

GATEWAY
— OF —
PACIFIC

GATEWAY OF PACIFIC II

750 Gateway Boulevard
South San Francisco, CA

Total **±440,000 SF** | Available **±65,000 SF** | Move-in Ready **NOW**

BioMed Realty 
Discover here

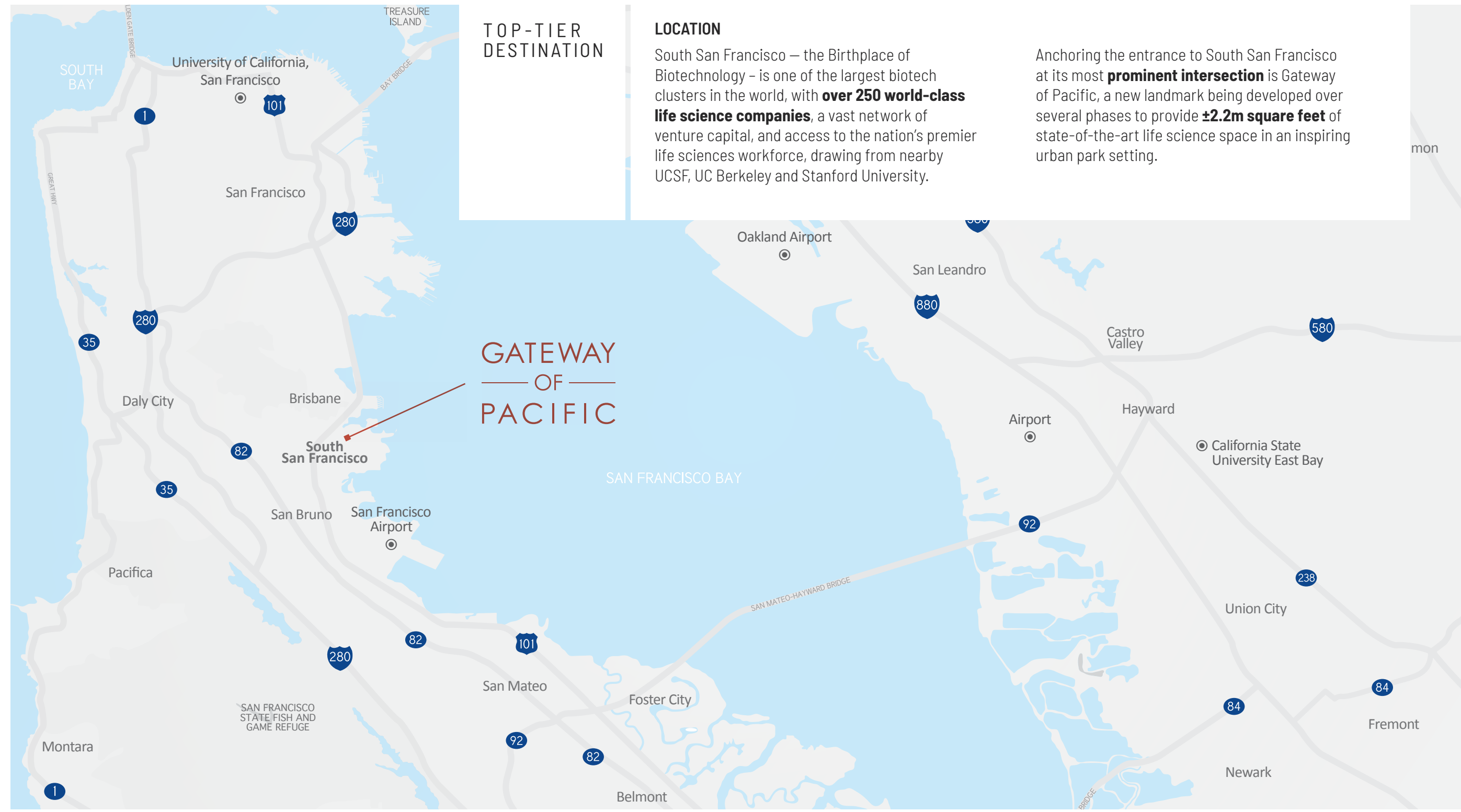
TOP-TIER DESTINATION

LOCATION

South San Francisco – the Birthplace of Biotechnology – is one of the largest biotech clusters in the world, with **over 250 world-class life science companies**, a vast network of venture capital, and access to the nation's premier life sciences workforce, drawing from nearby UCSF, UC Berkeley and Stanford University.

Anchoring the entrance to South San Francisco at its most **prominent intersection** is Gateway of Pacific, a new landmark being developed over several phases to provide **±2.2m square feet** of state-of-the-art life science space in an inspiring urban park setting.

GATEWAY OF PACIFIC



GOP CAMPUS OVERVIEW

- GOP I**
±510,000
Leased
- GOP II**
±440,000
Available Now
±65,000
- GOP III**
±360,000
Available Now
±165,000
- GOP IV**
±405,000
Shovel Ready (Entitled)
- GOP V**
±320,000
TI Ready
Available Now





Oyster Point Ferry Station
1 mile

BART Station
2.5 miles

SFO Airport
3.8 miles

Caltrain Station
0.2 mile

Grand Avenue

Forbes Boulevard

Gateway Boulevard

Grand Avenue

Oyster Point Boulevard

Eccles Avenue

Oyster Point Boulevard

GATEWAY OF PACIFIC Gateway of Pacific II

101

GATEWAY OF PACIFIC II

GATEWAY OF PACIFIC ACCESS

GENENTECH SHUTTLE SERVICE TO GLEN PARK BART STATION

690 and 300 Gateway Blvd



OYSTER POINT FERRY STATION

Oakland & Main St Alameda



SAMTRANS ROUTE 130B (OYSTER POINT)

Caltrain, BART, Ferry



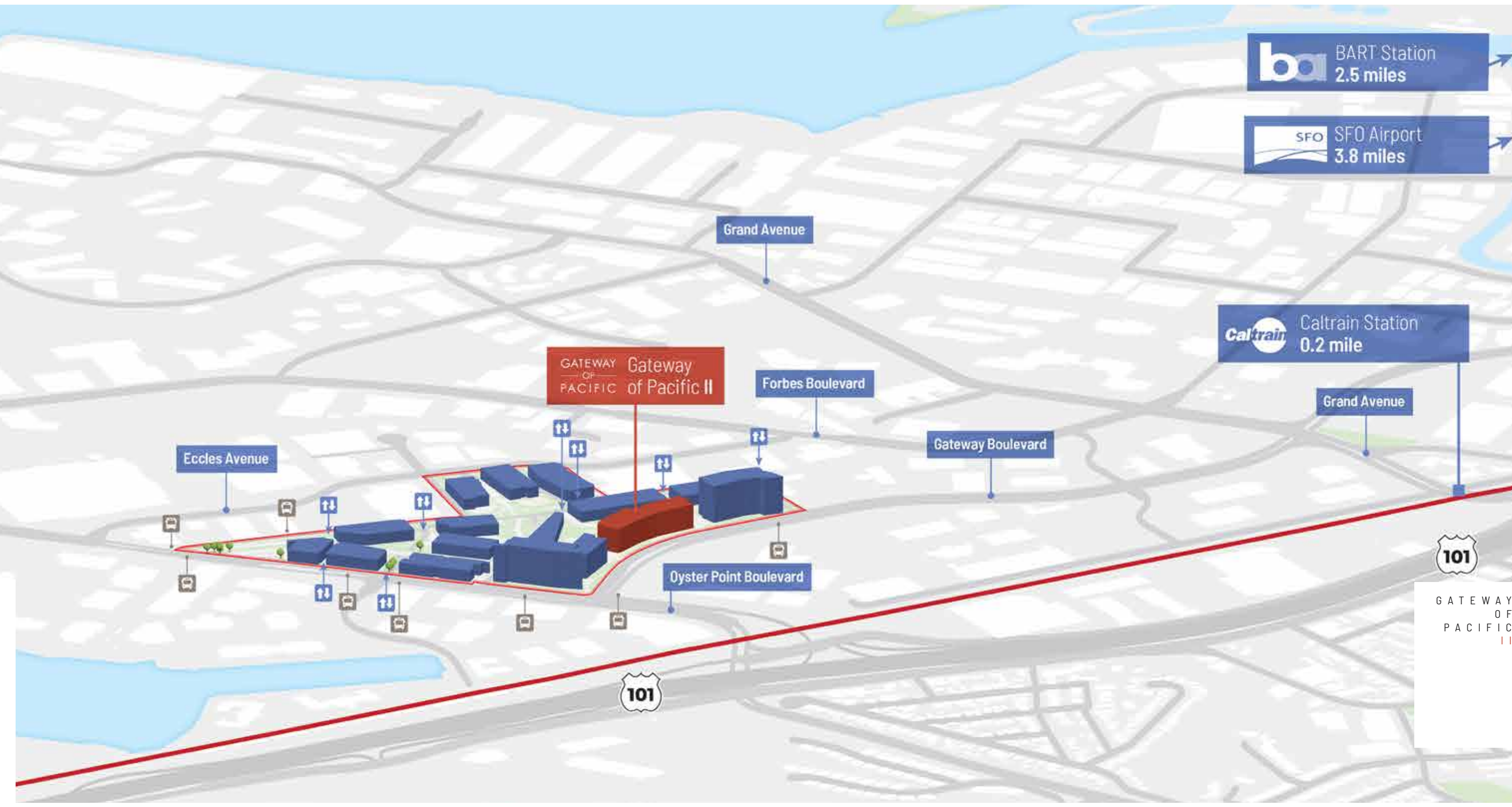
CALTRAIN BAYSHORE STATION

400 Tunnel Ave, San Francisco



BART STATIONS

San Bruno & South San Francisco



CAMPUS
FEATURES

NUMBER OF BUILDINGS

10

RENTABLE SQUARE FEET

±2,200,000 fully-integrated
life science campus

SUSTAINABILITY

GOP I and Traverse have achieved LEED® Platinum certification, while the other buildings have been certified LEED® Gold. GOP II and V are certified as 2-star Fitwel, with GOP III receiving a 1-star Fitwel certification.

AMENITIES

Underground parking and structured parking

TRAVERSE ±50,000 SF free-standing amenity center

FORUM conference center

GATEWAY CENTRAL PARK is uninterrupted by vehicles and offers a variety of park-like experiences on ±5.5 acres – from highly social places for interaction to areas for quiet contemplation

PROPER FOOD (Located in GOP III) offers a fresh and wholesome menu that evolves with the seasons

SPORT COURT equipped for pickleball, basketball, and futsal

ART MEADOW sculpture garden by Masako Miki



TR~~A~~VERSE

Experience modern luxury and sophistication at Traverse!

Our amenity center, located in the heart of Gateway of Pacific, offers a range of personalized culinary, fitness, and community experiences to make you feel empowered and connected.

Additionally, Traverse is **LEED® Platinum certified** and earned a **Fitwel 2 Star Rating**, ensuring a workplace environment that enhances occupant health, wellness, and productivity.



SQUARE FOOTAGE

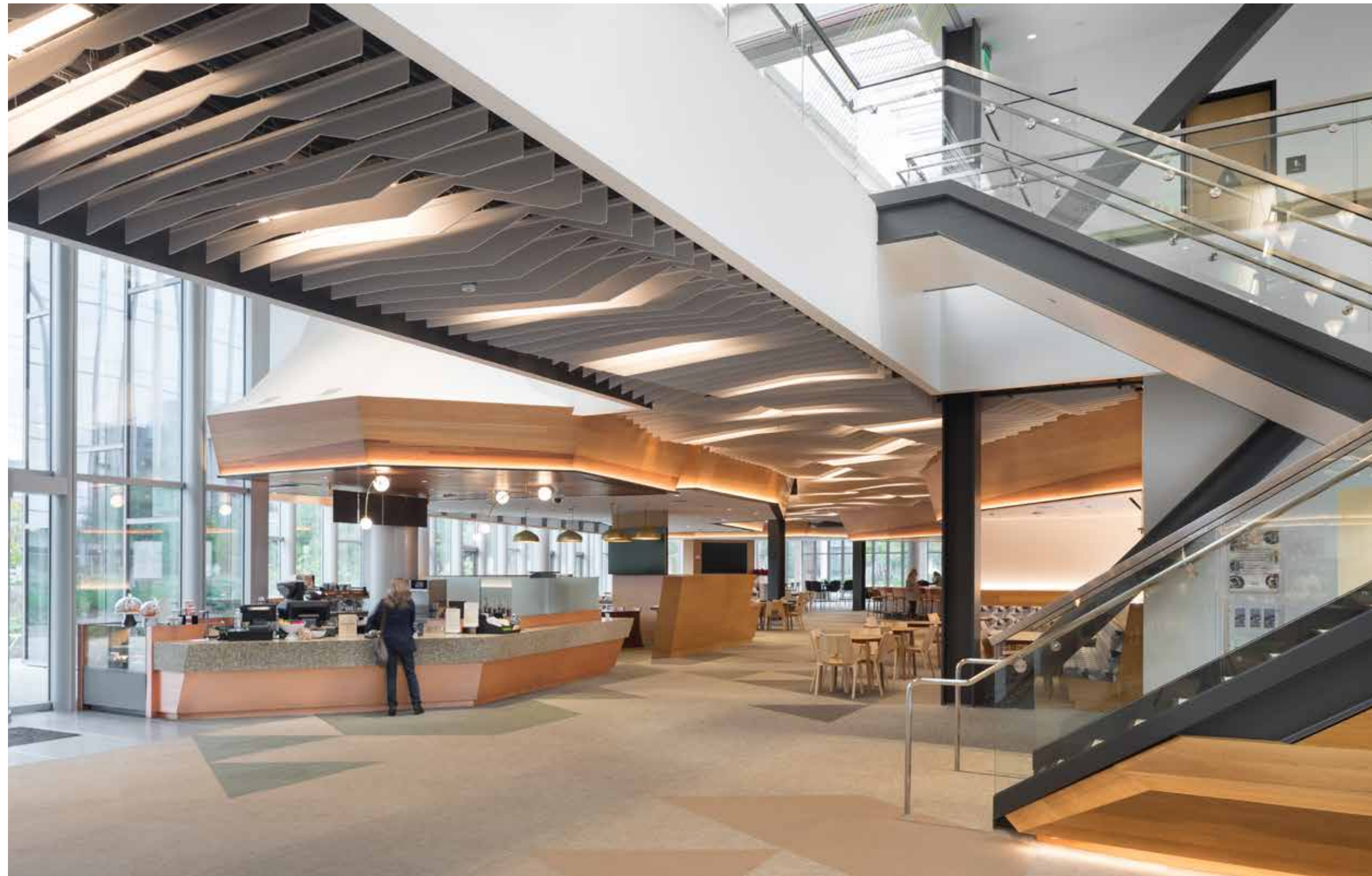
±50,000

AMENITIES

- Bar and Restaurant
- Food Hall
- Meeting Spaces
- Spa & Health Club
- Multi-Functional Indoor-Outdoor Areas

TR~~A~~VERSE

GATEWAY
OF
PACIFIC
||



TR*A*VERSE

GATEWAY
OF
PACIFIC
II

FORUM

Forum is a premier conference center designed for seamless gatherings, from large-scale events to intimate meetings. With state-of-the-art amenities and flexible layouts, it adapts to your needs, providing the perfect setting for collaboration, presentations, and celebrations

SQUARE FOOTAGE
±20,000

450 PERSON CONFERENCE ROOM
Sub dividable into 2 or 3 smaller rooms

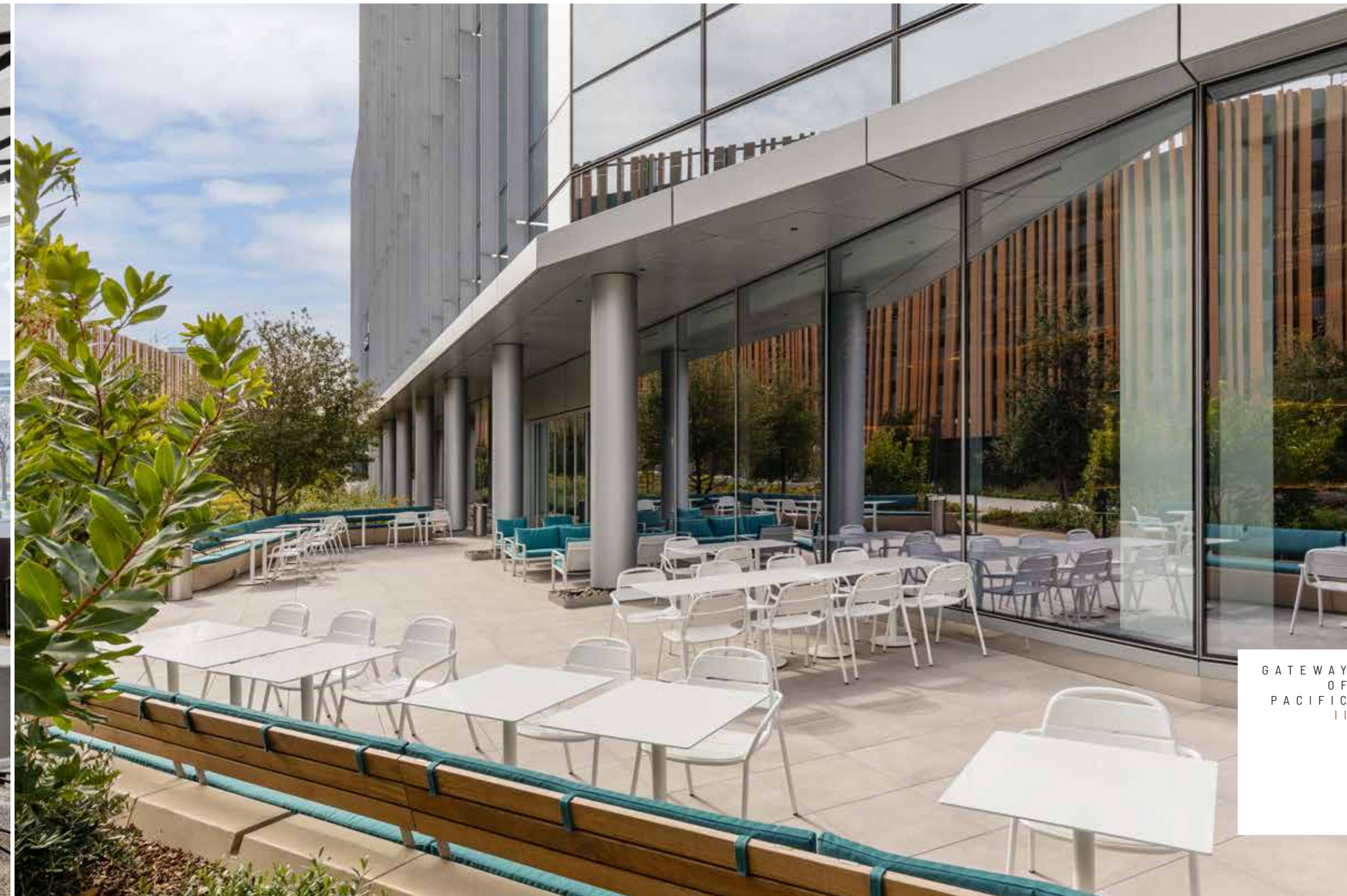
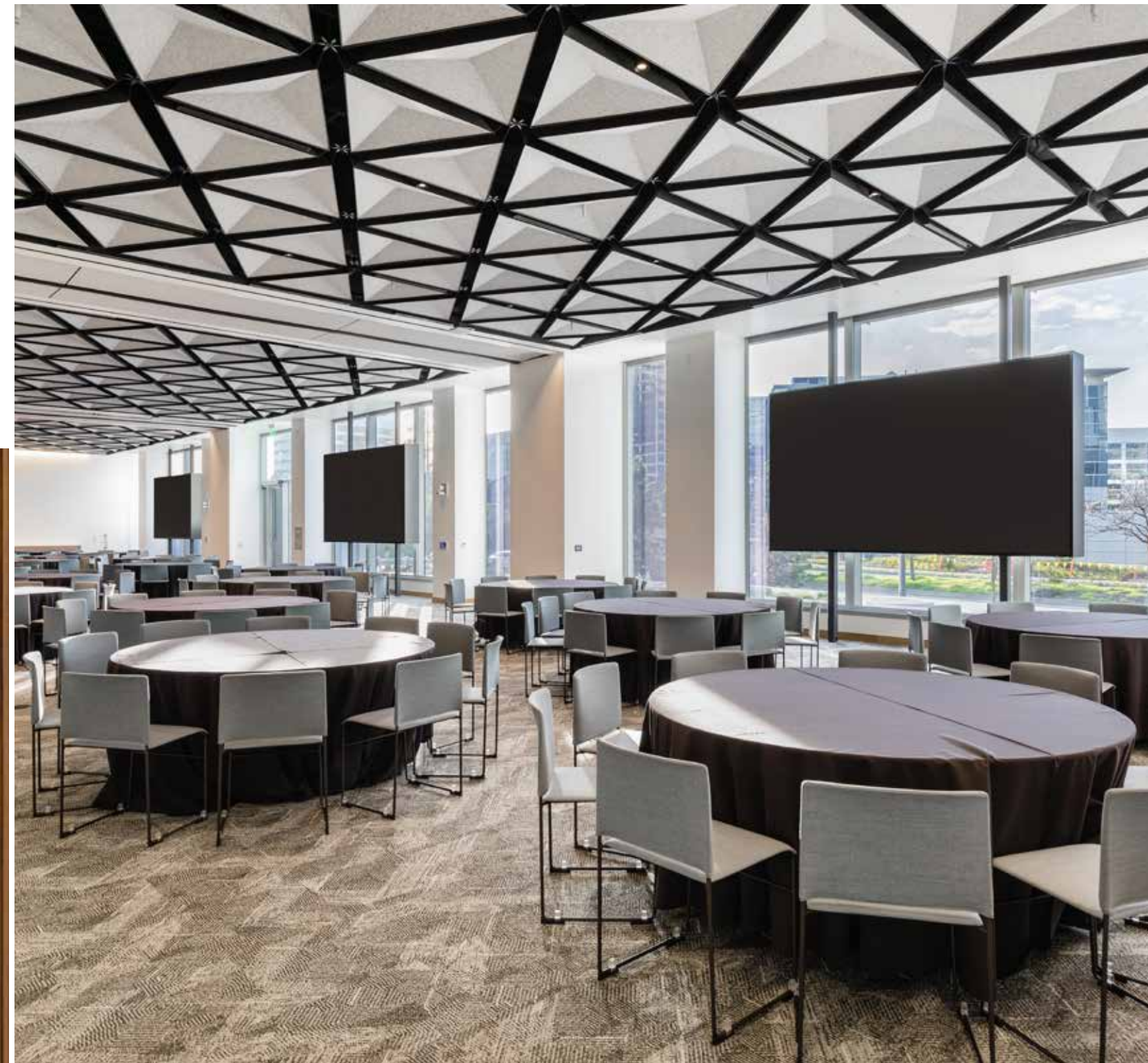
1 BOARD ROOM
Up to 20 people

2 HUDDLE ROOMS
For 3-4 people

MULTIFUNCTION SPACE USES
Conference
Banquet
Mini expo
Training
Catered event
All hands

CERTIFICATIONS
LEED Gold
Fitwel 2 Star

FORUM



GATEWAY
OF
PACIFIC
II



INDOOR LOUNGE



INDOOR SEATING AREAS



OPEN AREA CAFE

PROPER FOOD



GATEWAY OF PACIFIC II

EXPERIENCE MORE WHERE YOU WORK.

Curated events designed to inspire, connect, and recharge—bringing more to your workday beyond the office.



PRESENTED BY
BioMed Realty



UPCOMING EVENTS

A MONTH AT A GLANCE

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	01	02	03	04
		LIVE SUSHI POP-UP AT TRAVERSE	TRAVERSE THE WORLD POP-UP	BASKETBALL SERIES
07	08	09	10	11
	TRIVIA NIGHT		KARAOKE NIGHT	
14	15	16	17	18
TRAVERSE THE WORLD POP-UP		LIVE AT TRANVERSE		PICKLEBALL CHALLENGE
21	22	23	24	25
LATTE ART CLASS	TRIVIA NIGHT	E-WASTE DRIVE		
28	29	30		
	BLOOD DRIVE	LIVE AT TRANVERSE		

This is a generic example of events that may occur in a month

80+ EVENTS HOSTED ANNUALLY ACROSS OUR CAMPUS

5,000+ PARTICIPANTS

- Monthly food pop-ups
- Summer BBQ with food trucks and live music
- Pumpkin Palooza
- Ice cream social
- Karaoke night
- Bee workshops
- Latte art classes
- March Madness watch party
- Earth Week vendor fair
- Nightly happy hour
- Fitness activities
- Trivia night, and more!



WELLNESS & FITNESS
Yoga, cycling, and group fitness to refresh and recharge.



ENTERTAINMENT & SOCIAL
Live music, food tastings, and creative workshops to unwind.



LEARNING & NETWORKING
Expert panels, skill-building sessions, and industry meetups.



GIVING BACK
Blood drives, coat drives, toy donations, Core giving (food charity), and more!





GATEWAY OF
PACIFIC II
±440,000 SF

AVAILABLE
±65,000 SF

AVERAGE FLOOR PLATE
±25,000 SF

GATEWAY
OF
PACIFIC
II



SOUTH VIEW,
GATEWAY BOULEVARD



NORTH VIEW,
CAMPUS INTERIOR

GATEWAY
OF
PACIFIC II
PHOTOS



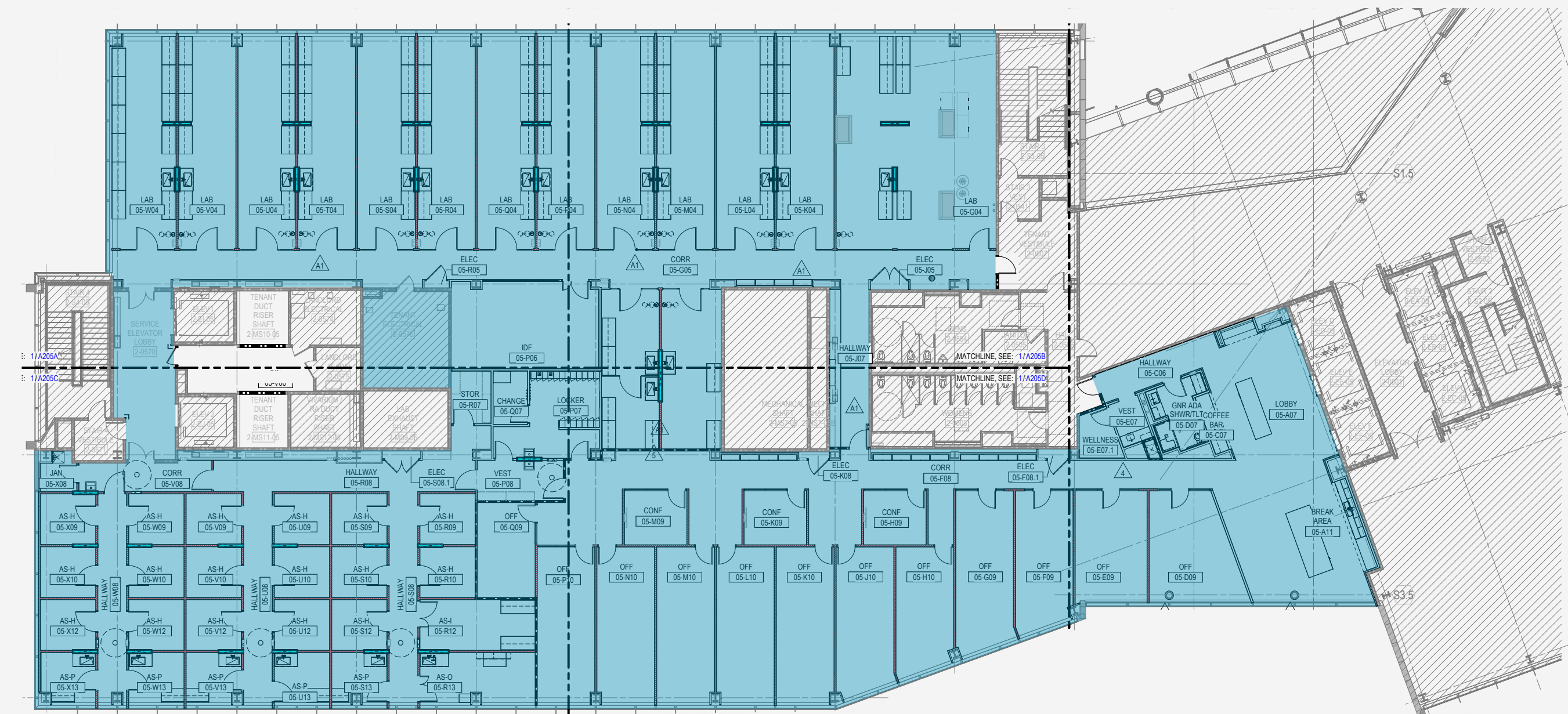
WEST VIEW,
CAMPUS INTERIOR

GATEWAY
OF
PACIFIC II

GATEWAY OF PACIFIC II FLOOR PLAN

LEVEL 5 OFFICE/LAB

Move-in Ready



LEGEND

- TENANT LAB
- TENANT OFFICE
- FURNITURE PROVIDED BY TENANT

GATEWAY OF PACIFIC II FLOOR PLAN

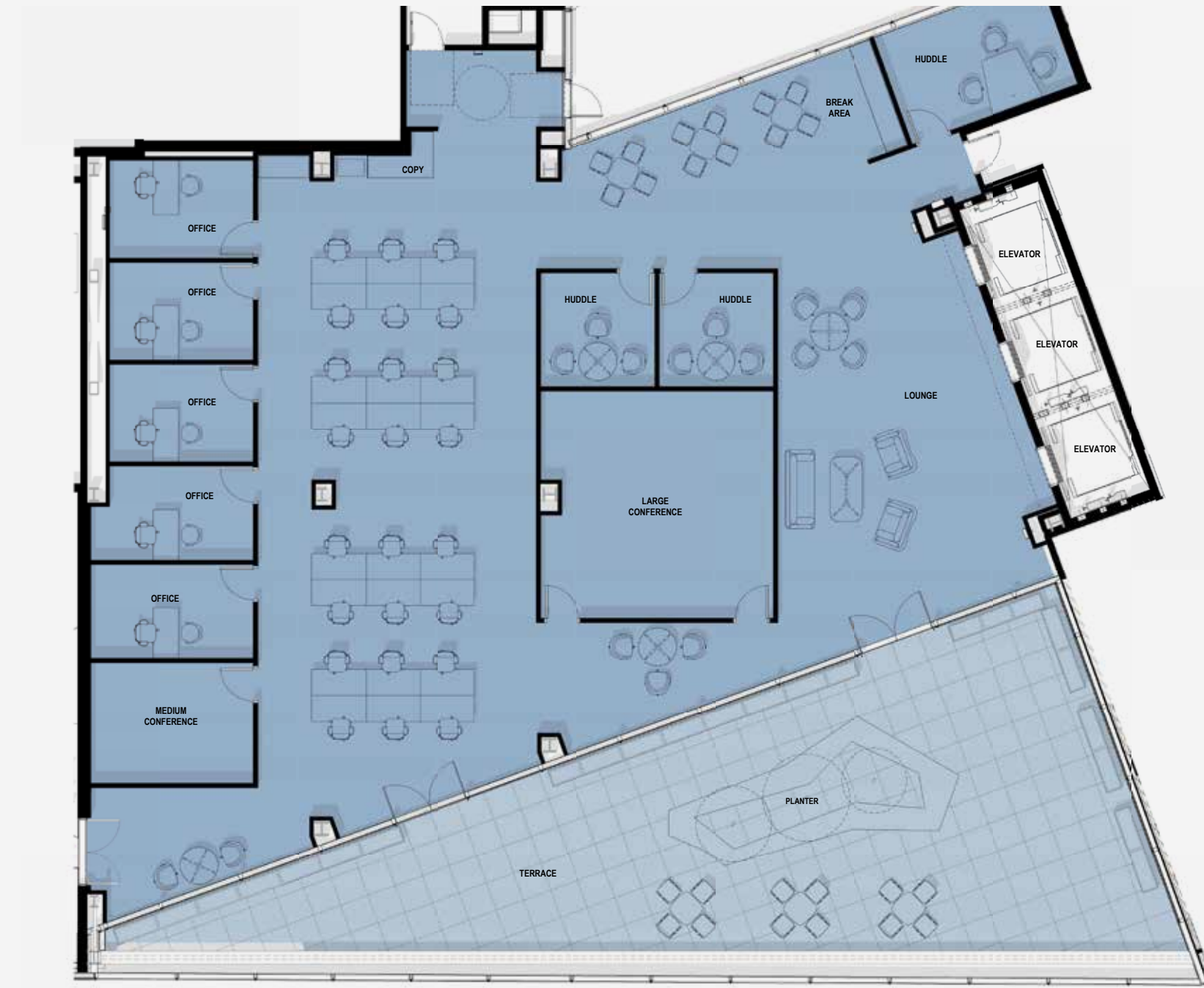
LEVEL 6 OFFICE/LAB
Conceptual Plan



- LEGEND**
- TENANT LAB
 - TENANT OFFICE
 - FURNITURE PROVIDED BY TENANT

GATEWAY OF PACIFIC II FLOOR PLAN

LEVEL 7 OFFICE
Conceptual Plan



LEGEND

- TENANT OFFICE
- TENANT OUTDOOR AREA
- FURNITURE PROVIDED BY TENANT

ABOUT BIOMED REALTY

BIOMED REALTY, A BLACKSTONE REAL ESTATE PORTFOLIO COMPANY, IS A LEADING PROVIDER OF REAL ESTATE SOLUTIONS TO THE LIFE SCIENCE AND TECHNOLOGY INDUSTRIES.

BioMed Realty owns and operates high quality life science real estate in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. We're proud that our tenants continue to rapidly advance human health and the industry's breakthroughs. Over the past two decades, our tenant contributions to healthcare have improved the lives of millions of people worldwide.

We are fortunate to have Blackstone as a world-class sponsor, a strong believer of long-term life science market fundamentals driven by unprecedented scientific growth and breakthroughs. Since 2016, Blackstone and BioMed Realty have been actively investing in developing, modernizing, and expanding research facilities to support the life science and technology industries.

16+ MILLION SF

across 130 operating portfolio assets

2+ MILLION SF

of active development pipeline

9+ MILLION SF

of future development pipeline

SEATTLE
Existing 1mm+ SF

SAN FRANCISCO
Existing 4mm+ SF

BOULDER
Existing 1mm+ SF

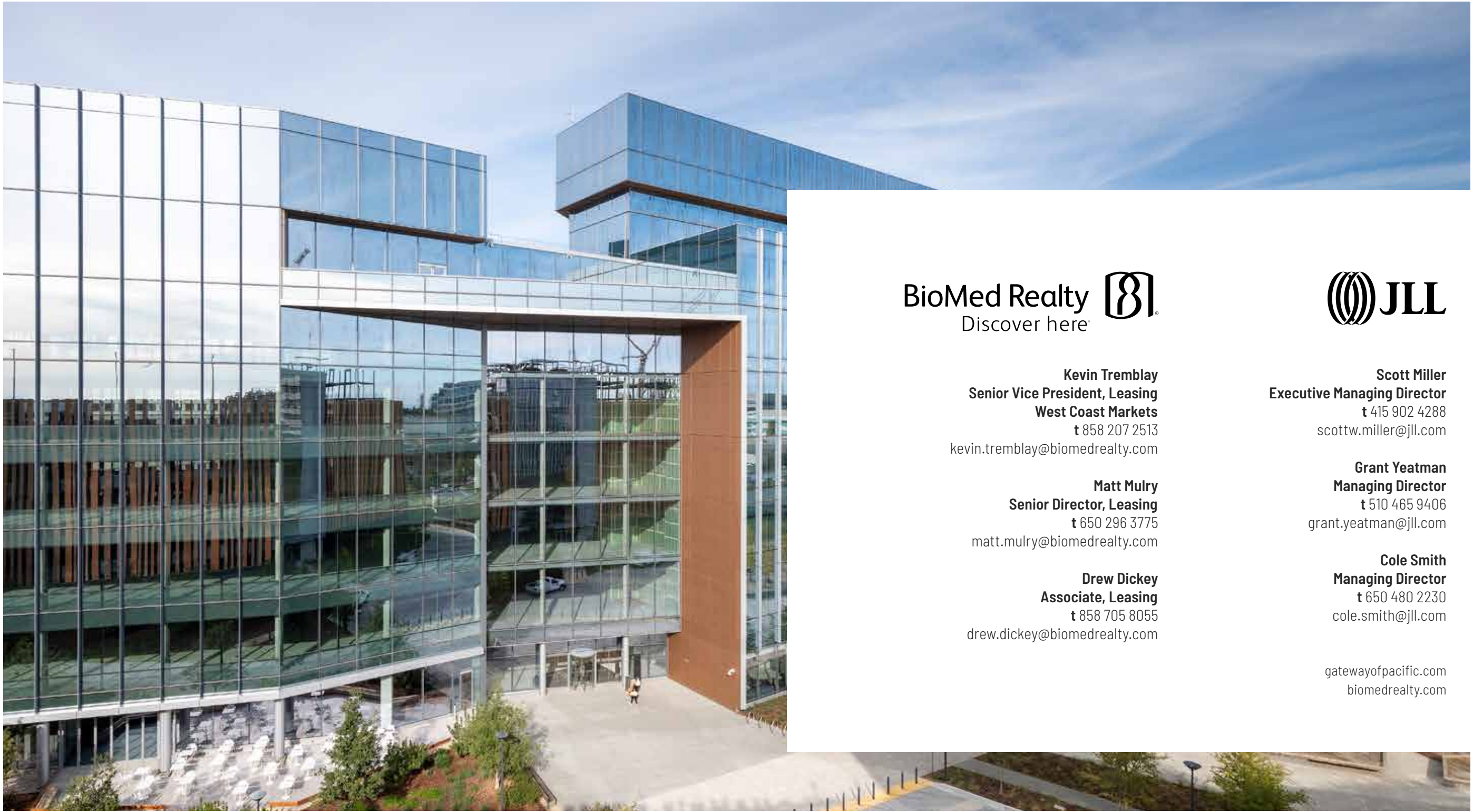
SAN DIEGO
Existing 2mm+ SF

BOSTON-CAMBRIDGE
Existing 6mm+ SF

CAMBRIDGE, U.K.
Existing .9mm+ SF

Other: 141k SF existing portfolio (includes all assets operated by BioMed)

GATEWAY
OF
PACIFIC
||



BioMed Realty 
Discover here

 JLL

Kevin Tremblay
Senior Vice President, Leasing
West Coast Markets
t 858 207 2513
kevin.tremblay@biomedrealty.com

Scott Miller
Executive Managing Director
t 415 902 4288
scottw.miller@jll.com

Matt Mulry
Senior Director, Leasing
t 650 296 3775
matt.mulry@biomedrealty.com

Grant Yeatman
Managing Director
t 510 465 9406
grant.yeatman@jll.com

Drew Dickey
Associate, Leasing
t 858 705 8055
drew.dickey@biomedrealty.com

Cole Smith
Managing Director
t 650 480 2230
cole.smith@jll.com

gatewayofpacific.com
biomedrealty.com