

GATEWAY — OF — PACIFIC

Front door to South San Francisco





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ABOUT GATEWAY OF PACIFIC

Gateway of Pacific sets a new standard for collaborative research environments. Located at the front door to South San Francisco's flourishing biotechnology community, this fully-integrated ±1.5 million square foot campus delivers premier laboratory and office space designed to the highest institutional standards, with robust and flexible building systems in a park-tower setting with bay and mountain views. Prominently visible from Highway 101, each tower opens its doors to Gateway Central Park, a thoroughly-landscaped recreational park running the full length of the 22.6 acre campus. Centrally located within the park is Traverse, the campus amenity center, featuring a bar and restaurant, food hall, various gathering spaces, and spa & health club. Gateway of Pacific delivers a next generation solution, mingling first-class laboratory space in a naturally inspiring environment.



Connected

200+ life science companies have planted their flag within a ±1 mile radius in South San Francisco making it one of the most concentrated research communities in the world. Here, dozens of partnerships are formed each year when pharma, biotech and investment capital connect. The community is regionally connected as well, with access to talent at top-tier universities (including Stanford, UCSF, and Berkeley) and unparalleled transportation options (including CalTrain, BART, SFO Airport, Bay Ferry, US-101, I-280, and I-380).



 San Francisco International Airport
A SFO - 3.8 miles

 Interstate 280 - 3.7 miles

 BART
C Bart Station - 2.5 miles

 Caltrain
D Caltrain Station - 0.5 miles

 US 101 - 0.2 miles

 San Francisco Bay Ferry
F South San Francisco Dock - 1.0 miles

Science in a Park

"Science in a Park" is the gateway to natural inspiration

Gateway Central Park is a thoughtfully-designed park that meanders throughout the campus, and provides employees with a comfortable outdoor experience with various individual & group activities including:

- Dining plaza with fire pits & lounge
- Sports & recreation lawn
- BBQ & picnic areas
- Collaboration nooks & team building spaces
- Shaded meditation areas & Zen garden



AVAILABLE

Phase II & III

PHASE II - NORTH TOWER

PHASE II - SOUTH TOWER

PHASE III - TOWER



PHASE II

- +/- 430,000 RSF
- Estimated TI Ready: 4Q 2020



Phase II

Phase II will consist of ±430,000 rentable square feet across two buildings, connected by a grand atrium.

- North Tower: ±240k RSF across 9 floors (8 above + basement)
- South Tower: ±190k RSF across 8 floors (7 above + basement)
- Estimated TI Ready: 4Q 2020

PHASE III

- +/- 350,000 RSF
- 12 Floor Tower (11 above + basement)
- Estimated TI Ready: 1Q 2021



TR*A*VERSE

Traverse is the centralized hub of the campus. This free-standing, ±50,000 square foot amenity center features:

- Food hall with various options ranging from grab-n-go to made-to-order fare and a sit-down bar area serving beer & wine
- Gathering spaces and informal conference areas available on a reservation basis
- Health club offering group fitness classes, full-service gym, and upgraded locker area with massage and steam rooms



ABOUT BIOMED REALTY

BioMed Realty, a Blackstone portfolio company, is The Leading Provider of Real Estate Solutions to the Life Science Community®. We own and operate high quality life science real estate comprising 11 million square feet located in the leading innovation markets throughout the United States and United Kingdom, led by Boston-Cambridge, San Francisco, San Diego, Seattle, New York and Cambridge U.K. In addition, we maintain a premier development platform with two million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

In January 2016, BioMed Realty was acquired by affiliates of Blackstone Real Estate Partners VIII, which is part of Blackstone, one of the world's leading investment firms.



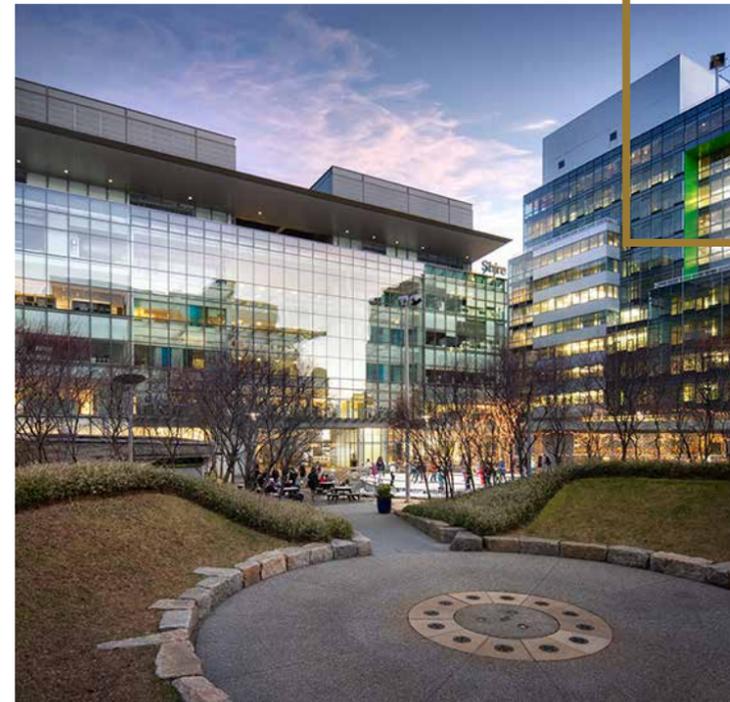
180 Oyster Point, South San Francisco, CA



Vue Research Center, Seattle, WA



i3, San Diego, CA



650 East Kendall (left) & 500 Kendall (right), Cambridge, MA

Dream.
Inspire.
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 **BioMed Realty**
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