

GATEWAY  
— OF —  
PACIFIC

# GATEWAY OF PACIFIC II

750 Gateway Boulevard  
South San Francisco, CA

Total **±440,000 SF** | Available **±65,000 SF** | Move-in Ready **NOW**

BioMed Realty   
Discover here

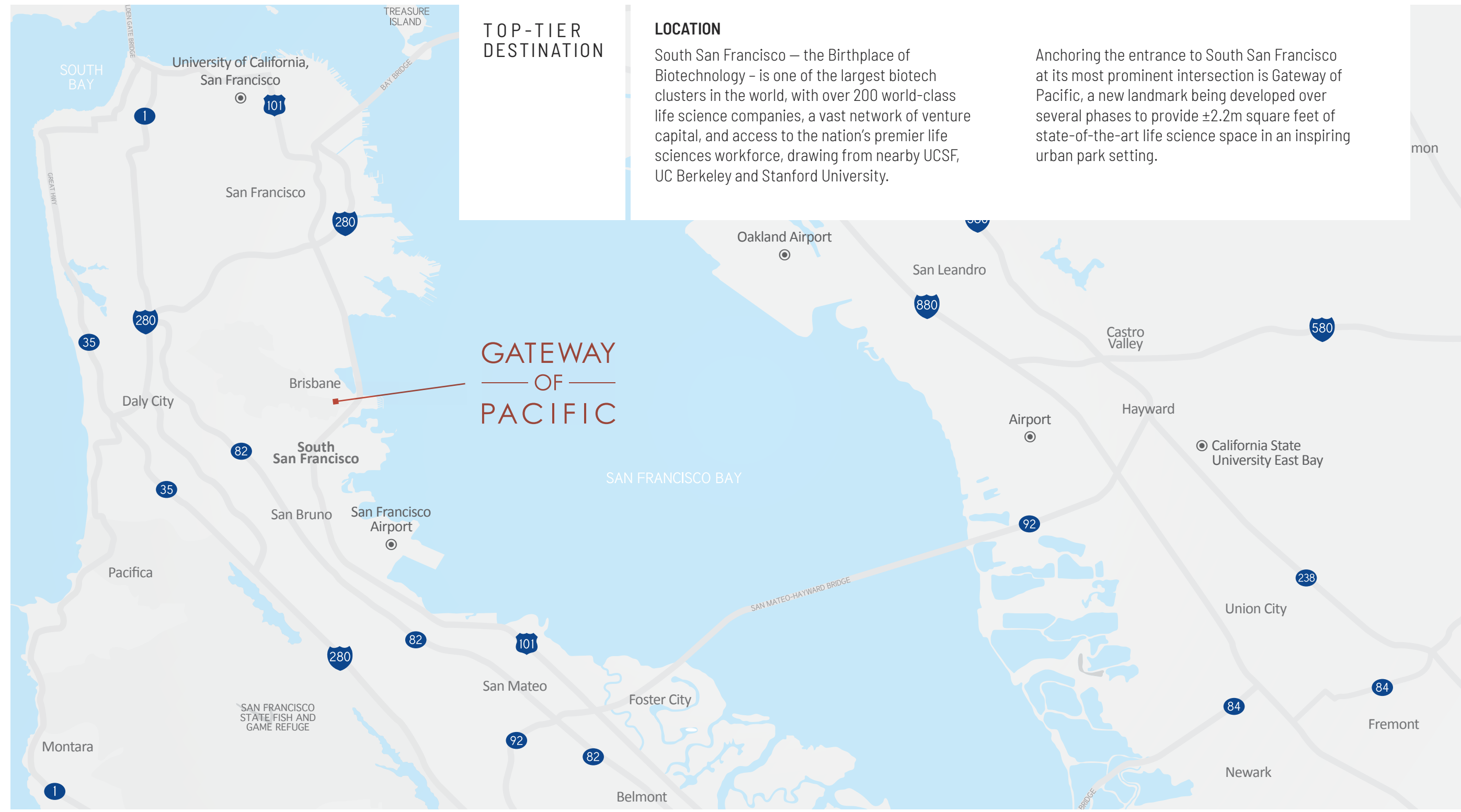
**TOP-TIER DESTINATION**

**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.

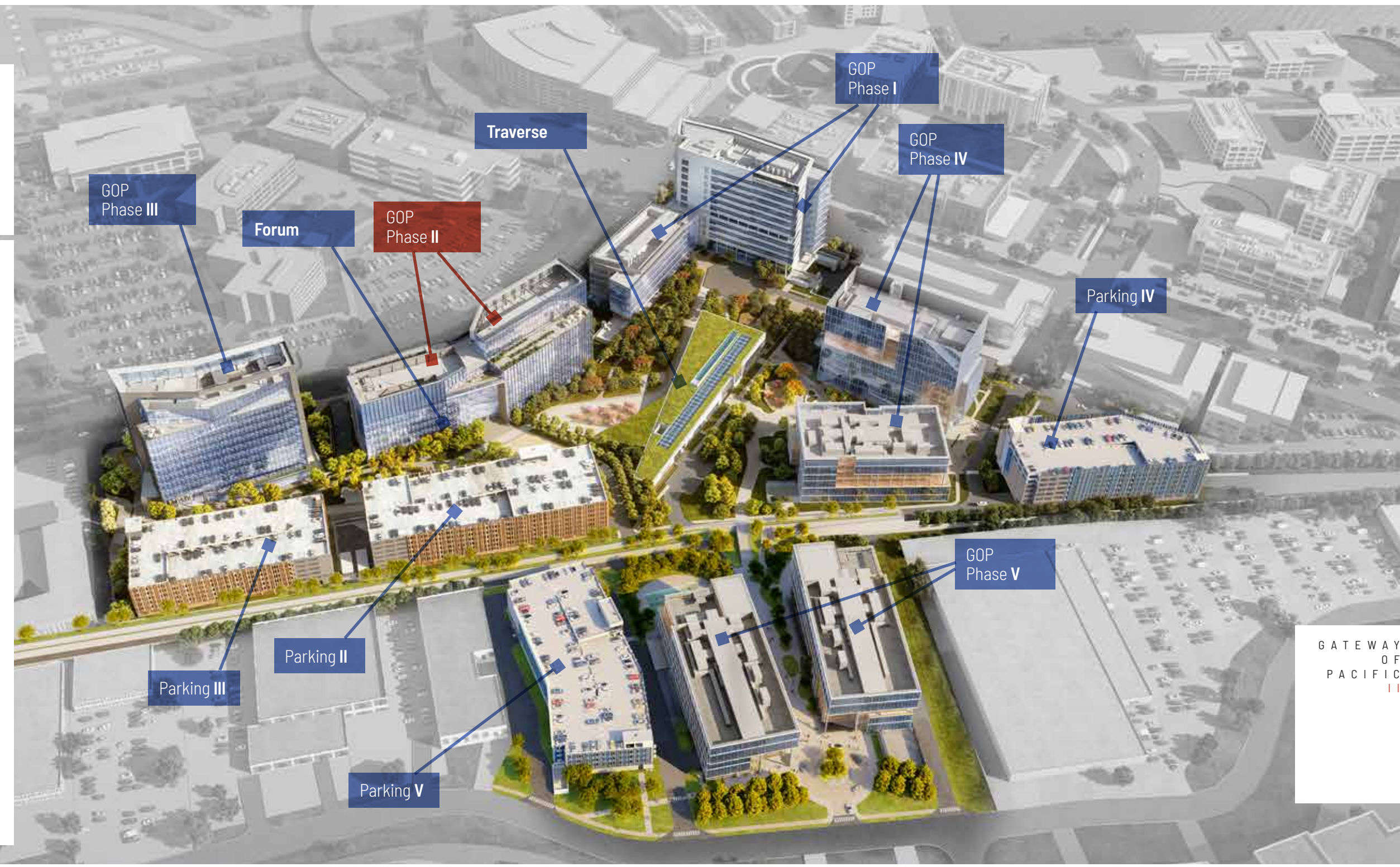
Anchoring the entrance to South San Francisco at its most prominent intersection is Gateway of Pacific, a new landmark being developed over several phases to provide ±2.2m square feet of state-of-the-art life science space in an inspiring urban park setting.

**GATEWAY OF PACIFIC**



**GOP CAMPUS OVERVIEW**

- GOP I**  
±510,000  
Leased
- GOP II**  
±440,000  
Available Now  
±65,000
- GOP III**  
±360,000  
Available Now  
±165,000
- GOP IV**  
±405,000  
Shovel Ready
- GOP V**  
±320,000  
TI Ready





Oyster Point Ferry Station  
1 mile

BART Station  
2.5 miles

SFO Airport  
3.8 miles

Caltrain Station  
0.2 mile

Grand Avenue

Forbes Boulevard

Gateway Boulevard

Grand Avenue

Oyster Point Boulevard

Eccles Avenue

Oyster Point Boulevard

GATEWAY OF PACIFIC Gateway of Pacific II

101

GATEWAY OF PACIFIC II

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



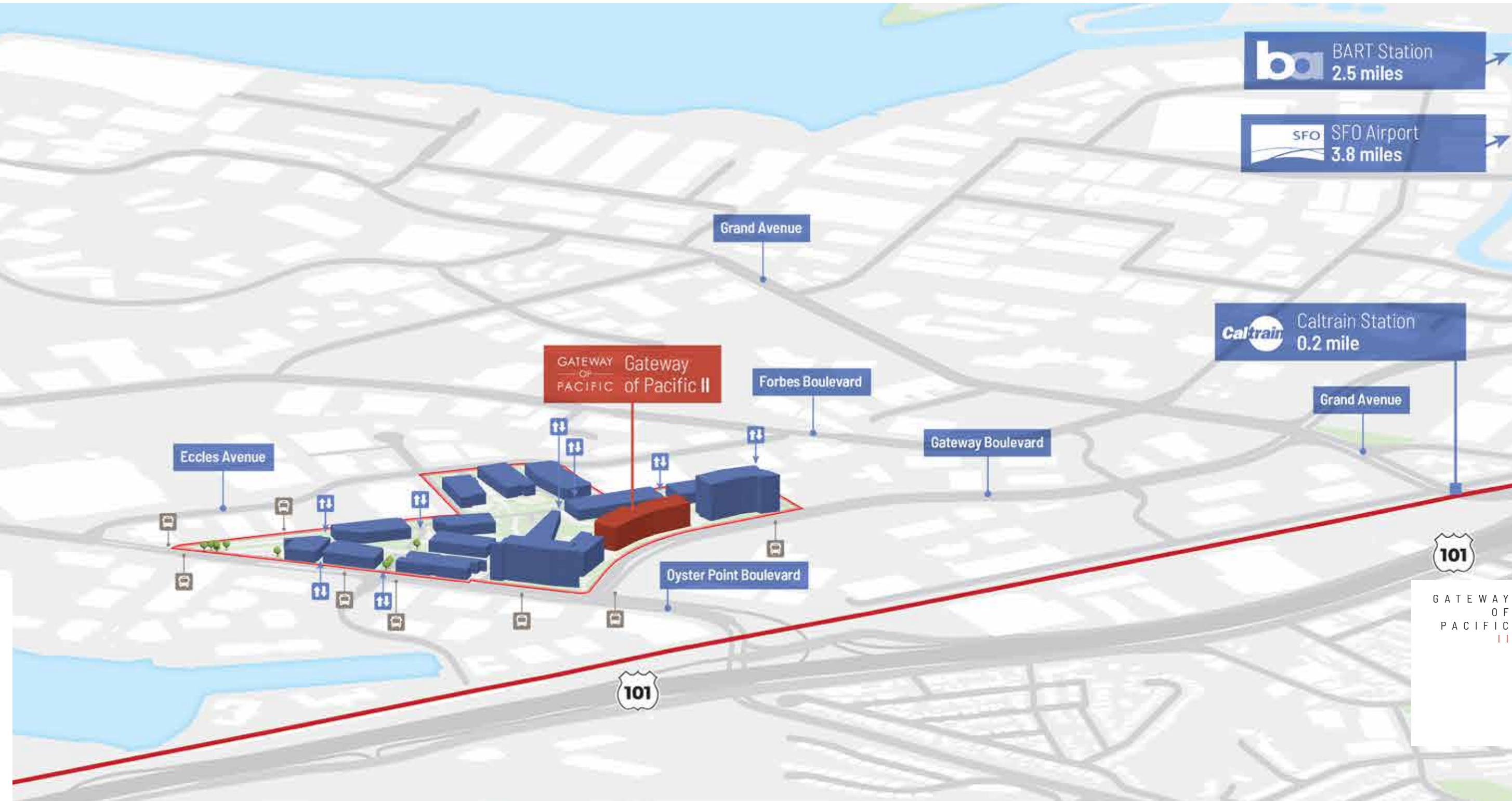
SAMTRANS ROUTE 130B (OYSTER POINT)  
Caltrain, BART, Ferry



CALTRAIN BAYSHORE STATION  
400 Tunnel Ave, San Francisco



BART STATIONS  
San Bruno & South San Francisco



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

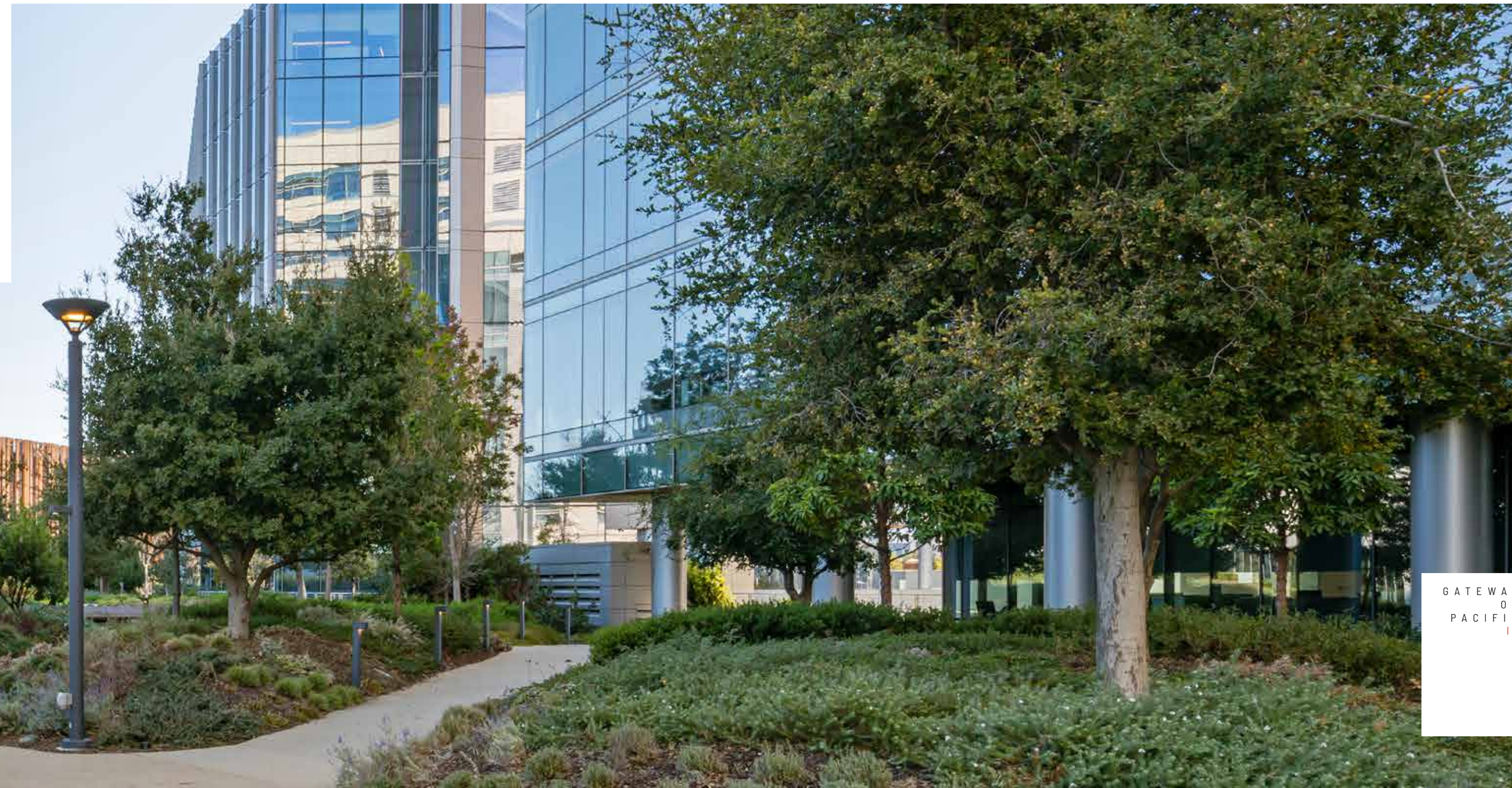
AMENITIES

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

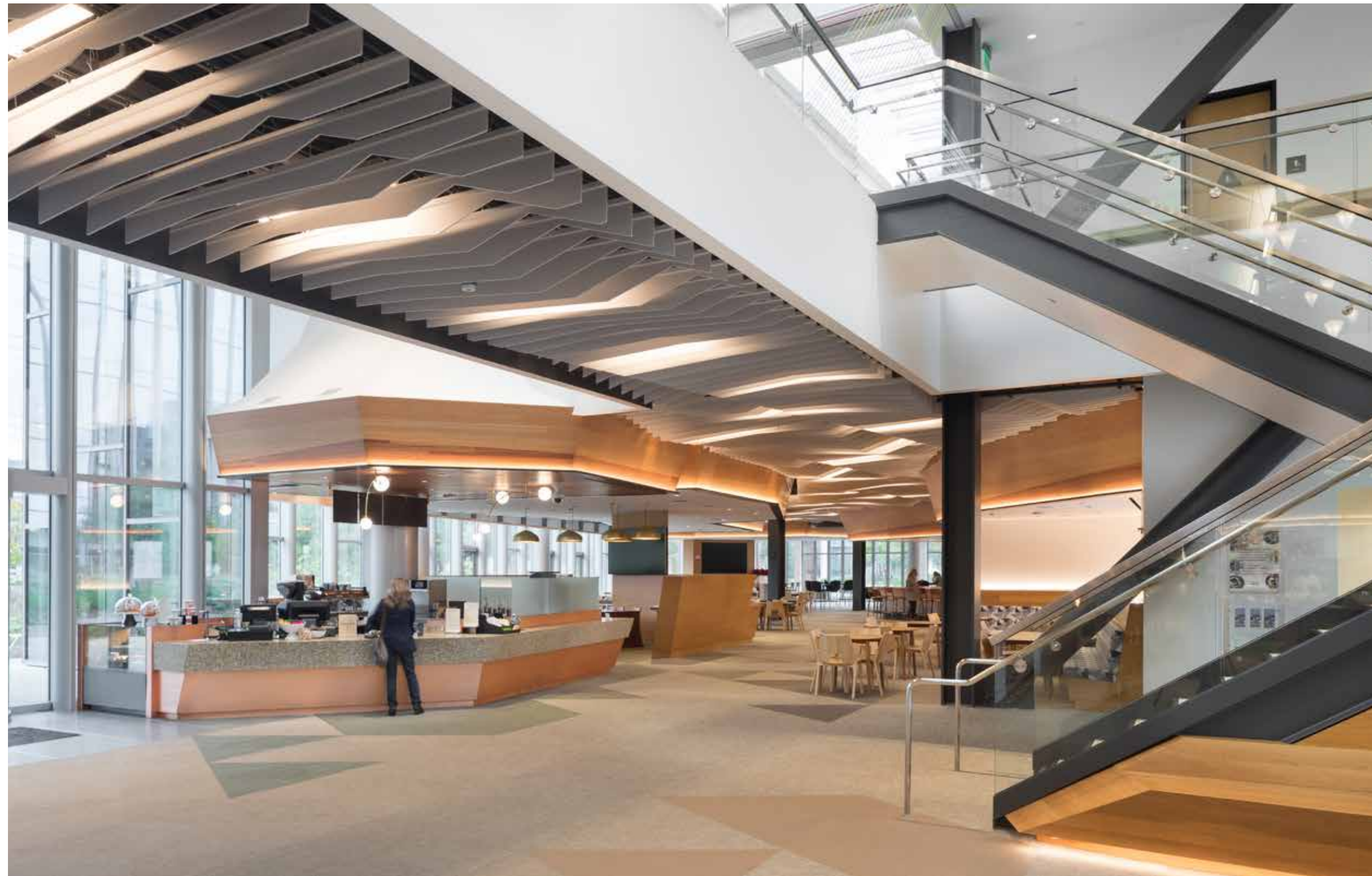
±50,000

## AMENITIES

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



GATEWAY  
OF  
PACIFIC  
||



TR*A*VERSE

GATEWAY  
OF  
PACIFIC  
II

# 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

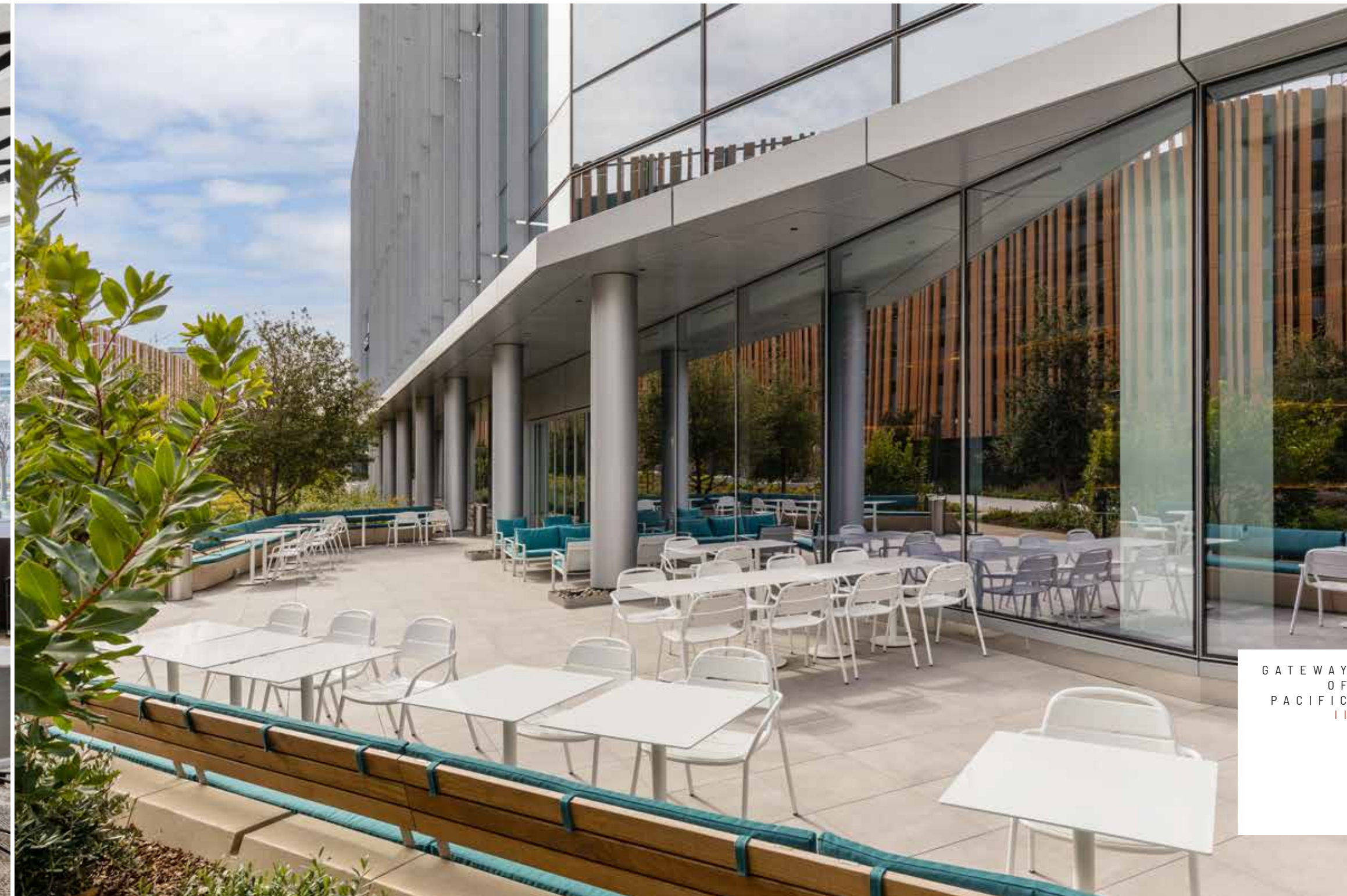
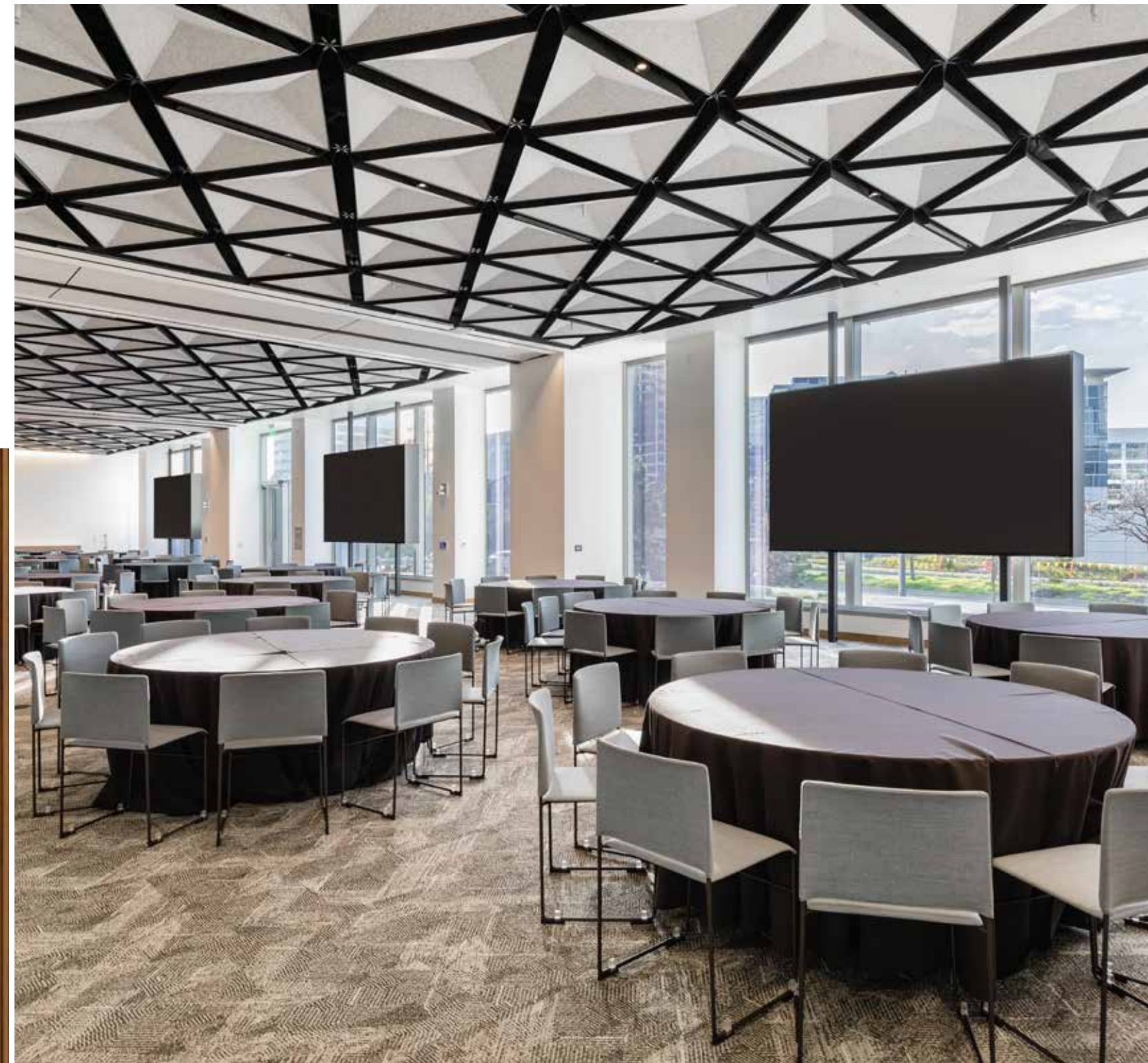
## MULTIFUNCTION SPACE USES

Conference  
Banquet  
Mini expo  
Training  
Catered event  
All hands

## CERTIFICATIONS

LEED Gold  
Fitwel 2 Star

FORUM



GATEWAY  
OF  
PACIFIC  
II





GATEWAY OF  
PACIFIC II  
±440,000 SF

AVAILABLE  
±65,000 SF

AVERAGE FLOOR PLATE  
±25,000 SF

MOVE-IN READY  
NOW

GATEWAY  
OF  
PACIFIC  
II



SOUTH VIEW,  
GATEWAY BOULEVARD



NORTH VIEW,  
CAMPUS INTERIOR

GATEWAY  
OF  
PACIFIC II  
PHOTOS



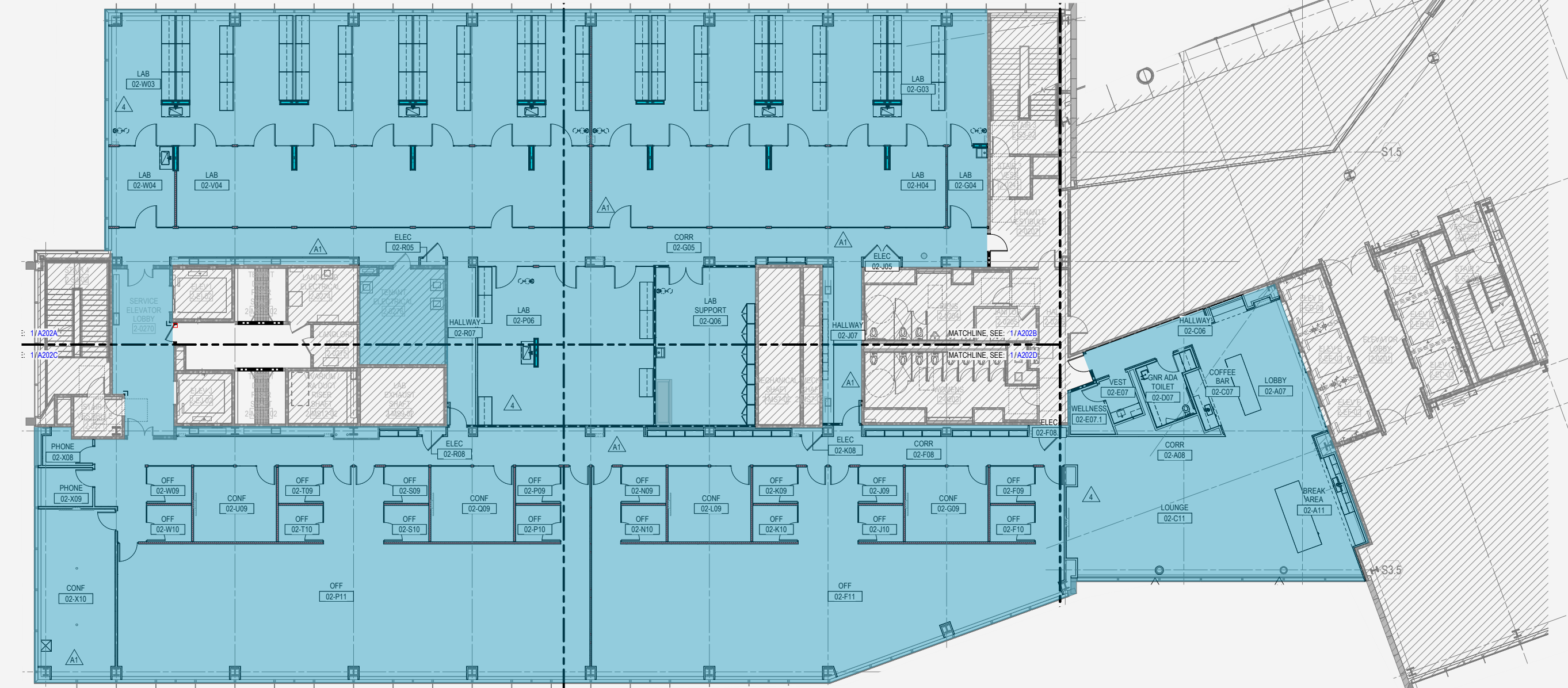
WEST VIEW,  
CAMPUS INTERIOR

GATEWAY  
OF  
PACIFIC II

GATEWAY OF PACIFIC II FLOOR PLAN

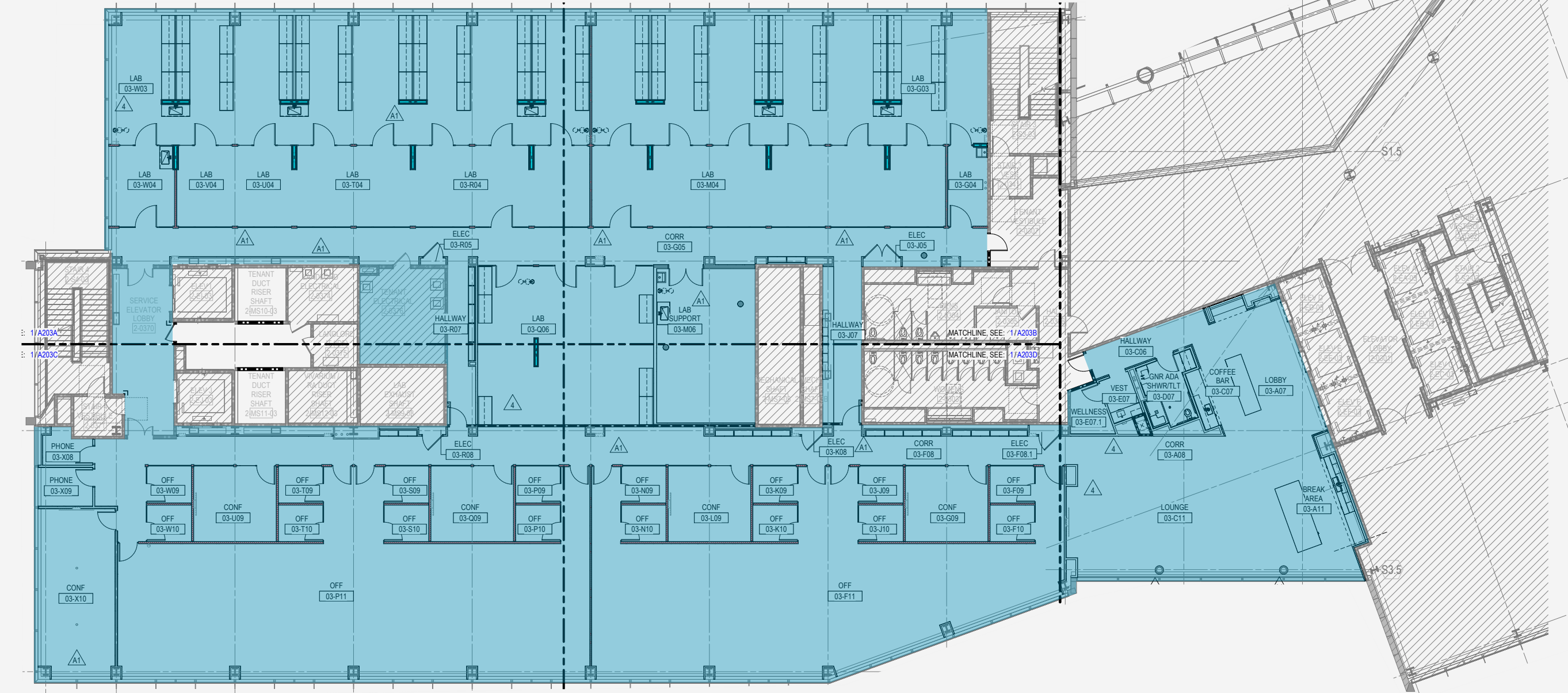
LEVEL 2 OFFICE/LAB

Test Fit



LEVEL 3 OFFICE/LAB

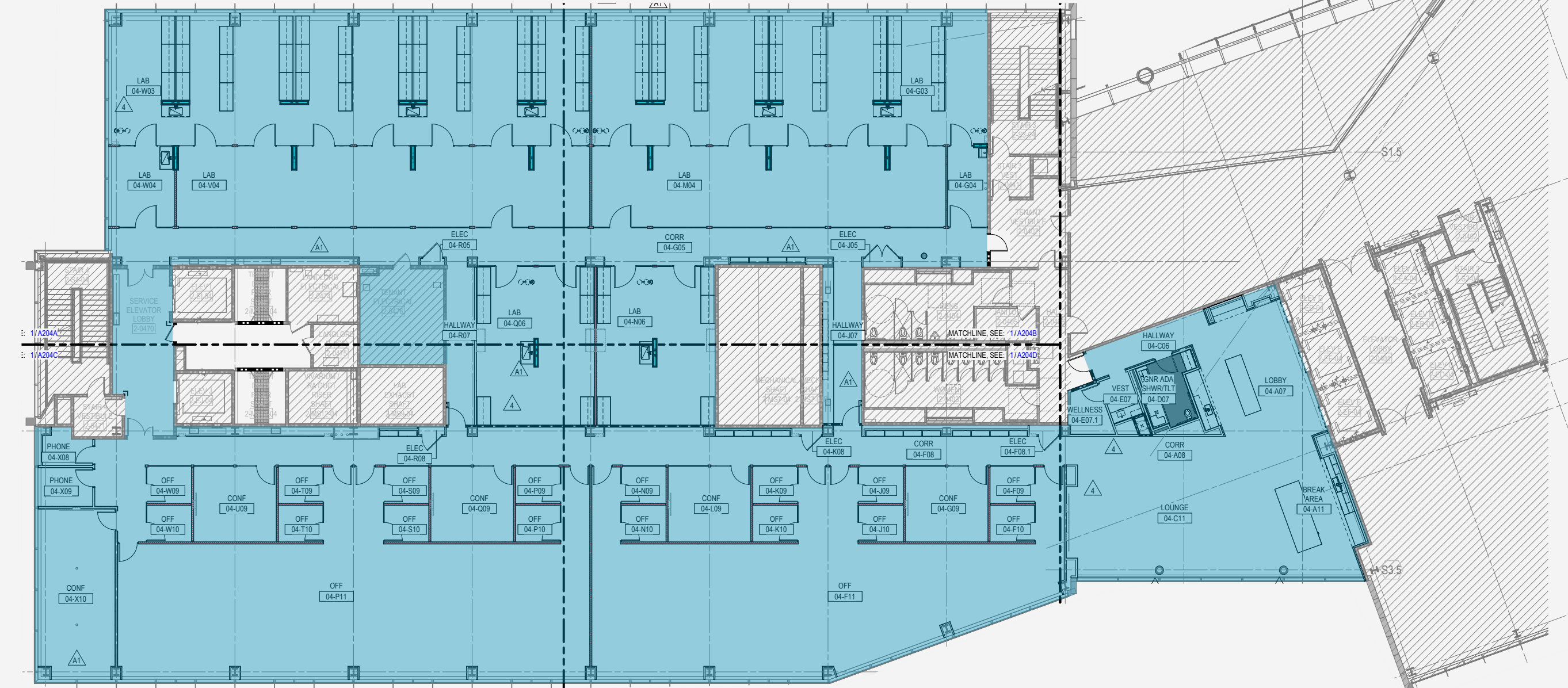
Test Fit



GATEWAY OF PACIFIC II FLOOR PLAN

LEVEL 4 OFFICE/LAB

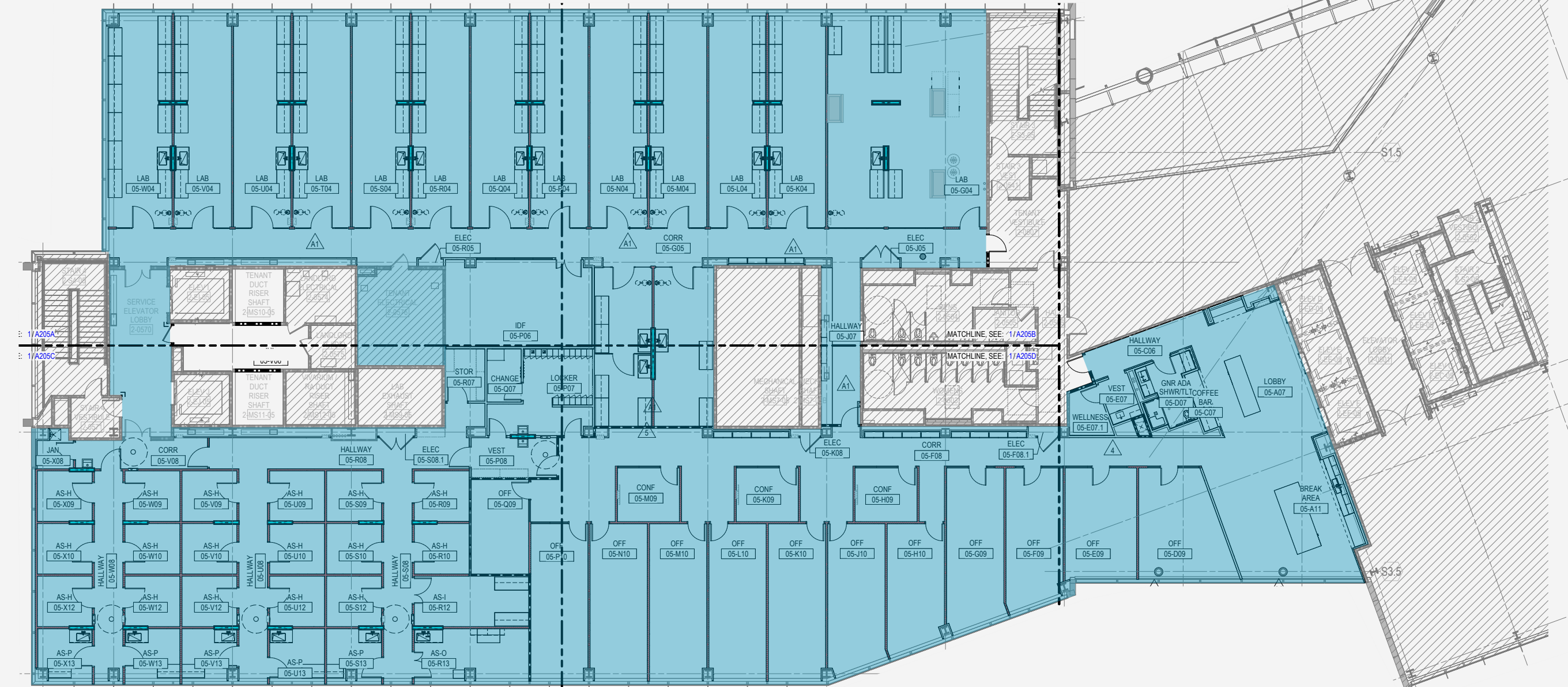
Test Fit



GATEWAY OF PACIFIC II FLOOR PLAN

LEVEL 5 OFFICE/LAB

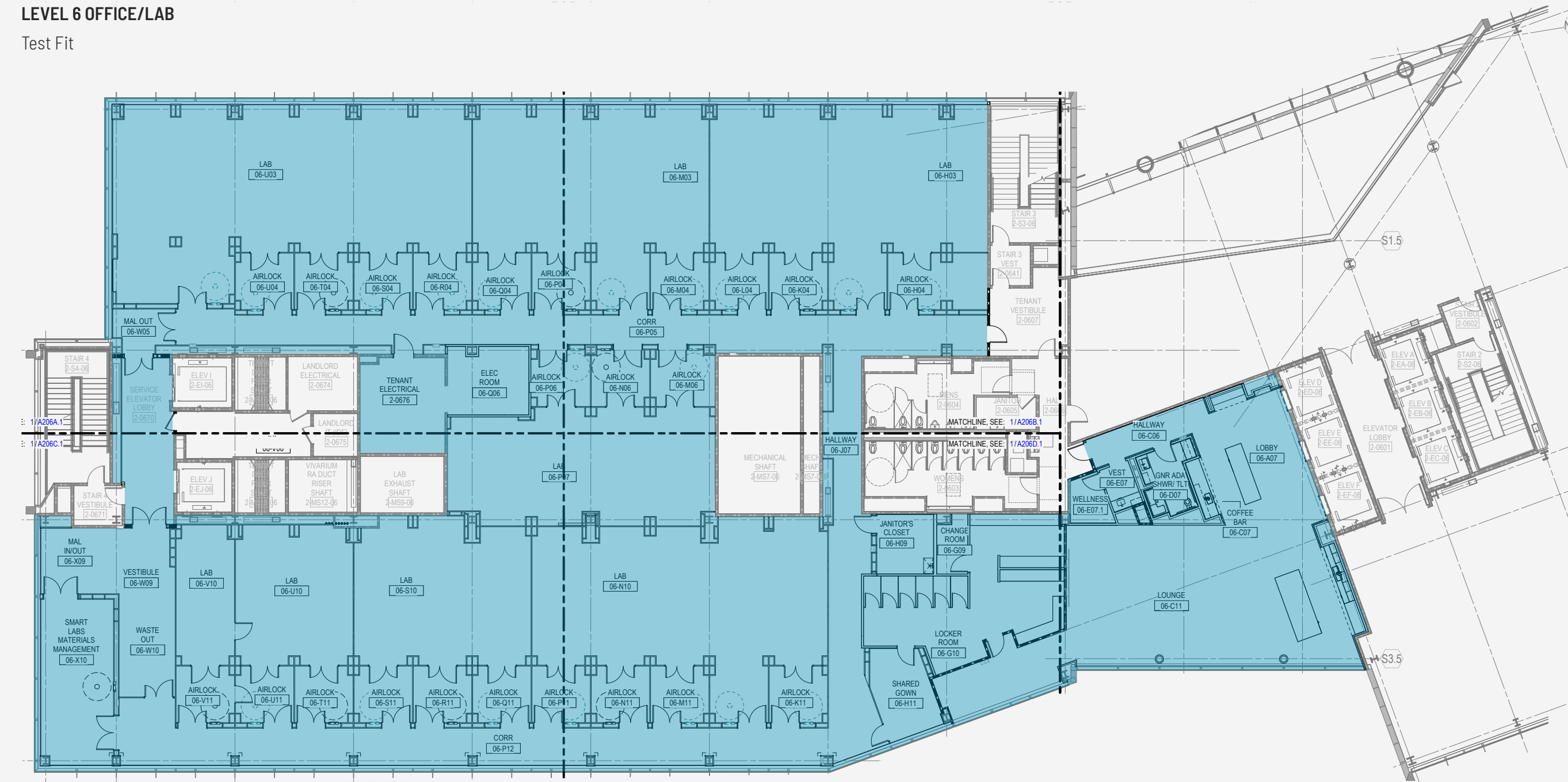
Test Fit



GATEWAY OF PACIFIC II FLOOR PLAN

LEVEL 6 OFFICE/LAB

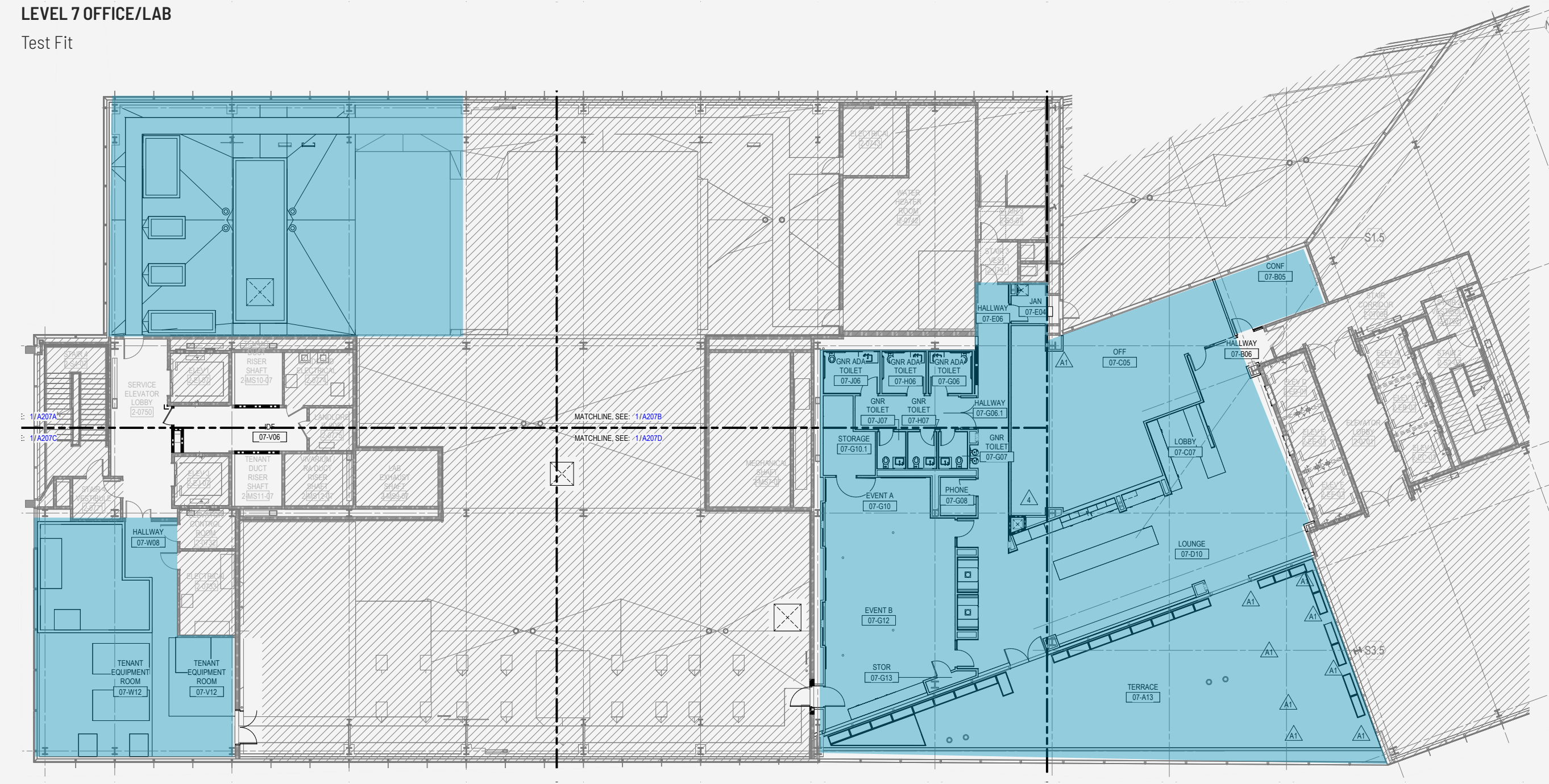
Test Fit



GATEWAY OF PACIFIC II FLOOR PLAN

LEVEL 7 OFFICE/LAB

Test Fit





**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 owns and operates high quality life science real estate comprising – as of September 30, 2024 – 16.2 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 2.5 million square feet of Class A properties in active construction and 8.9 million square feet of future development pipeline in these core innovation markets to meet the growing demand of the life science and technology industries.

**16.2 MILLION SF**  
across 126 operating portfolio assets

**2.5 MILLION SF**  
of active development pipeline

**8.9 MILLION SF**  
of future development pipeline

**SEATTLE**  
Existing 1.4mm SF

**SAN FRANCISCO**  
Existing 4.4mm SF

**BOULDER**  
Existing 1.1mm SF

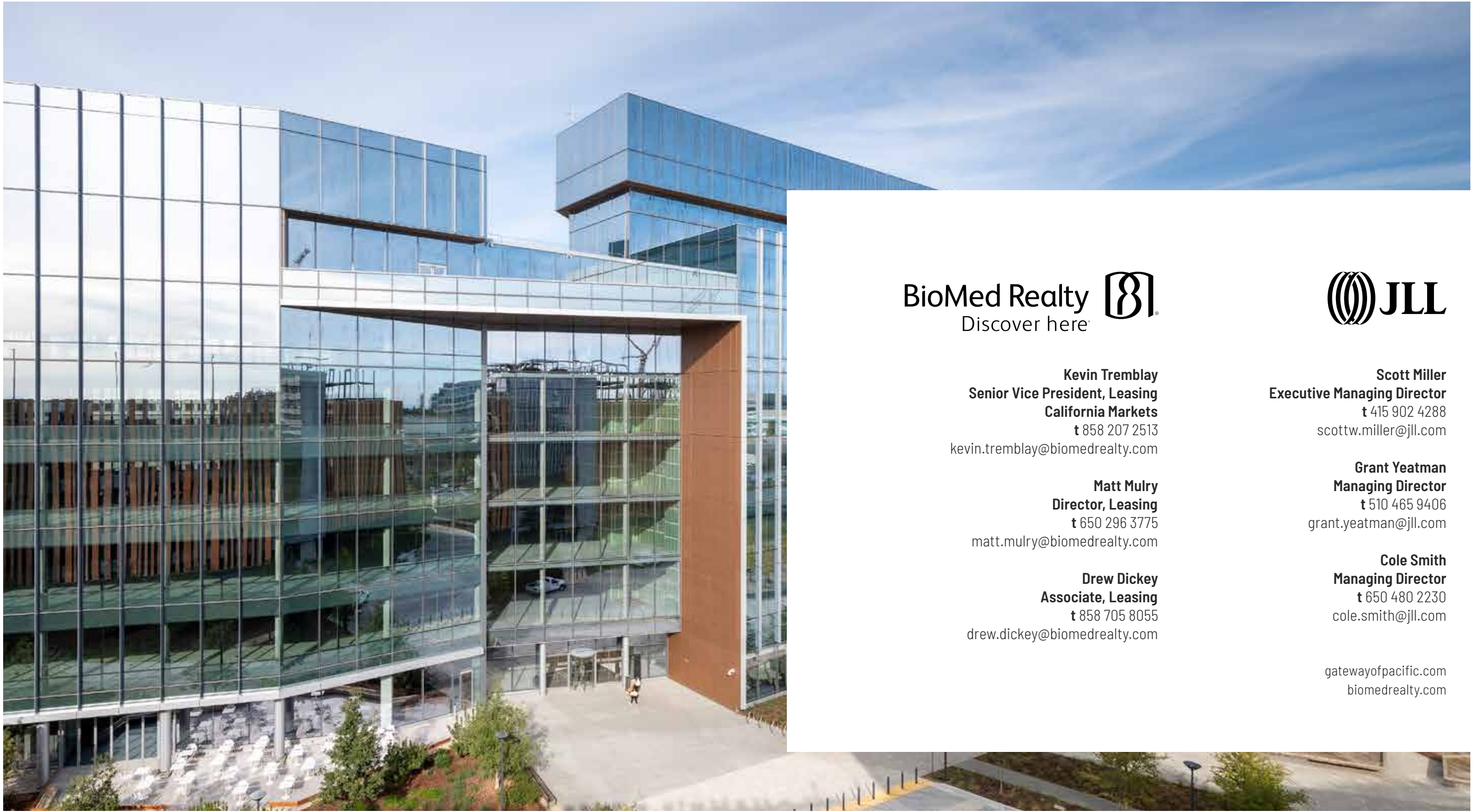
**SAN DIEGO**  
Existing 2.3mm SF

**BOSTON-CAMBRIDGE**  
Existing 5.9mm SF

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

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

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 JLL

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