

An architectural rendering of a modern, multi-story office building with a glass and wood facade. The building features a prominent cantilevered upper floor. The scene is set in a landscaped area with trees and people walking, suggesting a vibrant, walkable environment. The sky is clear and blue.

GATEWAY
— OF —
PACIFIC

GATEWAY OF PACIFIC V

475 Eccles Ave
South San Francisco, CA

Total **±320,000 SF** | Available **Q2 2024** | 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.

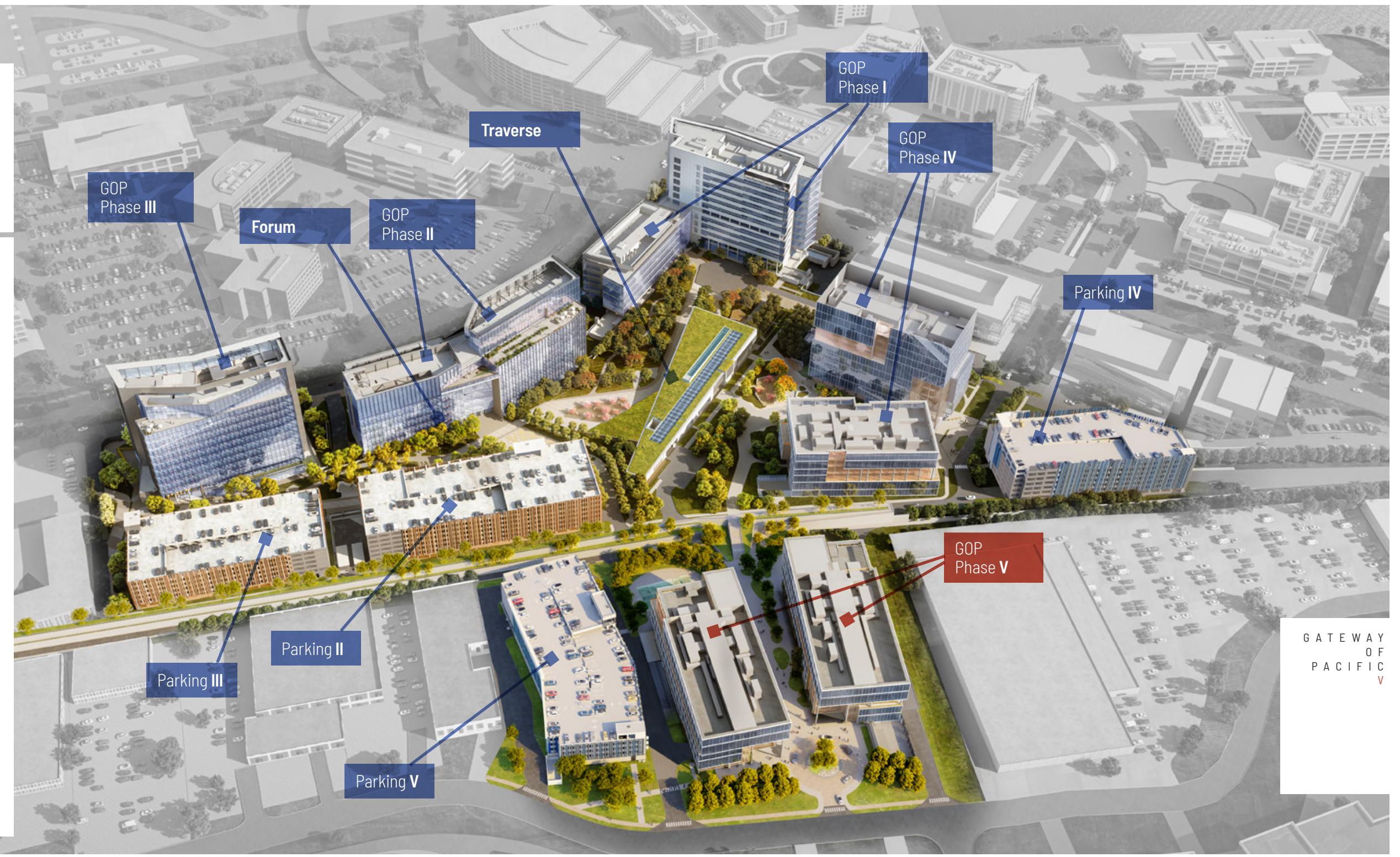
Anchoring the entrance to South San Francisco at its most prominent intersection is Gateway of Pacific, a new landmark being developed over several phases to provide ±2.2m square feet of state-of-the-art life science space in an inspiring urban park setting.

GATEWAY OF PACIFIC

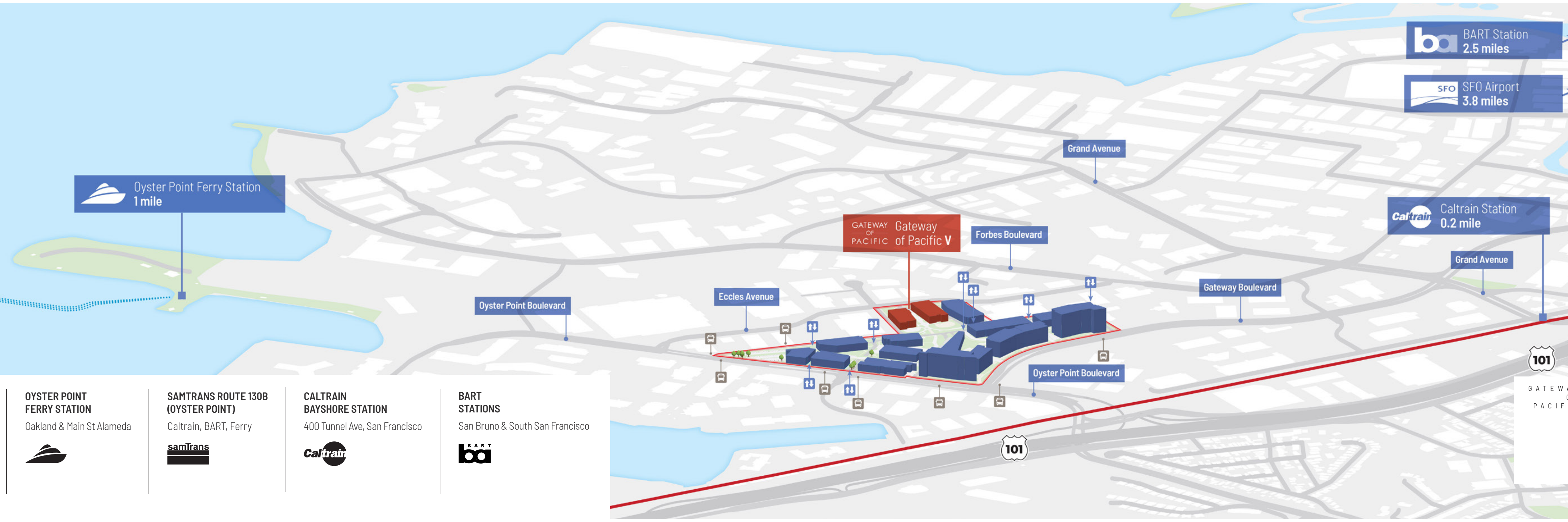


GOP CAMPUS OVERVIEW

- 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 V

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

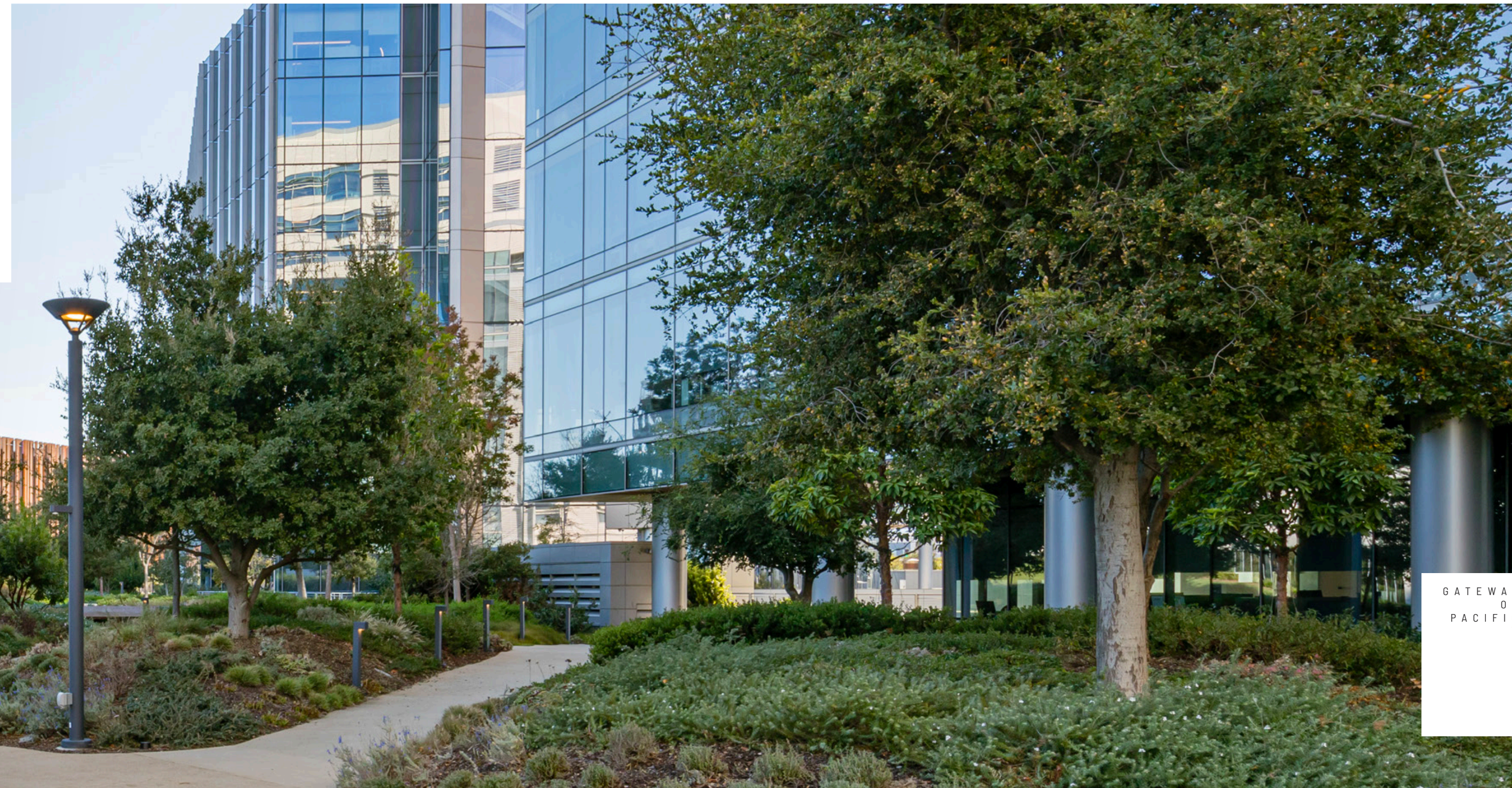
AMENITIES

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

THE SOURCE
BY EXOS

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

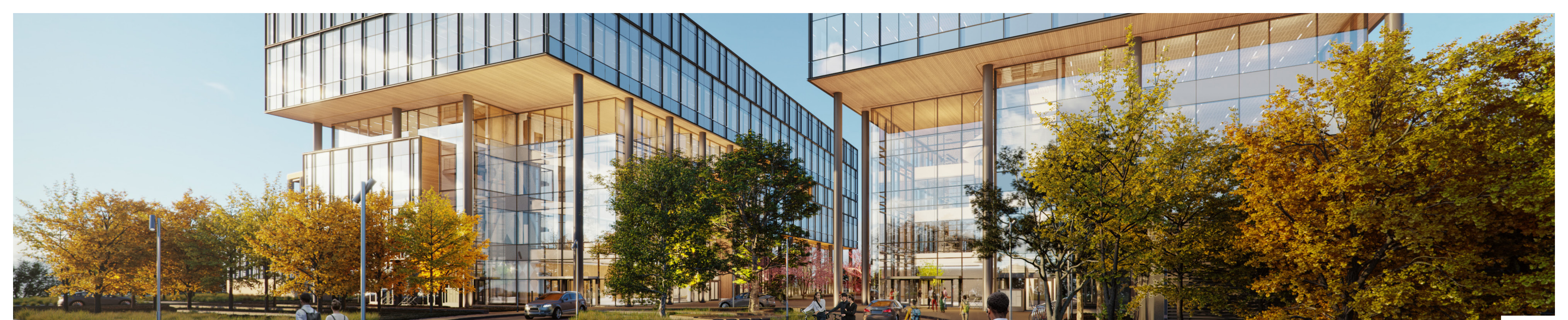
CERTIFICATIONS

LEED Gold
Fitwel 2 Star

FORUM



GATEWAY
OF
PACIFIC
V



**GATEWAY OF
PACIFIC V
NORTH**
±160,000 SF

FLOOR PLATE

±24,000-32,000 SF
±120' wide x ±267' long

FLOORS OF LAB & OFFICE

5

FLOOR TO FLOOR

Level 1: 18'-0"
Levels 2-5: 16'-0"

LOBBY FINISHES

Class A

ELEVATORS

3 passenger elevators
1 service elevator with penthouse roof access

STRUCTURE

Bay Size/Column Grid Spacing:
• Perimeter Bays: 21' x 41'-10"
• Live Load (LL)= 100 PSF

TI READY

Now



**GATEWAY OF
PACIFIC V
SOUTH**
±160,000 SF

FLOOR PLATE

±24,000-32,000 SF
±120' wide x ±267' long

FLOORS OF LAB & OFFICE

5

FLOOR TO FLOOR

Level 1: 18'-0"
Levels 2-5: 16'-0"

LOBBY FINISHES

Class A

ELEVATORS

3 passenger elevators
1 service elevator with penthouse roof access

STRUCTURE

Bay Size/Column Grid Spacing:
• Perimeter Bays: 21' x 41'-10"
• Live Load (LL)= 100 PSF

TI READY

Now



NORTH
WEST VIEW



LOBBY
VIEW



SOUTH VIEW

GATEWAY
OF
PACIFIC V
PHOTOS



SOUTH VIEW



LOBBY
VIEW



LOBBY
VIEW



SOUTHWEST VIEW



GATEWAY
OF
PACIFIC
V



BREAK ROOM



LABS

GATEWAY
OF
PACIFIC V
PHOTOS



OPEN OFFICE



BOARDROOM

GATEWAY
OF
PACIFIC V

GATEWAY OF PACIFIC V CONCEPTUAL FLOOR PLAN

LEVEL 1 OFFICE/LAB

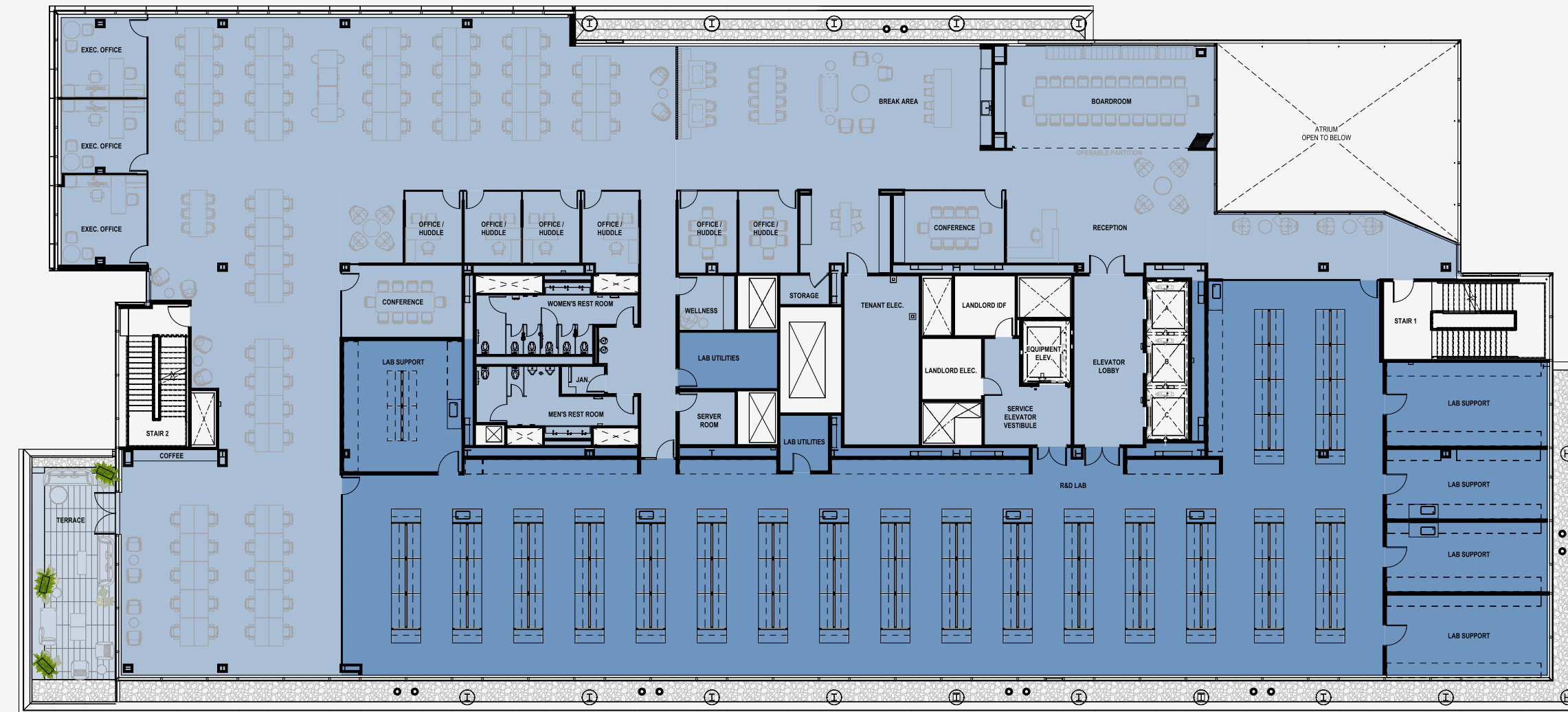
Test Fit



GATEWAY OF PACIFIC V CONCEPTUAL FLOOR PLAN

LEVEL 4 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 
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