



# SAN MATEOGATEWAY

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**NEW SPEC SUITES & COMMON AREAS COMING SOON**  
**NEW LOBBY RECENTLY COMPLETED**



**AVAILABLE FOR LEASE ±1,624 SF - ±10,264 SF**

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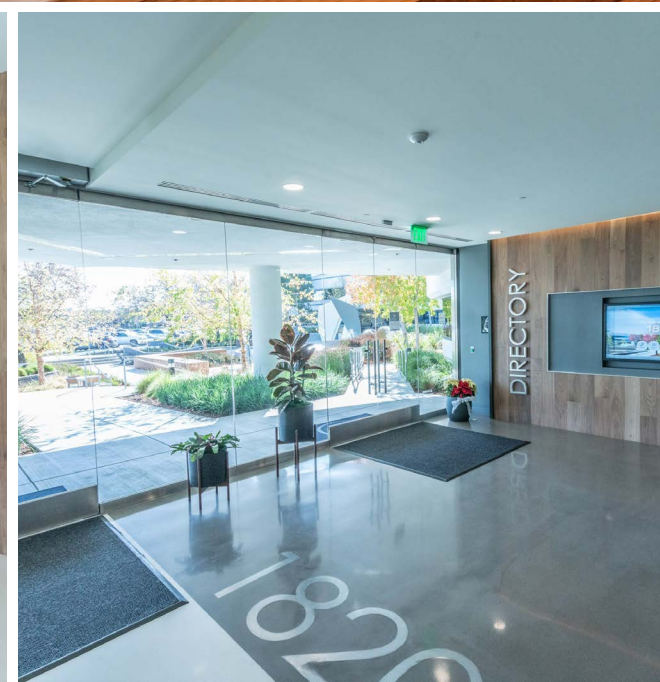
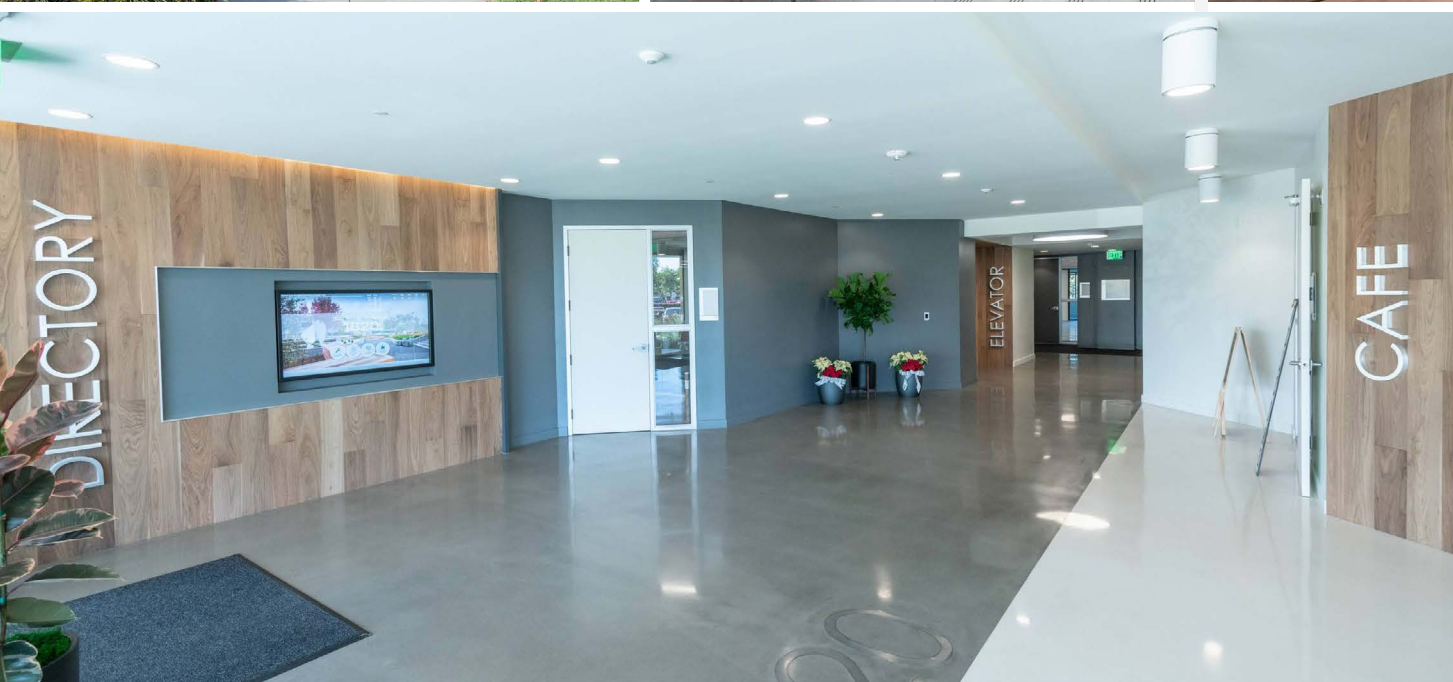
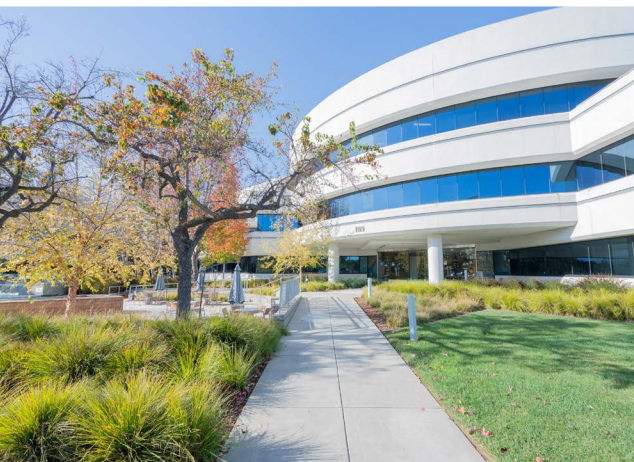


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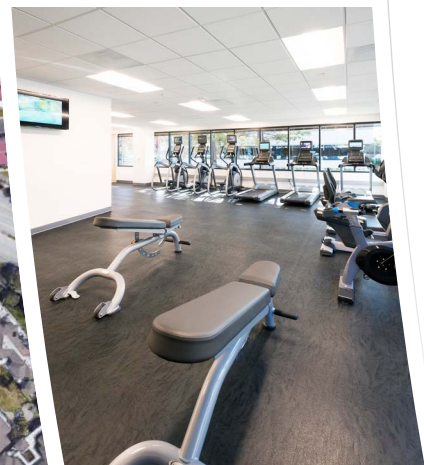
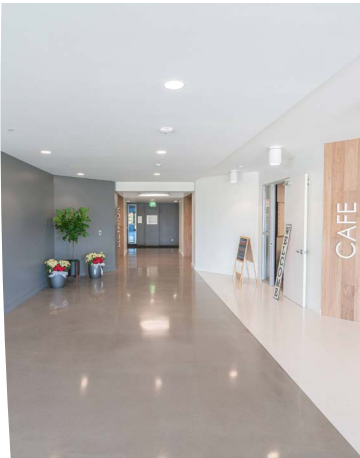


**KENNEDY WILSON**

View Site Specific  
**COVID-19**  
PREVENTION PLAN



# Overview



## PROPERTY FEATURES

- Class A Project in heart of 92/101 Corridor
- Three Building Complex Totaling ±218,000 SF
- On-Site Café, Common Conference Room & Fitness Center
- Close proximity to SFO Airport, Silicon Valley & the East Bay
- Direct Shuttle Service to CalTrain
- Ample Parking
- Freeway Signage
- Walkable Amenities
- New Common Area Upgrades



# Availabilities

	Building	Suite	Comments
±15,891 SF	1820 Gateway Drive	Suite 200	13 private offices, 6 conference rooms, 3 phone rooms, server room, open kitchen, 2 dedicated balconies
±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	<b>MARKET READY SUITE</b> 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	<b>CLICK HERE FOR VIRTUAL TOUR</b> <b>BRAND NEW SPEC SUITE</b> 4-5 private offices, 2-3 conference rooms, large open office space, balcony, server room, break room/kitchenette, lobby area <i>*Can be combined with suite 360 for up to 11,959 SF</i>
±6,806 SF	1810 Gateway Drive	Suite 260	<b>CLICK HERE FOR VIRTUAL TOUR</b> <b>BRAND NEW SPEC SUITE</b> 6 private offices, 2 conference rooms, open bistro style kitchen, balcony, storage room, large open office area
±6,317 SF	1810 Gateway Drive	Suite 380	<b>MARKET READY SUITE</b> 7 private offices, conference room, break room, open office area, storage, reception, balcony
±4,550 SF	1800 Gateway Drive	Suite 160	<b>CLICK HERE FOR VIRTUAL TOUR</b> <b>SPEC WORK COMPLETE</b> 2 private offices, conference room, kitchen, server room, large open office area, polished concrete floors
±3,221 SF*	1820 Gateway Drive	Suite 360	<b>CLICK HERE FOR VIRTUAL TOUR</b> 2 private offices, office/conference room, kitchen, server room, open office area <i>*Can be combined with Suite's 350 for up to 11,959 SF</i>
±3,032 SF	1820 Gateway Drive	Suite 170	3 private offices, conference room, breakroom, server/storage room, open office area
±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 <i>*Available 10/1/22</i>

Please Click on Suite # to See Floor Plan

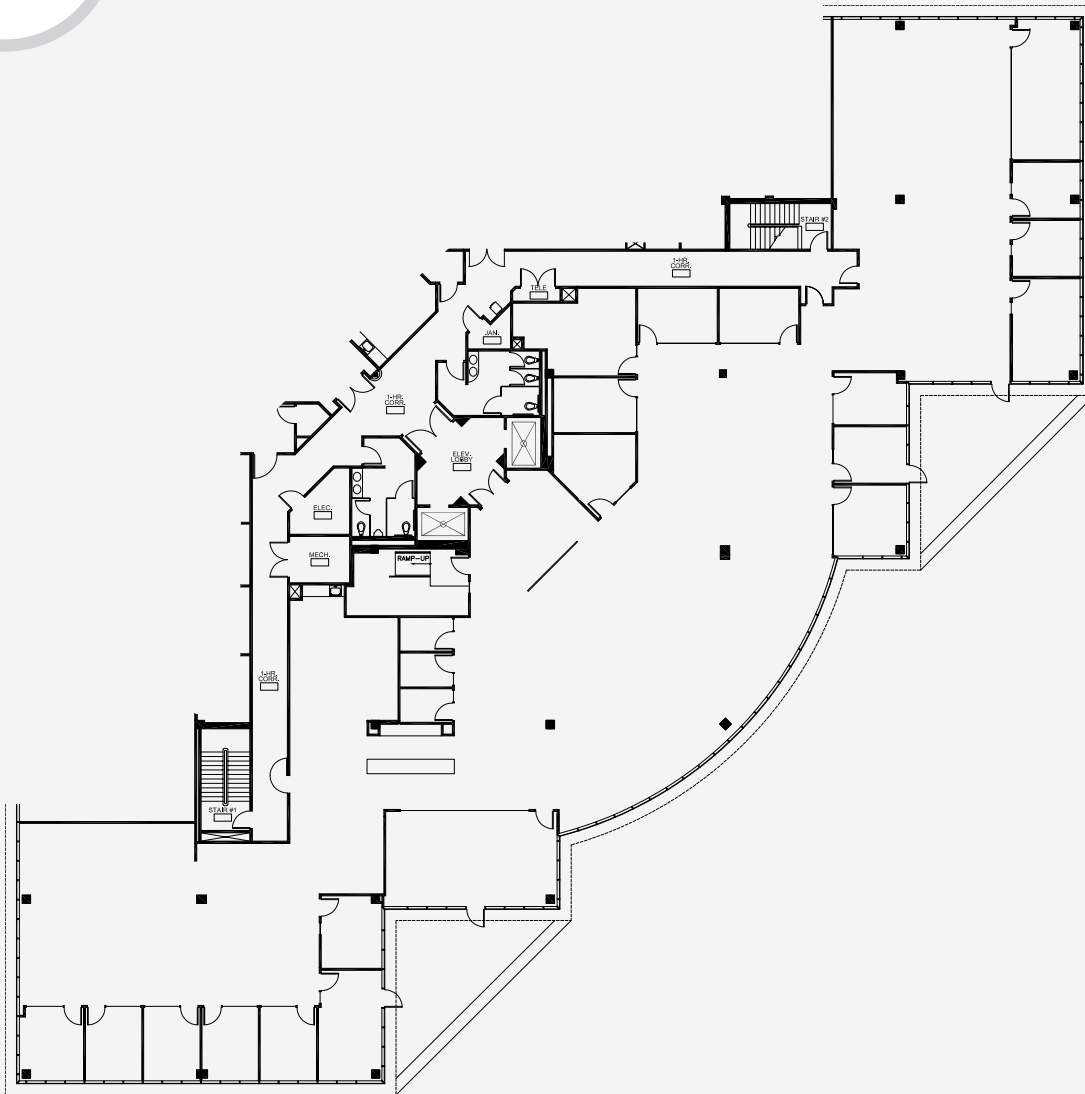


# Available Suites

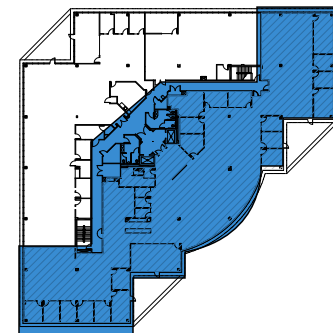
## 1820 GATEWAY DRIVE

### Suite 200 ±15,891

Hypothetical Headcount	±50
Private Offices	13
Conference Rooms	6
Phone Rooms	3
Server Room	1
Open Kitchen	1
Dedicated Balconies	2



## KEY PLAN



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# Available Suites

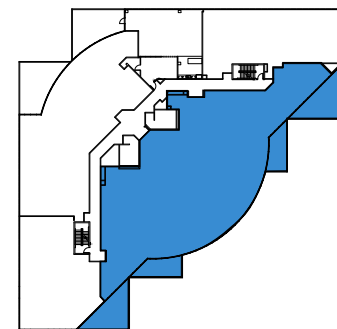
## 1820 GATEWAY DRIVE

### 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

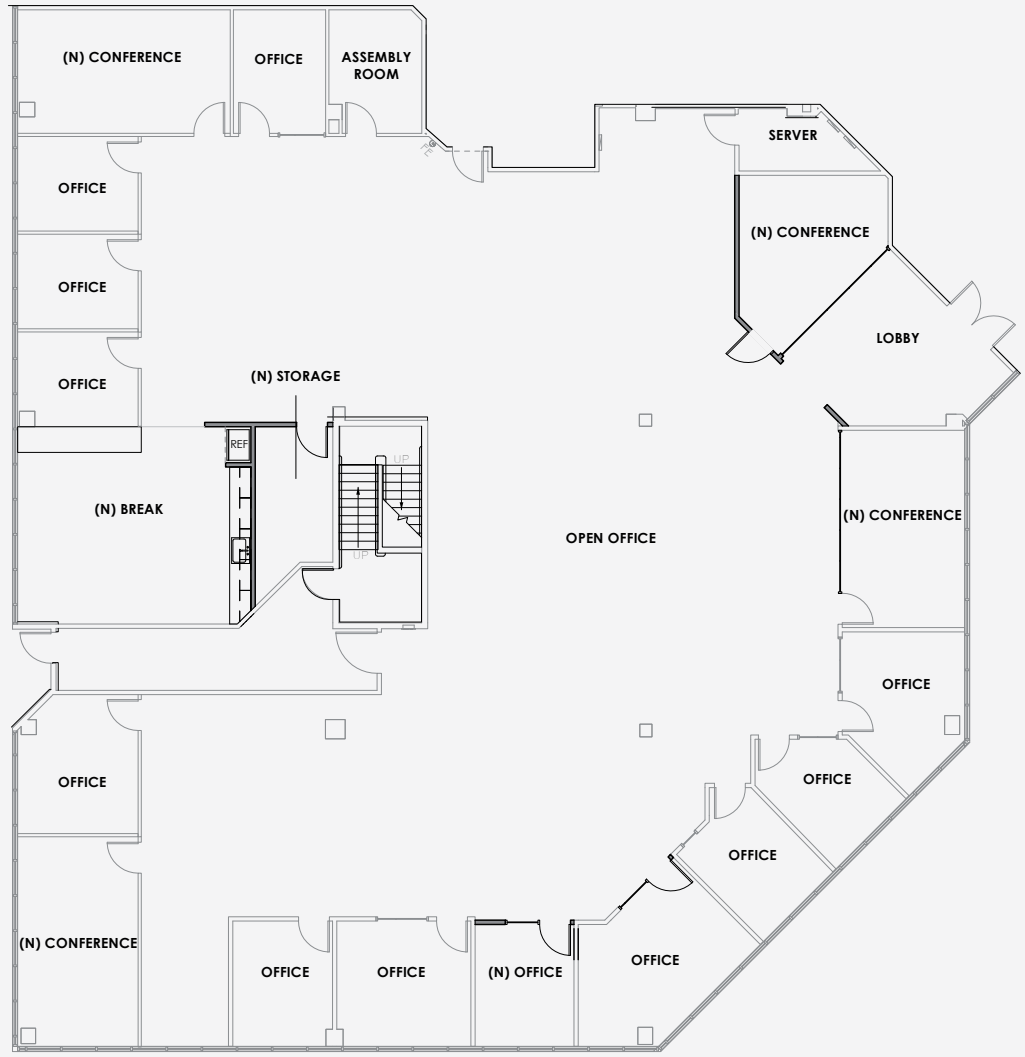
## 1810 GATEWAY DRIVE

### Suite 100 ±9,460

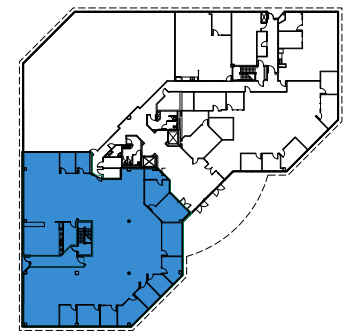
Hypothetical Headcount	±42
Private Offices	12
Conference Rooms	4
Break Room	1
Storage Room	1
Server Room	1
Lobby Area	1
Large Open Office Space	1

\*Available 2/1/22

**MARKET READY SUITE**



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# Available Suites

## 1820 GATEWAY DRIVE

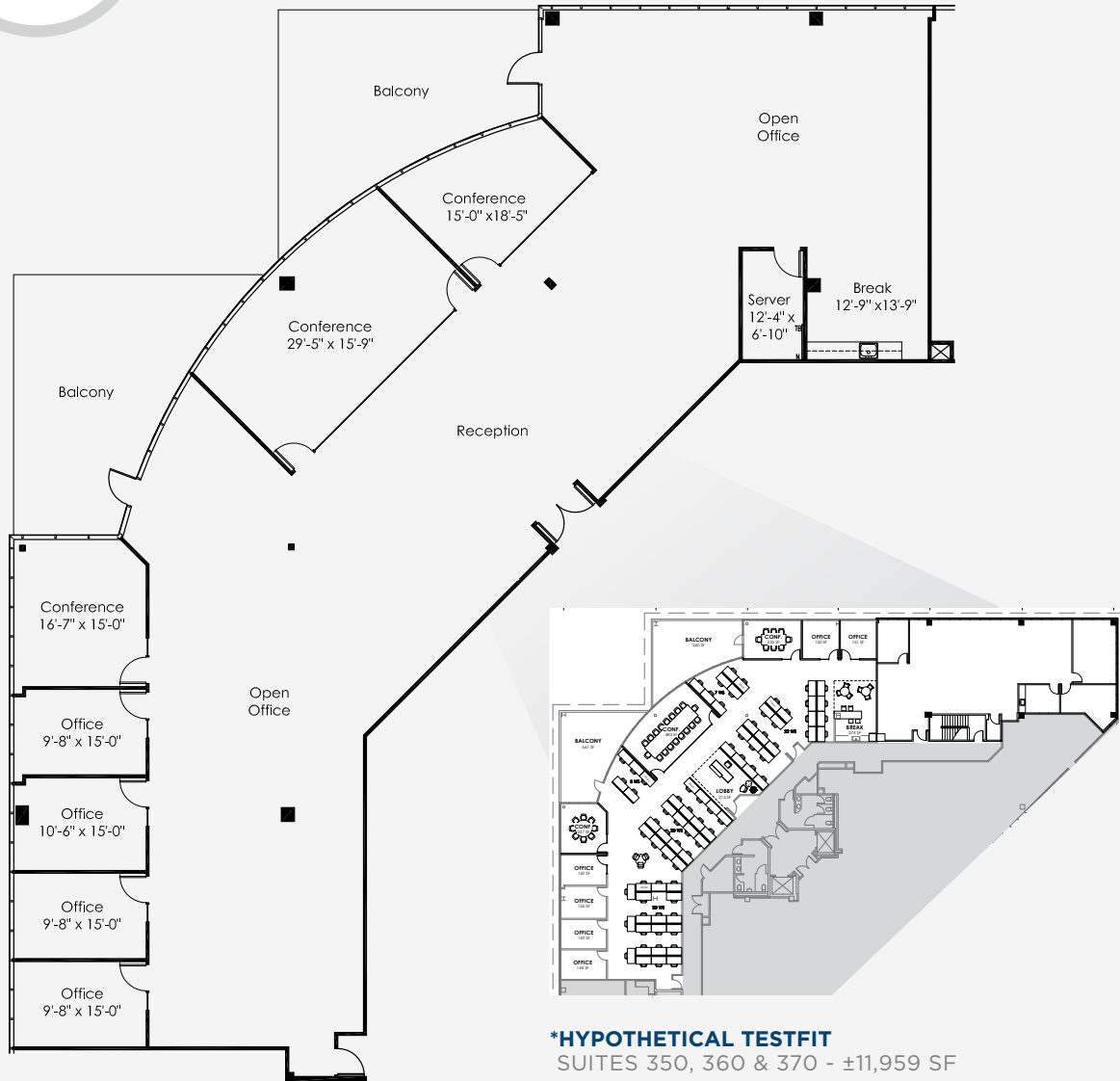
### Suite 350 ±8,738

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

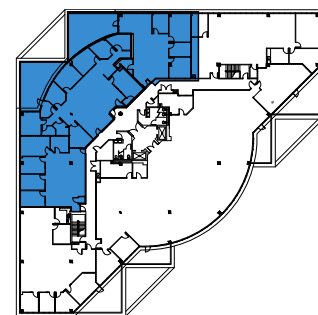
*\*Can be combined with Suite 360 for up to 11,959 SF*

[CLICK HERE FOR VIRTUAL TOUR](#)

[BRAND NEW SPEC SUITE](#)



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# Available Suites

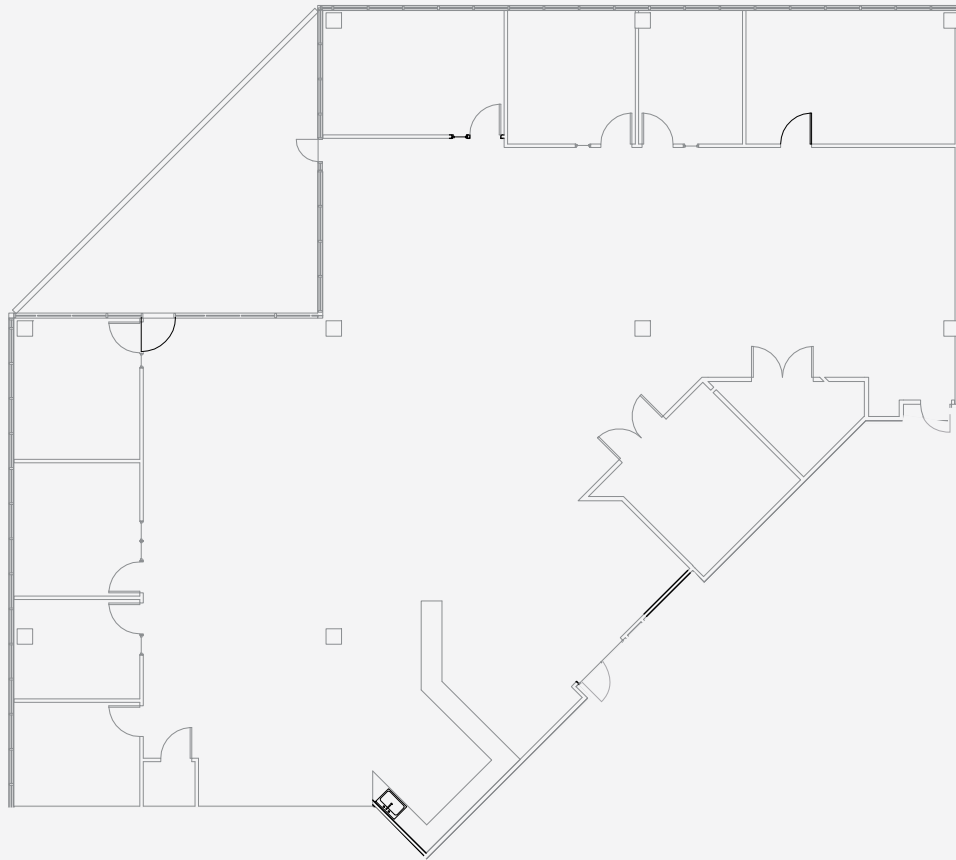
## 1810 GATEWAY DRIVE

**Suite 260 ±6,806**

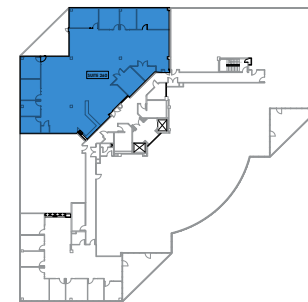
Hypothetical Headcount	±34
Private Offices	6
Conference Rooms	2
Breakout Rooms	2
Open Bistro Style Kitchen	1
Balcony	1
Storage Room	1
Large Open Office Space	1

[CLICK HERE FOR VIRTUAL TOUR](#)

[BRAND NEW SPEC SUITE](#)



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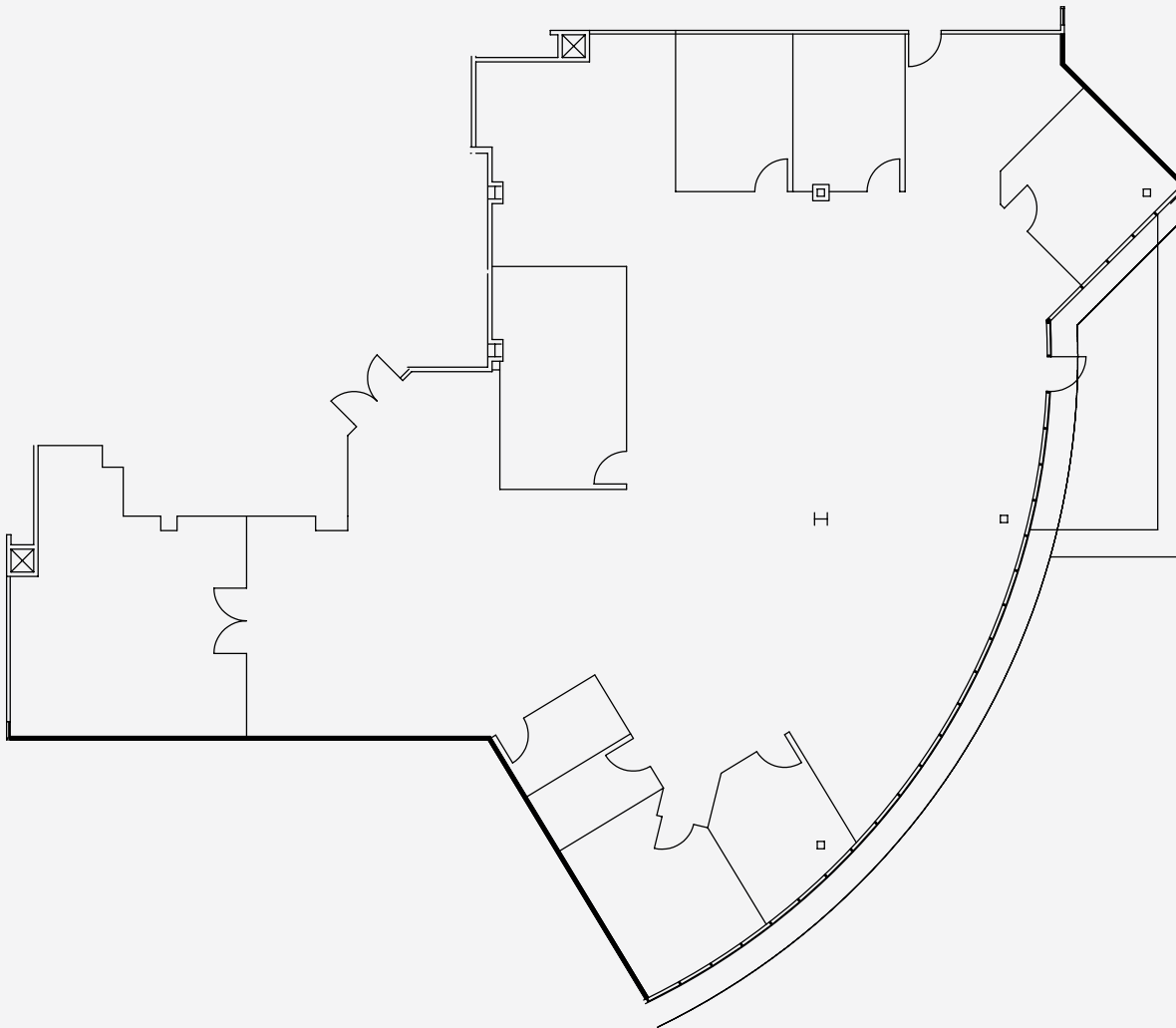
# Available Suites

## 1810 GATEWAY DRIVE

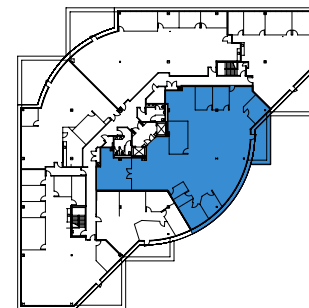
### Suite 380 ±6,317

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

**MARKET READY SUITE**



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# Available Suites

## 1800 GATEWAY DRIVE

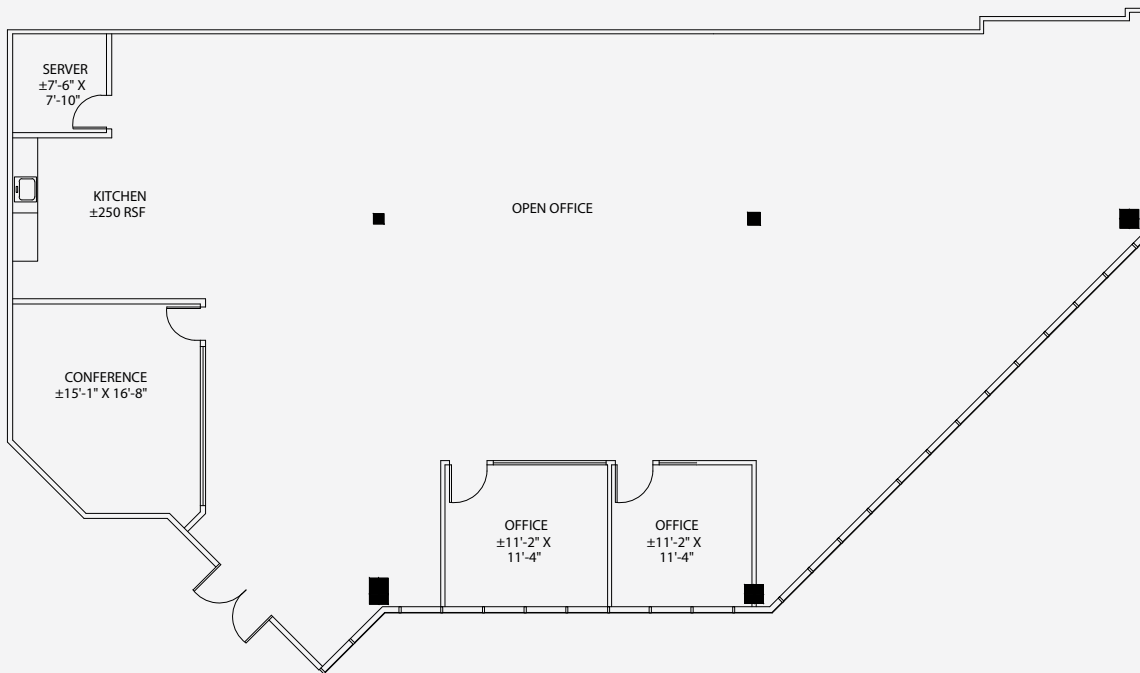
### Suite 160 ±4,550

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

[CLICK HERE FOR VIRTUAL TOUR](#)

[SPEC WORK COMPLETE](#)



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# Available Suites

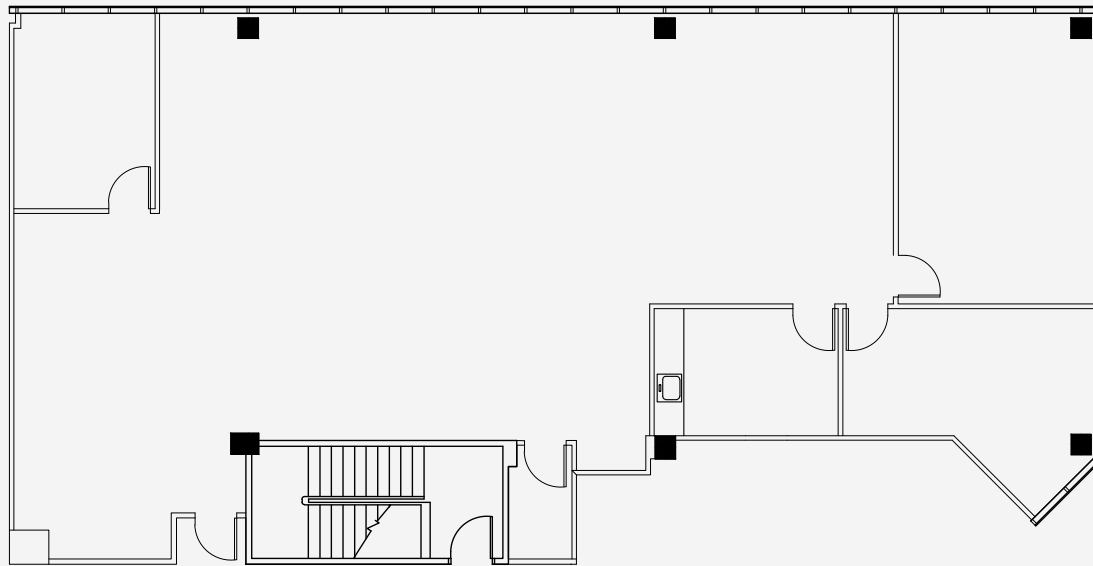
## 1820 GATEWAY DRIVE

### Suite 360 ±3,221

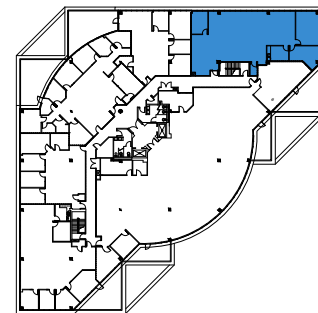
Hypothetical Headcount	±17
Private Offices	2
Office/Conference Room	1
Kitchen	1
Server Room	1
Open Office Space	1

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

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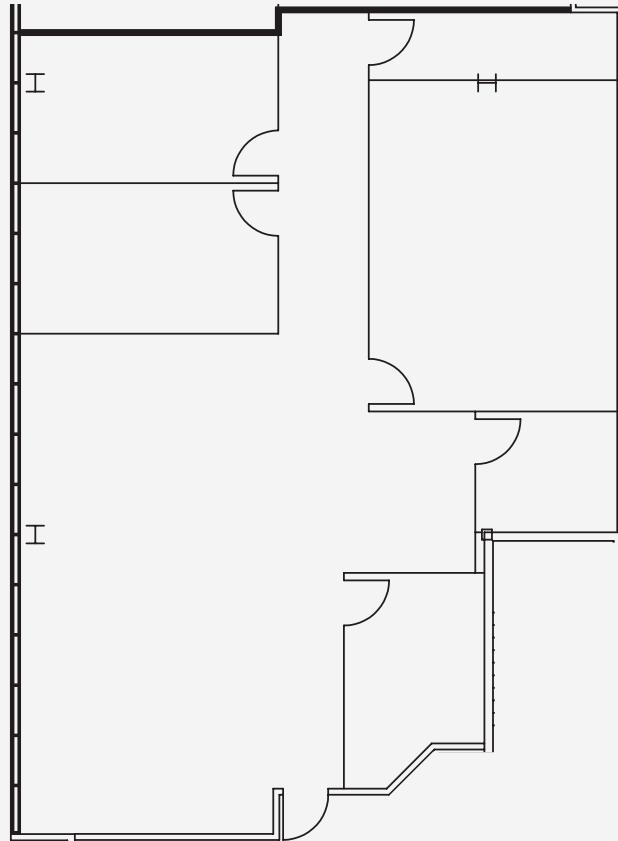


# Available Suites

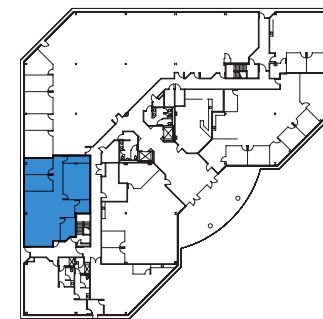
## 1820 GATEWAY DRIVE

### Suite 170 ±3,032

Hypothetical Headcount	±15
Private Offices	3
Conference Room	1
Server/Storage Room	1
Break Room	
Open Office Space	



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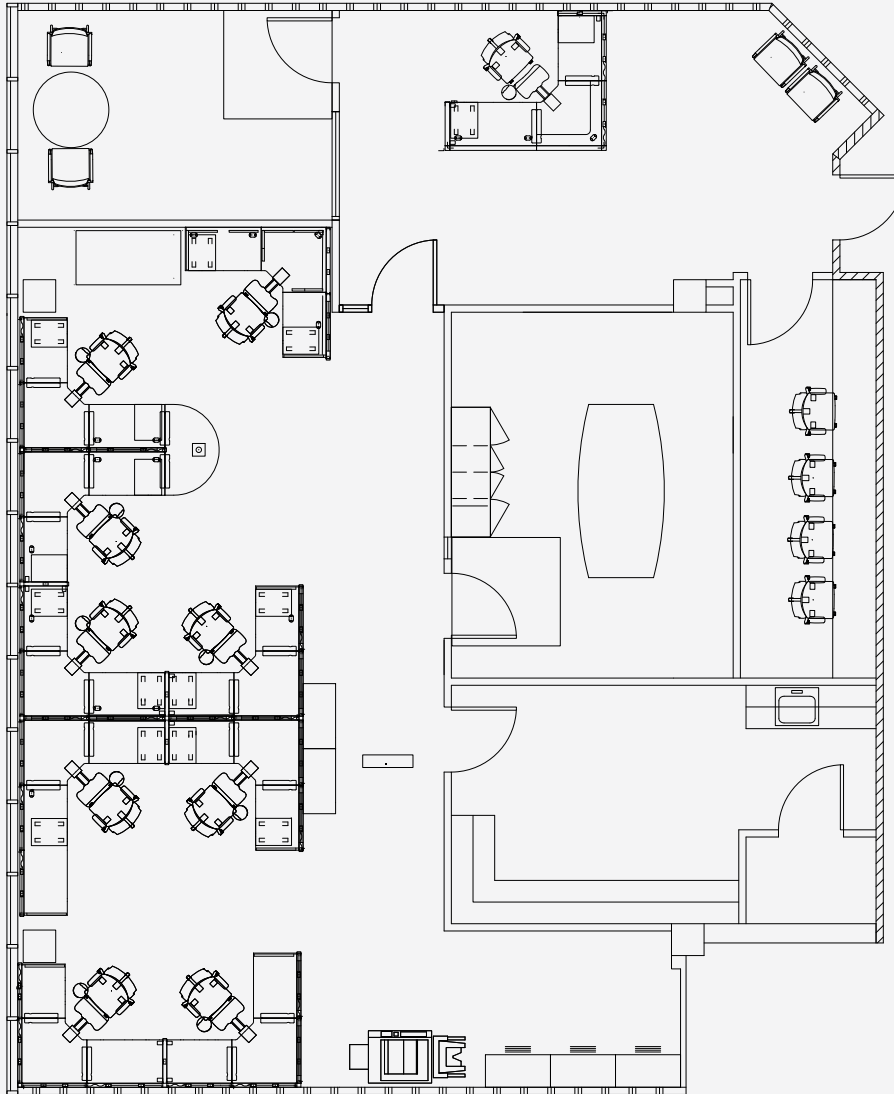
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# Available Suites

## HYPOTHETICAL FLOORPLAN

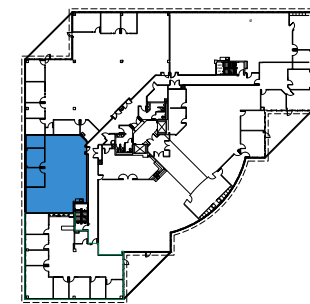


## 1810 GATEWAY DRIVE

### Suite 240 ±2,322

Hypothetical Headcount	±11
Private Offices	1
Conference Room	1

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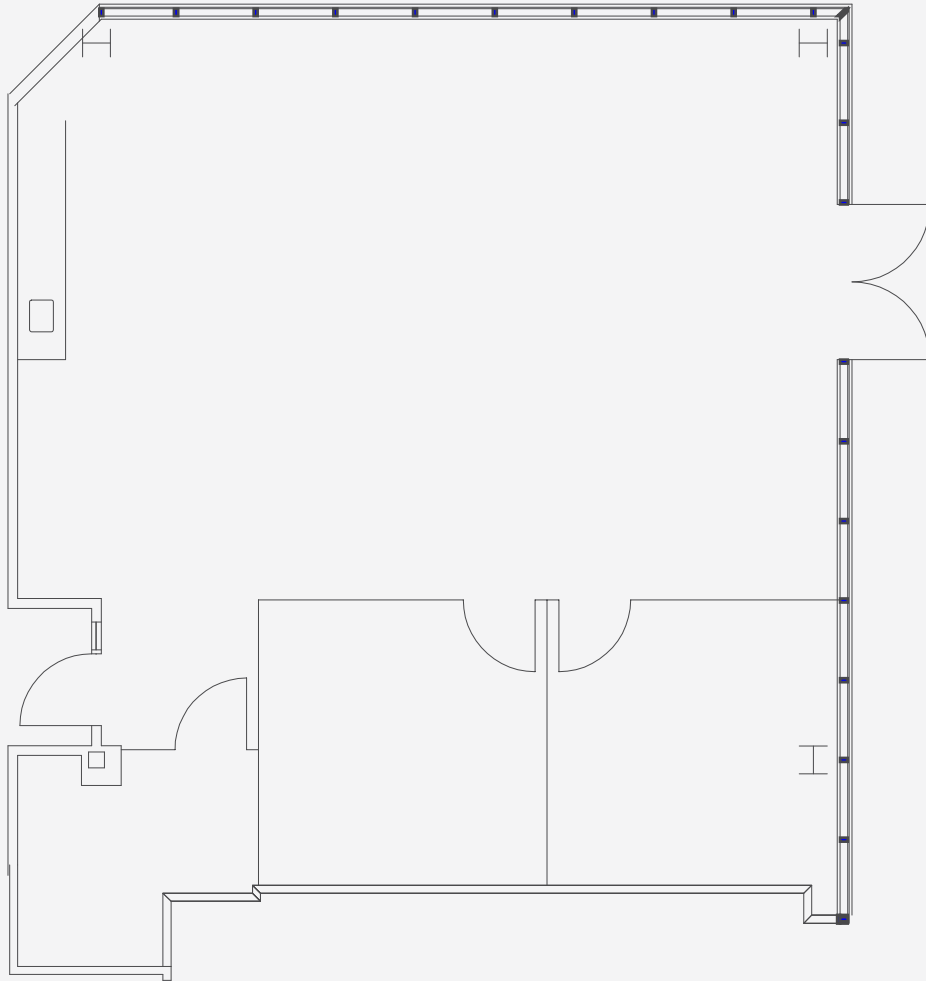


# Available Suites

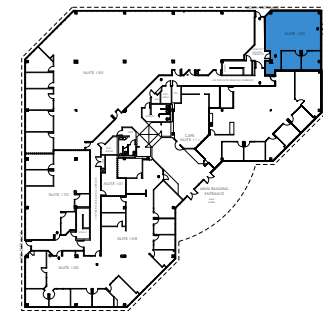
## 1820 GATEWAY DRIVE

### Suite 120 ±1,624

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



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# Amenities



## RESTAURANTS

- 1 Habit Burger Grill  
Panera Bread  
MOD Pizza
- 2 Starbucks  
Jamba Juice  
Noah's NY Bagels
- 3 Red Robin
- 4 BJ's Restaurant & Brewery
- 5 Starbucks
- 6 RePear
- 7 Armadillo Willy's
- 8 Starbucks  
Happy Lemon  
Falafel Tazah  
Mumu Hot Pot  
Gobi Mongolian Grill  
Mirchi Indian Kitchen
- 9 Starbird Chicken
- 10 The Sandwich Monkey  
Dozo Izakaya  
Penelope's Coffee & Tea
- 11 Chipotle  
Panda Express
- 12 Tpumps
- 13 Five Guys

## RETAIL

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

## HOTELS

- 1 Crown Plaza
- 2 Courtyard Marriott
- 3 Extended Stay America
- 4 Residence Inn

## FINANCIAL SERVICES

- 1 Bank of America
- 2 Commercial Bank
- 3 Wells Fargo
- 4 Chase Bank





## CALTRAIN SHUTTLE A.M.

Hillsdale Station Pick-Up	San Mateo Gateway Drop-Off
6:56 AM	7:09 AM
7:48 AM	8:01 AM
8:34 AM	8:47 AM
9:13 AM	9:26 AM
9:52 AM	10:05 AM

## CALTRAIN SHUTTLE P.M.

San Mateo Gateway Pick-Up	Hillsdale Station Drop-Off
3:09 PM	3:39 PM
3:58 PM	4:29 PM
4:41 PM	5:12 PM
5:24 PM	5:55 PM
6:06 PM	6:37 PM

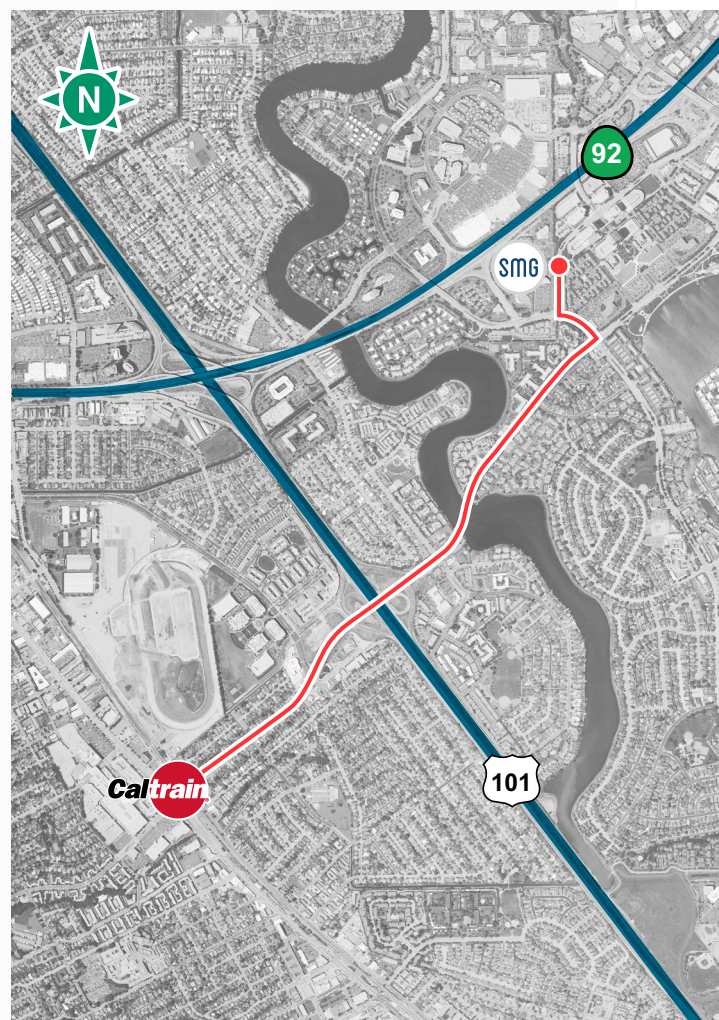
[CLICK HERE](#)

FOR ADDITIONAL SHUTTLE INFORMATION

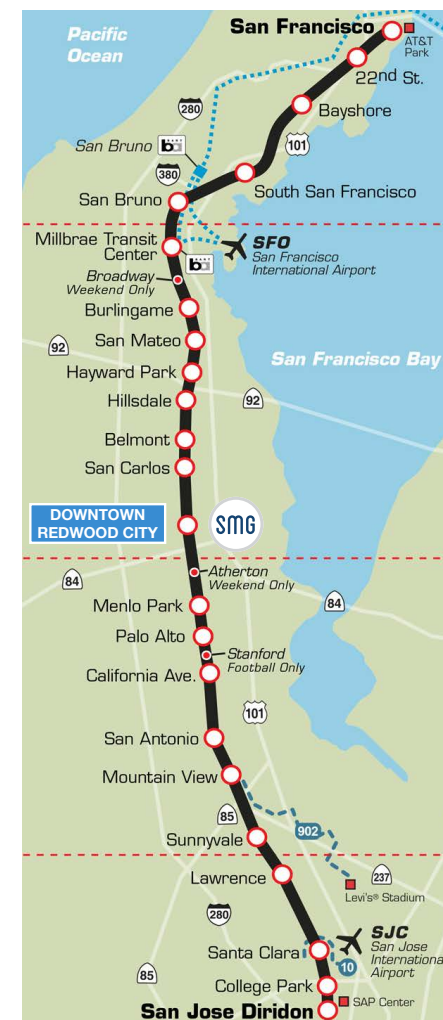
[CLICK HERE](#)

FOR ADDITIONAL CALTRAIN INFORMATION

## SHUTTLE ROUTE



## CALTRAIN ROUTE



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# Contact Information



## KENNEDY WILSON

Kennedy Wilson is a global real estate investment company with a focus on multifamily and office properties located in the Western U.S., U.K., and Ireland. To complement our investment business, we also provide real estate services primarily to financial services clients. Headquartered in Beverly Hills, CA, Kennedy Wilson has 16 global offices located throughout the U.S., Europe, and Japan.

**30 YEARS**  
INVESTING IN REAL ESTATE

**350**  
EMPLOYEES

**16** GLOBAL OFFICES

**\$16B** ASSETS UNDER MANAGEMENT



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