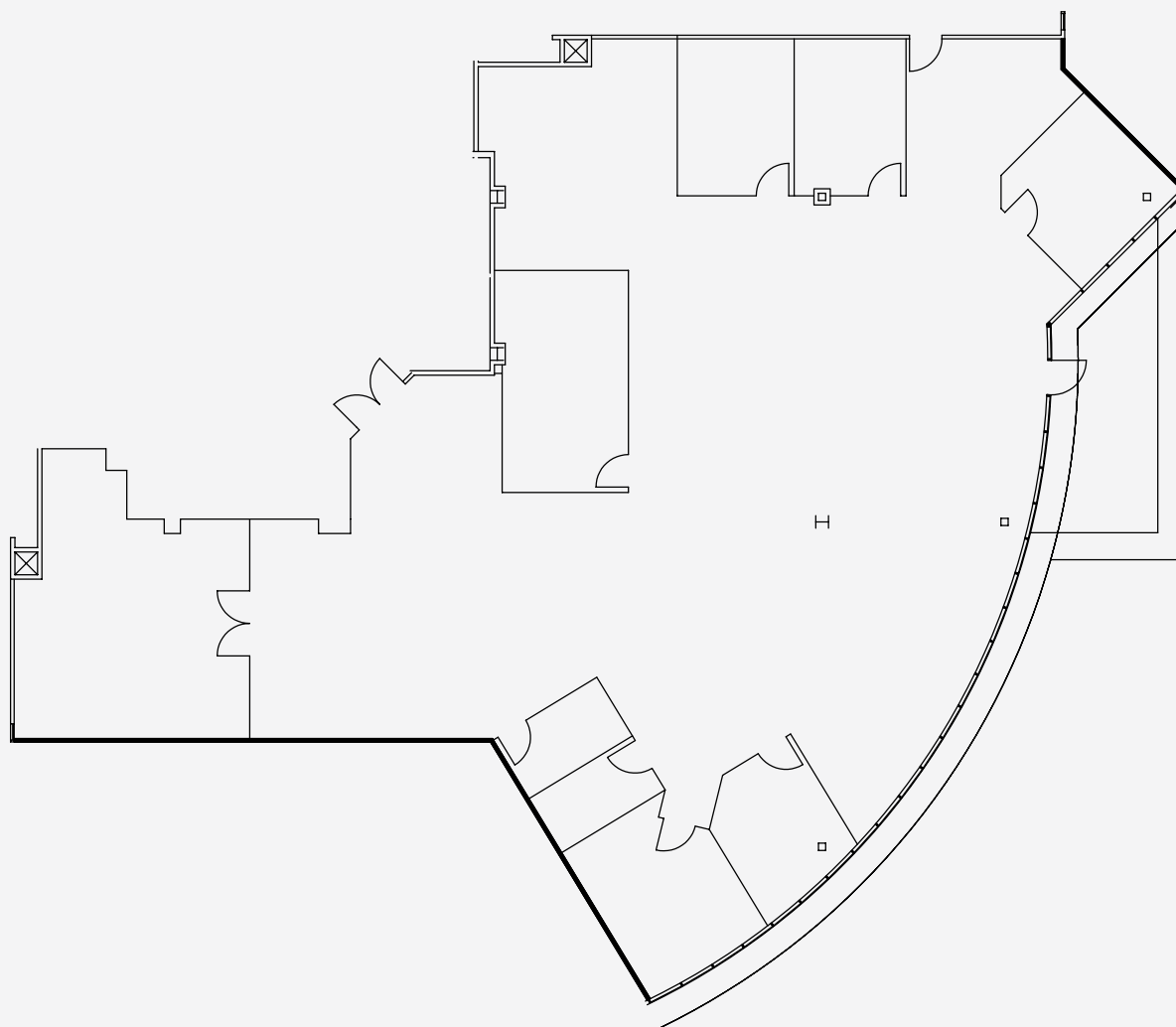
## 1810 GATEWAY DRIVE

### Suite 380 ±6,317

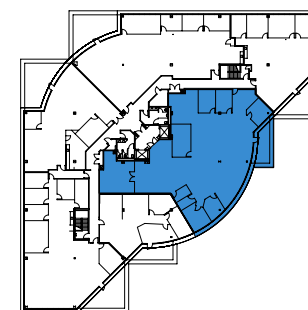
|                         |     |
|-------------------------|-----|
| Hypothetical Headcount  | ±32 |
| Private Offices         | 7   |
| Conference Room         | 1   |
| Break Area              | 1   |
| Balcony                 | 1   |
| Large Open Office Space | 1   |

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

**MARKET READY SUITE**



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# Available Suites

## 1800 GATEWAY DRIVE

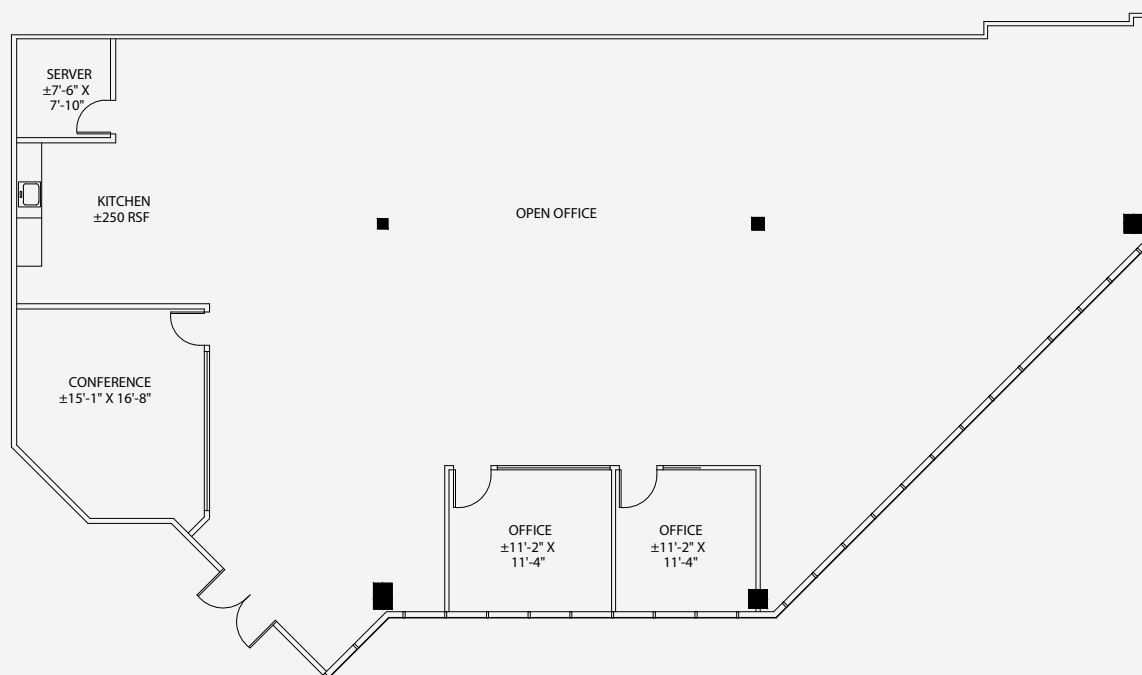
### Suite 160 ±4,550

|                          |     |
|--------------------------|-----|
| Hypothetical Headcount   | ±20 |
| Private Offices          | 2   |
| Conference Room          | 1   |
| Kitchen                  | 1   |
| Server Room              | 1   |
| Large Open Office Space  | 1   |
| Polished Concrete Floors |     |

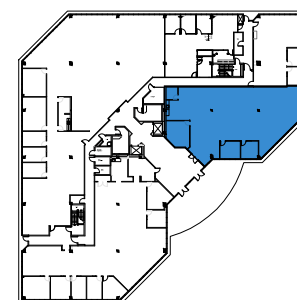
\*Available 2/1/22

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[SPEC WORK COMPLETE](#)



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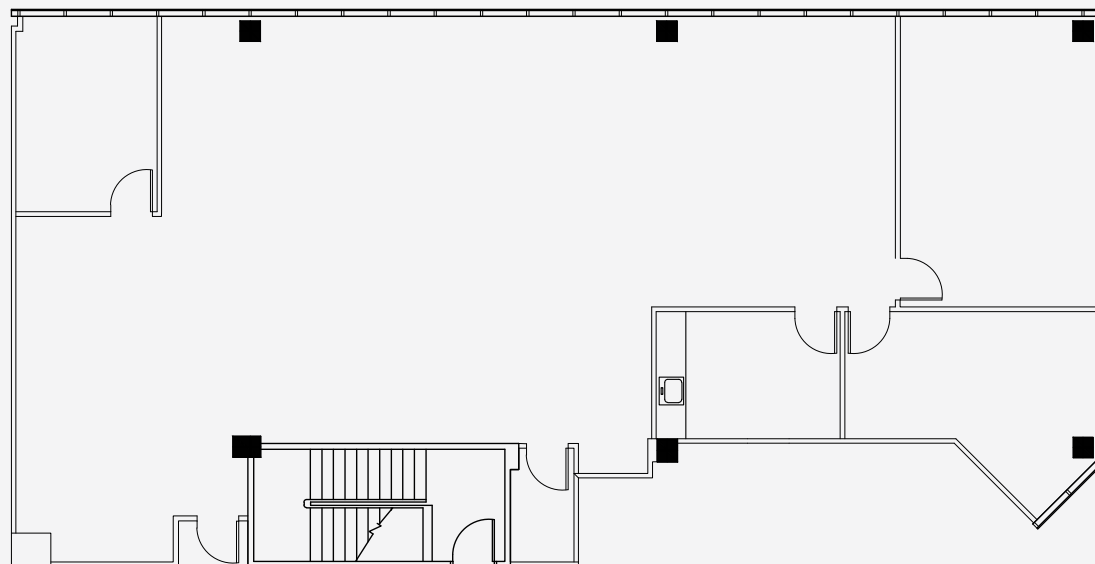
## 1820 GATEWAY DRIVE

### Suite 360 ±3,221

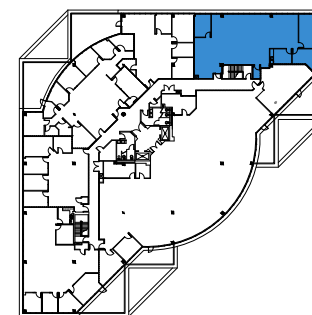
|                        |     |
|------------------------|-----|
| Hypothetical Headcount | ±17 |
| Private Offices        | 2   |
| Office/Conference Room | 1   |
| Kitchen                | 1   |
| Server Room            | 1   |
| Open Office Space      | 1   |

*\*Can be combined with Suites 350 & 370  
for up to 11,959 SF*

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## KEY PLAN



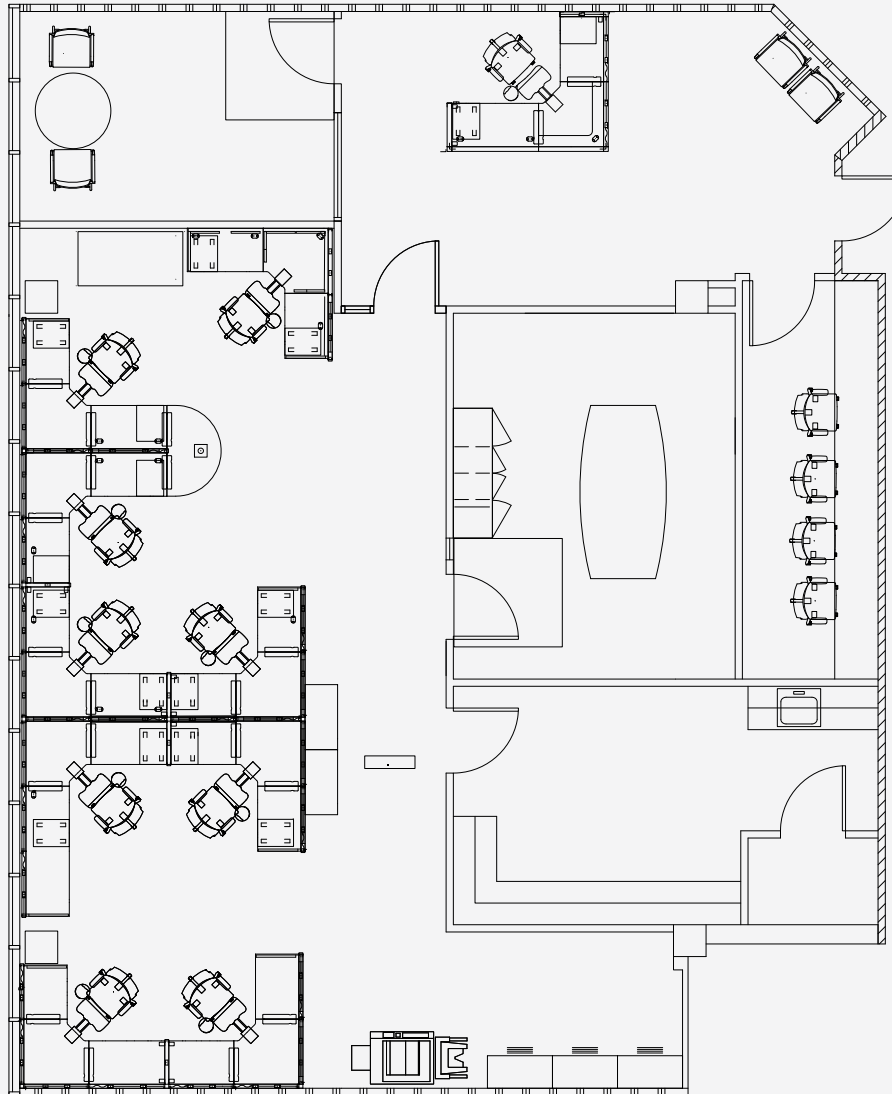
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# Available Suites

## HYPOTHETICAL FLOORPLAN

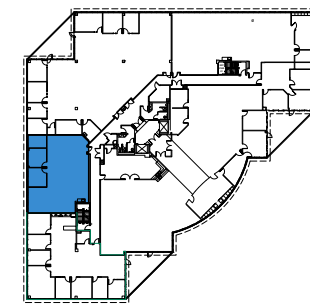


## 1810 GATEWAY DRIVE

**Suite 240** ±2,322

|                        |     |
|------------------------|-----|
| Hypothetical Headcount | ±11 |
| Private Offices        | 1   |
| Conference Room        | 1   |

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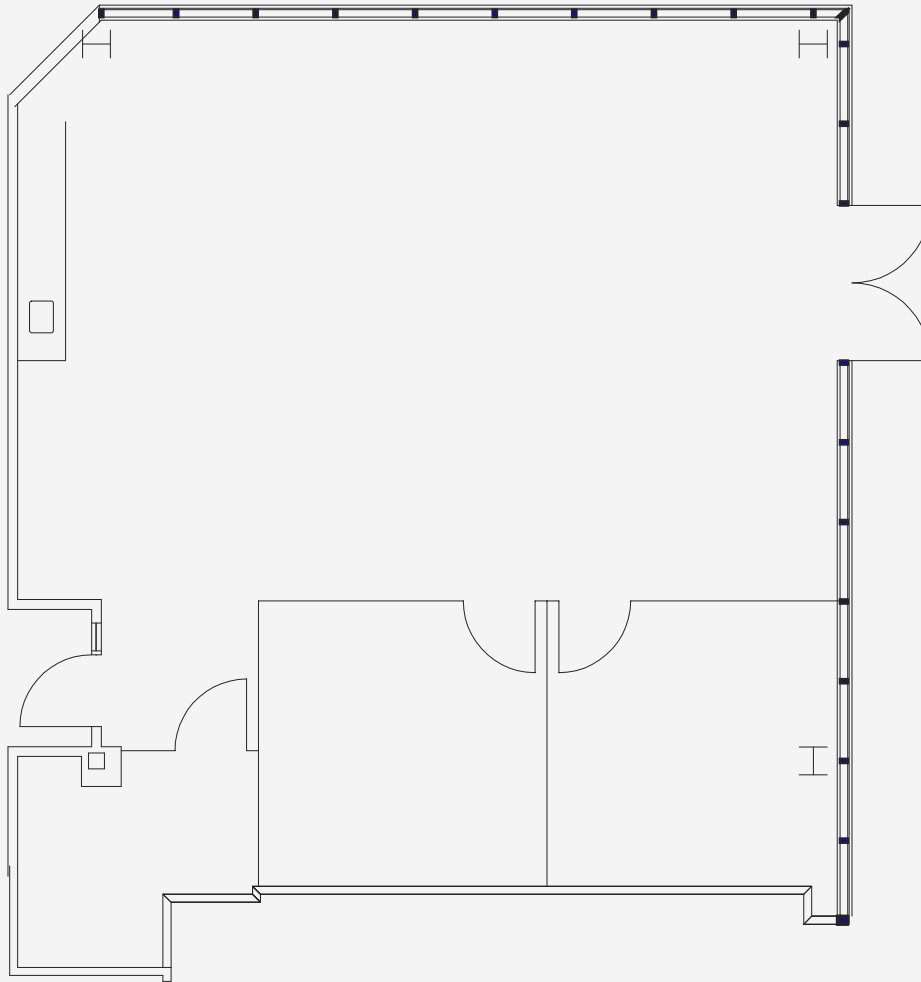
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# Available Suites

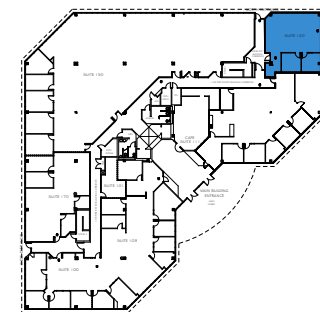
## 1820 GATEWAY DRIVE

### Suite 120 ±1,624

|                        |     |
|------------------------|-----|
| Hypothetical Headcount | ±10 |
| Private Offices        | 2   |
| Server/Storage Room    | 1   |
| Breakroom              | 1   |
| Open Office Space      | 1   |



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## RESTAURANTS

- 1 Habit Burger Grill  
Panera Bread  
MOD Pizza
- 2 Starbucks  
Jamba Juice  
Noah's NY Bagels
- 3 Lazy Dog Restaurant & Bar
- 4 BJ's Restaurant & Brewery
- 5 Starbucks
- 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  
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

## HOTELS

- 1 Crown Plaza
- 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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## Contact Information

**KENNEDY WILSON**

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INVESTING IN REAL ESTATE

**350**

EMPLOYEES

**16**GLOBAL  
OFFICES**\$16B**ASSETS UNDER  
MANAGEMENT

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