

GATEWAY
— OF —
PACIFIC

GATEWAY OF PACIFIC III

700 Gateway Boulevard
South San Francisco, CA

Total **±360,000 SF** | Available **±165,000 SF** | TI Ready **NOW**

BioMed Realty 
Discover here

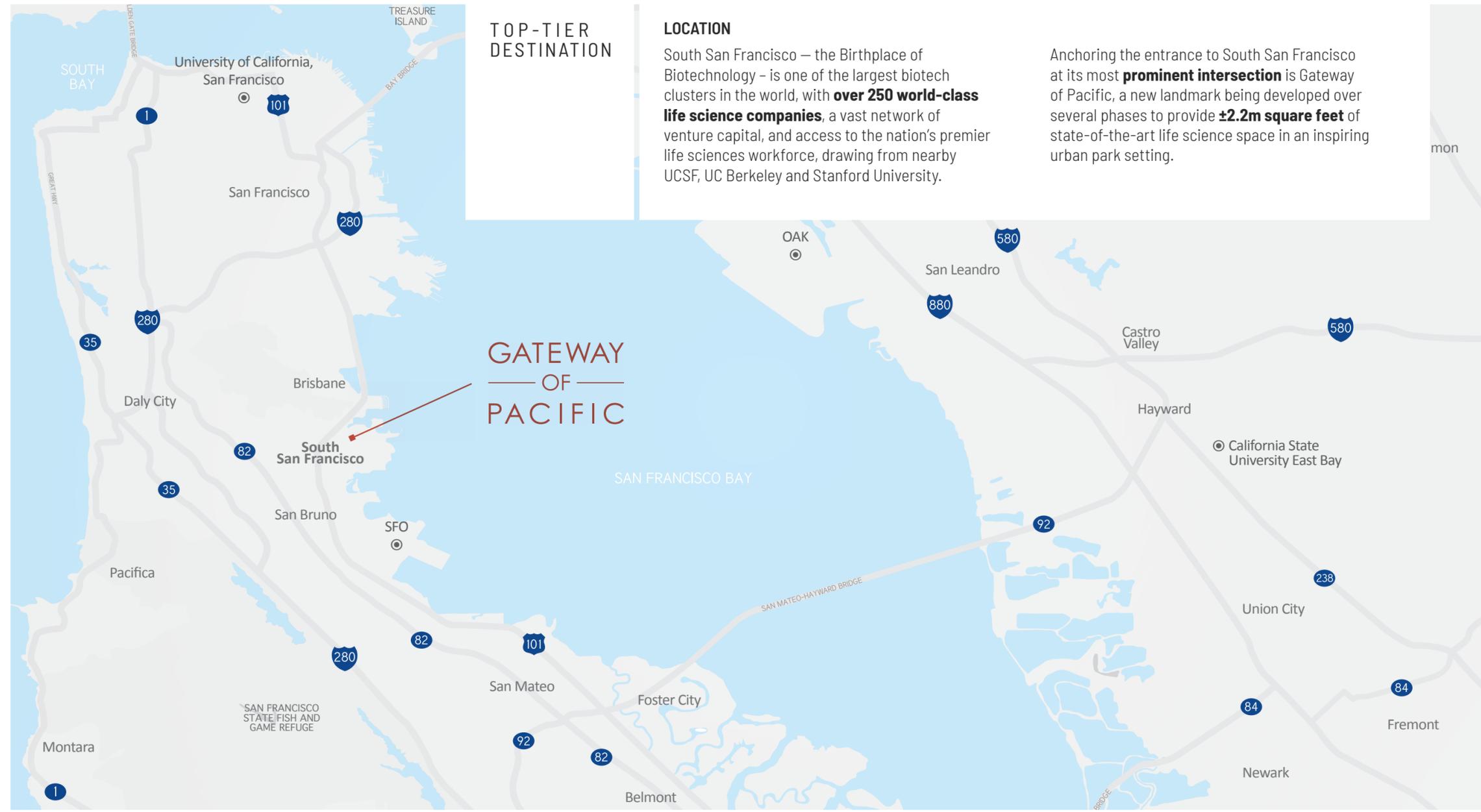
TOP-TIER DESTINATION

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.

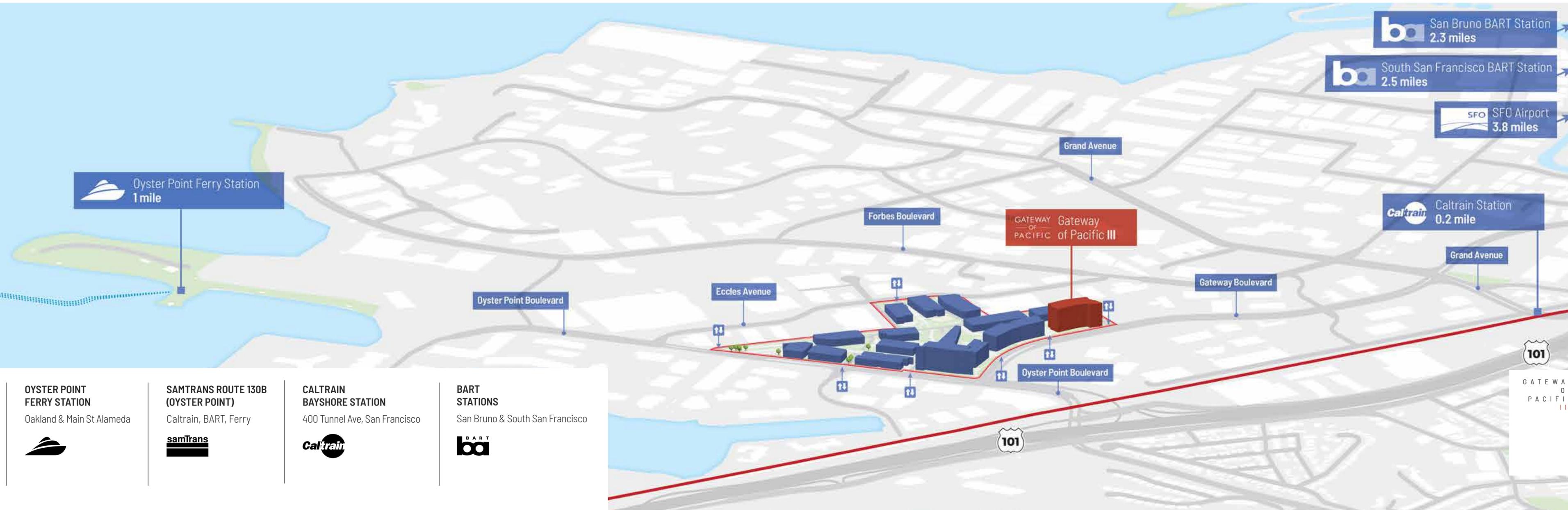
GATEWAY OF PACIFIC



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





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



GATEWAY OF PACIFIC III

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



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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

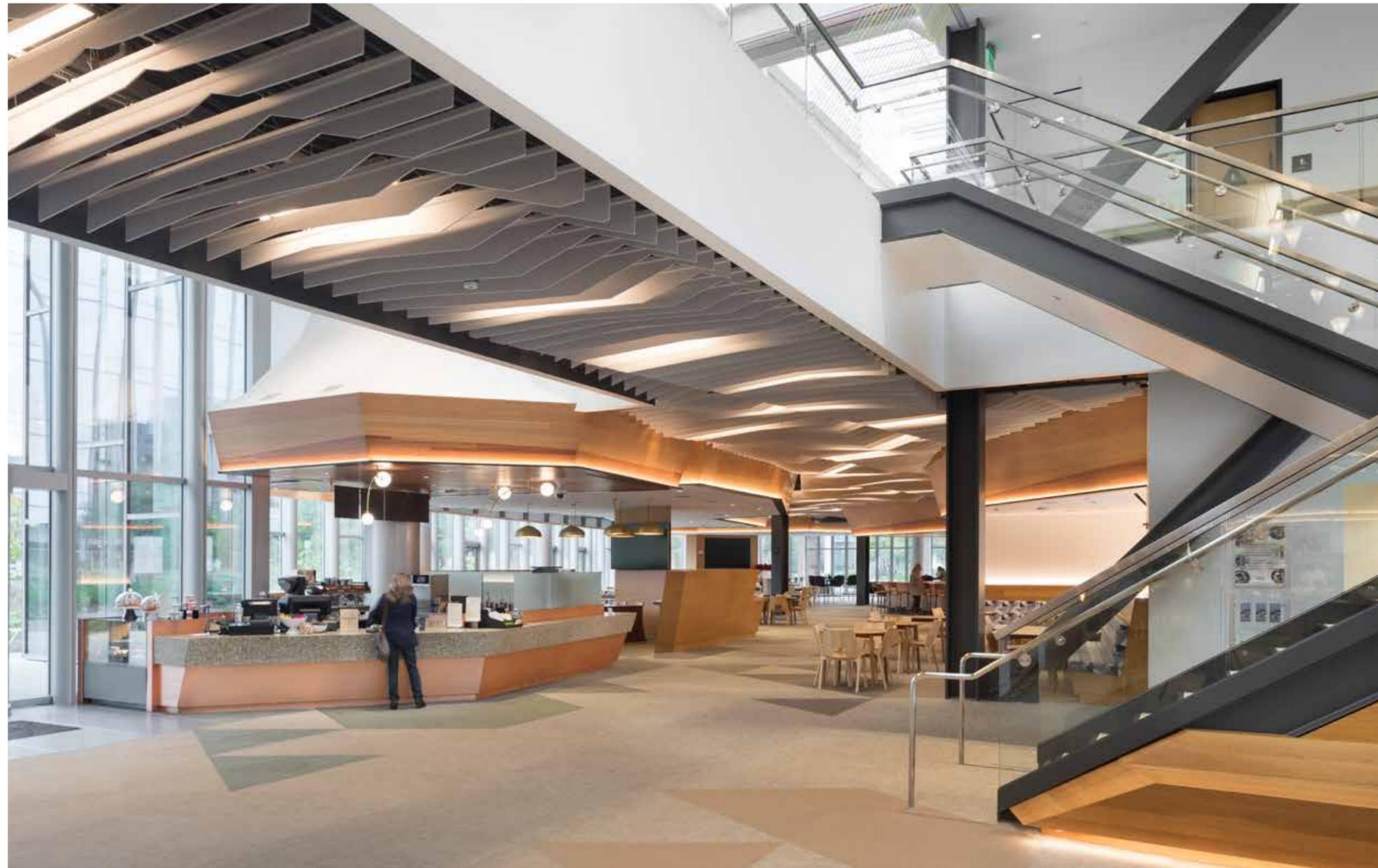
±50,000

AMENITIES

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

TR~~A~~VERSE

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TR*A*VERSE

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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

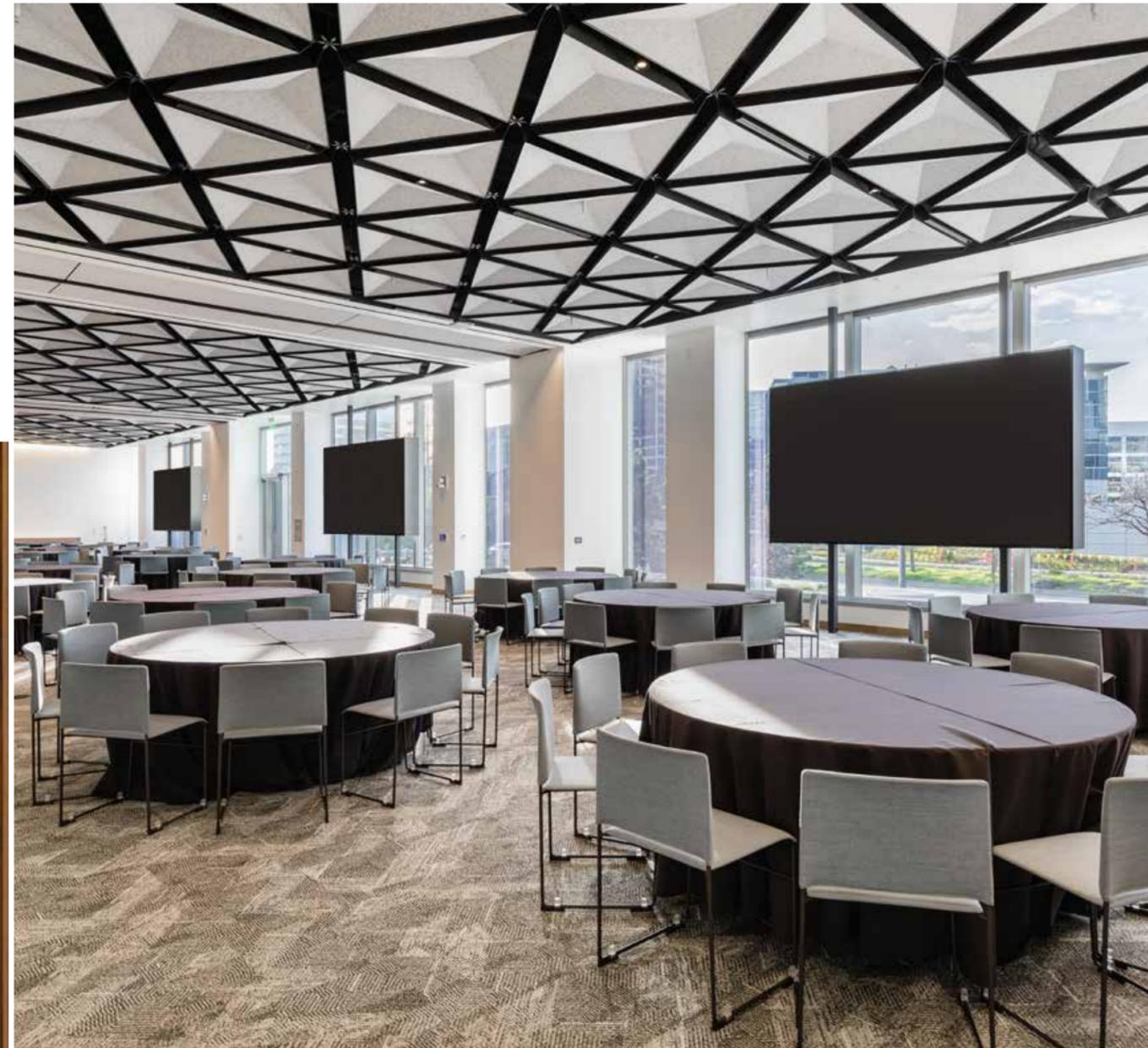
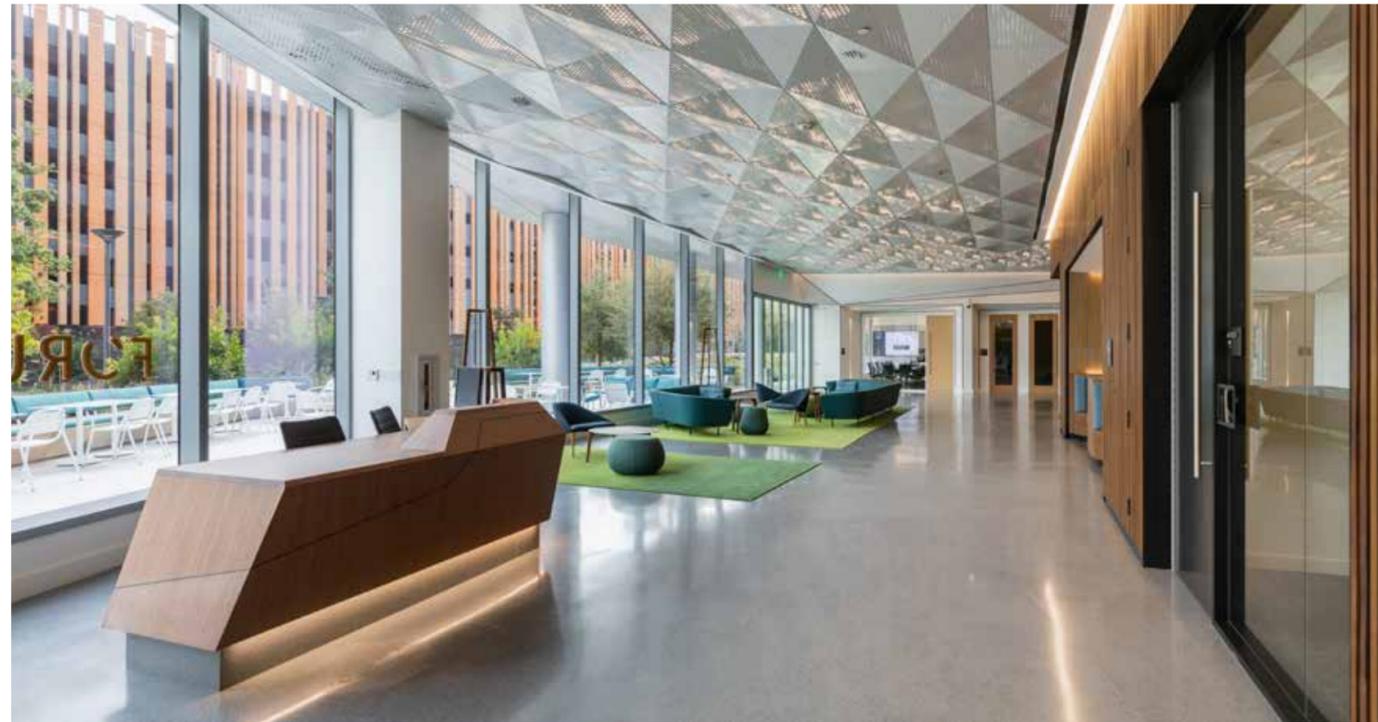
1 BOARD ROOM
Up to 20 people

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
III



INDOOR LOUNGE



INDOOR SEATING AREAS



OPEN AREA CAFE

PROPER FOOD



GATEWAY OF PACIFIC III

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

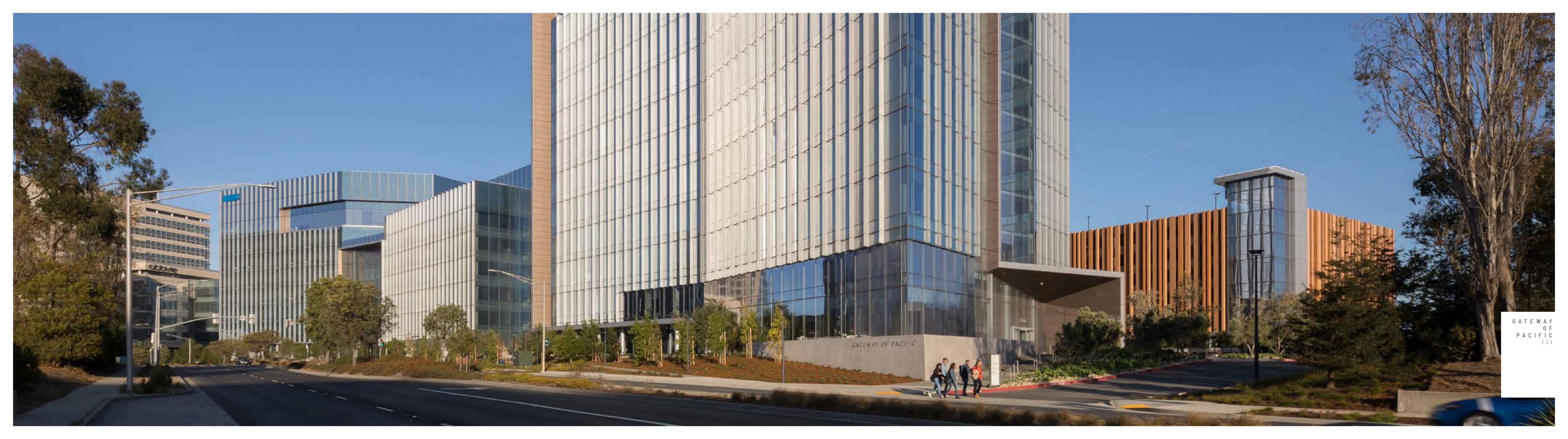
Expert panels, skill-building sessions, and industry meetups.



GIVING BACK

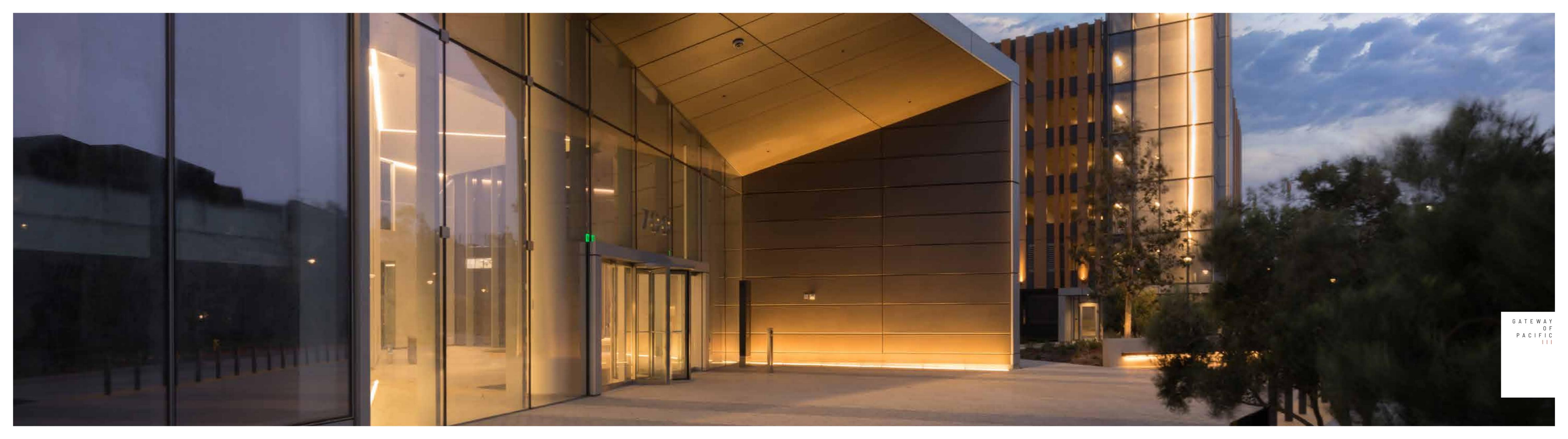
Blood drives, coat drives, toy donations, Core giving (food charity), and more!





GATEWAY OF PACIFIC

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SOUTH VIEW
GATEWAY BLVD

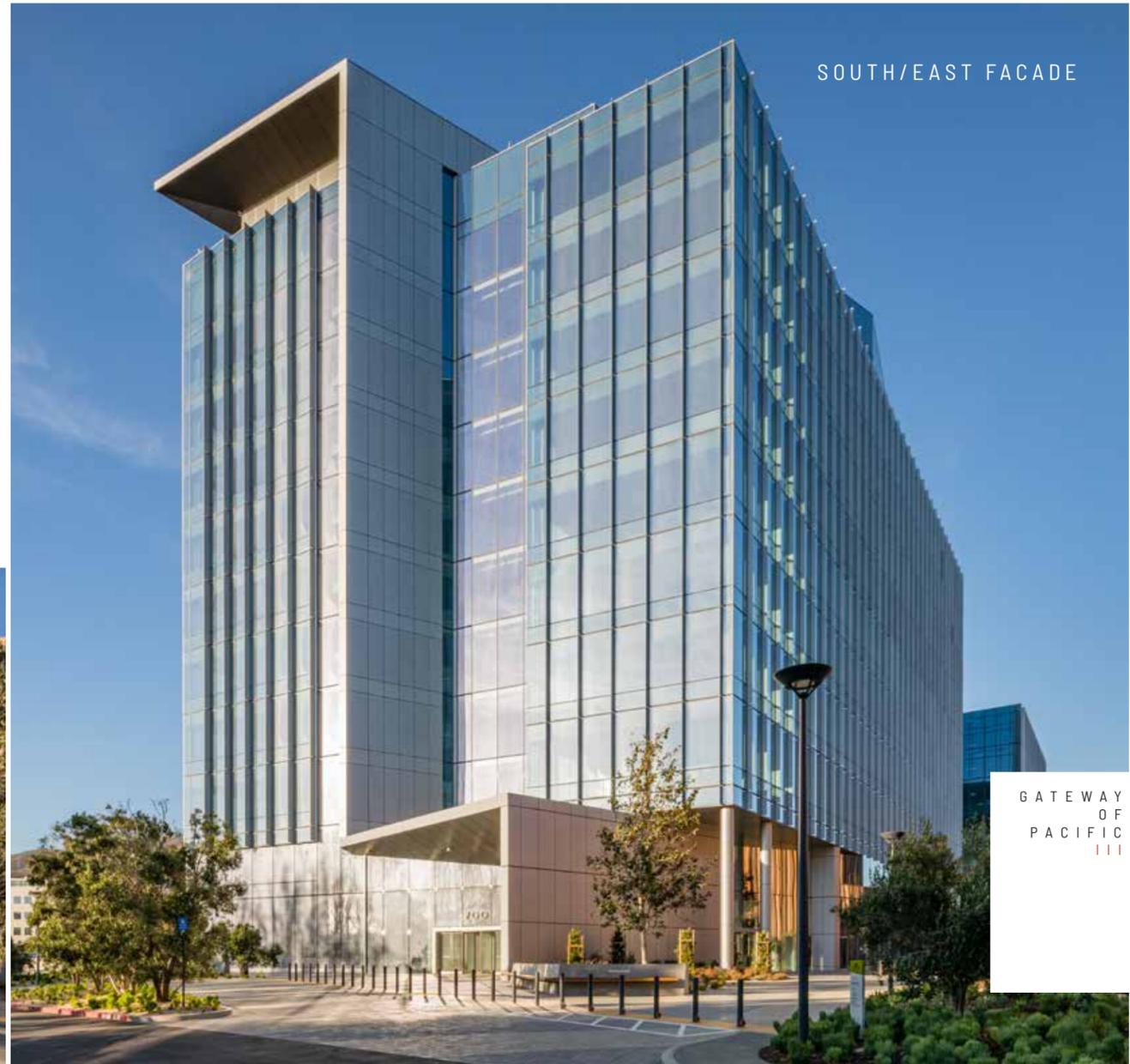


NORTH VIEW
GATEWAY BLVD



GATEWAY OF
PACIFIC III
PHOTOS

SOUTH/EAST FACADE



GATEWAY
OF
PACIFIC
III





SWEPTING
ROOFTOP VIEWS



BRIGHT
NATURAL SUNLIGHT

GATEWAY OF
PACIFIC III
PHOTOS



SPACIOUS
SEATING



VERSATILE
OUTDOOR DECK

GATEWAY
OF
PACIFIC
III

GATEWAY OF PACIFIC III FLOOR PLAN

OFFICE/LAB
Move-in Ready
Conceptual Plan



LEGEND

- TENANT LAB
- TENANT OFFICE
- FURNITURE PROVIDED BY TENANT

GATEWAY OF PACIFIC III FLOOR PLAN

OFFICE/LAB
Move-in Ready
Conceptual Plan



- LEGEND**
- TENANT LAB
 - TENANT OFFICE
 - 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

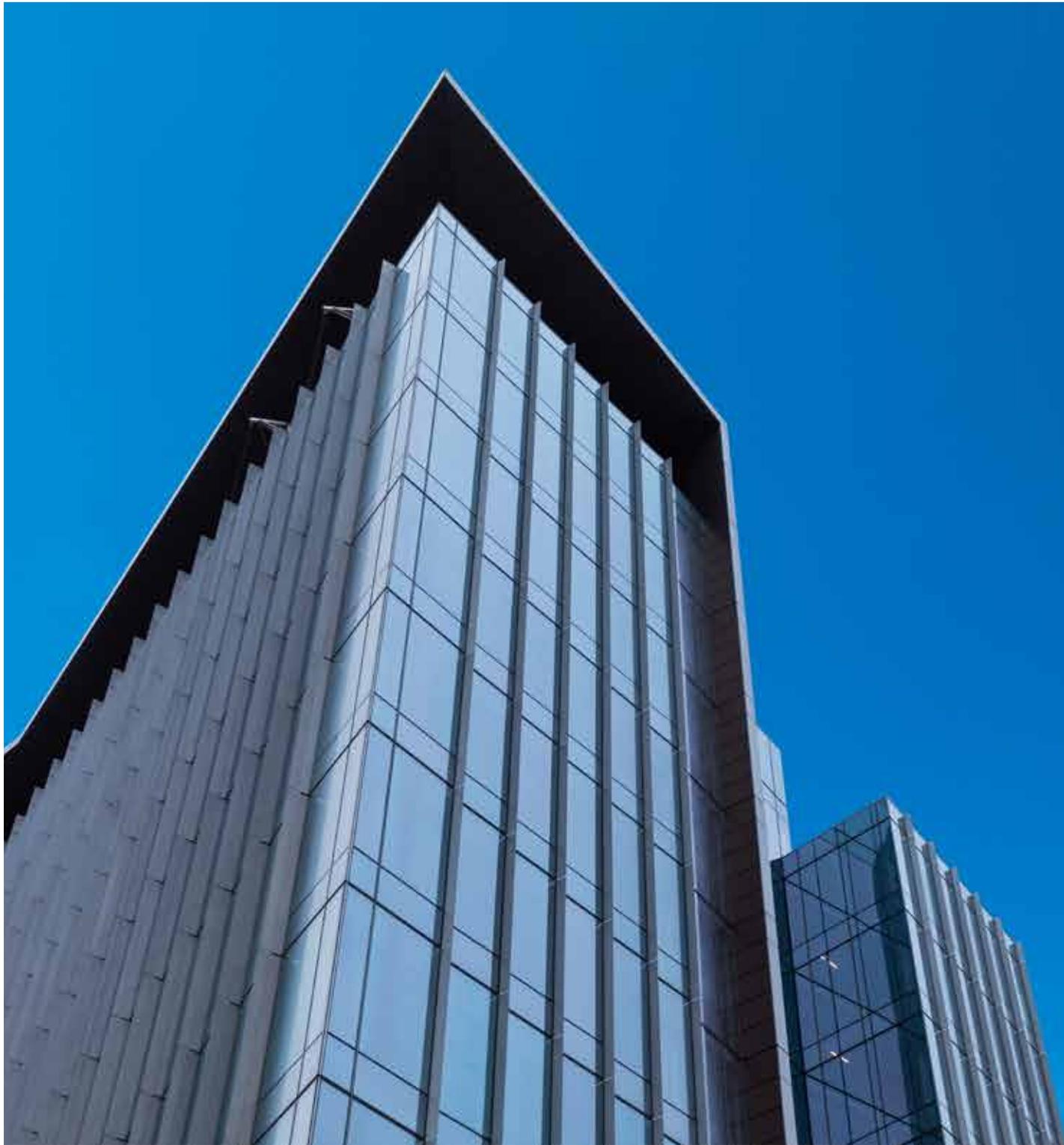
SAN DIEGO
Existing 2mm+ SF

BOSTON-CAMBRIDGE
Existing 6mm+ SF

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

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

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