

SUITE 125 | 6,393 FT²

SUITE 225 | 3,089 FT²

SUITE 275 | 4,026 FT²

SUITE 400 | 14,074 FT²

SUITE 500 | 20,790 FT²

SUITE 600 | 20,637 FT²

CAN BE COMBINED FOR
55,501 FT²

1850 GATEWAY

SAN MATEO, CA

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1850 GATEWAY DR
SAN MATEO, CA

PROPERTY HIGHLIGHTS



**EASY ACCESS TO
HIGHWAYS 92 & 101**



**13 MINUTES TO SFO &
30 FROM SJC AIRPORT**



**80+ DINING & RETAIL
OPTIONS NEARBY**



**NEW COMMON
AREA UPGRADES**



AMPLE PARKING



**6 MINUTES TO
HAYWARD
PARK STATION**



**SEVEN-STORY
BUILDING**



**CLASS A PROJECT
IN HEART OF 92/101
CORRIDOR**



PENINSULA
land & capital

INTERIOR PHOTO



1ST FLOOR

SUITE 125



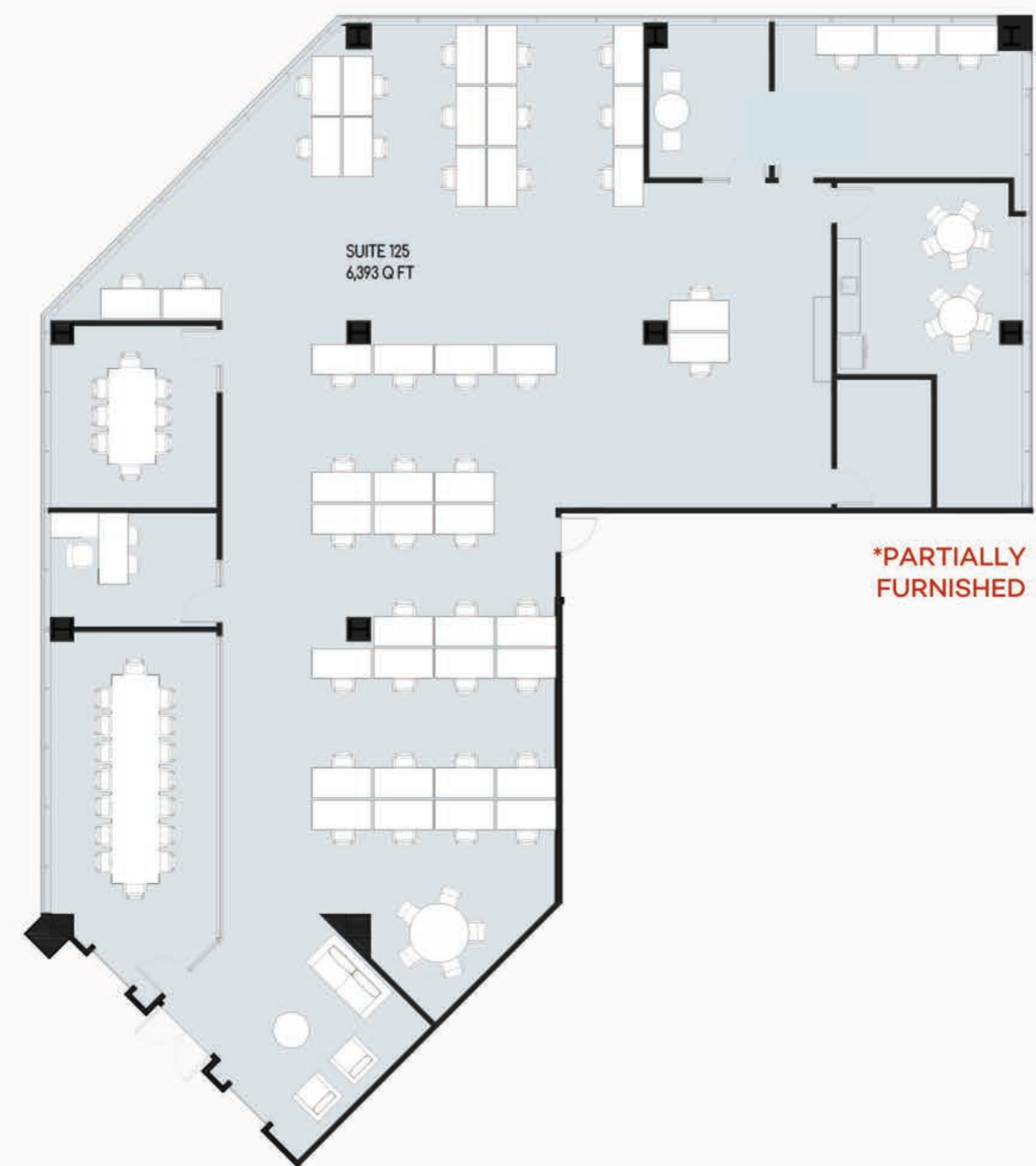
FLOOR PLAN

SUITE 125 | 6,393 SQ FT²

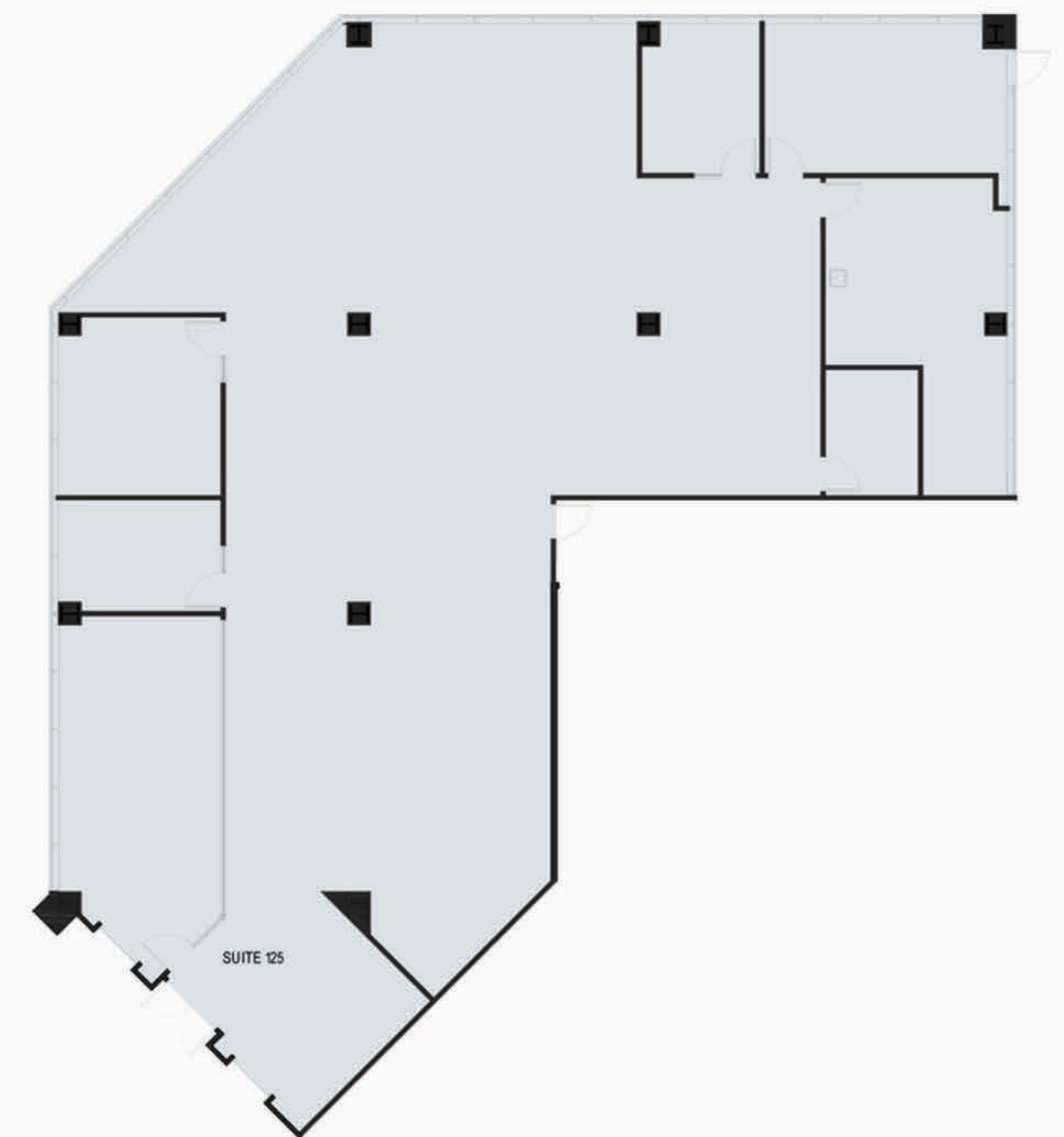
1850 GATEWAY DR
SAN MATEO, CA

HIGHLIGHTS

- GROUND FLOOR ACCESS
- PROFESSIONAL CONFERENCE ROOM
- FOUR PRIVATE OFFICES
- IN-SUITE KITCHNETTE



*CONCEPTUAL LAYOUT



*AS BUILT



2ND FLOOR

10,094 FT²



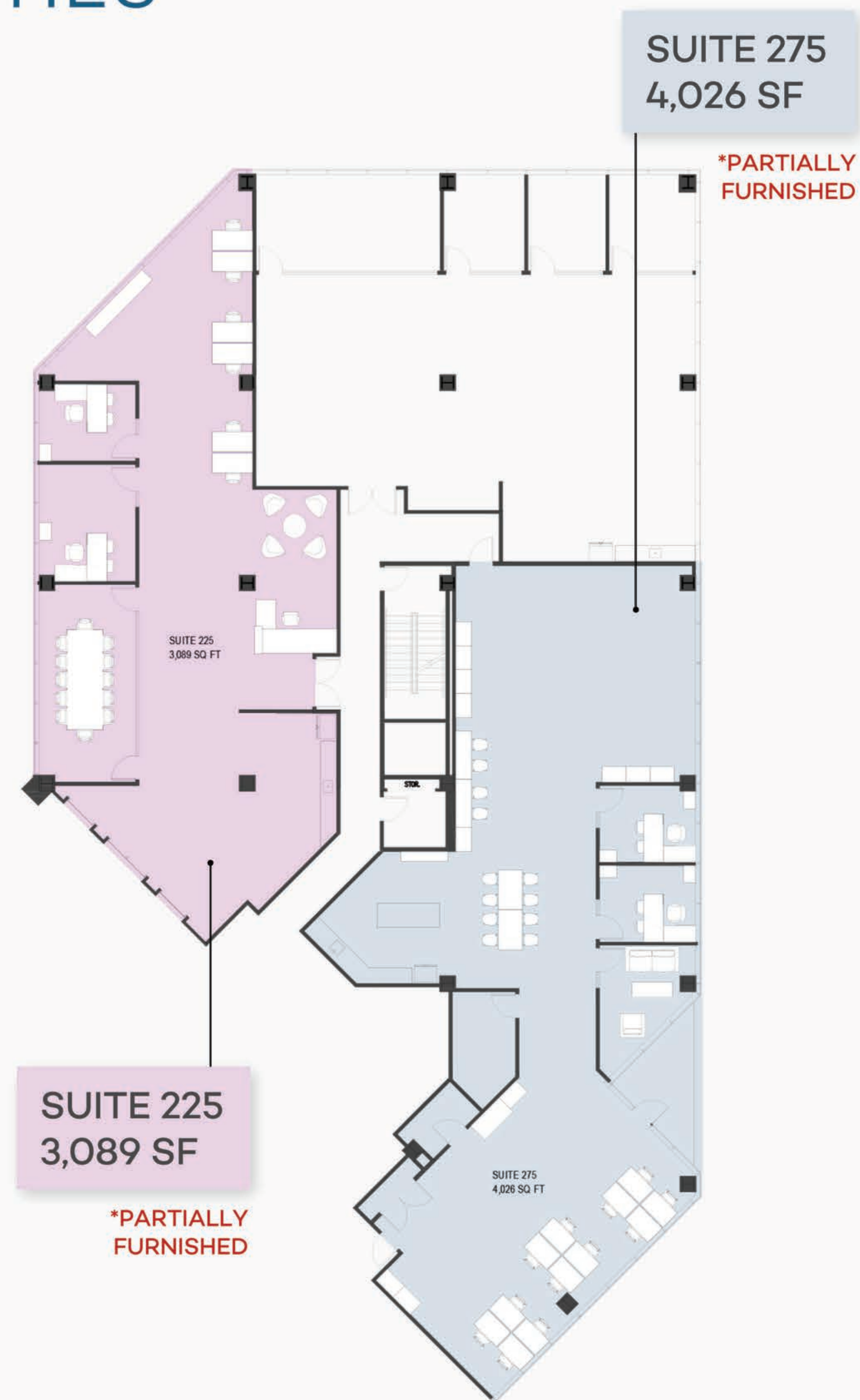
FLOOR PLAN

2ND FLOOR | AVAILABILITIES

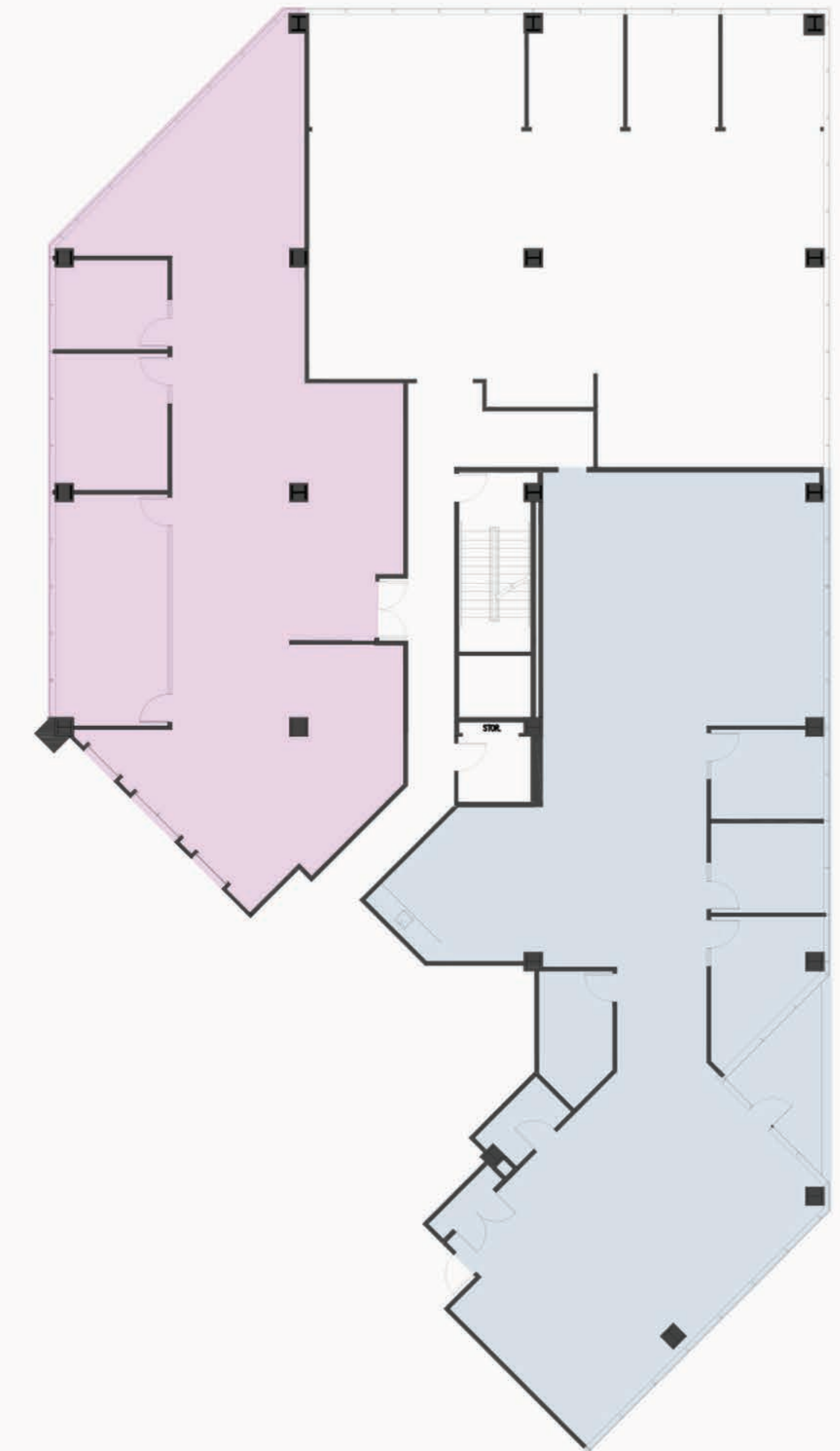
1850 GATEWAY DR
SAN MATEO, CA

HIGHLIGHTS

- FULLY RENOVATED
- SPACIOUS PRIVATE OFFICES
- IN-SUITE KITCHENETTES
- MOVE-IN-READY



*CONCEPTUAL LAYOUT



*AS BUILT



4TH FLOOR

14,074 FT²



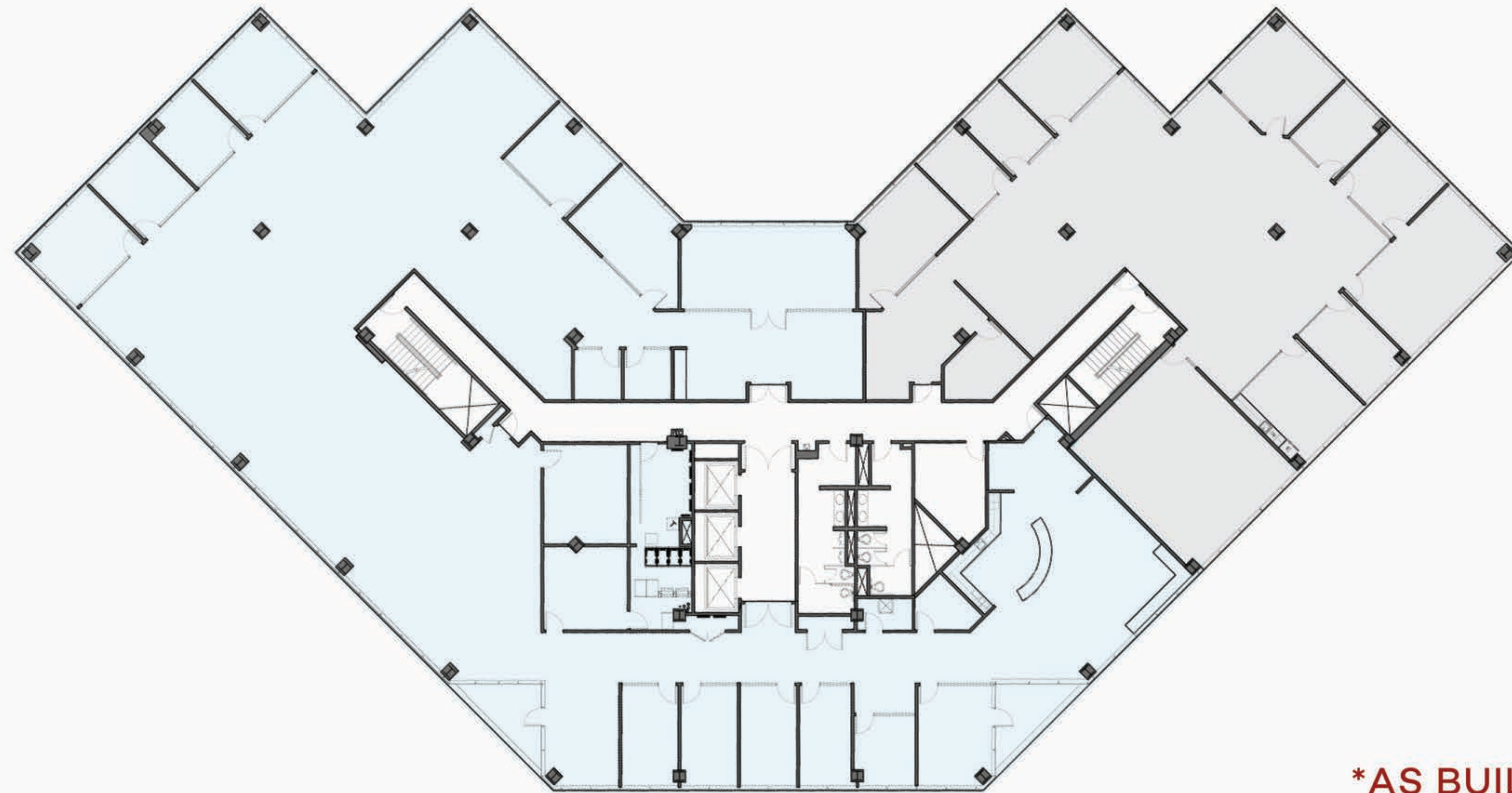
FLOOR PLAN

4TH FLOOR | 14,074 SQ FT²

1850 GATEWAY DR
SAN MATEO, CA

HIGHLIGHTS

- KITCHEN/BREAK ROOM
- OPEN OFFICE
- 12 PRIVATE OFFICES
- 2 CONFERENCE ROOMS
- LOBBY
- PHONE ROOM
- IT ROOM
- STORAGE



*AS BUILT



*CONCEPTUAL LAYOUT



5TH FLOOR

20,790 FT²



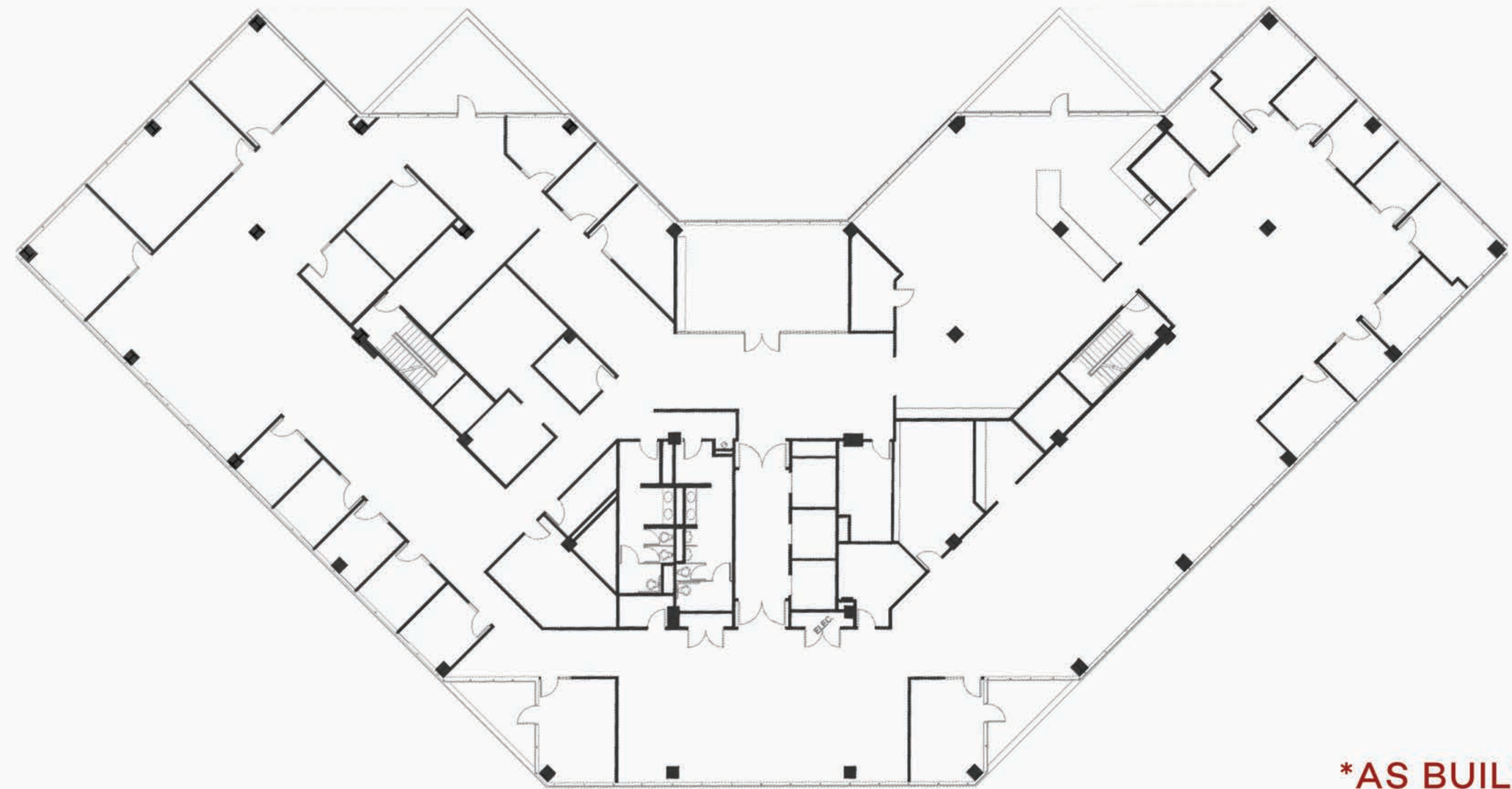
FLOOR PLAN

5TH FLOOR | 20,790 SQ FT²

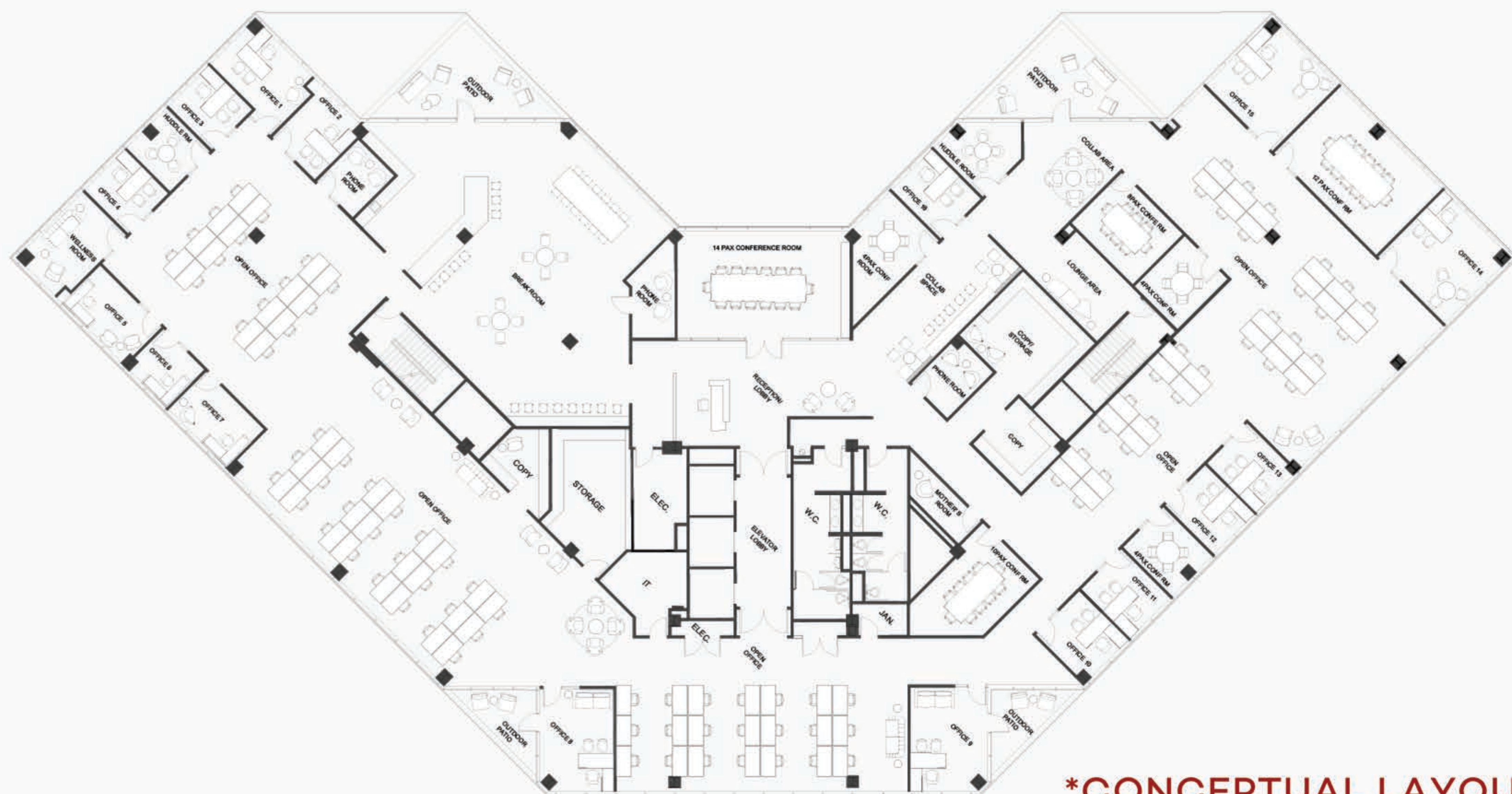
1850 GATEWAY DR
SAN MATEO, CA

HIGHLIGHTS

- KITCHEN/BREAK ROOM
- OPEN OFFICE
- 23 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- MOTHER'S ROOM
- COPY ROOM
- ARCHIVE
- IT ROOM
- STORAGE



*AS BUILT



*CONCEPTUAL LAYOUT



6TH FLOOR

20,637 FT²



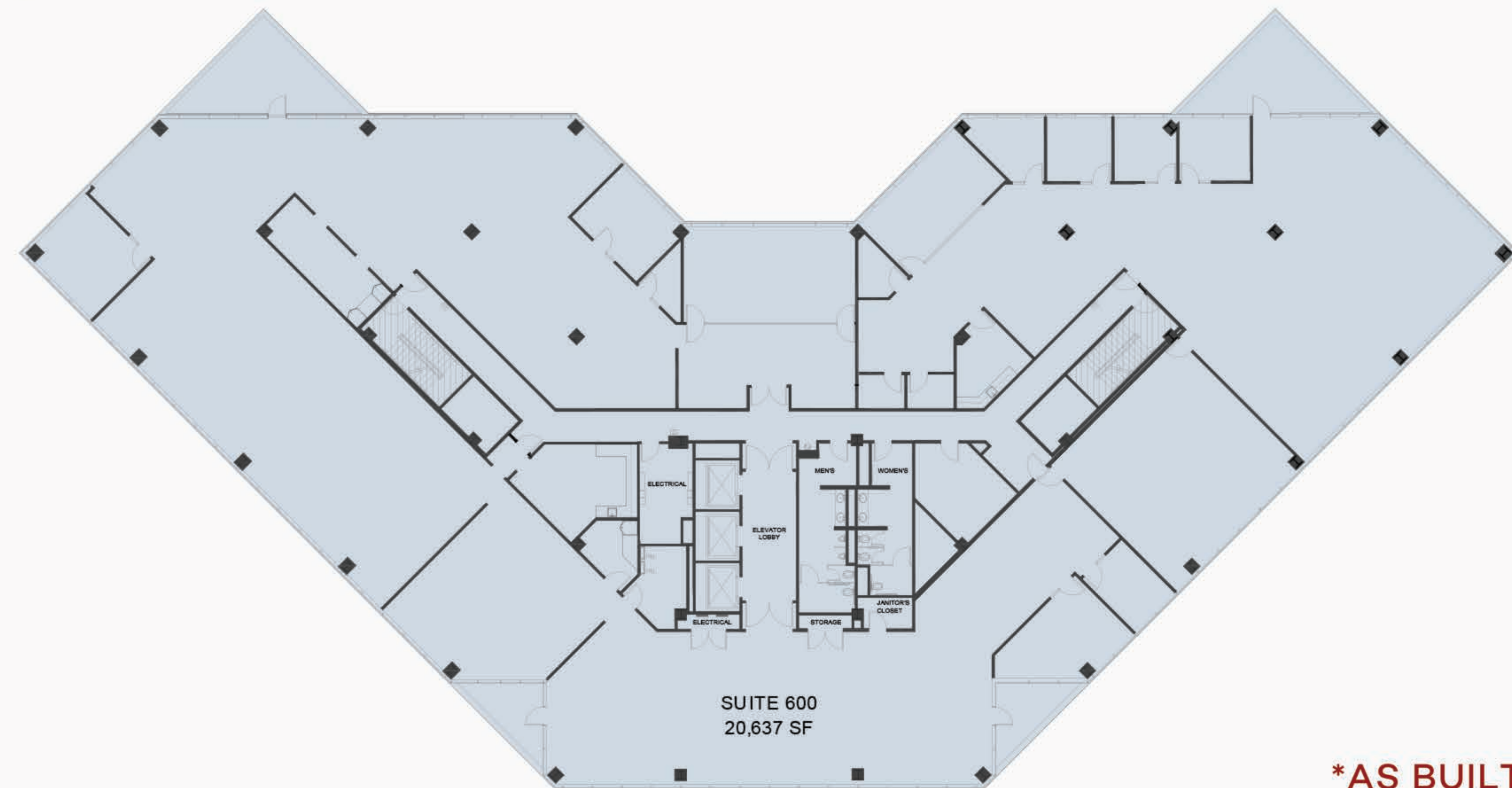
FLOOR PLAN

6TH FLOOR | 20,637 SQ FT²

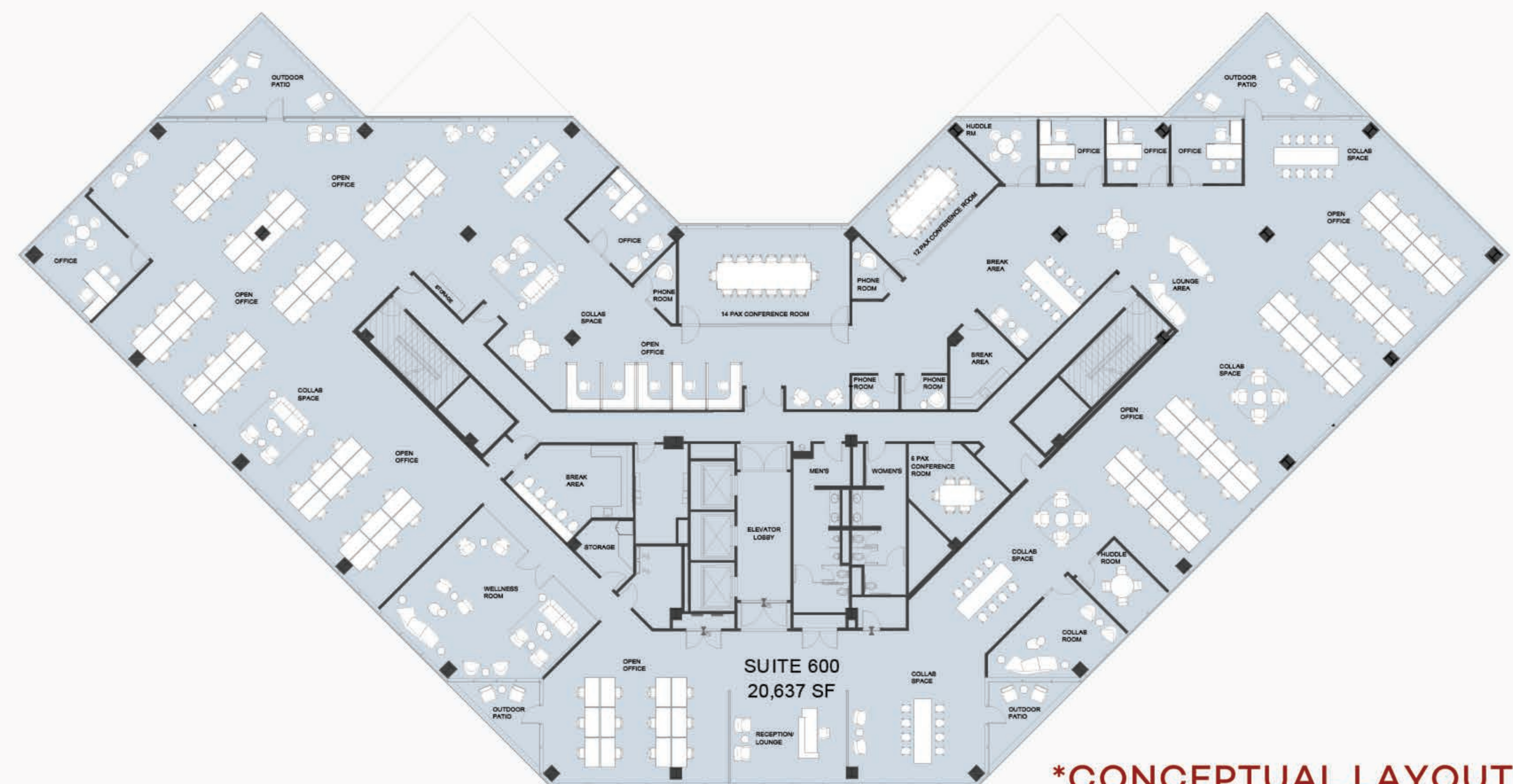
1850 GATEWAY DR
SAN MATEO, CA

HIGHLIGHTS

- 100 DESKS/OPEN OFFICE
- 5 PRIVATE OFFICES
- 3 CONFERENCE ROOMS
- 4 OUTDOOR PATIOS
- 3 BREAK AREAS
- 4 PHONE ROOMS
- 2 HUDDLE ROOMS
- WELLNESS ROOM
- STORAGE
- COLLAB SPACE



*AS BUILT



*CONCEPTUAL LAYOUT





1850 GATEWAY DR.

METRO CENTER BLVD



SURROUNDING AMENITIES



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