

# GATEWAY CROSSING

201 Gateway Blvd | 225 Gateway Blvd | 2 Corporate Dr  
South San Francisco, CA



[HealthpeakBayArea.com](https://www.healthpeakbayarea.com)

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NYSE

**CBRE**



Centrally located within the South San Francisco Life Science cluster



Close proximity to restaurants of varying cuisines, retail, fitness centers, range of hotels and the Oyster Point Marina



Walking distance to CalTrain station



Convenient access to Highway 101, public transportation and mid-peninsula residential communities



Brand new fitness center



Parking Ratio:  
2.8 per 1,000 RSF

# A Gateway to Discovery

Centrally located within the South San Francisco Life Science cluster, Gateway Crossing's biotechnology neighbors and Bay Area setting make it ideal for a variety of life science users.

# At a Glance

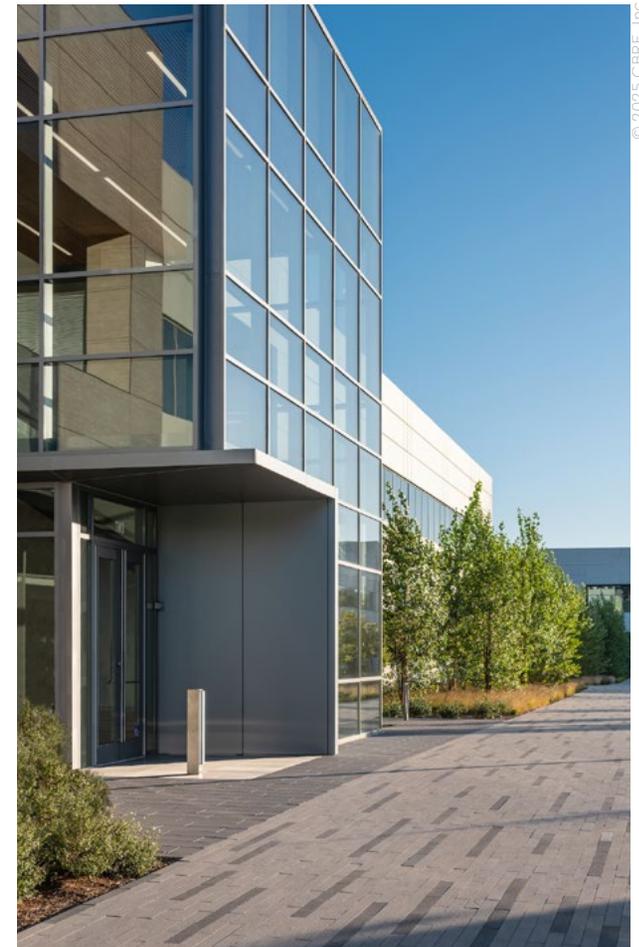
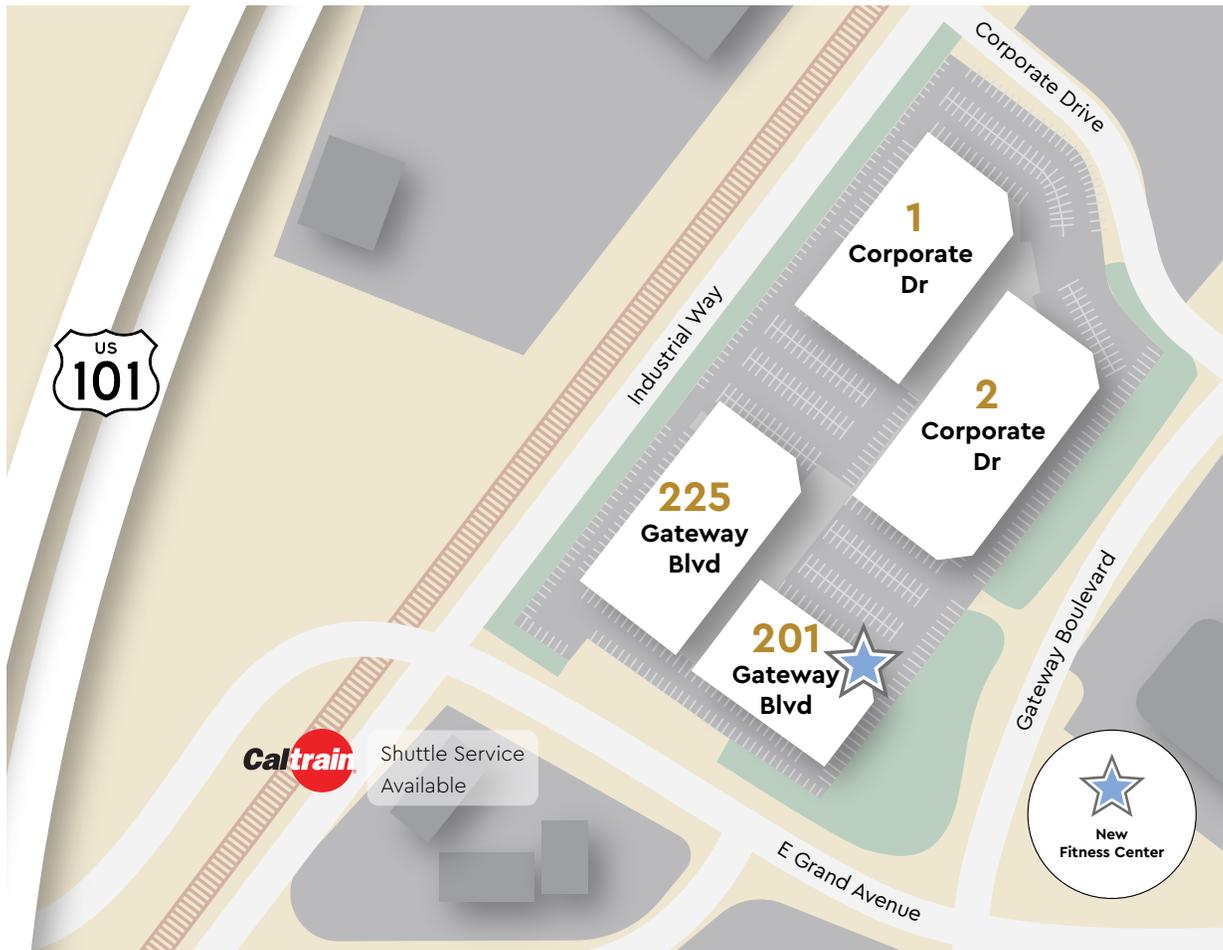
**Gateway Boulevard** runs directly off of Grand Avenue providing convenient access to Highway 101, public transportation and peninsula residential communities.



Shipping & receiving facilities



Emergency generators



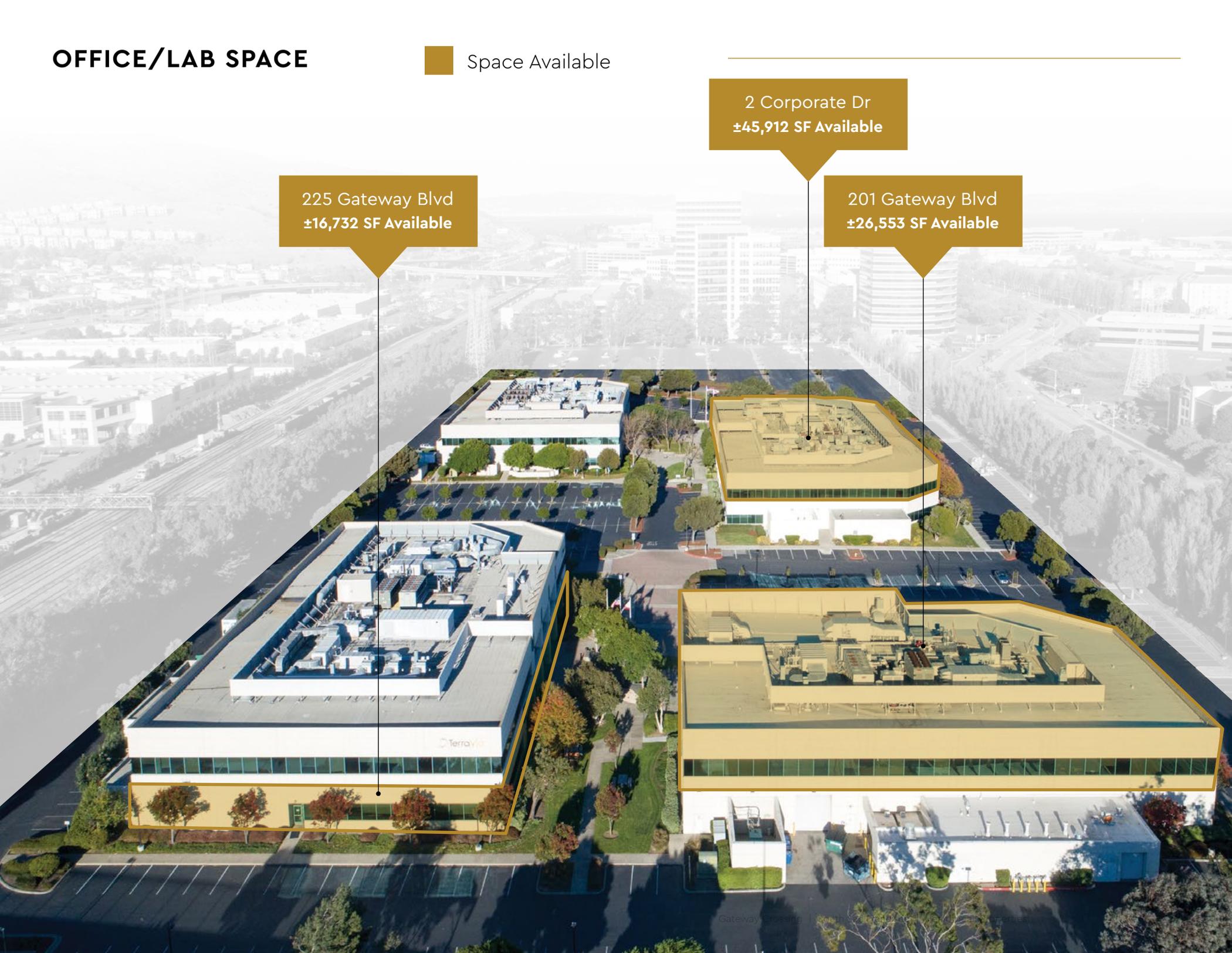
# OFFICE/LAB SPACE

Space Available

225 Gateway Blvd  
±16,732 SF Available

2 Corporate Dr  
±45,912 SF Available

201 Gateway Blvd  
±26,553 SF Available





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# GATEWAY CROSSING

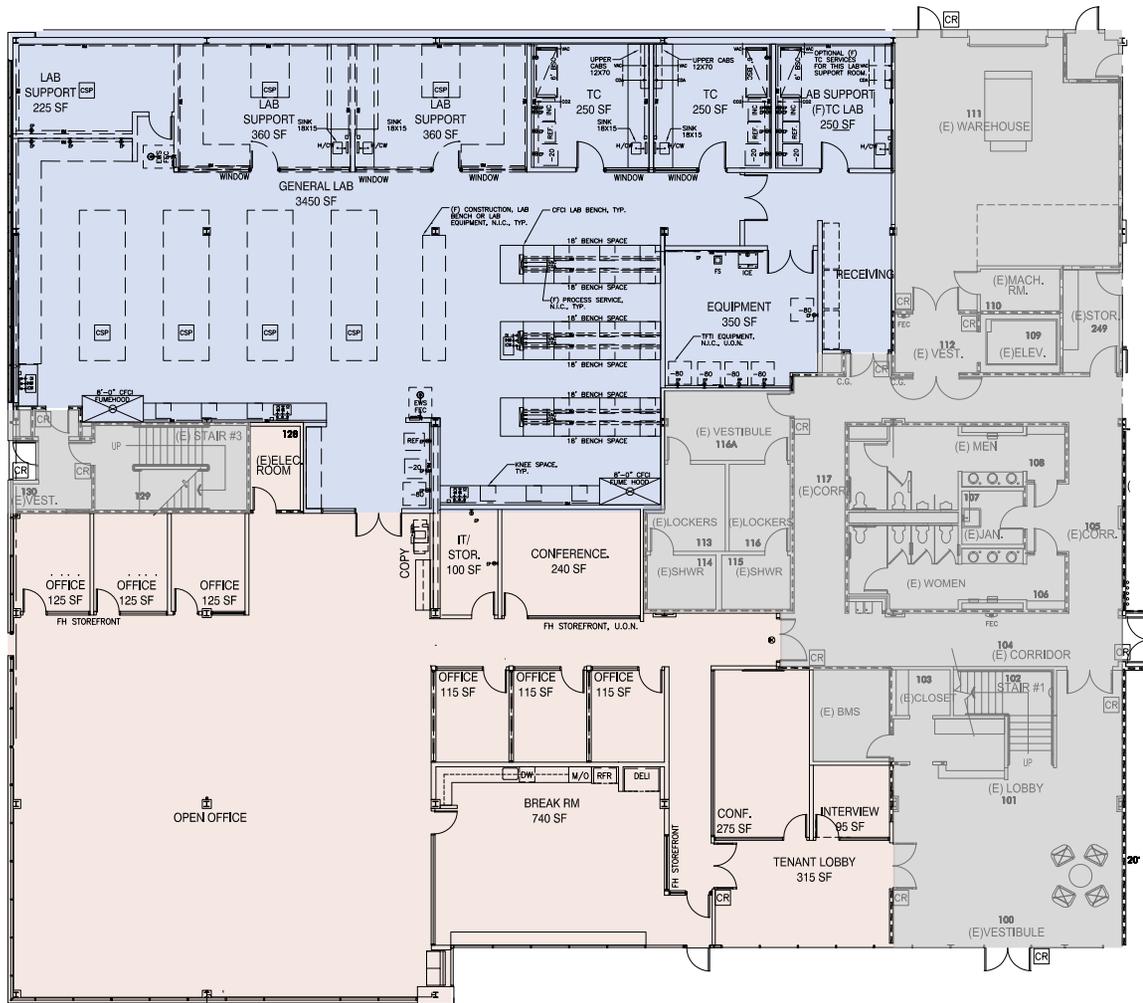
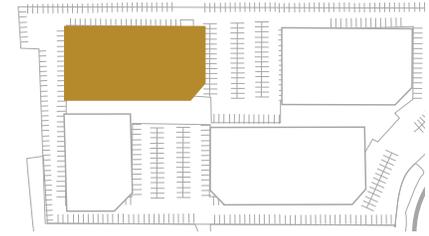
# Spaces Shaped for Science

225 GATEWAY BLVD, SSF



# ±16,732 SF | First Floor

225 GATEWAY BLVD



Lab Office

## Lab area includes:

- Biology labs
- Lab support
- Tissue culture suites
- (2) Two fume hoods
- House gases:
  - Vac, CDA, & Co2

## Office area includes:

- Private offices
- Open office area

# GATEWAY CROSSING

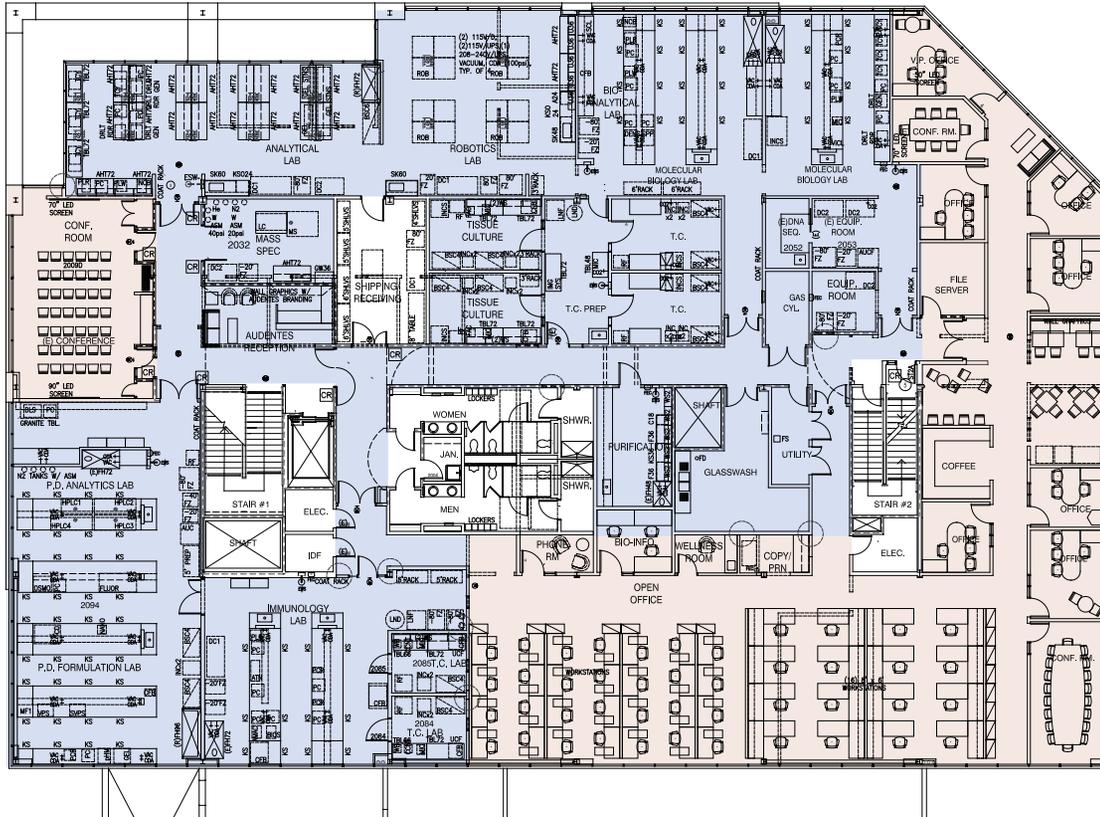
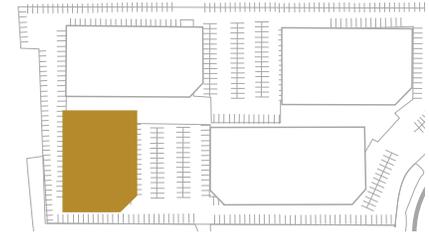
# Spaces Shaped for Science

**201 GATEWAY BLVD, SSF**



# ±26,553 SF | Second Floor

201 GATEWAY BLVD



## Lab area includes:

- Biology lab
- Tissue culture suites
- House gases:
  - Vac, CDA, He & N2

## Office area includes:

- Large conference rooms
- Private offices
- Open office area

# GATEWAY CROSSING

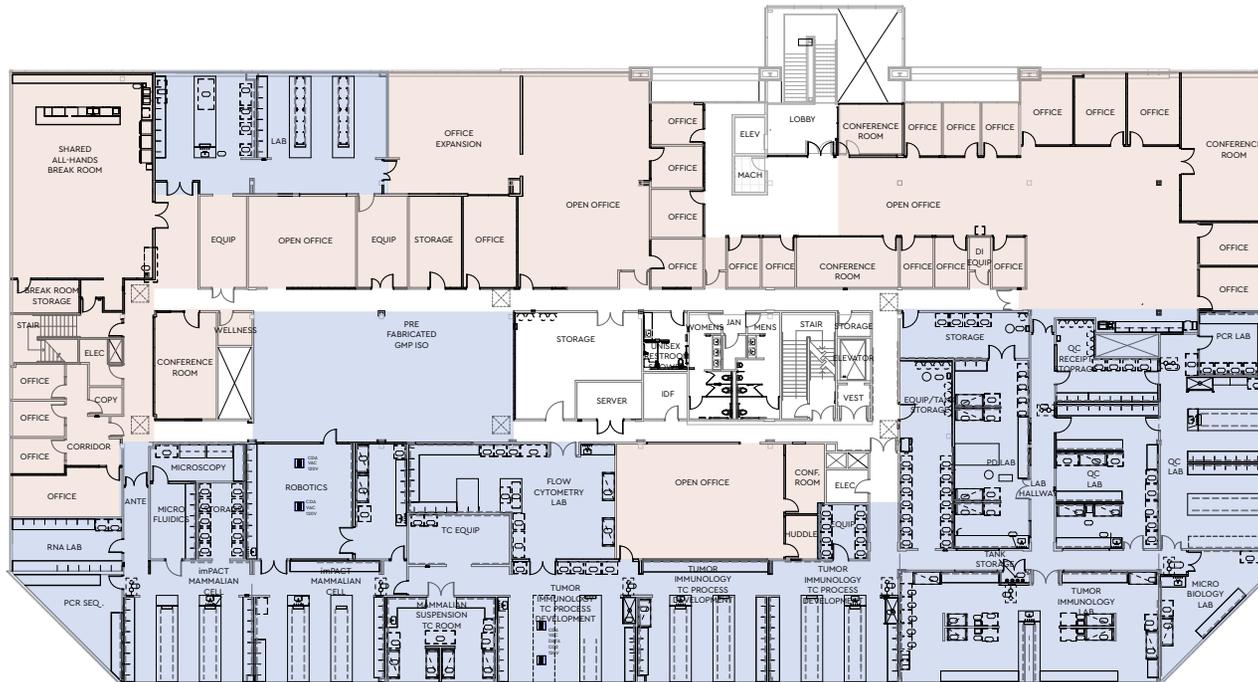
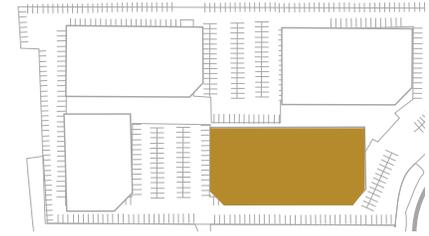
# Spaces Shaped for Science

**2 CORPORATE DR, SSF**



# ±45,912 SF | Second Floor

2 CORPORATE DR



■ Lab      ■ Office

## Lab area includes:

- Biology lab
- GMP clean room
- Tissue culture suites
- House gases:
  - Vac, CDA, & Co2

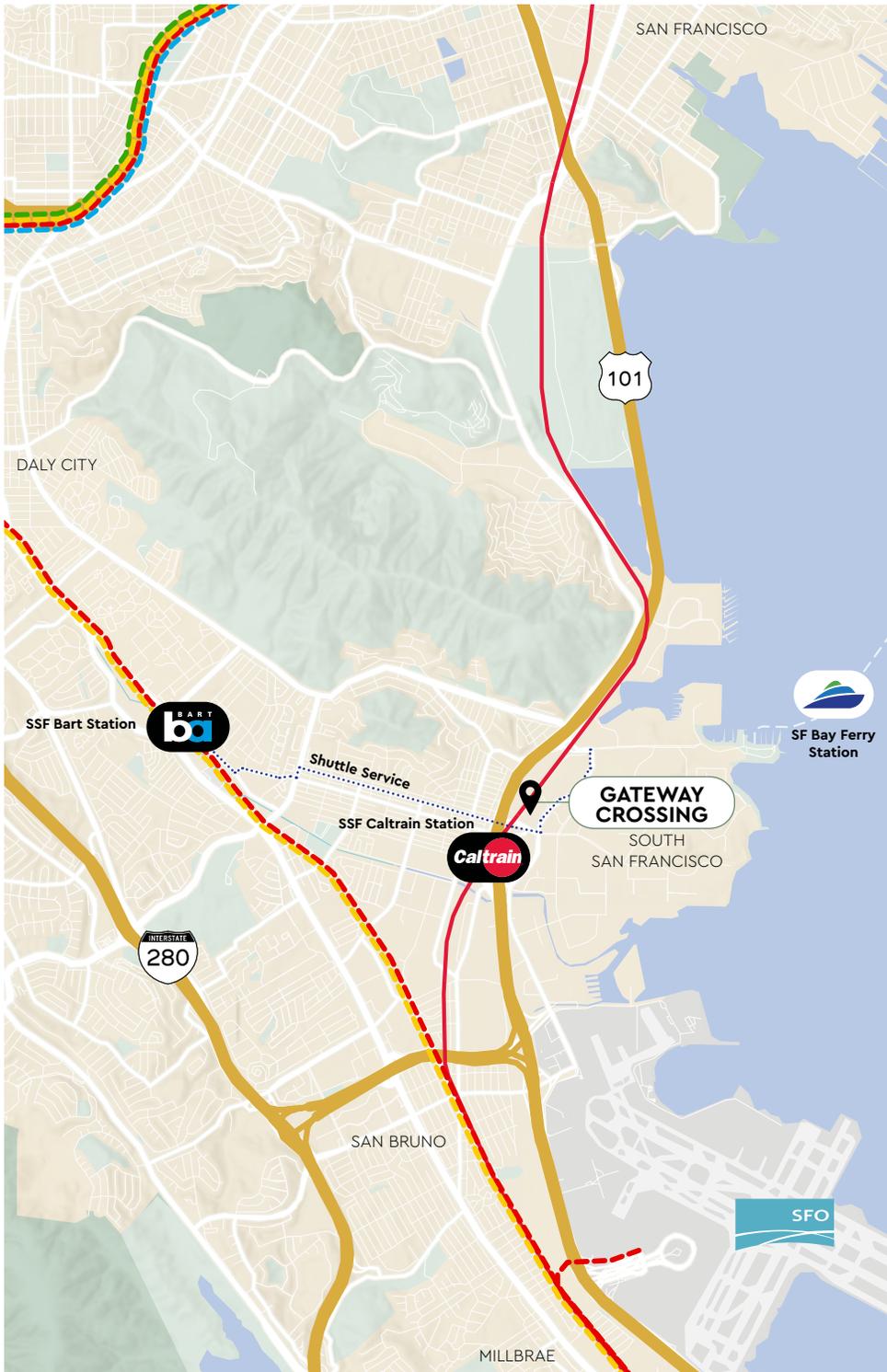
## Office area includes:

- Large conference rooms
- Private offices
- Open office area

# A Distinguished Destination

Recharge and unwind with easy access to the scenic San Francisco Bay Trail. Take a walking meeting or an energizing midday break — **every option's yours.**





# Extensive Transit Options



Gateway Crossing,  
South San Francisco, CA 94080



**IMMEDIATE**  
access to 101



**25 MIN**  
to downtown SF



**9 MIN**  
to SFO



**WALK TO**  
SSF CalTrain



## SHUTTLE SERVICE

**±10 MIN**

Shuttle Service to Caltrain and BART

# Local Amenities



GATEWAY CROSSING



101

SOUTH SAN FRANCISCO



NORTH



## DINING

- 1 Foundry & Lux
- 2 Starbucks
- 3 Nick the Greek
- 4 Guapas Mexican Grill
- 5 Truffle Poke Bar
- 6 Traverse
- 7 The Anecdote
- 8 Café at Oyster Point
- 9 The Chandlery
- 10 Focaccia
- 11 Chico Marx
- 12 Riposo
- 13 The Lighthouse
- 14 The Hangar
- 15 The Nook Café
- 16 little Green Cyclo
- 17 Bayside Café



Foundry & Lux



The Chandlery



## HOTELS

- 1 AC Hotel
- 2 Embassy Suites
- 3 Sonesta Hotels
- 4 Larkspur Landing
- 5 Hilton Garden Inn
- 6 Hampton Inn
- 7 Homewood Suites
- 8 Doubletree By Hilton

In addition to easy access to Highway 101, employees enjoy proximity and convenience to a curated mix of world-class dining, hotels, and retail offerings all within a few steps.



AC Hotel



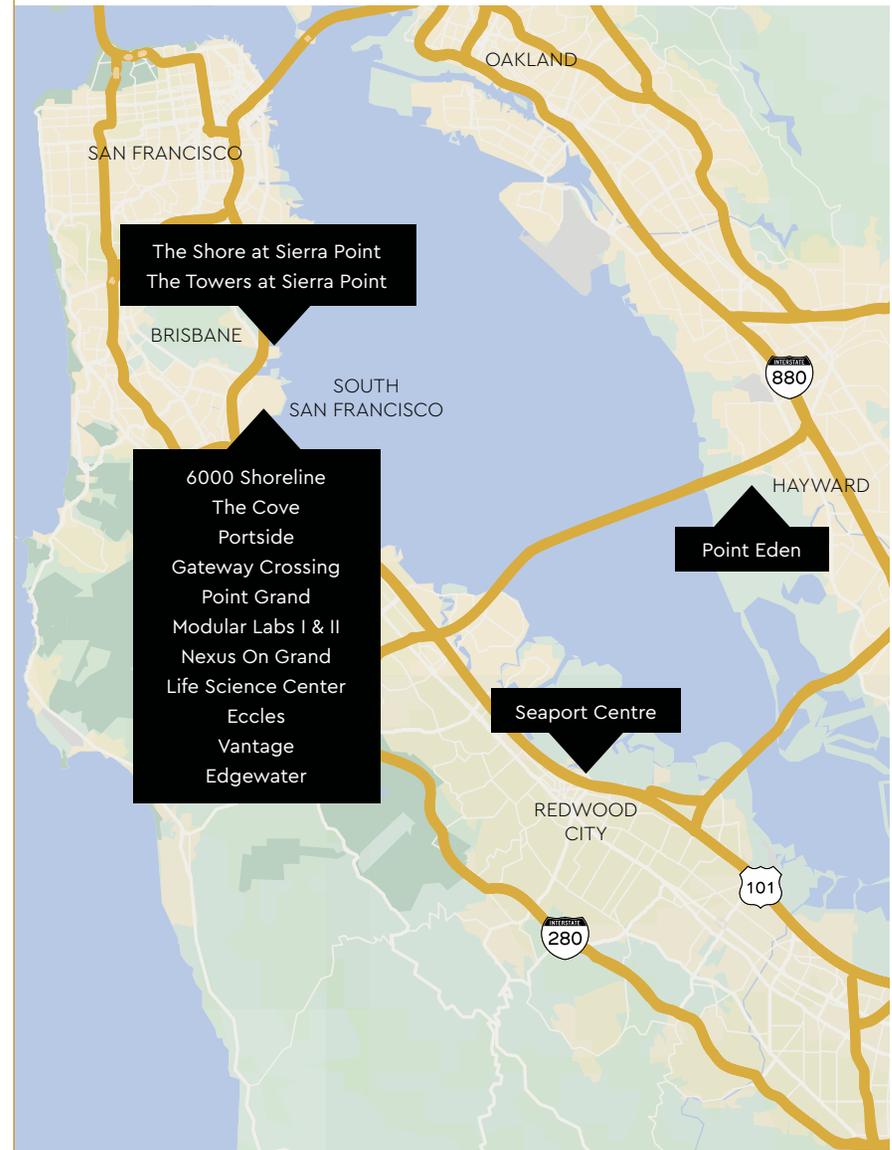
## FITNESS

- 1 Orangetheory Fitness
- 2 YogaSix
- Bay Trail -----

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## A Powerful Partnership

Healthpeak's deep industry knowledge and flexible approach allows our tenants to thrive. Our fee-simple, long-term property ownership and portfolio scale positions us as a uniquely stable partner life science firms trust to support long-term growth.



## Deep Bay Area Roots

Almost **6.2 million** square feet of lab space, approximately **1.3 million** square feet of entitlements, and **84 properties** in the Bay Area.



Seaport Centre, Redwood City

## National Presence

Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and **146 properties** Nationwide.



The Shore at Sierra Point, Brisbane

## Expert Developer

Experienced local management team that has developed over **3 million** square feet of lab space.



The Cove, South San Francisco

# GATEWAY CROSSING

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