

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

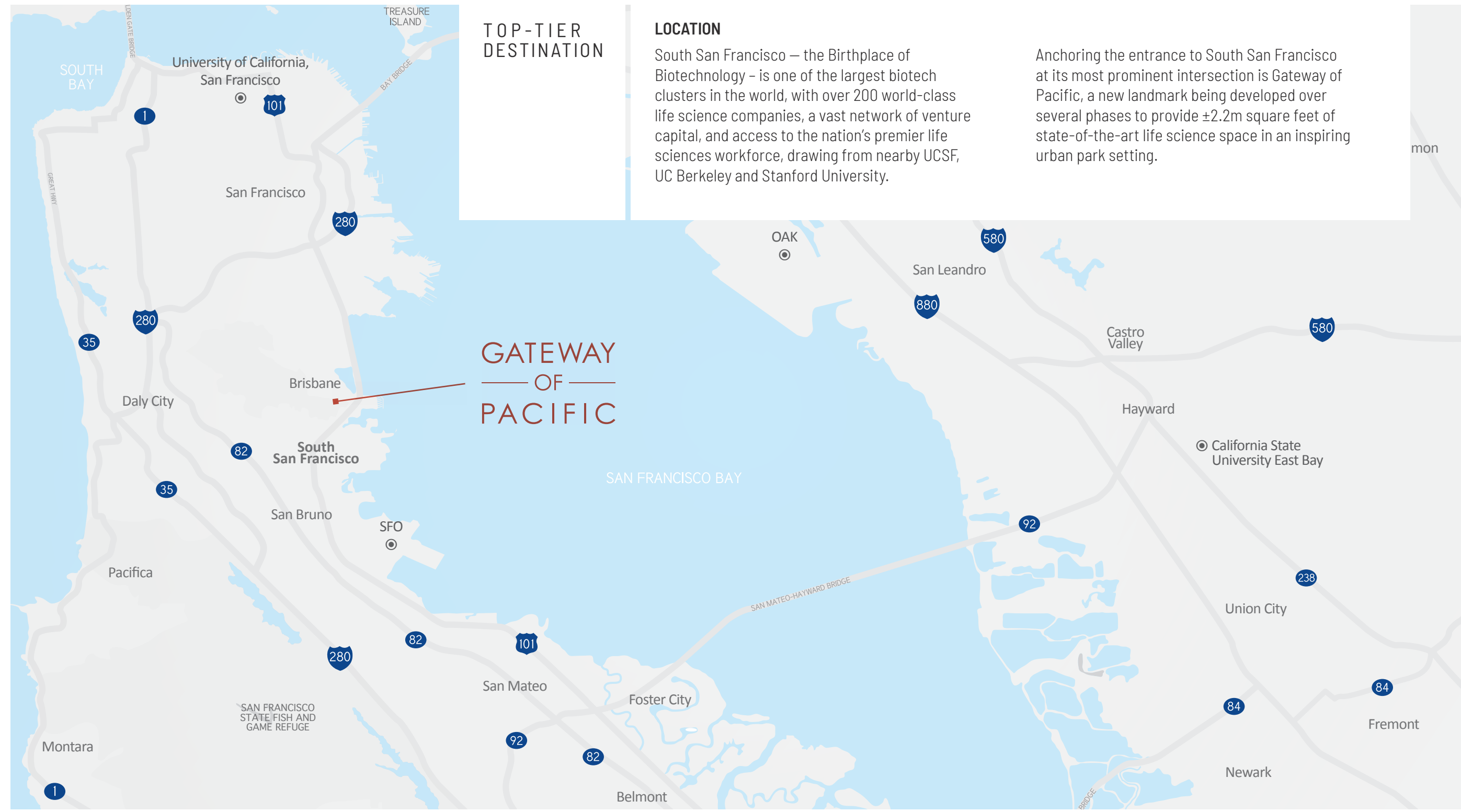
**TOP-TIER DESTINATION**

**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.

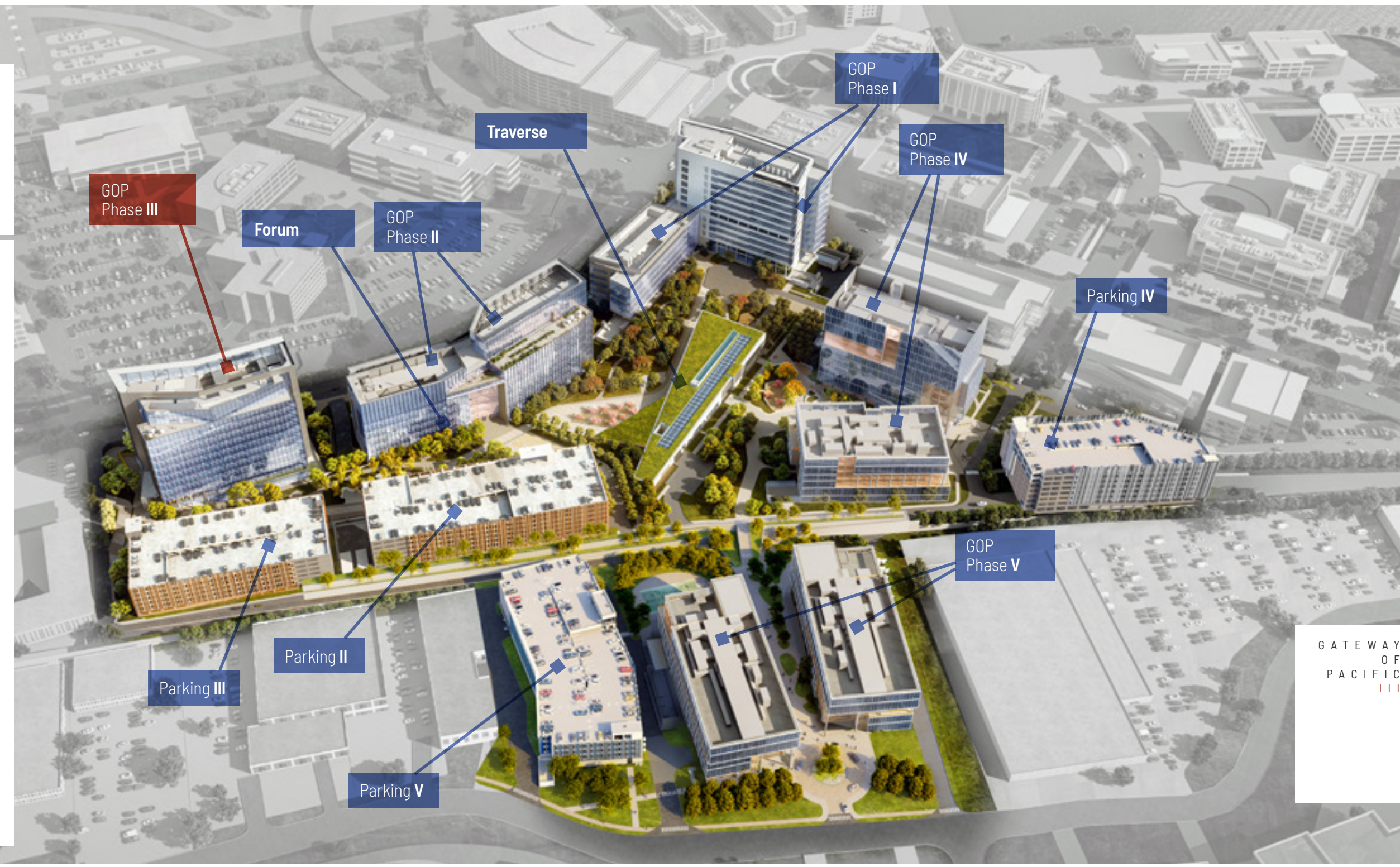
Anchoring the entrance to South San Francisco at its most prominent intersection is Gateway of Pacific, a new landmark being developed over several phases to provide ±2.2m square feet of state-of-the-art life science space in an inspiring urban park setting.

**GATEWAY OF PACIFIC**

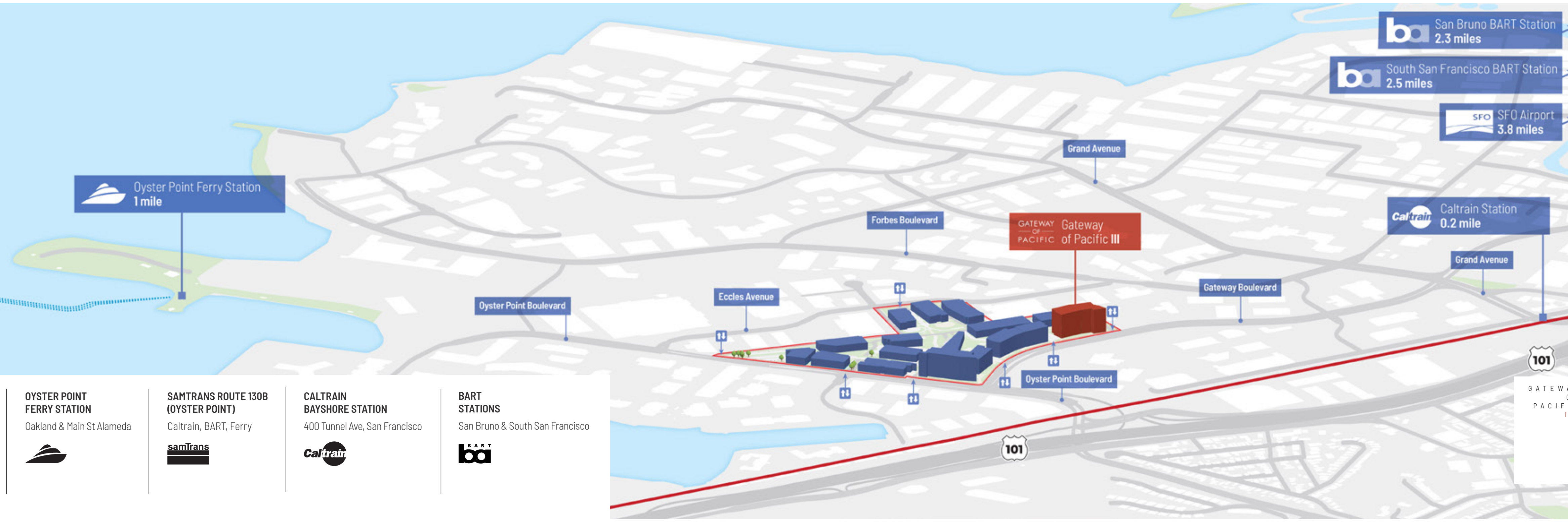


**GOP CAMPUS OVERVIEW**

- GOP I**  
±510,000  
Leased
- GOP II**  
±440,000  
Available Now  
±145,000
- 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



GATEWAY OF PACIFIC III

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

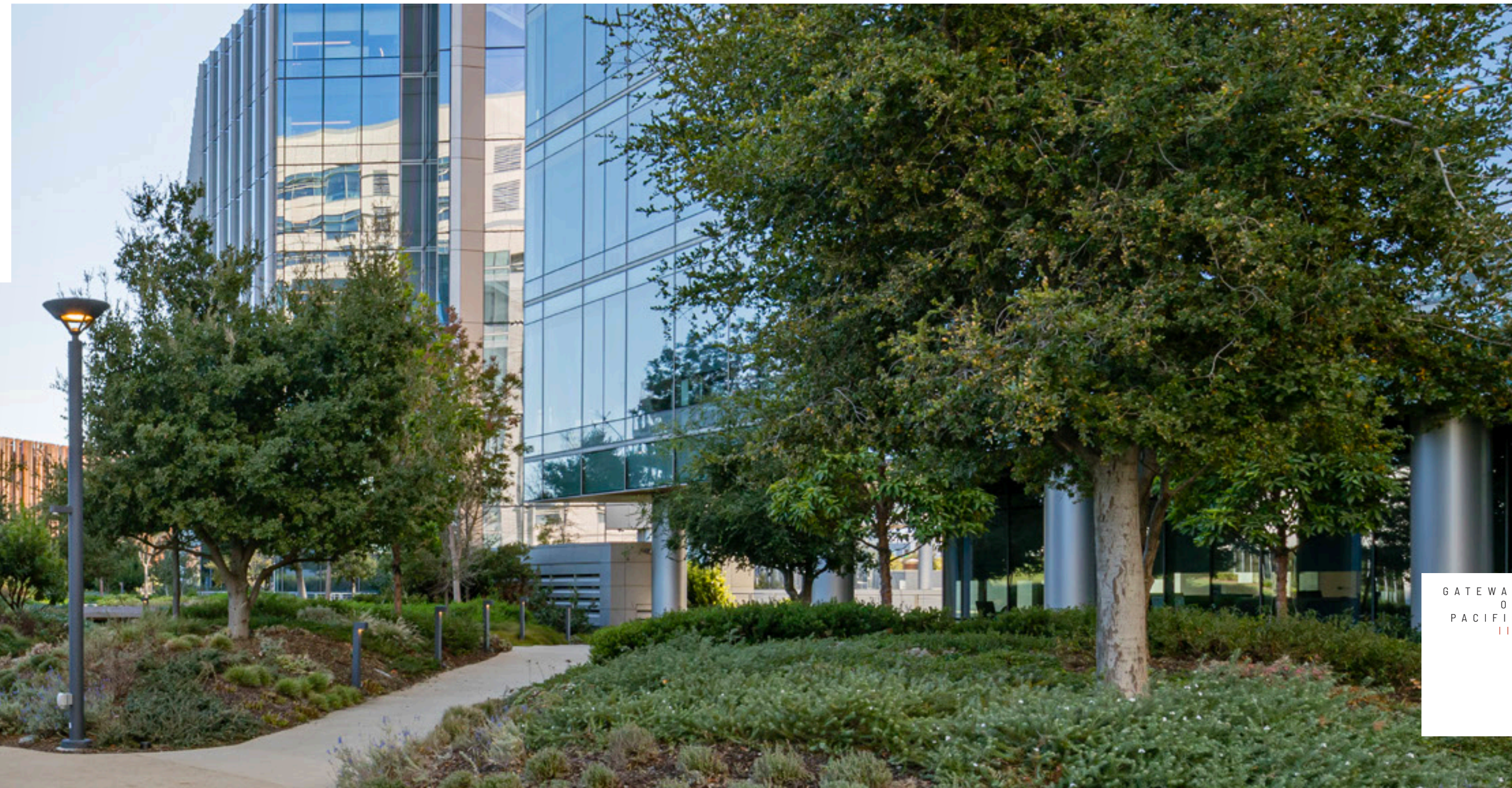
AMENITIES

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

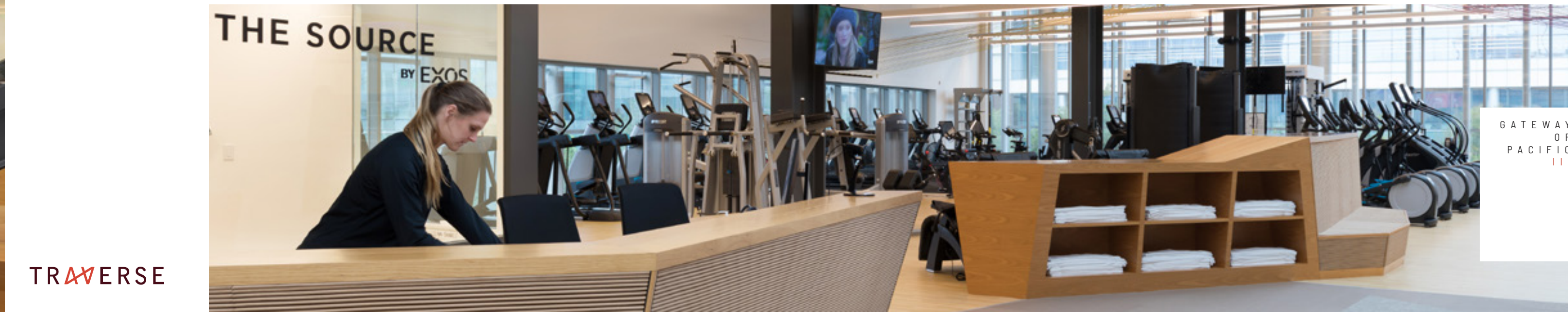
±50,000

## AMENITIES

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



GATEWAY  
OF  
PACIFIC  
|||



TRAVERSE

GATEWAY  
OF  
PACIFIC  
III

# 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

FORUM



GATEWAY  
OF  
PACIFIC  
III





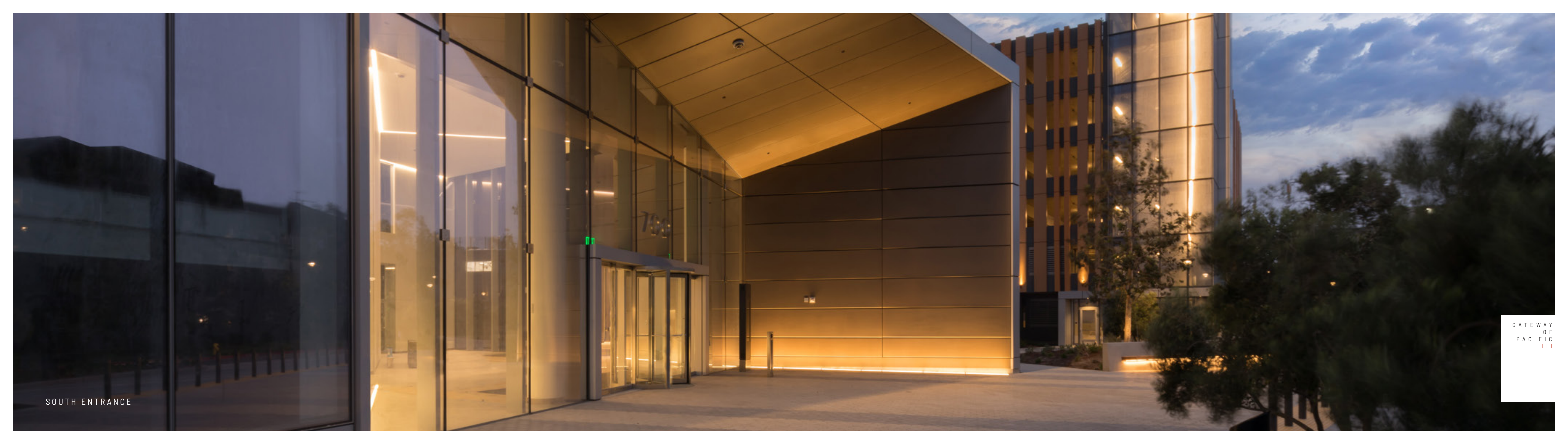
GATEWAY OF  
PACIFIC III  
±360,000 SF

AVAILABLE  
±220,000 SF

AVERAGE FLOOR PLATE  
±36,000 SF

TI READY  
Now

GATEWAY  
OF  
PACIFIC  
III



SOUTH ENTRANCE

GATEWAY  
OF  
PACIFIC  
III

SOUTH VIEW  
GATEWAY BLVD



NORTH VIEW  
GATEWAY BLVD



GATEWAY OF  
PACIFIC III  
PHOTOS

SOUTH/EAST FACADE



GATEWAY  
OF  
PACIFIC  
III

SOUTH ENTRANCE  
& PARKING III



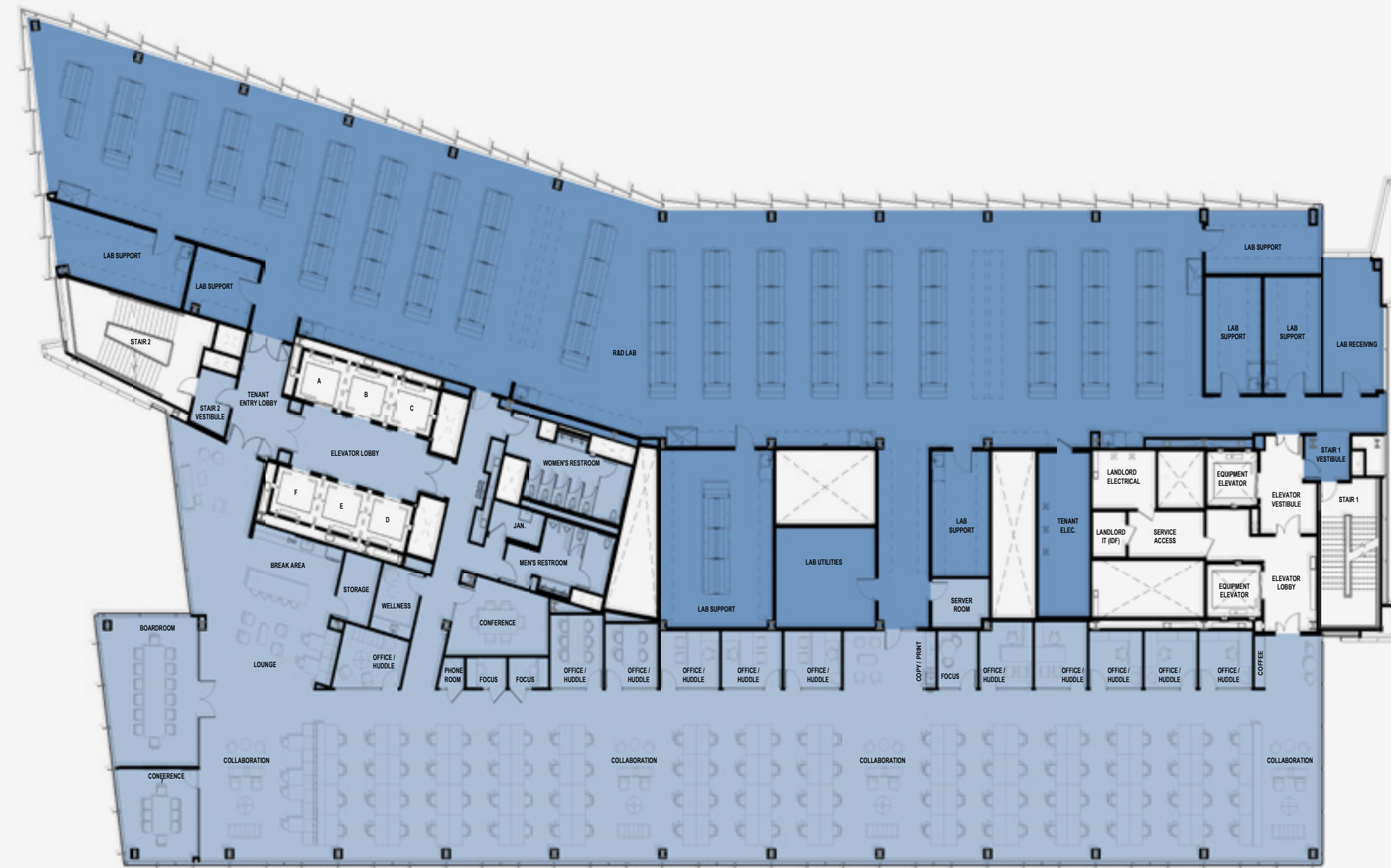
GATEWAY OF PACIFIC III FLOOR PLAN

LEVEL 5  
OFFICE/LAB  
Test Fit



GATEWAY OF PACIFIC III FLOOR PLAN

LEVEL 7  
OFFICE/LAB  
Test Fit



**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 December 31, 2023, 2023 — 16.8 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 2.7 million square feet of Class A properties in active construction and 8.5 million square feet of future development platform in these core innovation markets to meet the growing demand of the life science and technology industries.

**16.8 MILLION SF**

across 134 operating portfolio assets

**2.7 MILLION SF**

of active development pipeline

**8.5 MILLION SF**

of future development pipeline

**SEATTLE**  
Existing 1.4mm SF

**SAN FRANCISCO**  
Existing 4.8mm SF

**BOULDER**  
Existing 1.1mm SF

**SAN DIEGO**  
Existing 2.6mm SF

**BOSTON-CAMBRIDGE**  
Existing 5.7mm SF

**CAMBRIDGE, U.K.**  
Existing 885k SF

Other: 313k SF existing portfolio (includes all assets operated by BioMed)



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

 JLL

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

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

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

gatewayofpacific.com  
biomedrealty.com