

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 urban environment with trees, a walkway, and people, including a person with a bicycle and a person with a backpack in the foreground. The sky is clear and blue.

GATEWAY  
— OF —  
PACIFIC

# GATEWAY OF PACIFIC V

475-485 Eccles Ave  
South San Francisco, CA

Total **±320,000 SF** | Available **NOW** | TI Ready **NOW**

BioMed Realty   
Discover here









Oyster Point Ferry Station  
1 mile

BART Station  
2.5 miles

SFO Airport  
3.8 miles

Caltrain Station  
0.2 mile

GATEWAY OF PACIFIC  
Gateway of Pacific V

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



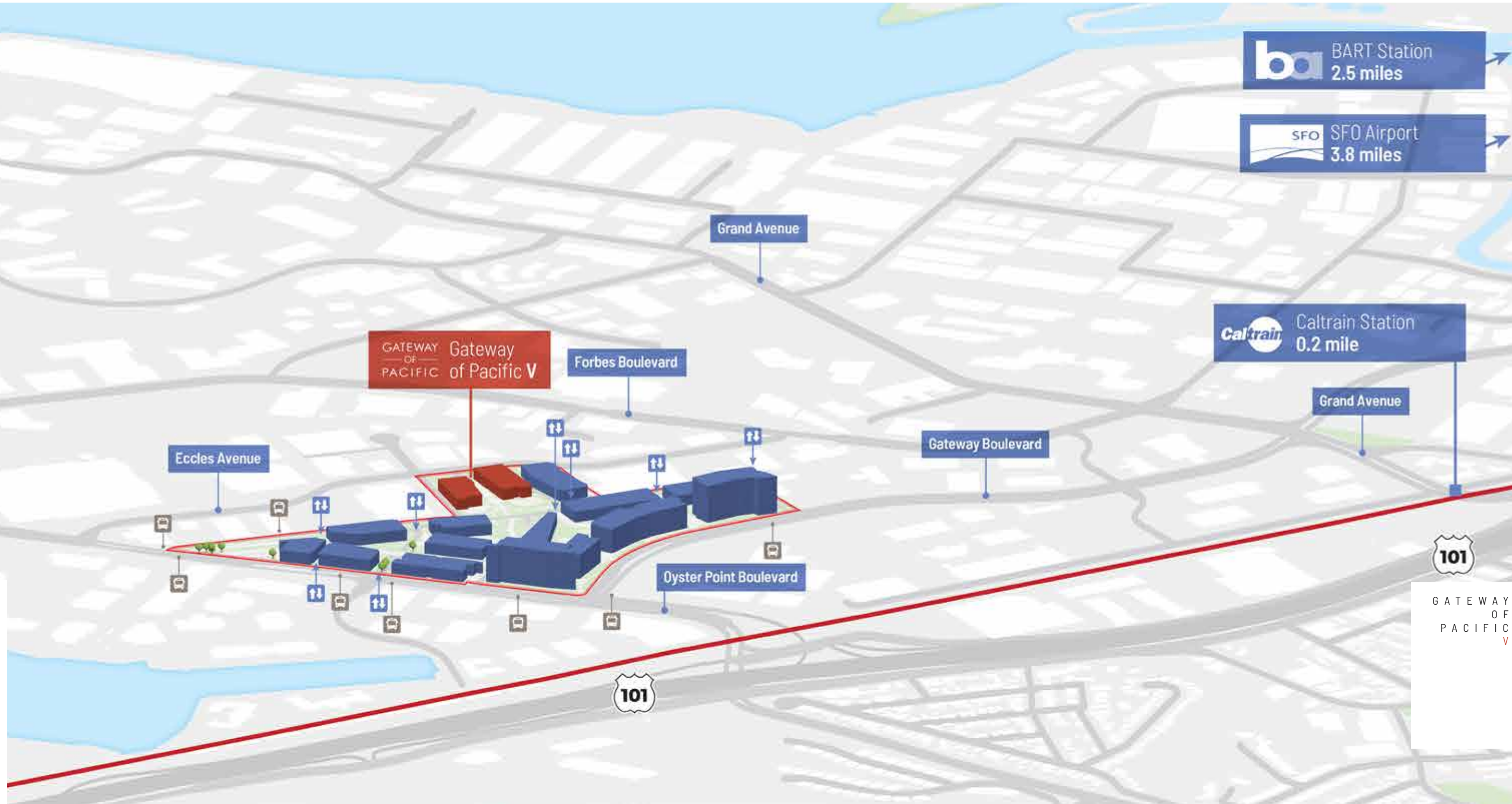
CALTRAIN BAYSHORE STATION  
400 Tunnel Ave, San Francisco



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

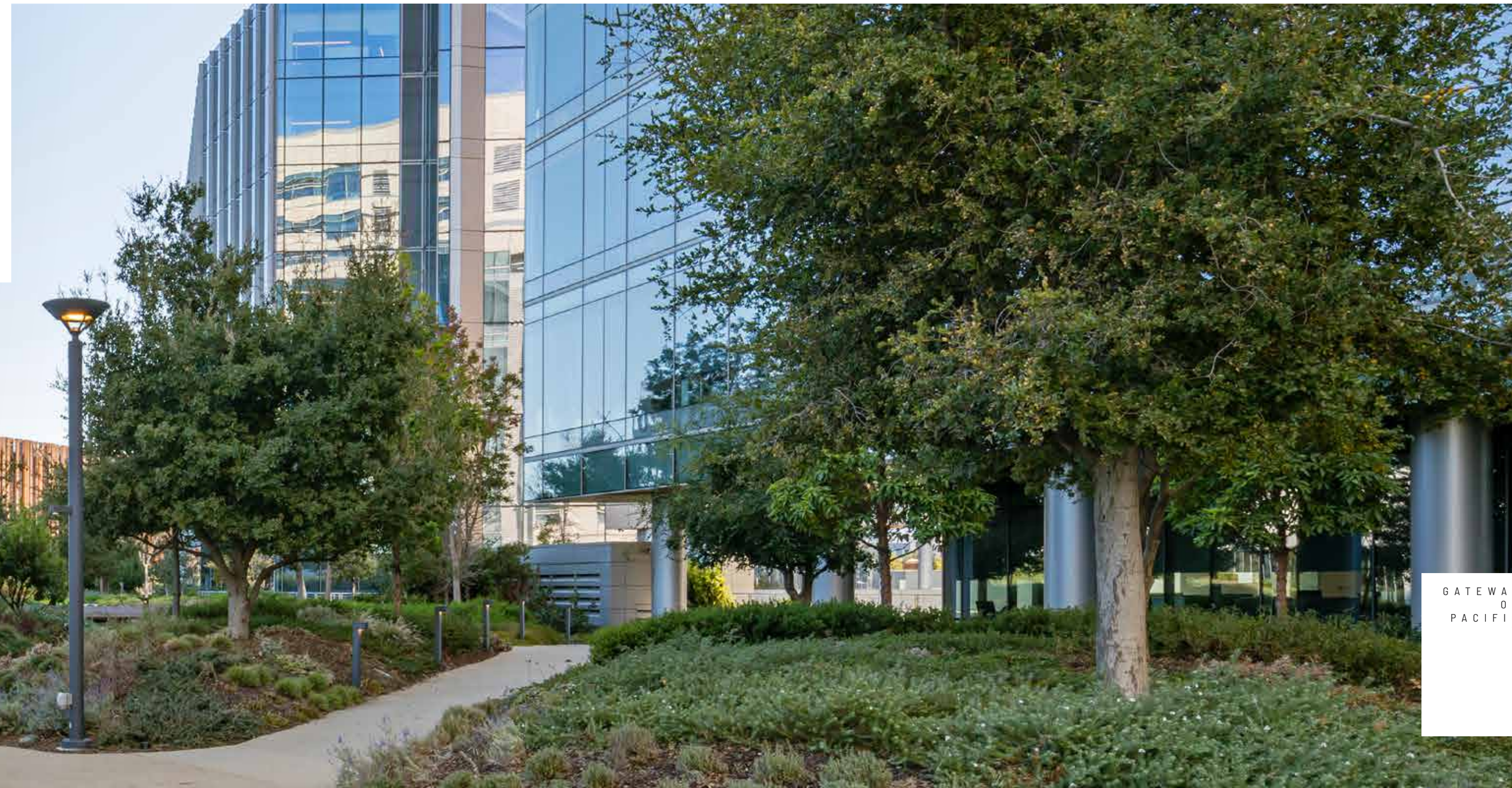
AMENITIES

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

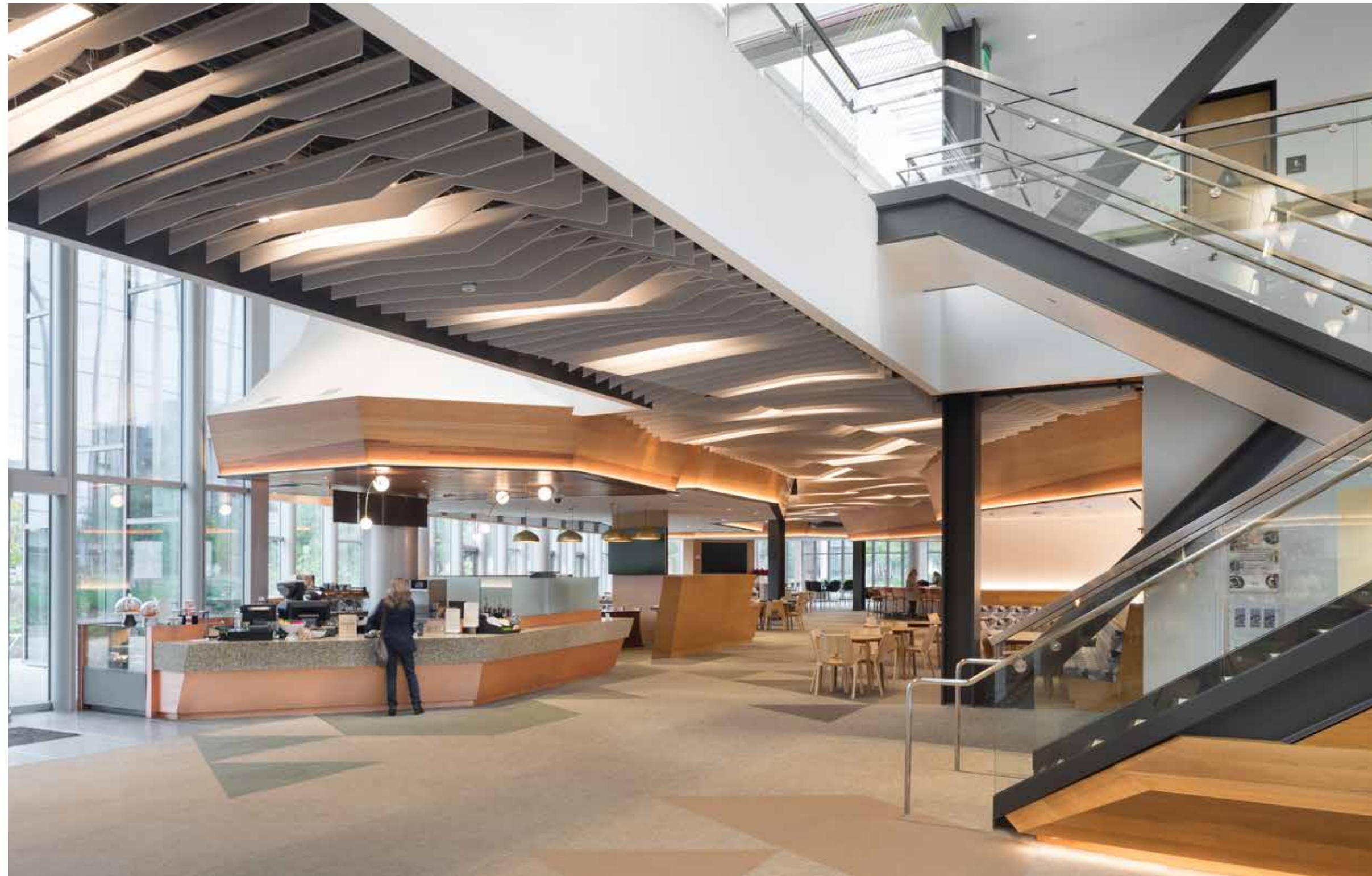
## AMENITIES

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



GATEWAY  
OF  
PACIFIC  
V





TR*A*VERSE

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

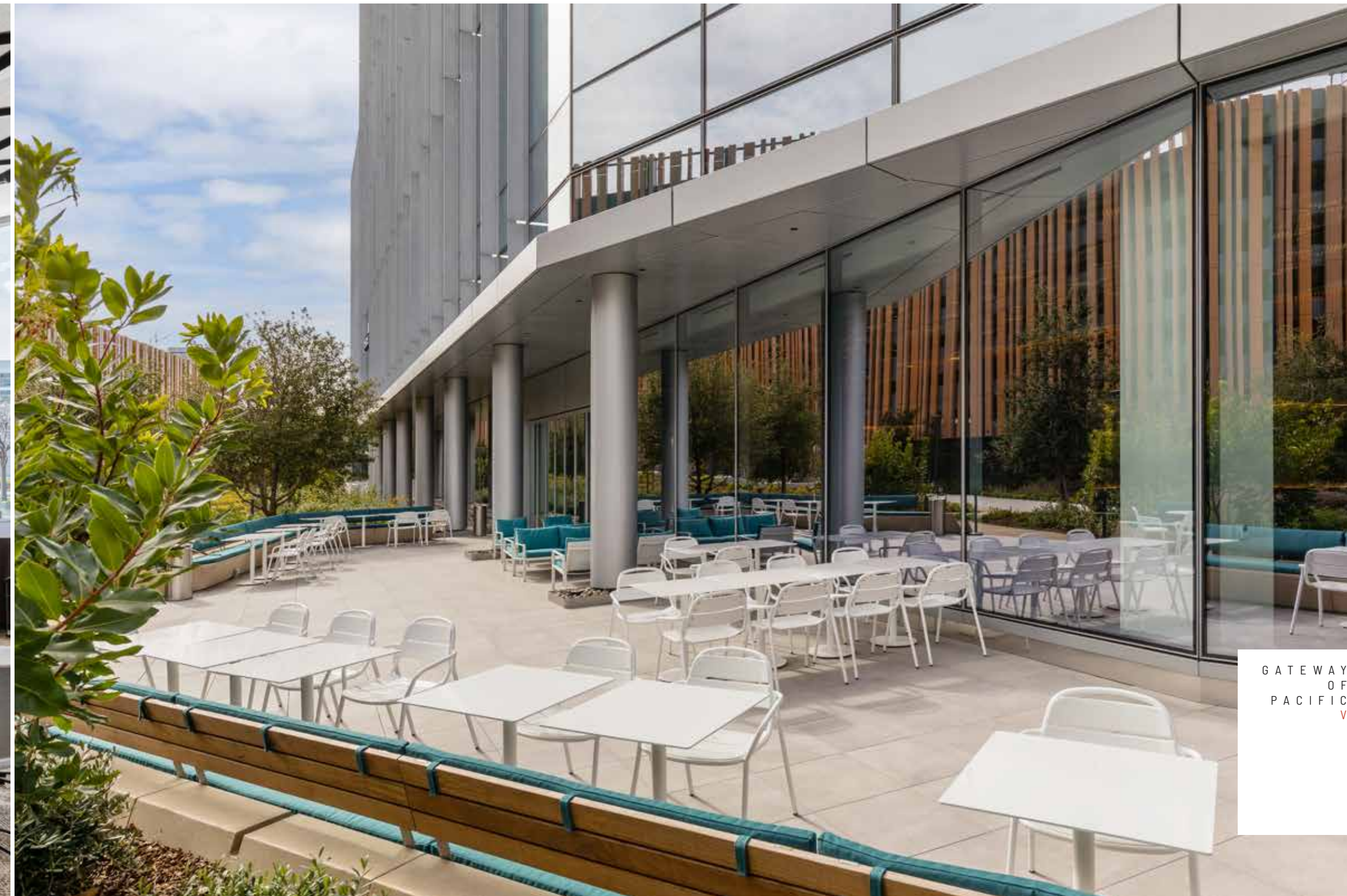
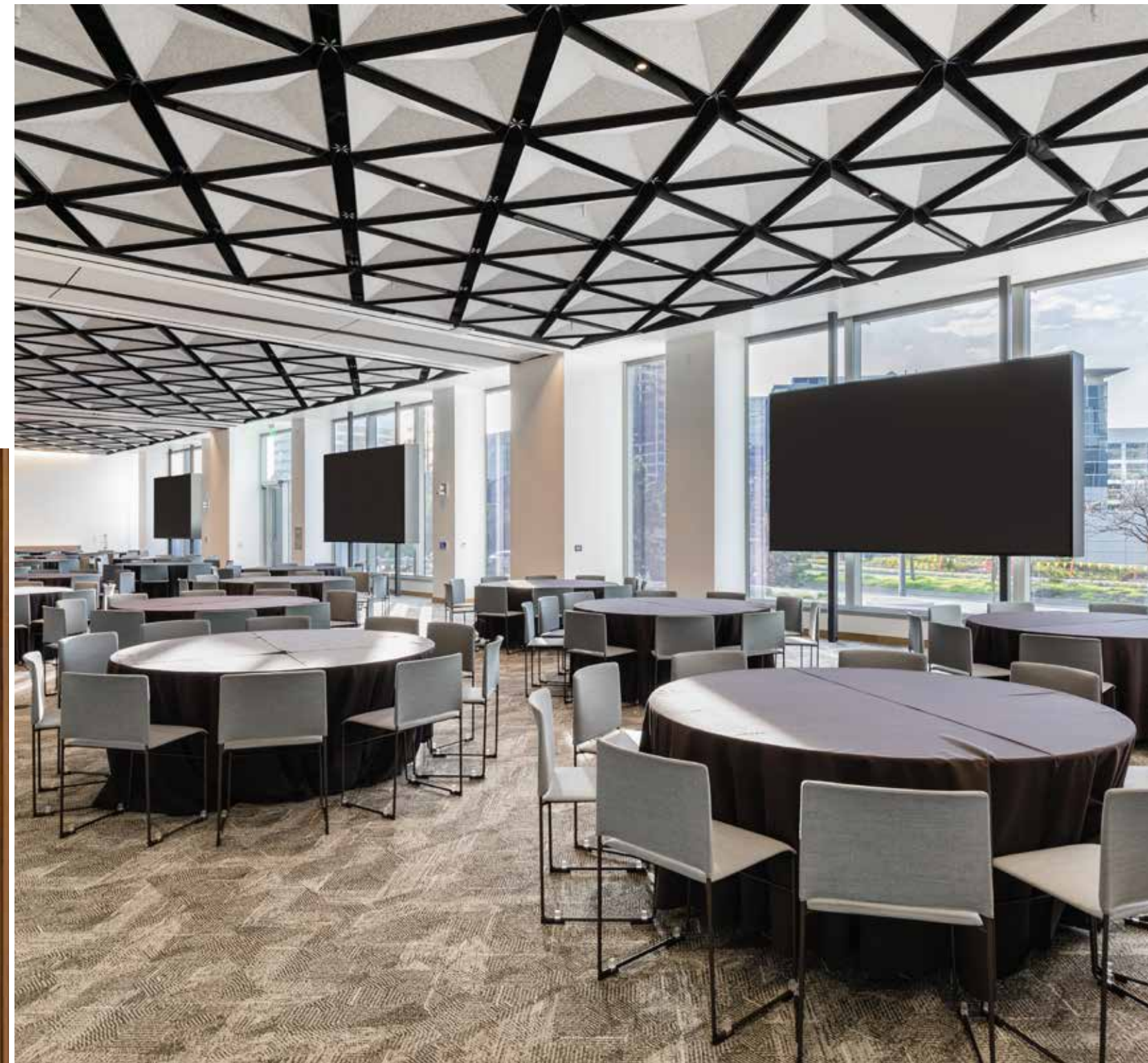
Conference  
Banquet  
Mini expo  
Training  
Catered event  
All hands

## 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

GATEWAY OF  
PACIFIC V





NORTH  
WEST VIEW



LOBBY  
VIEW



SOUTH VIEW

GATEWAY  
OF  
PACIFIC V  
PHOTOS



SOUTH VIEW



LOBBY  
VIEW



LOBBY  
VIEW



SOUTHWEST VIEW



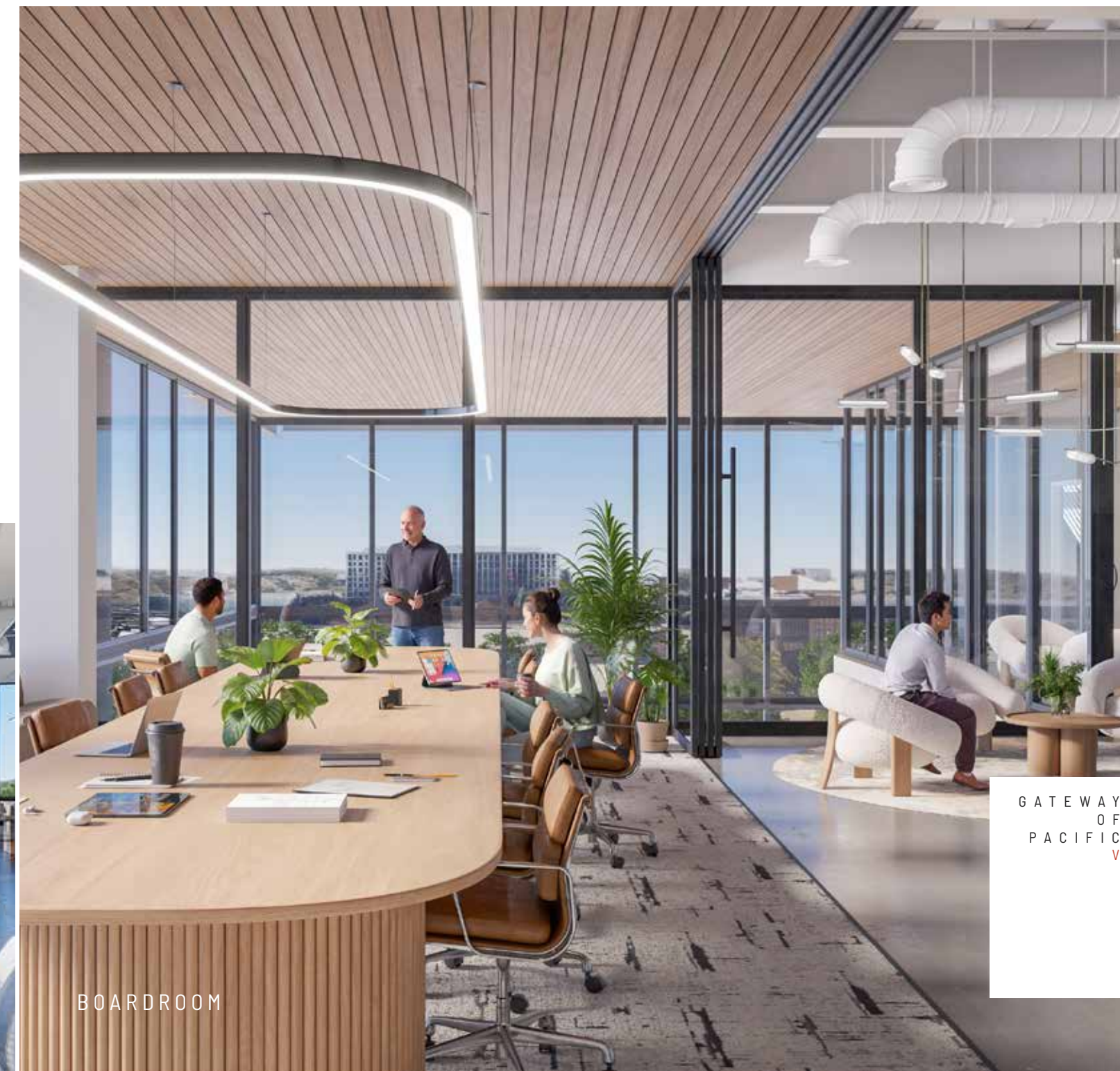
GATEWAY  
OF  
PACIFIC  
V



GATEWAY  
OF  
PACIFIC V  
PHOTOS



LABS



BOARDROOM

GATEWAY  
OF  
PACIFIC  
V



OPEN OFFICE

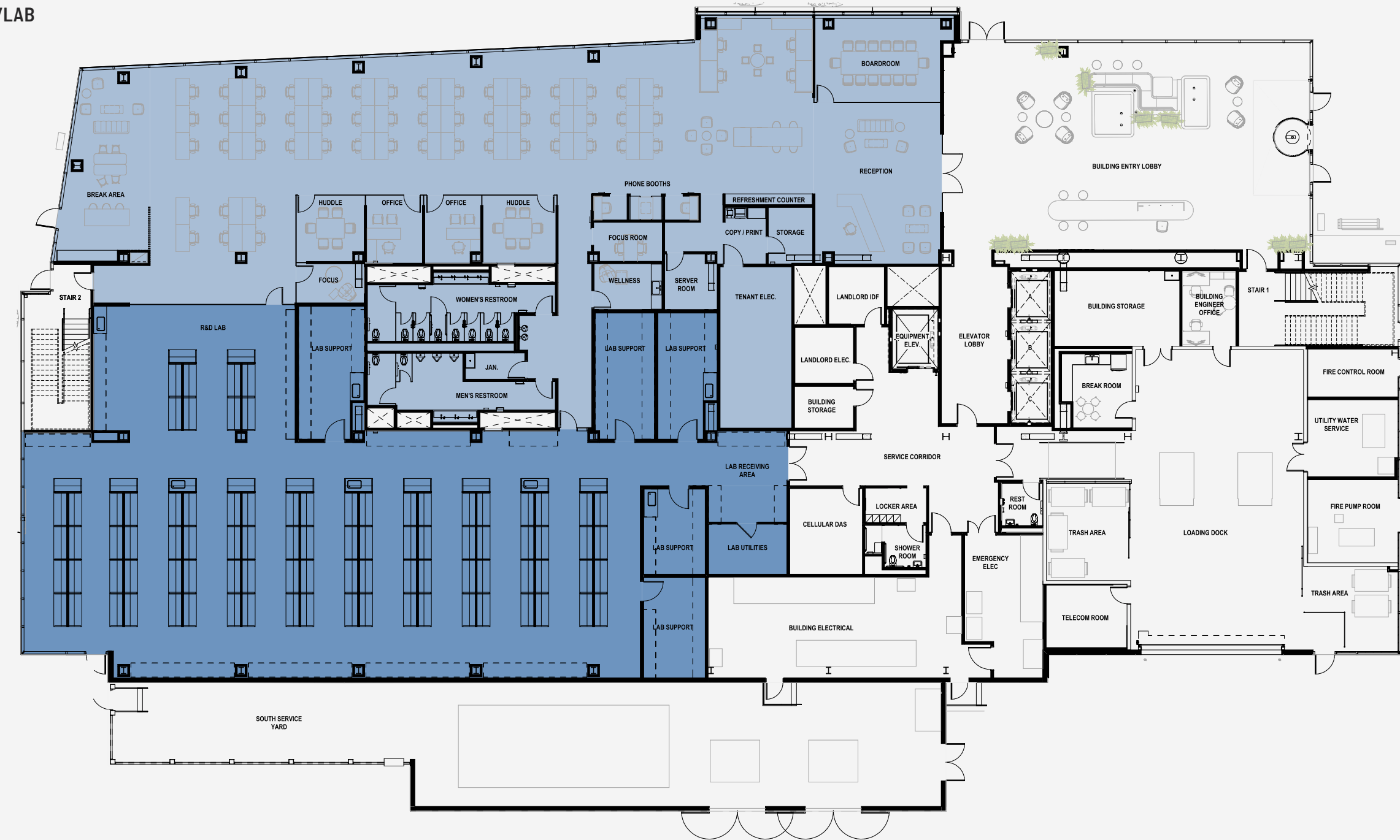


BREAK ROOM



GATEWAY OF PACIFIC V CONCEPTUAL FLOOR PLAN

LEVEL 1 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 platform 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)

G A T E W A Y  
O F  
P A C I F I C  
V





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