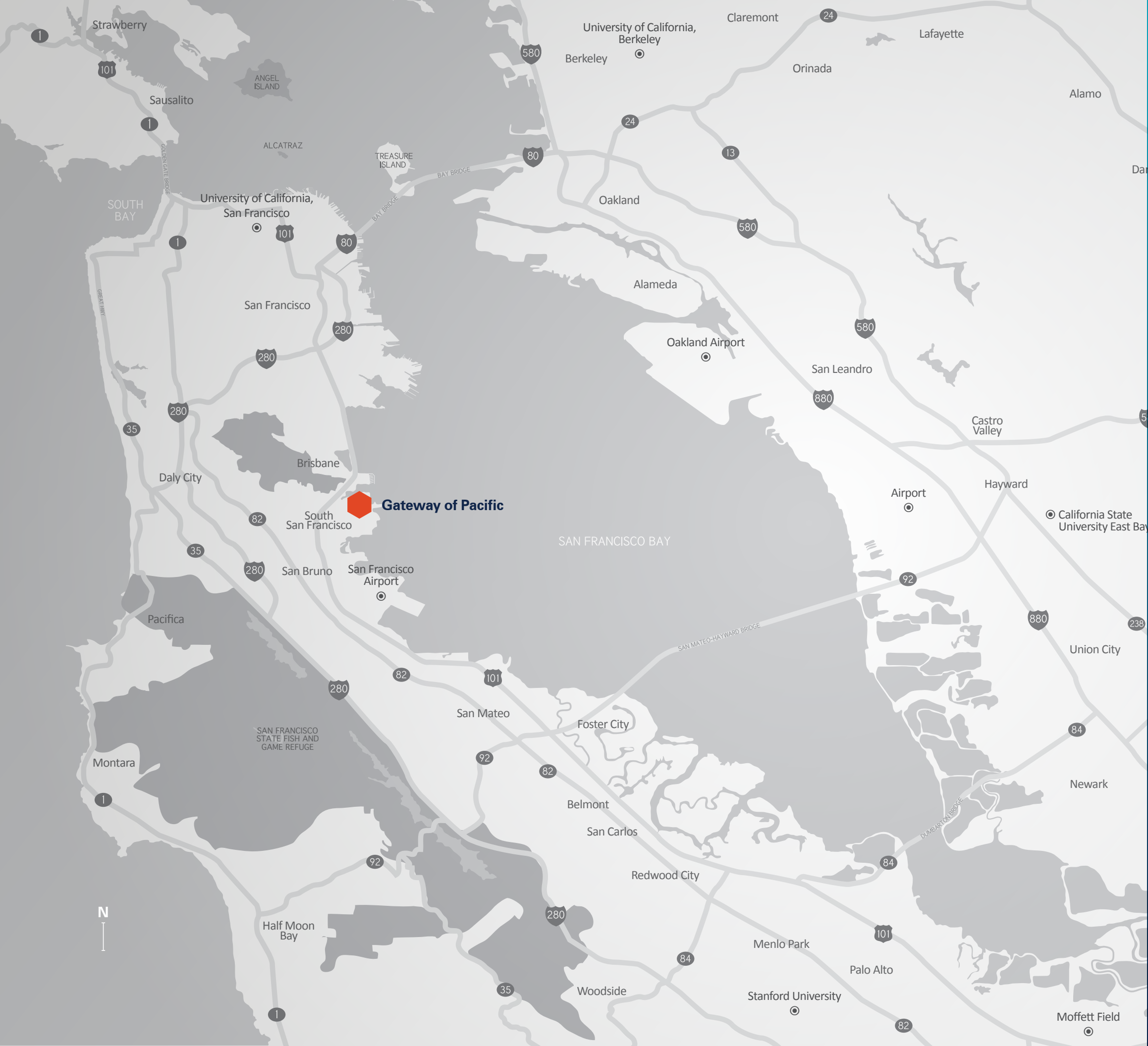




Gateway of Pacific II

750 Gateway Boulevard
South San Francisco, CA



The Bay Area's **Life Science Cluster**

LOCATION

South San Francisco — the Birthplace of Biotechnology — is the largest biotech cluster in the world, with over 200 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 III

Gateway of Pacific II

Gateway of Pacific I

Gateway of Pacific IV

Gateway of Pacific V

Square Footage

RENTABLE SQUARE FOOTAGE

180/200 ±205,000
Leased

GOP I ±509,000
Available ±29,000

GOP II ±441,000
Leased

GOP III ±350,000
Available 2H 2021

GOP IV ± 265,000
Available

GOP V ±306,000
Available



Campus Features

OVERVIEW

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

TRAVERSE ±50,000 SF free-standing amenity center

FORUM conference center

GATEWAY CENTRAL PARK is a zen-like environment for connection and collaboration outside of the office or laboratory. The 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

**RENEW. RECHARGE. REVITALIZE
AT TRAVERSE**

At the heart of the campus, TRAVERSE—a state-of-the-art amenity center—offers a personalized array of culinary, fitness and community experiences that empower moments of connection and collaboration.

SQUARE FOOTAGE
±50,000

AMENITIES

Bar and Restaurant

Food Hall

Meeting Spaces

Spa & Health Club

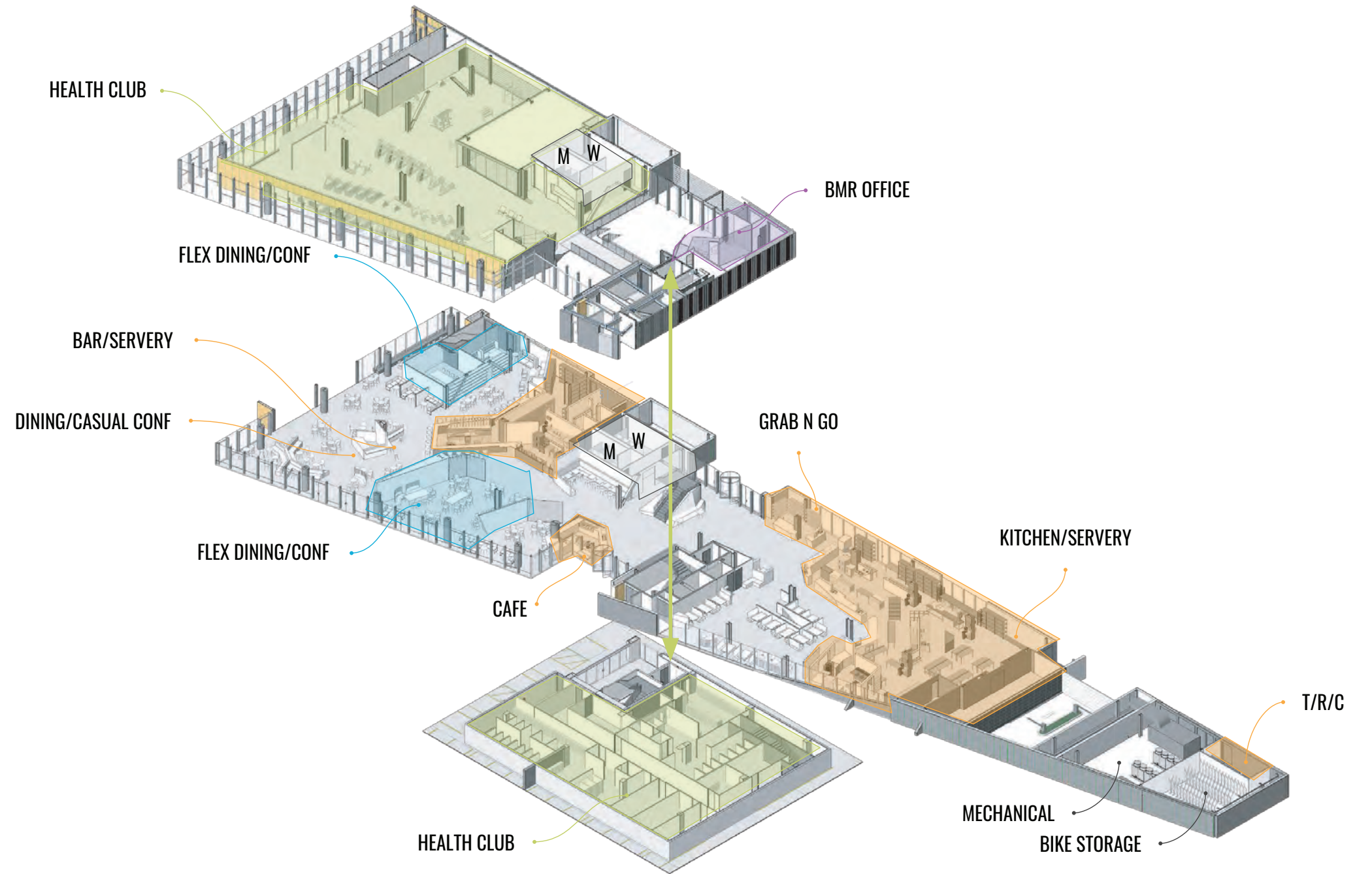
CERTIFICATIONS

LEED® Platinum and Fitwel 2 rating



TRAVERSE

FLOOR PLAN





TR~~A~~VERSE

RENDERINGS





Gateway of Pacific II

OVERVIEW

ESTIMATED TI READY
Available Now

TOTAL RENTABLE SQUARE FEET
±441,000



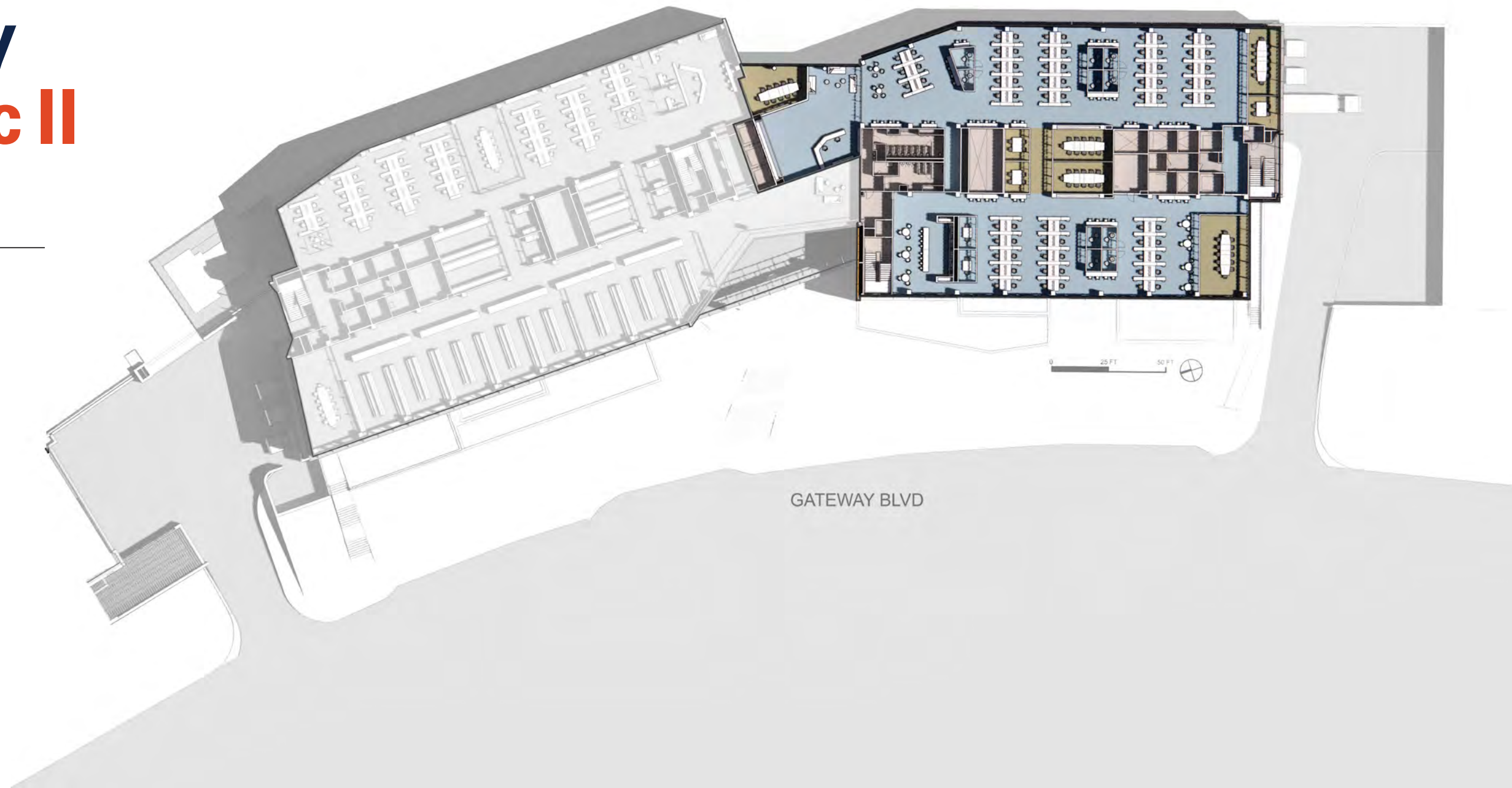
Gateway of Pacific II

EXTERIOR VIEW

Gateway of Pacific II

TYPICAL FLOOR

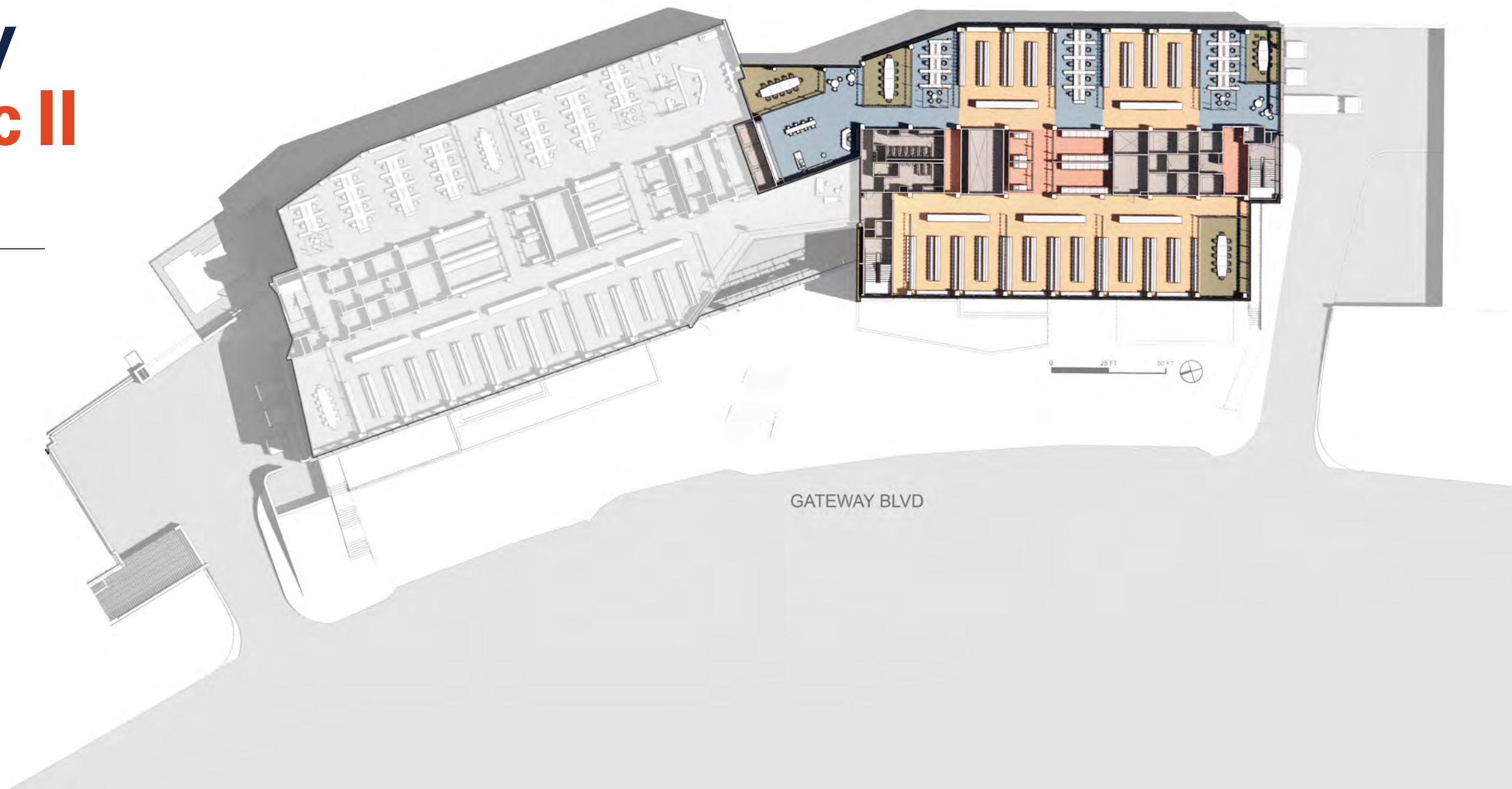
OFFICE
Test Fit



Gateway of Pacific II

TYPICAL FLOOR

LAB / OFFICE
Test Fit



Gateway of Pacific II

TYPICAL FLOOR

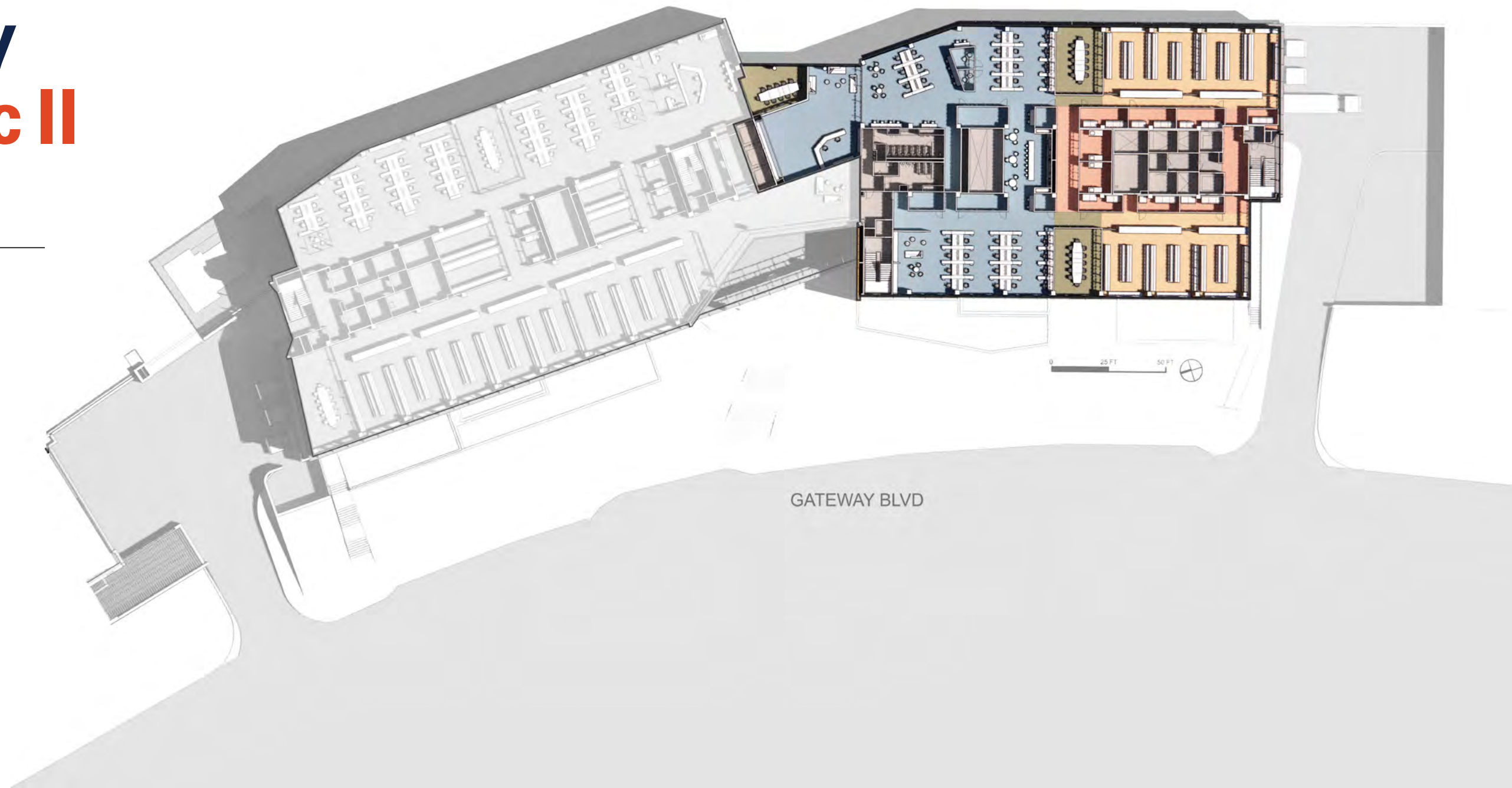
LAB / OFFICE
Test Fit



Gateway of Pacific II

TYPICAL FLOOR

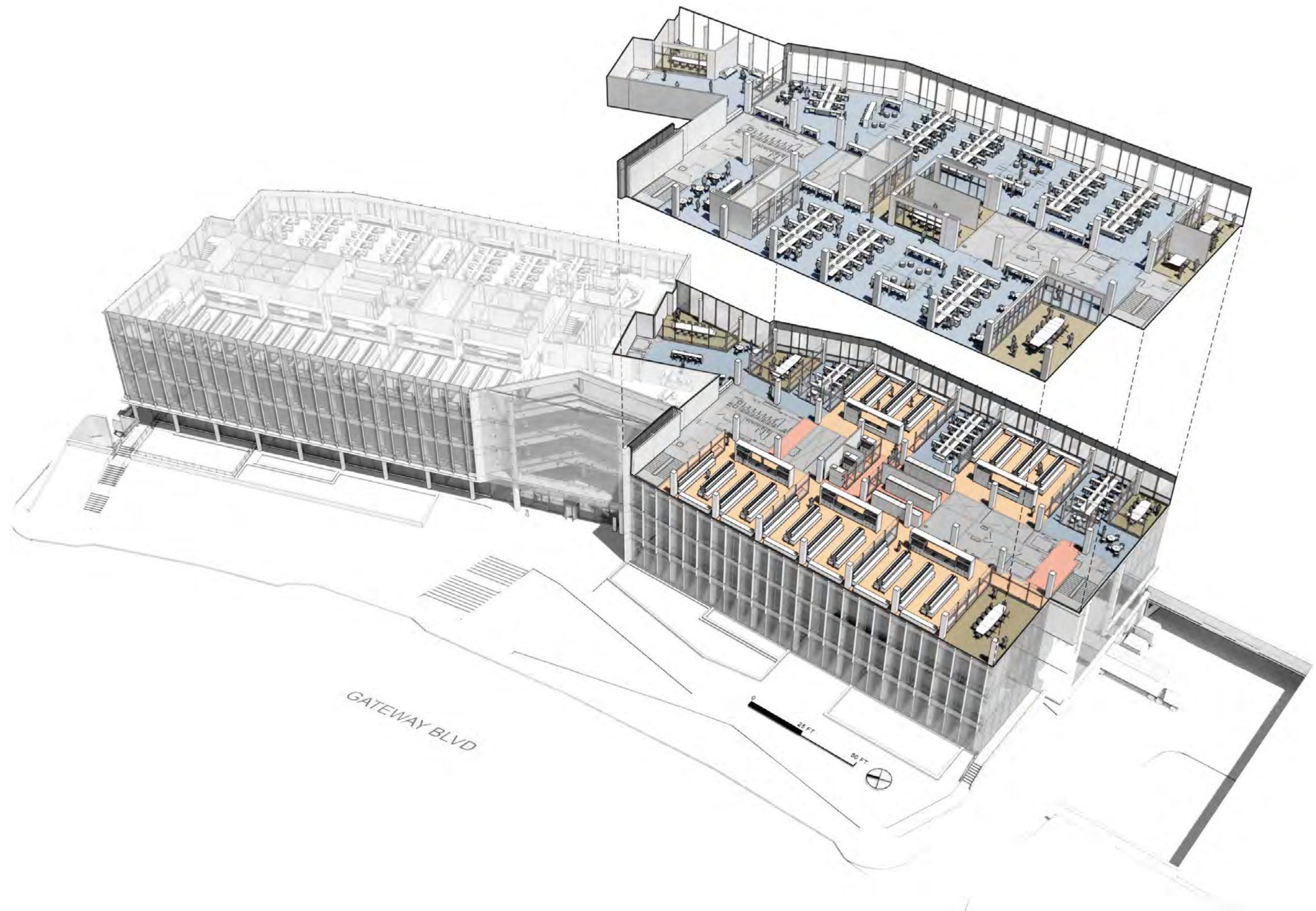
LAB / OFFICE
Test Fit



Gateway of Pacific II

AXON DIAGRAM

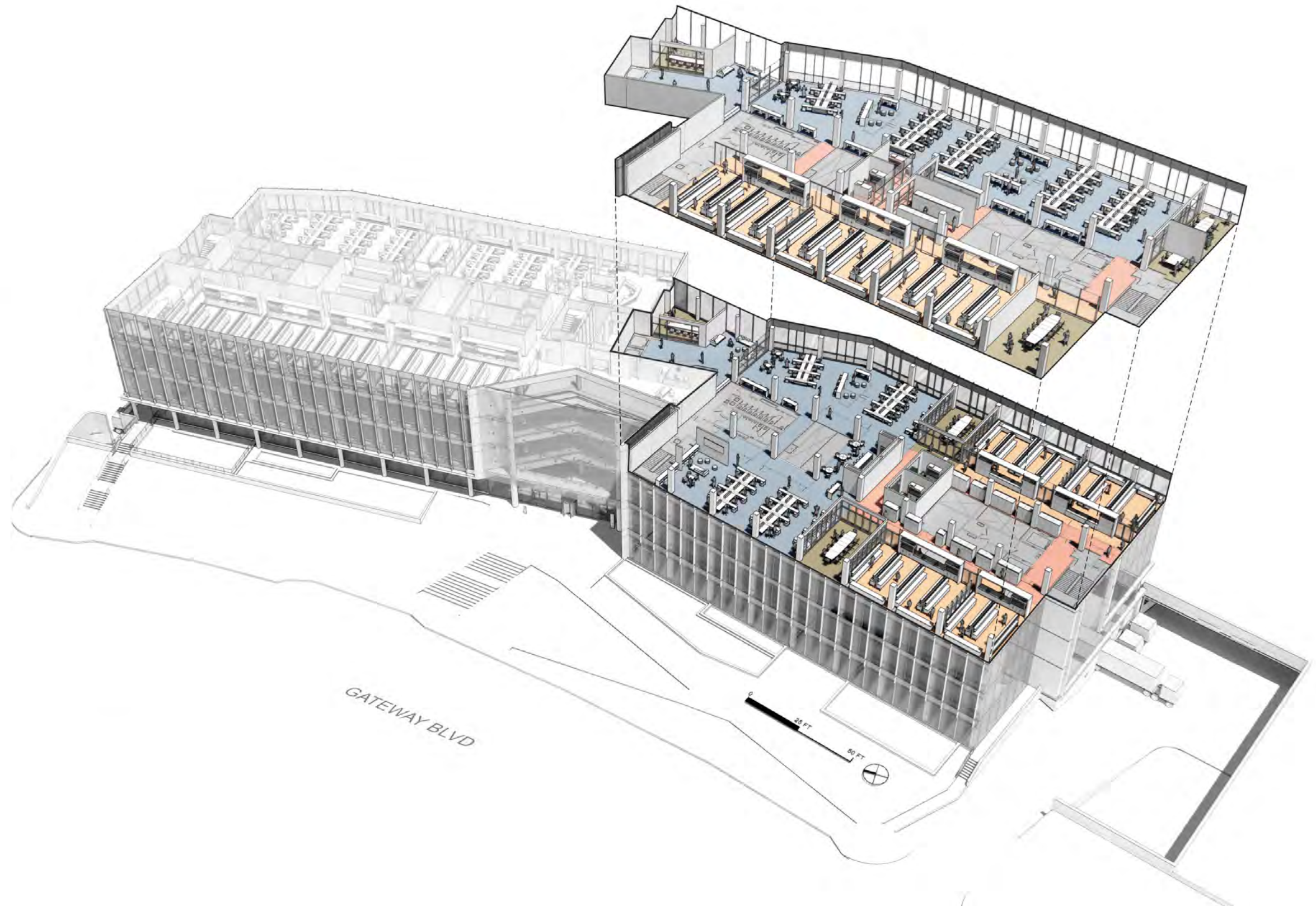
LAB / OFFICE
Test Fit



Gateway of Pacific II

AXON DIAGRAM

LAB / OFFICE
Test Fit



International Footprint Focused on Highest Quality Core Life Science Markets



13.5 MILLION SF
of rentable space

2.5 MILLION SF
of active development pipeline

100% PRESENCE
in core life science markets

We support a deep and varied roster of life science and technology companies.



FULL-SERVICE OPERATING PLATFORM
customizable to help tenants maximize operating efficiencies

DEVELOPMENT CAPABILITIES
with state-of-the-art technological and design expertise

STRATEGIC PROVIDER
of real estate capital with substantial funds available for investment

About BioMed Realty

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries.

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biomedrealty.com