

An architectural rendering of a modern, multi-story office building with a glass and wood facade. The building features a prominent cantilevered upper floor supported by thick columns. The scene includes trees, a street with cars, and pedestrians, suggesting a vibrant urban environment.

GATEWAY
— OF —
PACIFIC

GATEWAY OF PACIFIC **V**

475 Eccles Ave
South San Francisco, CA

Total **±320,000 SF** | Available **Q2 2024** | TI Ready **Q4 2023**

BioMed Realty 
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TOP-TIER DESTINATION

LOCATION

South San Francisco – the Birthplace of Biotechnology – is one of the largest biotech clusters in the world, with over 200 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.

GOP CAMPUS OVERVIEW

GOP I

±510,000
Leased

GOP II

±440,000
Leased

GOP III

±360,000
Available Now
220,000

GOP IV

±405,000
Shovel Ready

GOP V

±320,000
TI Ready



GATEWAY
OF
PACIFIC



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



bART BART Station
2.5 miles

SFO SFO Airport
3.8 miles

Caltrain Caltrain Station
0.2 mile



GATEWAY OF PACIFIC V

Oyster Point Ferry Station
1 mile

Grand Avenue

GATEWAY OF PACIFIC
Gateway of Pacific V

Forbes Boulevard

Gateway Boulevard

Grand Avenue

Oyster Point Boulevard

Eccles Avenue

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

±50,000

AMENITIES

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



GATEWAY
OF
PACIFIC
V



TR~~A~~VERSE

GATEWAY
OF
PACIFIC
V



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
V



FORUM



GATEWAY
OF
PACIFIC
V

GATEWAY OF
PACIFIC V
±320,000 SF

GOP V NORTH
±160,000 SF

GOP V SOUTH
±160,000 SF

AVERAGE FLOOR PLATE
±25,000-38,000 SF

TI READY
Q4 2023

GATEWAY
OF
PACIFIC
V

NORTH
WEST VIEW



GATEWAY OF
PACIFIC V
PHOTOS

SOUTH VIEW



SOUTHWEST VIEW



SOUTH VIEW



GATEWAY
OF
PACIFIC
V

ABOUT
BIOMED
REALTY

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

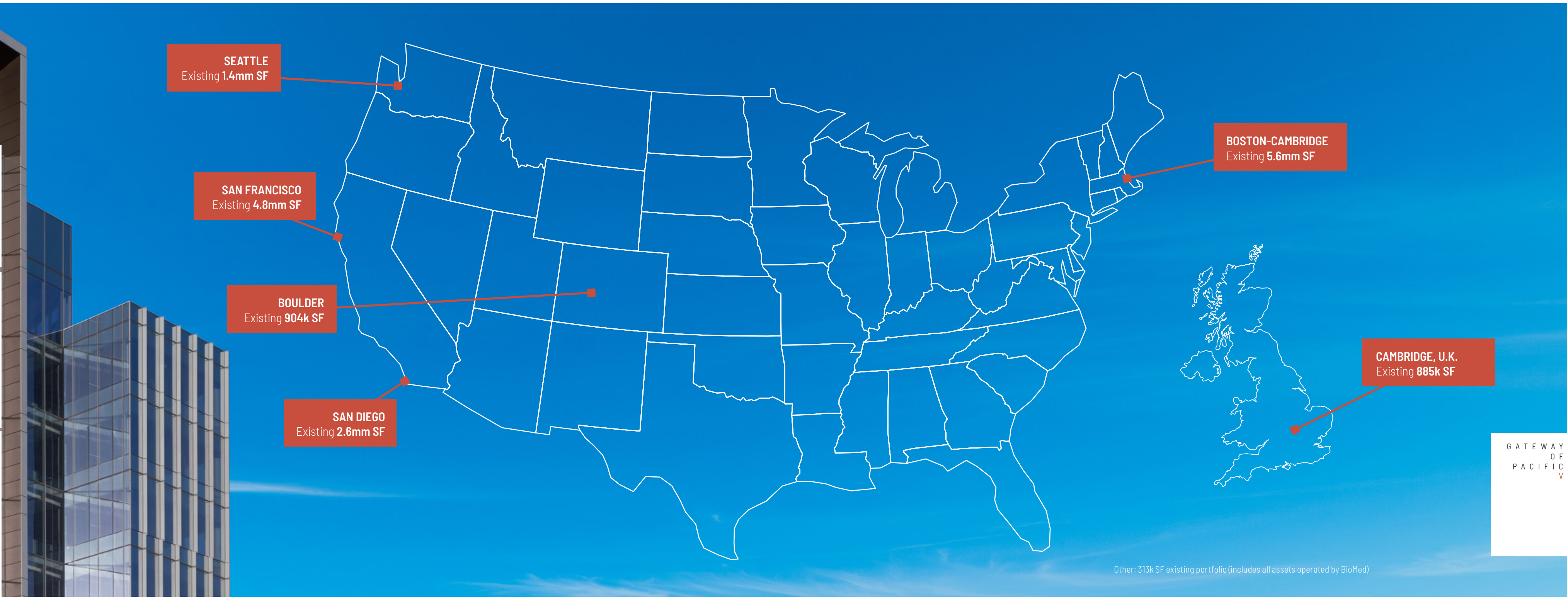
BioMed owns and operates high quality life science real estate comprising — as of June 30, 2023 — 16.7 million square feet concentrated in leading innovation markets throughout the United States and the United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, 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
across 93 operating portfolio
assets

2.9 MILLION SF
of active development
pipeline

8.1 MILLION SF
of future development pipeline





BioMed Realty 
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