



GATEWAY  
— OF —  
PACIFIC

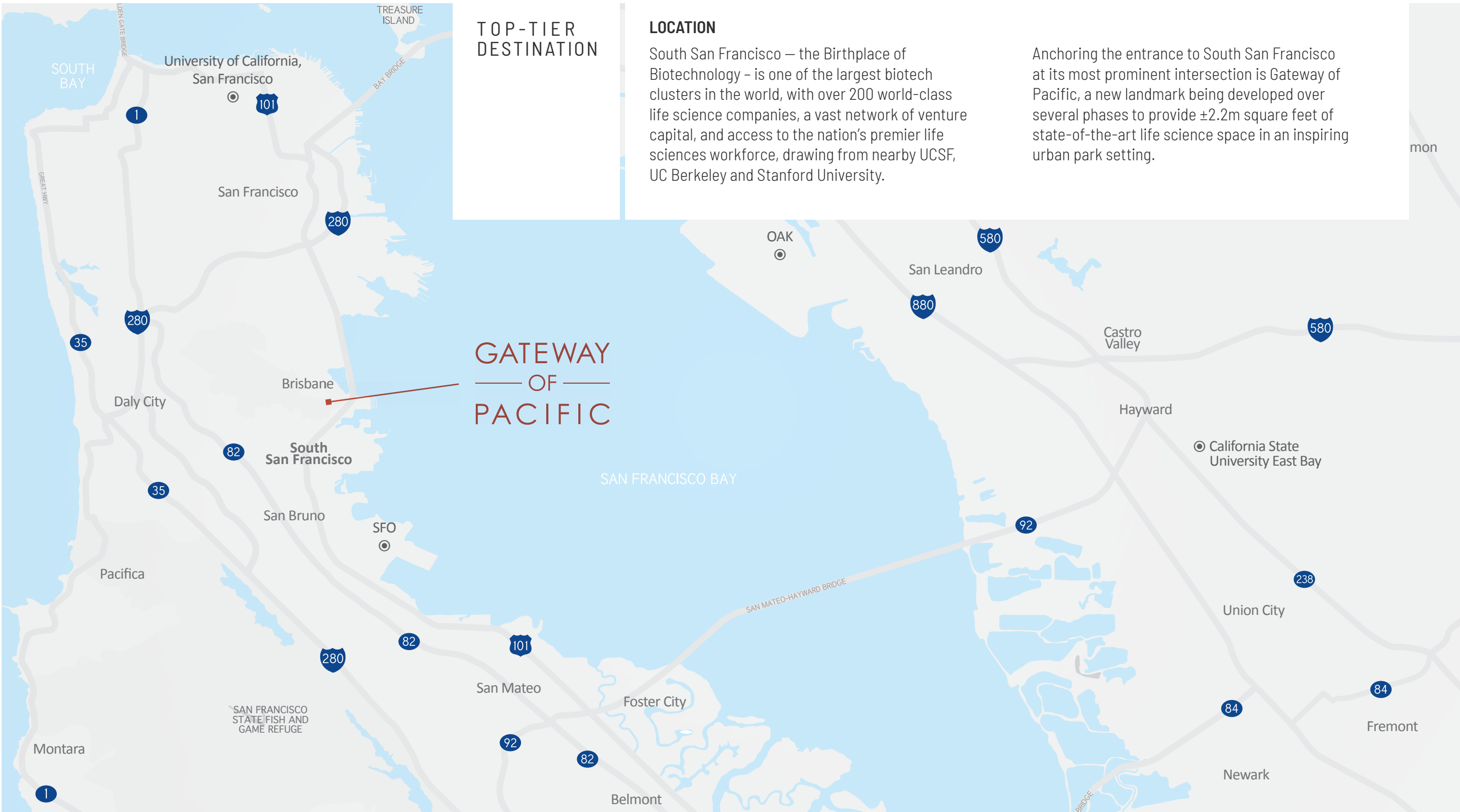
# GATEWAY OF PACIFIC III

700 Gateway Boulevard  
South San Francisco, CA

Total **±360,000 SF** | Available **220,000 SF** | TI Ready **NOW**

BioMed Realty   
Discover here









## 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



**ba** San Bruno BART Station  
2.3 miles

**ba** South San Francisco BART Station  
2.5 miles

**SFO** SFO Airport  
3.8 miles

**Caltrain** Caltrain Station  
0.2 mile

Grand Avenue



GATEWAY OF PACIFIC III

Oyster Point Ferry Station  
1 mile

Grand Avenue

Forbes Boulevard

GATEWAY OF PACIFIC Gateway of Pacific III

Gateway Boulevard

Eccles Avenue

Oyster Point Boulevard

Oyster Point Boulevard





CAMPUS  
FEATURES

NUMBER OF BUILDINGS

10

RENTABLE SQUARE FEET

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

LOCATION

Located at the main intersection of South  
San Francisco's life science cluster

Convenient access to Caltrain, BART, Bay  
Ferry, SFO Airport, US-101, I-380 & I-280

Prominent identity from US-101 freeway

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



# 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	AMENITIES
±50,000	Bar and Restaurant
	Food Hall
	Meeting Spaces
	Spa & Health Club
	Multi-Functional Indoor-Outdoor Areas



GATEWAY  
OF  
PACIFIC  
|||





TR*A*VERSE

GATEWAY  
OF  
PACIFIC  
|||





# FORUM

Elevate your event to the next level with Forum - the premier conference center that provides exceptional meeting and gathering space for tenants!

With **20,000 square feet of ground-level space** in the Gateway of Pacific Phase II building, Forum can easily accommodate **up to 450 people in an auditorium** seating arrangement, complete with state-of-the-art audio-visual systems.

Forum offers unparalleled flexibility with **sub-dividable spaces that can adapt to smaller meetings** of up to 130 people, so you can customize your space to fit your needs. And with stunning open spaces for pre- and post-function use, Forum provides the ideal venue for your next event.

## 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

GATEWAY  
OF  
PACIFIC  
|||





FORUM



GATEWAY  
OF  
PACIFIC  
|||



GATEWAY OF  
PACIFIC |||  
±360,000 SF

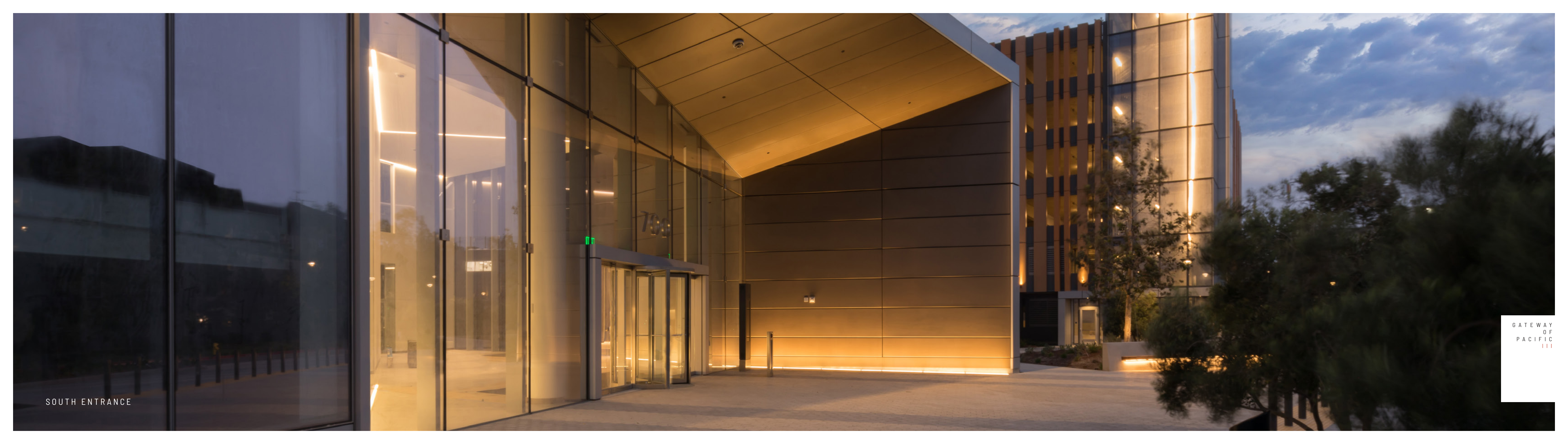
AVAILABLE  
±220,000 SF

AVERAGE FLOOR PLATE  
±36,000 SF

TI READY  
Now

GATEWAY  
OF  
PACIFIC  
|||





SOUTH ENTRANCE

GATEWAY  
OF  
PACIFIC  
III



SOUTH VIEW  
GATEWAY BLVD



NORTH VIEW  
GATEWAY BLVD



GATEWAY OF  
PACIFIC  
PHOTOS

SOUTH/EAST FACADE



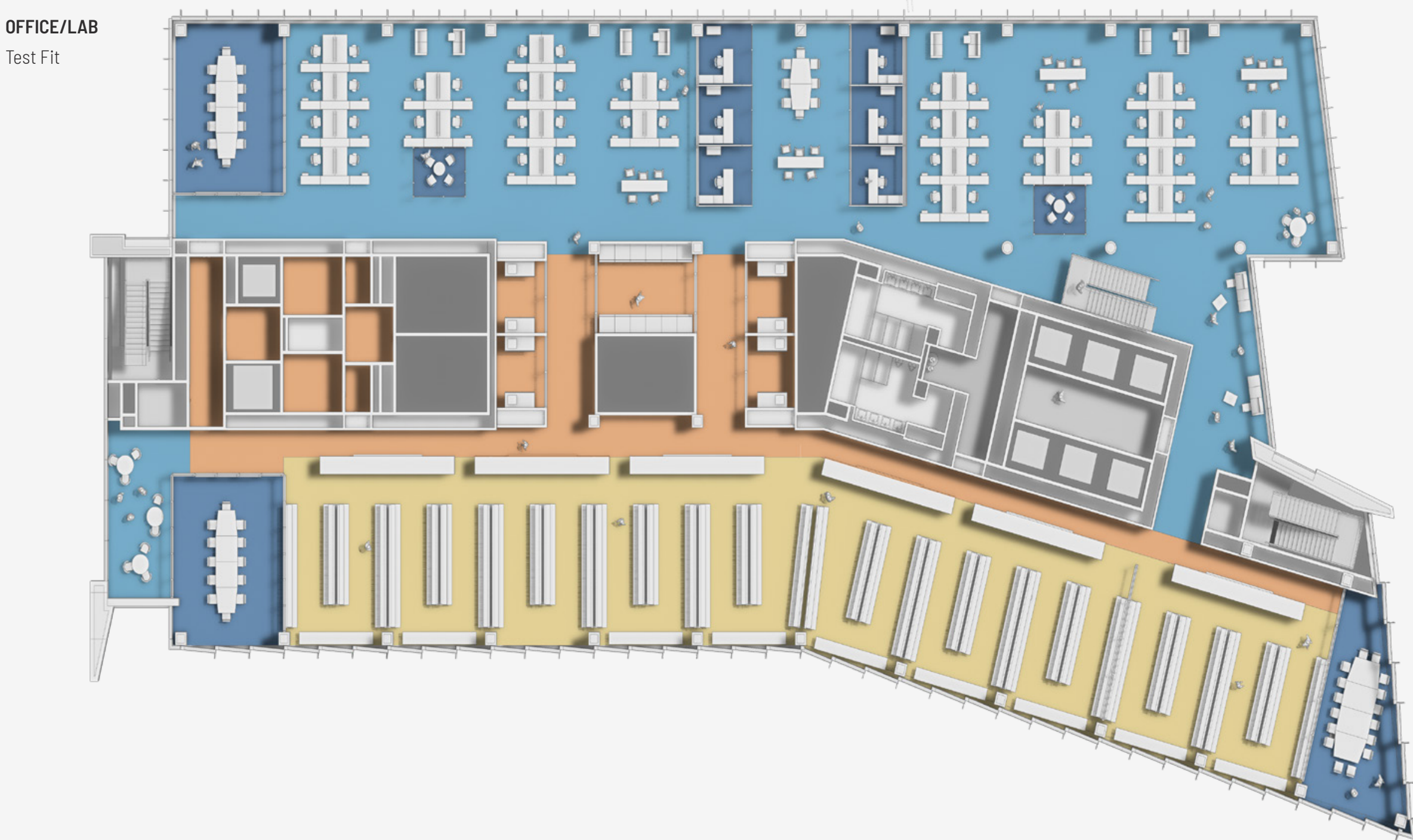
SOUTH ENTRANCE  
& PARKING III



GATEWAY  
OF  
PACIFIC



GATEWAY OF PACIFIC ||| CONCEPTUAL FLOOR PLAN





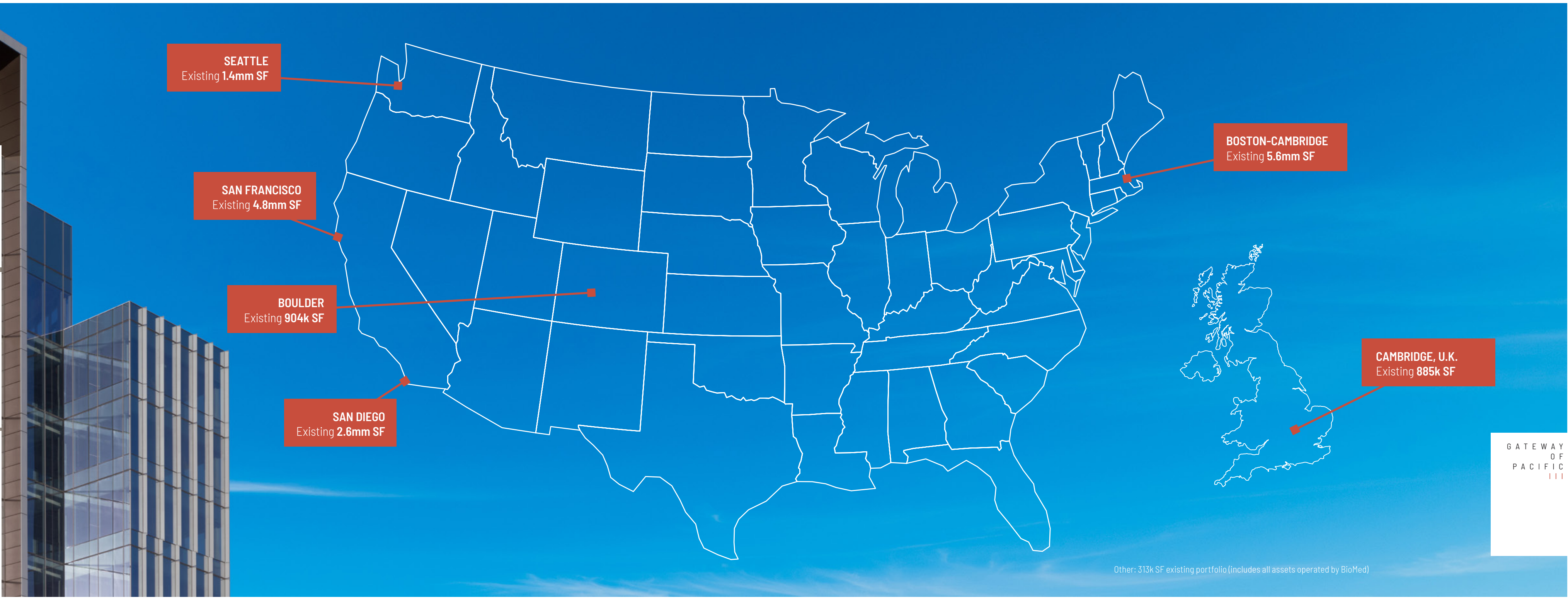
ABOUT  
BIOMED  
REALTY

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

BioMed owns and operates high quality life science real estate comprising — as of June 30, 2023 — 16.7 million square feet concentrated in leading innovation markets throughout the United States and the United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

In addition, BioMed maintains a premier in-process development platform with 2.9 million square feet of Class A properties in active construction and 8.1 million square feet of future development platform in these core innovation markets to meet the growing demand of the life science and technology industries.

16.7 MILLION SF	2.9 MILLION SF	8.1 MILLION SF
across 93 operating portfolio assets	of active development pipeline	of future development pipeline







BioMed Realty   
Discover here

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

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

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



**Scott Miller**  
**Executive Managing Director**  
t 650 480 2199  
scottw.miller@jll.com

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

**Cole Smith**  
**Executive Vice President**  
t 650 480 2230  
cole.smith@jll.com

gatewayofpacific.com  
biomedrealty.com