



# Offices at GATEWAY CROSSING

701 Gateway Blvd | 601 Gateway Blvd | 611 Gateway Blvd  
South San Francisco, CA

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

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NYSE

**CBRE**



# A Gateway to Discovery

Centrally located in South San Francisco, Gateway Crossing sits within a unique and dynamic corridor for for biotech innovation, making it an excellent fit for office, tech, and AI-focused companies.



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



Fitness & conference center

# At a Glance

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

See more amenities at [HealthpeakBayArea.com](https://www.healthpeakbayarea.com)



# On-site Amenities

We're committed to helping our tenants get the most out of their day — that's why our portfolio is equipped with multiple **state-of-the-art amenity centers** across South San Francisco.



**TIMBER+TIDE**  
timberandtidesf.com

Timber + Tide amenity center



Seminar room



Fitness centers



Private dining



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Board rooms



Conference rooms



# Gateway Crossing Campus

OFFICE SPACE

■ Space Available

701 Gateway Blvd  
±141,391 SF Available

601 Gateway Blvd  
±87,955 SF Available

611 Gateway Blvd  
±32,005 SF Available

**±261,350 SF TOTAL AVAILABILITY**



Offices at  
**GATEWAY CROSSING**

# 701 Gateway Blvd

South San Francisco



**±170,862 SF Office Building**

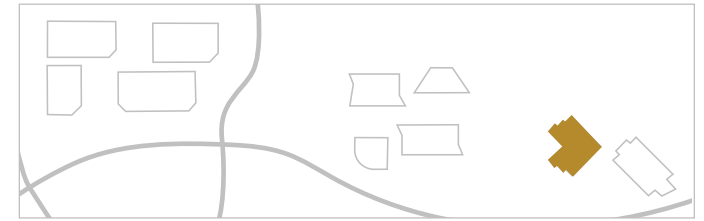


# ±141,391 SF Available

## 701 GATEWAY BOULEVARD



CLICK TO VIEW FLOOR PLANS



### 6th Floor

STE 600: ±29,470 SF

### 5th Floor

STE 500: ±29,470 SF

### 4th Floor

STE 400: ±10,208 SF

STE 420: ±5,437 SF

### 3rd Floor

STE 350: ±11,217 SF

STE 380/390: ±5,469 SF

### 2nd Floor

STE 200: ±7,107 SF

STE 210: ±5,283 SF

STE 250: ±2,597 SF

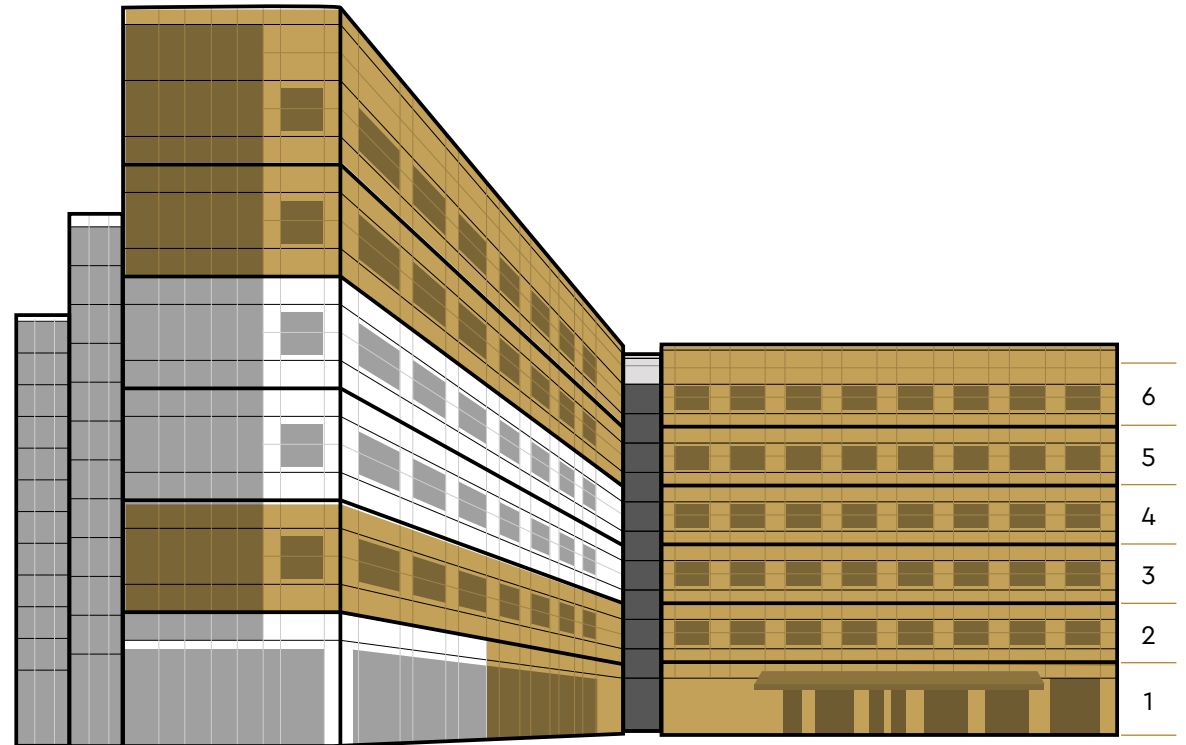
STE 275: ±14,168 SF


### 1st Floor

STE 100: ±7,017 SF

STE 101: ±9,655 SF

STE 151: ±4,293 SF



 Space Available

Offices at  
**GATEWAY CROSSING**

**601 Gateway Blvd**  
South San Francisco



**±221,383 SF Office Building**

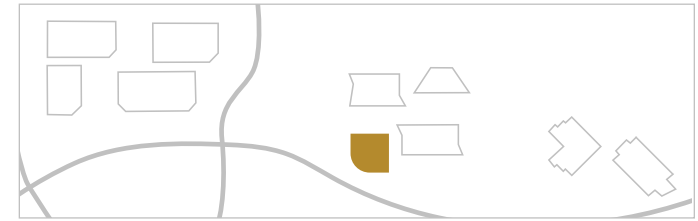


# ±87,955 SF Available

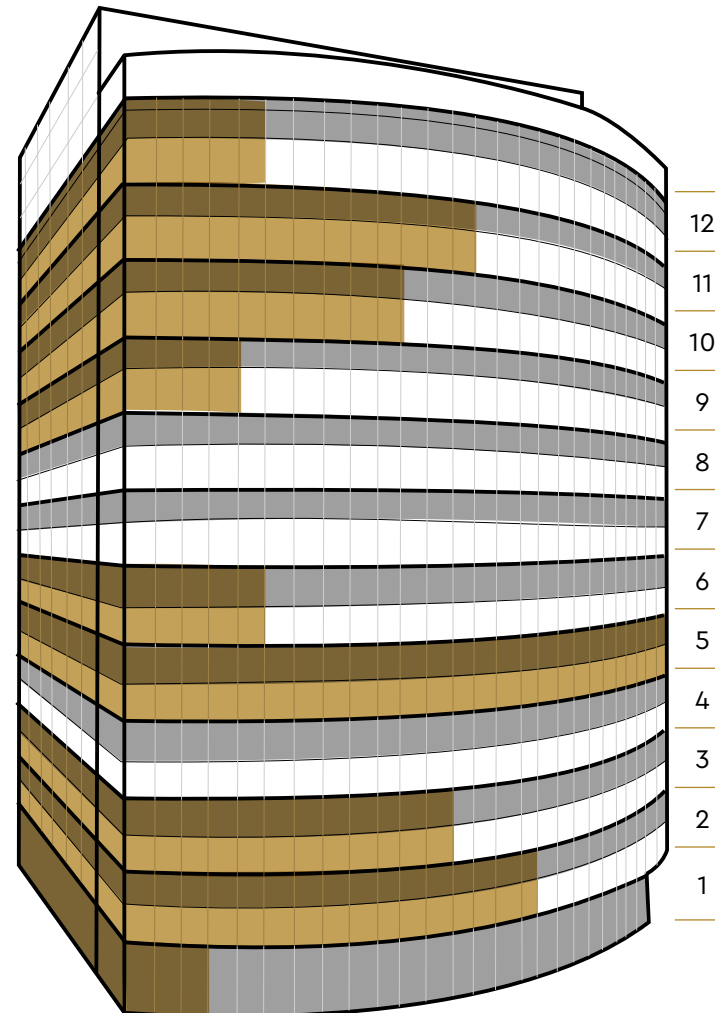
## 601 GATEWAY BOULEVARD



CLICK TO VIEW FLOOR PLANS



<b>12th Floor</b>	
STE 1270:	±5,557 SF
<b>11th Floor</b>	
STE 1145:	±4,195 SF
STE 1150:	±1,940 SF
STE 1155:	±6,908 SF
<b>10th Floor</b>	
STE 1020:	±2,028 SF
STE 1050:	±9,156 SF
<b>9th Floor</b>	
STE 950:	±4,350 SF
<b>6th Floor</b>	
STE 610:	±5,862 SF
<b>5th Floor</b>	
STE 500:	±19,139 SF
<b>3rd Floor</b>	
STE 300:	±10,451 SF
STE 380:	±1,856 SF
<b>2nd Floor</b>	
STE 210:	±2,801 SF
STE 220:	±1,900 SF
STE 250:	±10,065 SF
<b>1st Floor</b>	
STE 190/170:	±1,744 SF



 Space Available

Offices at  
**GATEWAY CROSSING**



# 611 Gateway Blvd

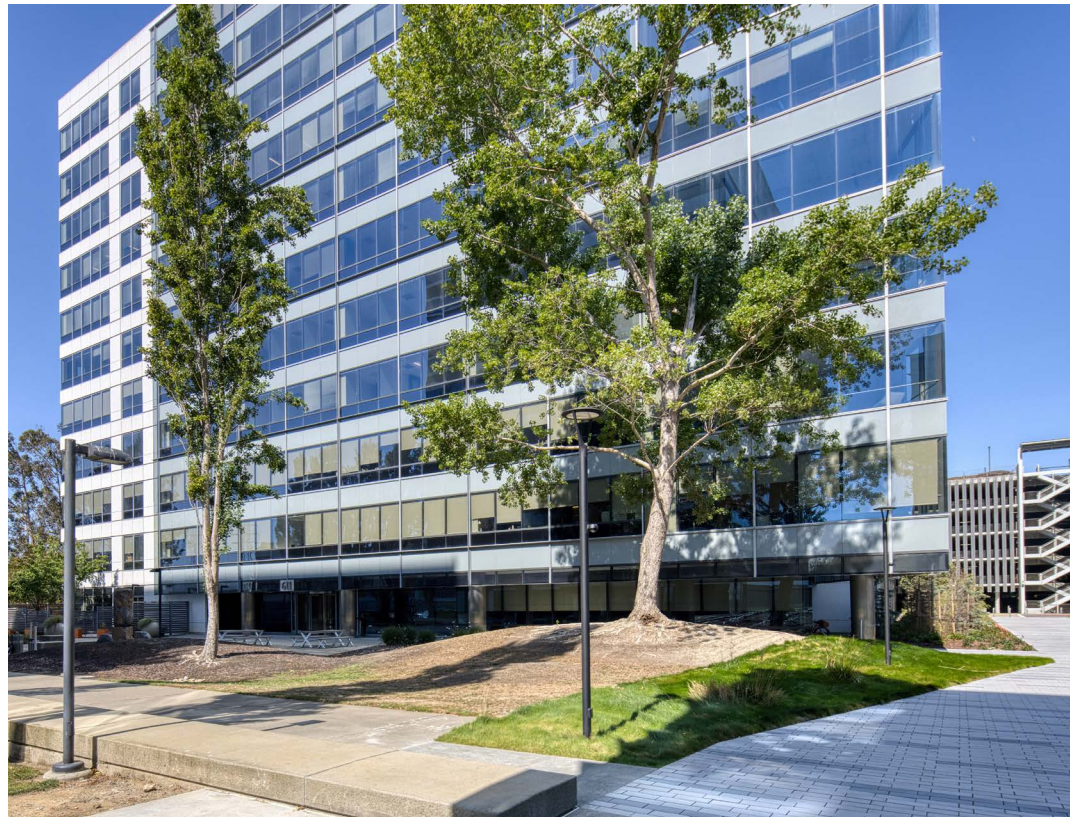
South San Francisco



**±262,247 SF Office Building**



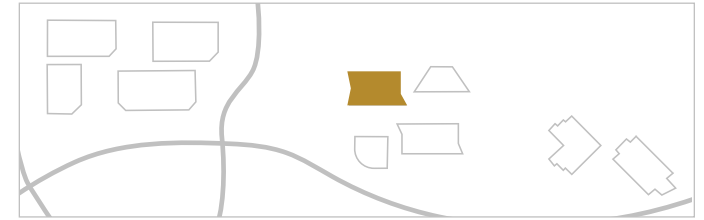
First Floor Fitness Center & Amenities



# ±32,005 SF Available

## 611 GATEWAY BOULEVARD

 [CLICK TO VIEW FLOOR PLANS](#)



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### 8th Floor

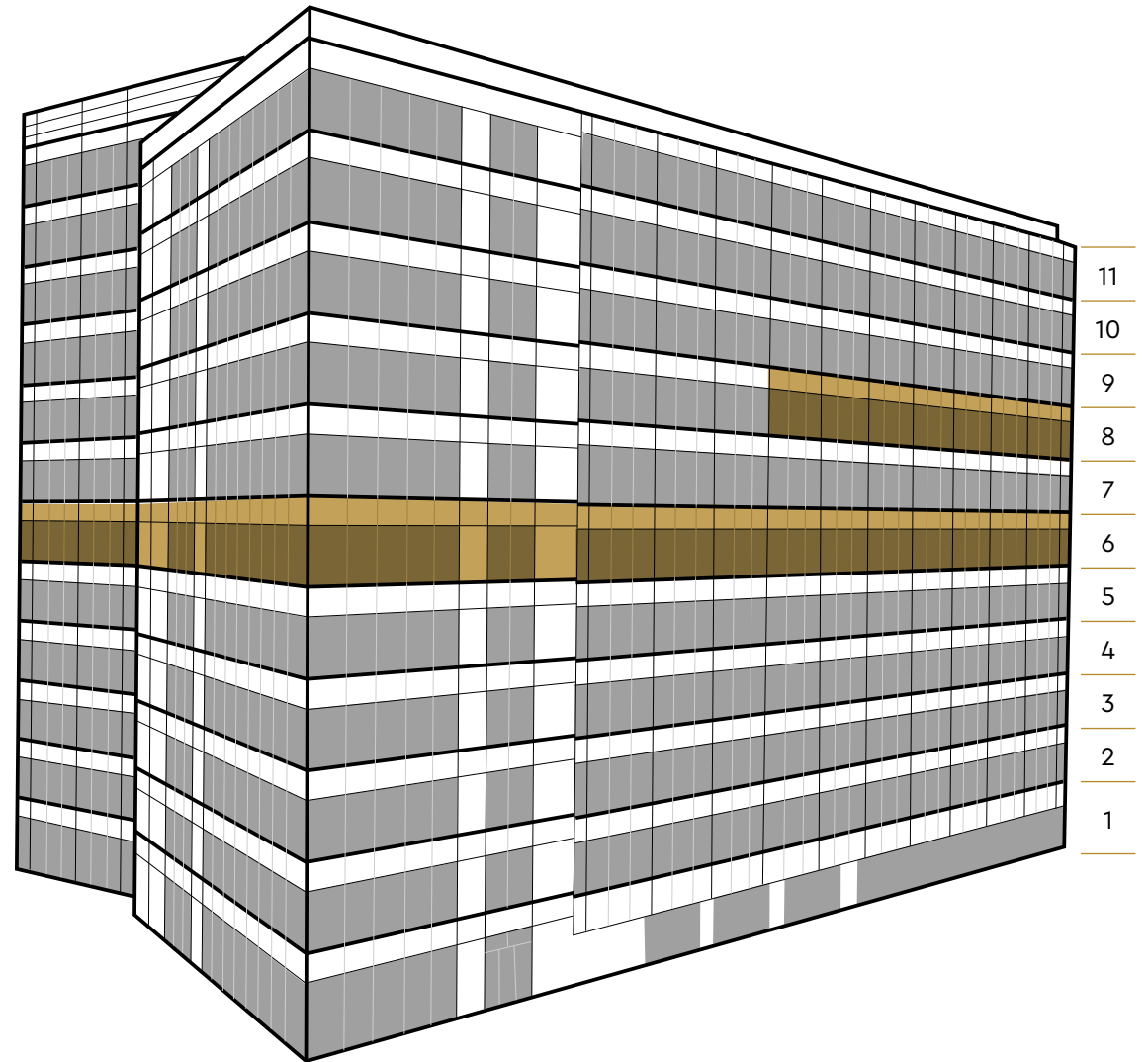
STE 810: ±7,237 SF

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### 6th Floor

STE 600: ±24,768 SF

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 Space Available

# 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

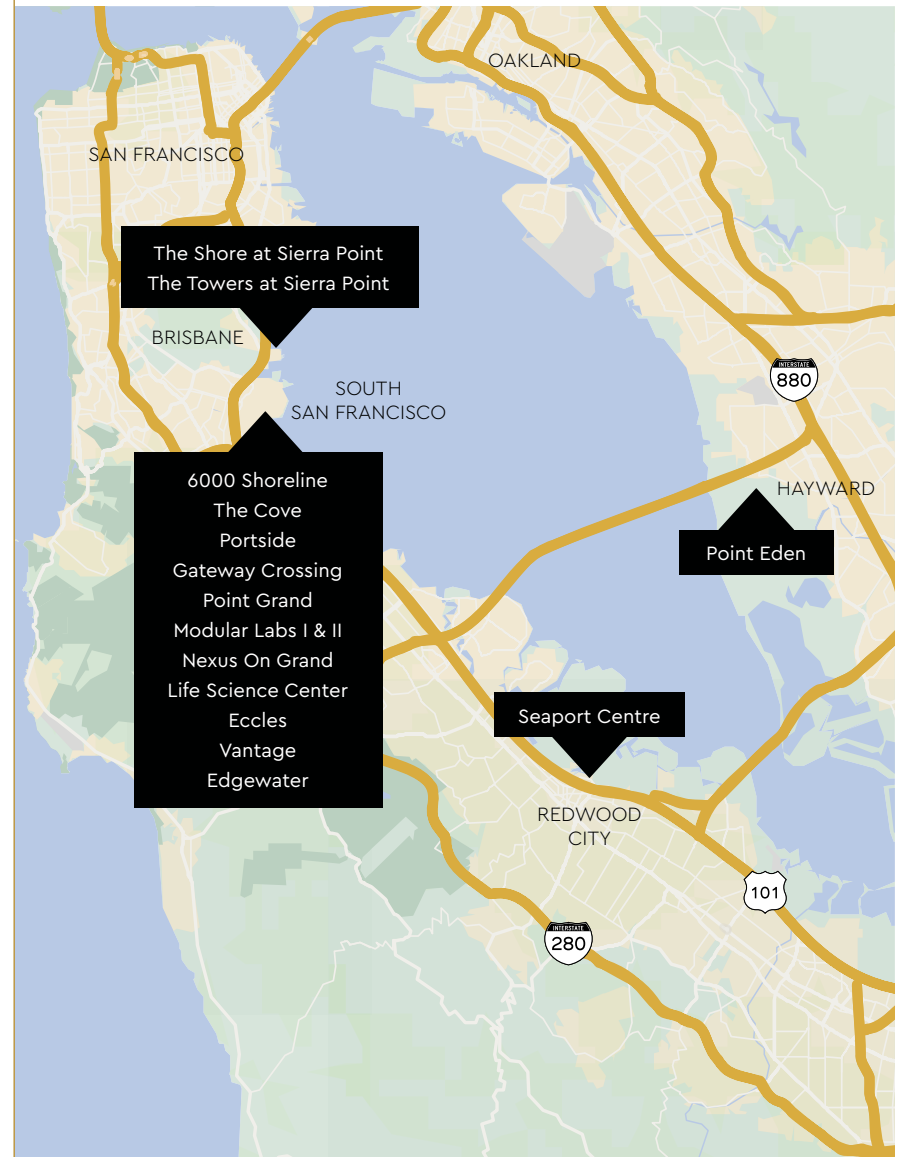
**±10 MIN**

Shuttle Service to Caltrain and BART

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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

Over **7.5 million** square feet of lab and office space, approximately **1.3 million** square feet of entitlements, and over **100 properties** in the Bay Area.



Seaport Centre, Redwood City

## National Presence

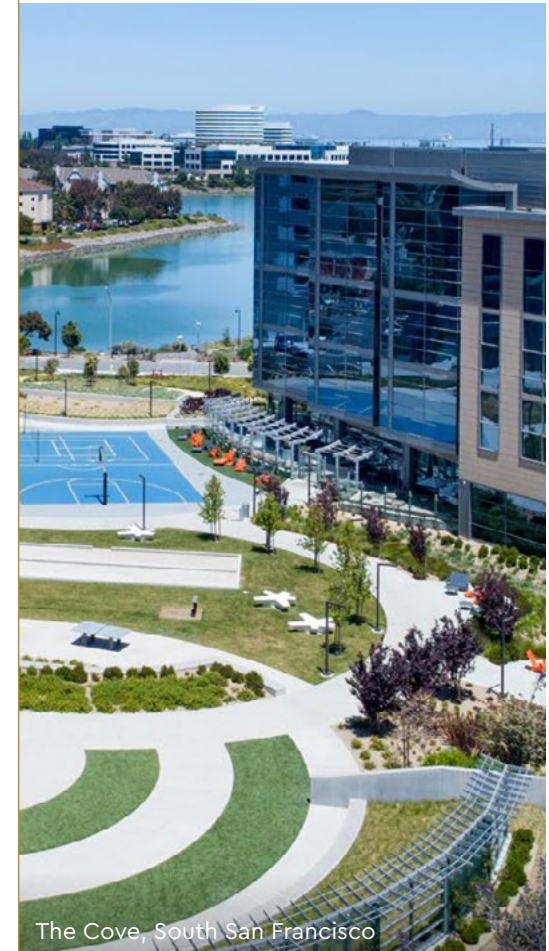
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



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

# Offices at GATEWAY CROSSING

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