



Offices at GATEWAY CROSSING

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

HealthpeakBayArea.com

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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

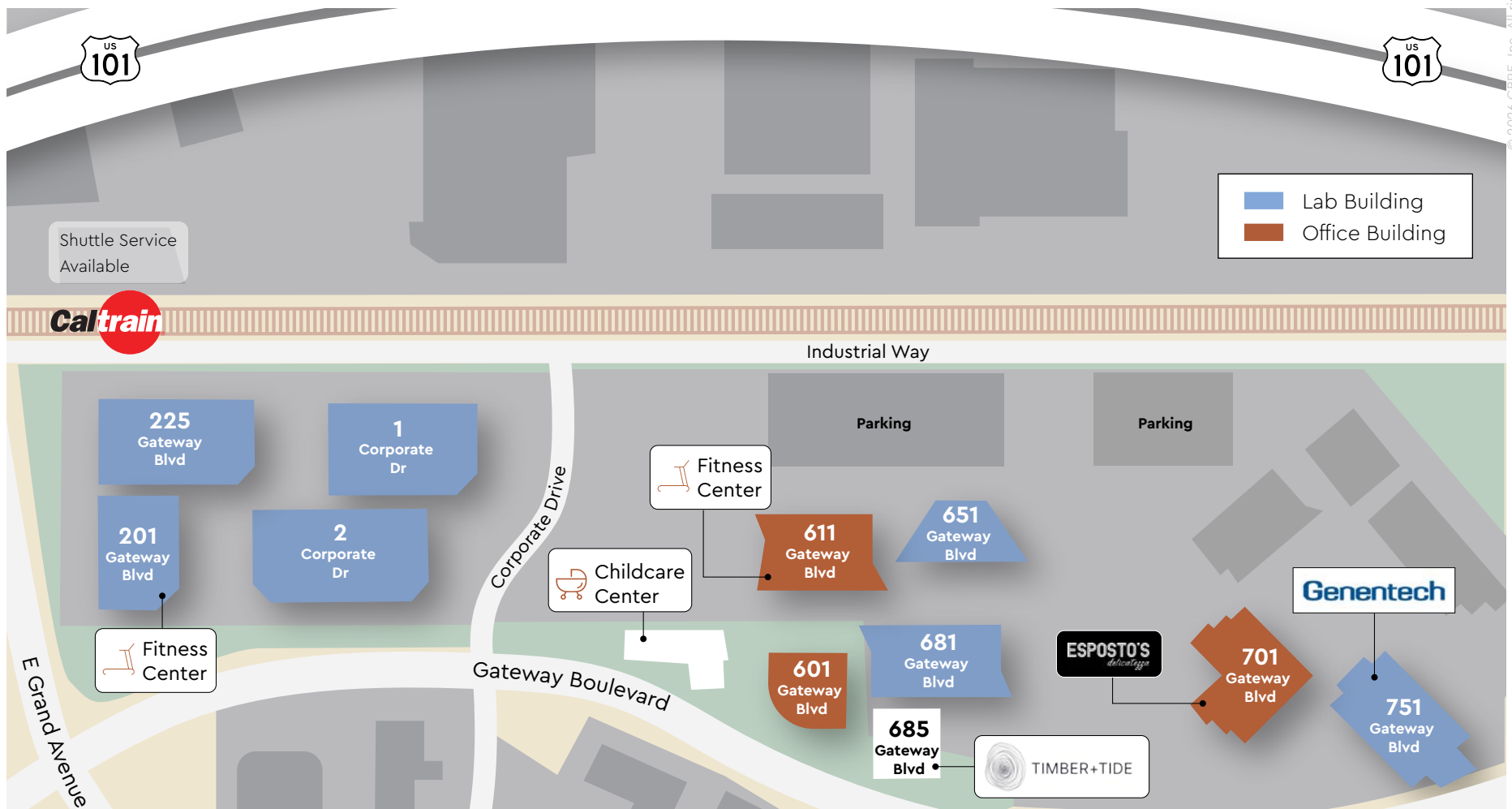


Parking Ratio:
2.6 per 1,000 RSF

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 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
±122,942 SF Available

601 Gateway Blvd
±83,760 SF Available

611 Gateway Blvd
±32,005 SF Available

±238,707 SF TOTAL AVAILABILITY



Offices at
GATEWAY CROSSING

701 Gateway Blvd
South San Francisco



±170,862 SF Office Building

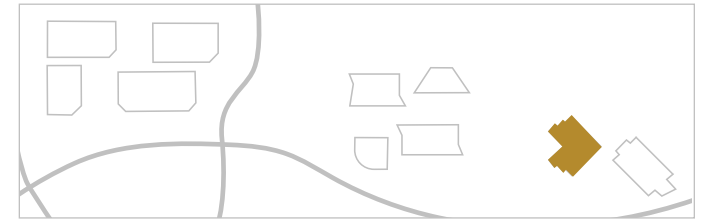


±122,942 SF Available

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 420: ±5,437 SF

3rd Floor

STE 320: ±1,521 SF

STE 350: ±11,217 SF

2nd Floor

STE 200: ±7,107 SF

STE 210: ±5,283 SF

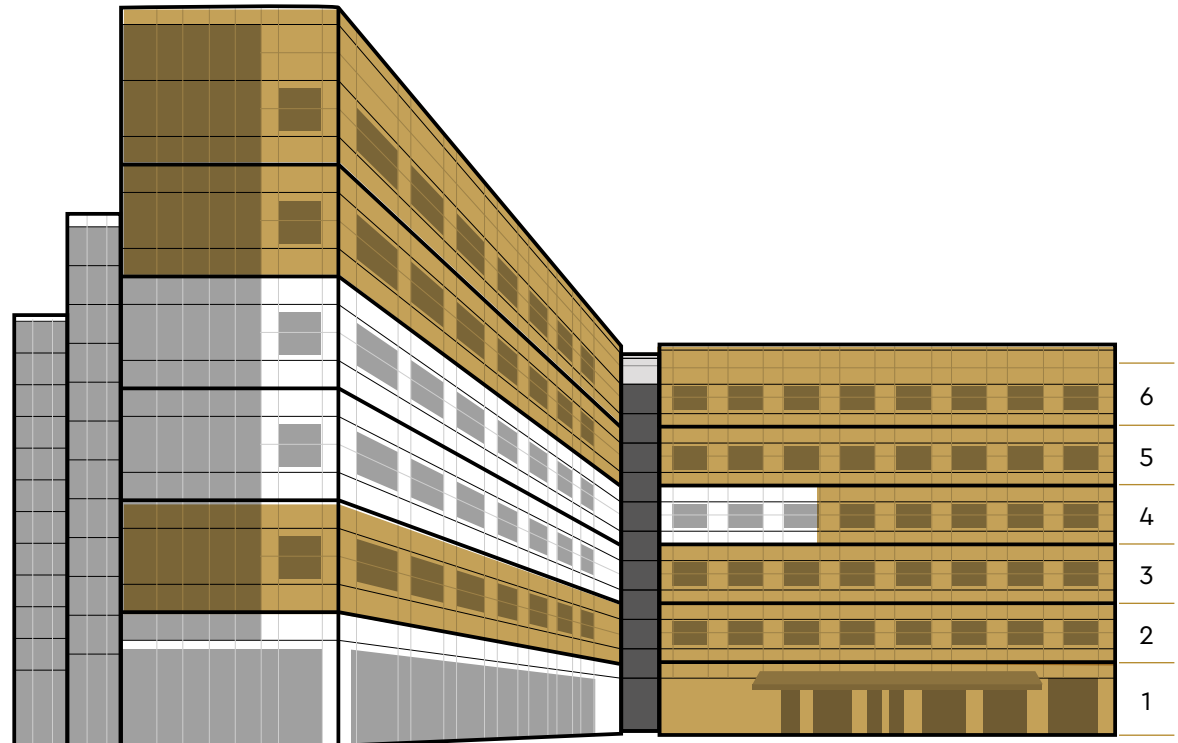
STE 250: ±2,597 SF

STE 275: ±14,168 SF

1st Floor

STE 100: ±7,017 SF

STE 101: ±9,655 SF



 Space Available

Offices at
GATEWAY CROSSING



601 Gateway Blvd
South San Francisco



±221,383 SF Office Building

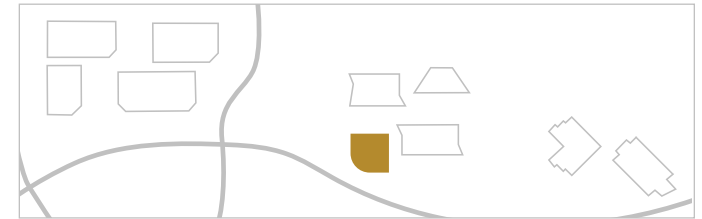


±83,760 SF Available

601 GATEWAY BOULEVARD



CLICK TO VIEW FLOOR PLANS



12th Floor

STE 1270: ±5,557 SF

11th Floor

STE 1150: ±1,940 SF

STE 1155: ±6,908 SF

10th Floor

STE 1020: ±2,028 SF

STE 1050: ±9,156 SF

9th Floor

STE 950: ±4,350 SF

6th Floor

STE 610: ±5,862 SF

5th Floor

STE 500: ±19,139 SF

3rd Floor

STE 300: ±10,451 SF

STE 380: ±1,856 SF

2nd Floor

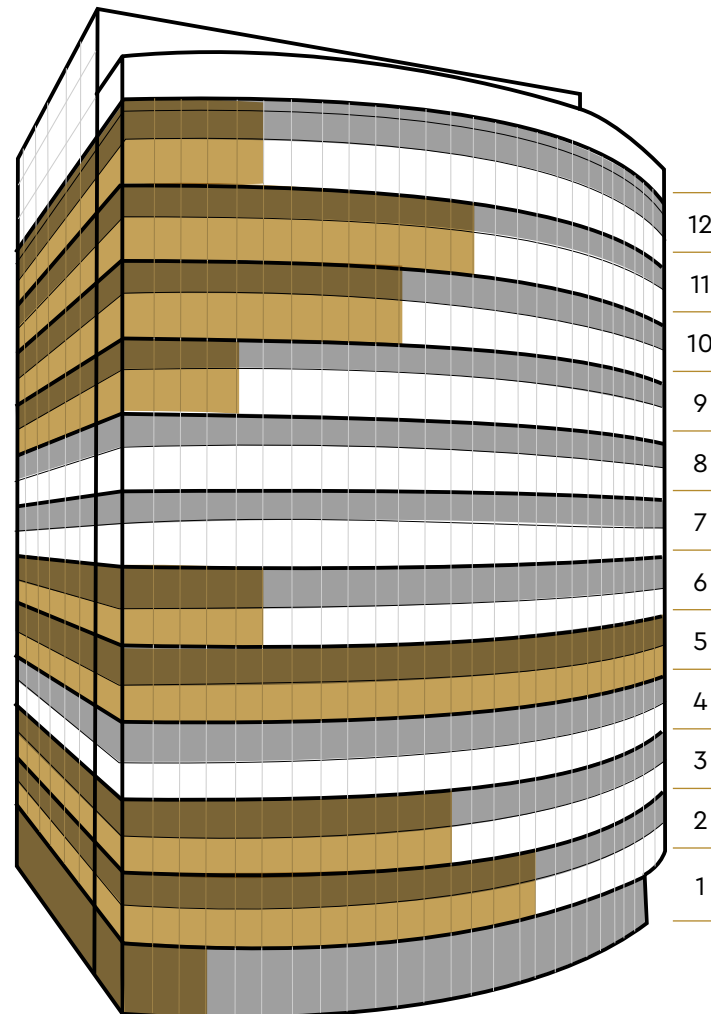
STE 210: ±2,801 SF

STE 220: ±1,900 SF

STE 250: ±10,065 SF

1st Floor

STE 190/170: ±1,744 SF



■ Space Available

Offices at
GATEWAY CROSSING



611 Gateway Blvd

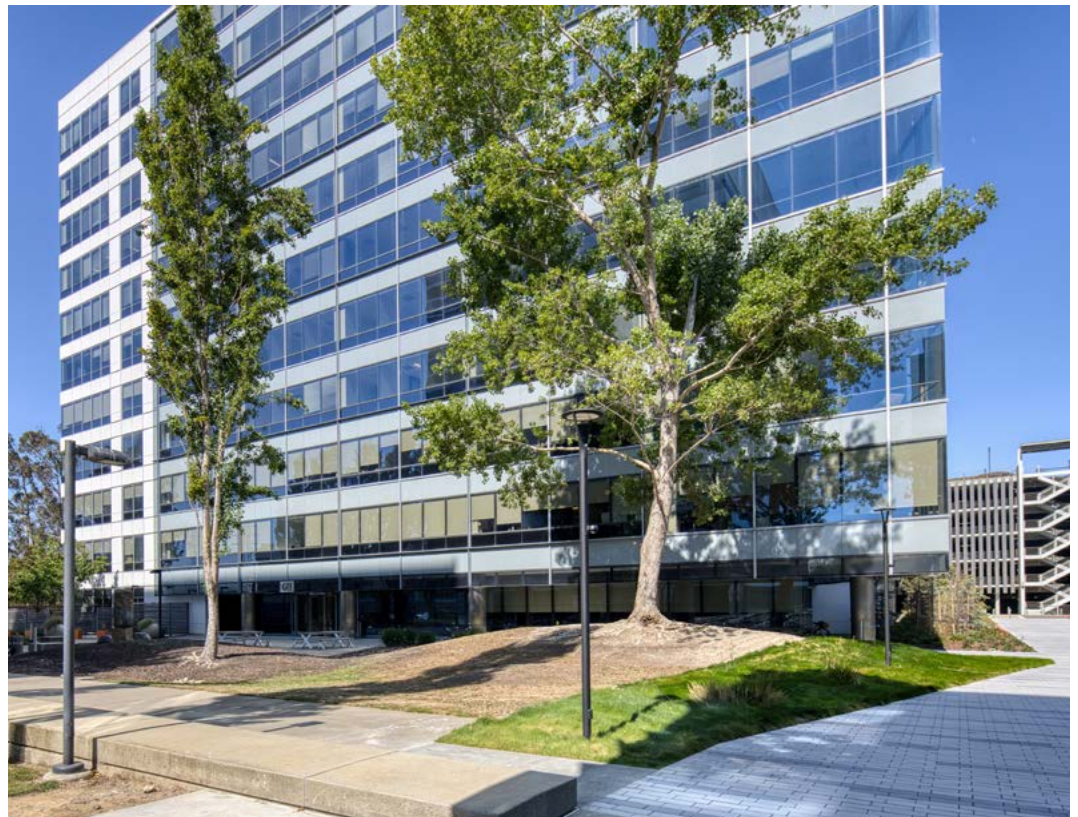
South San Francisco



±262,247 SF Office Building



First Floor Fitness Center & Amenities



±32,005 SF Available

611 GATEWAY BOULEVARD



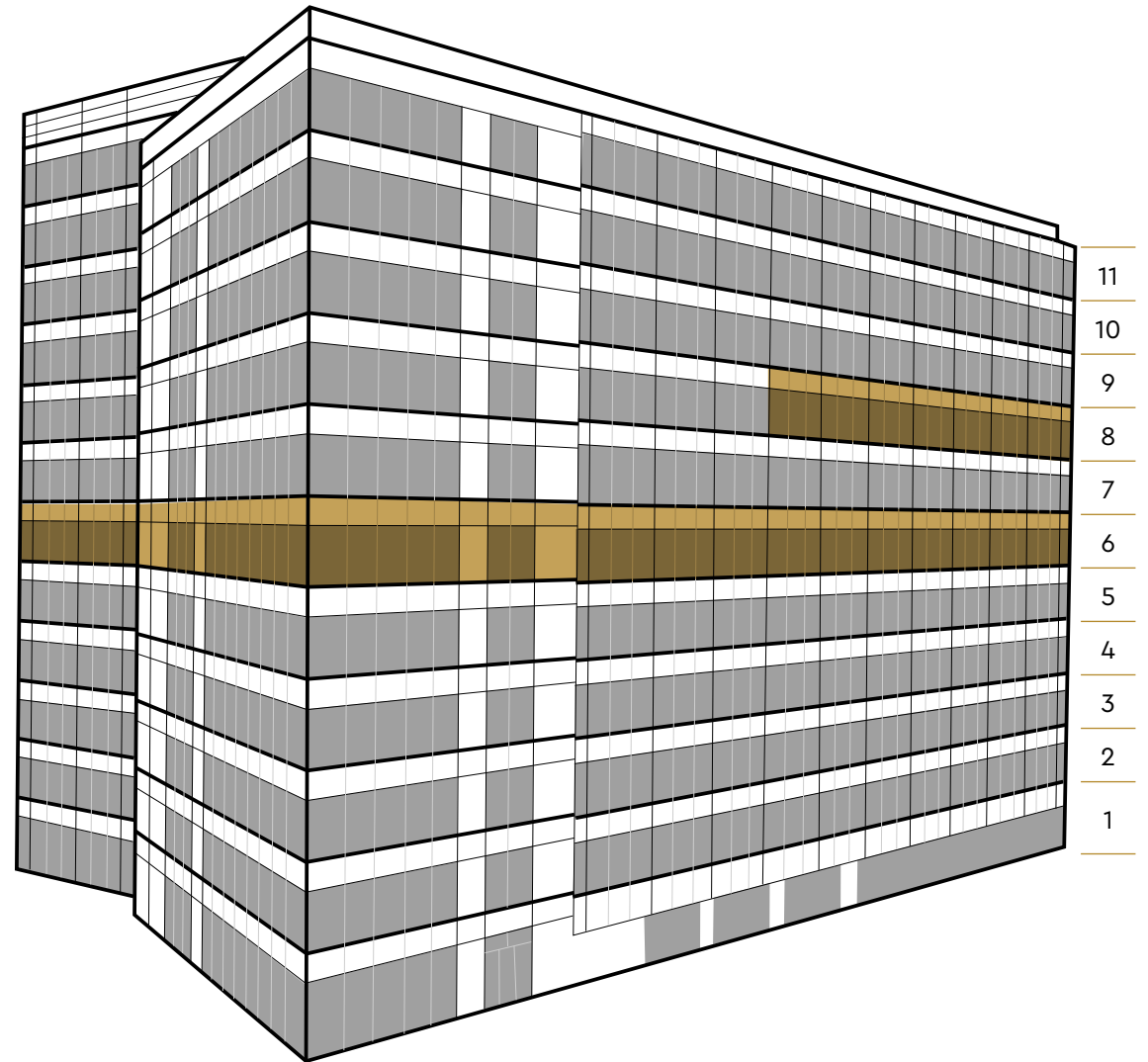
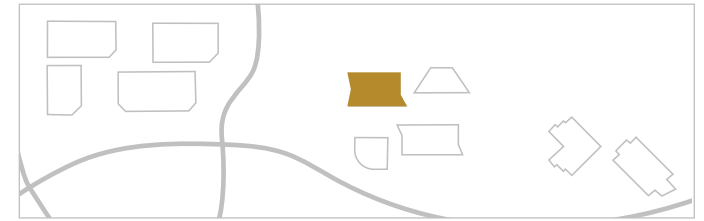
CLICK TO VIEW FLOOR PLANS

8th Floor

STE 810: ±7,237 SF

6th Floor

STE 600: ±24,768 SF



11
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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

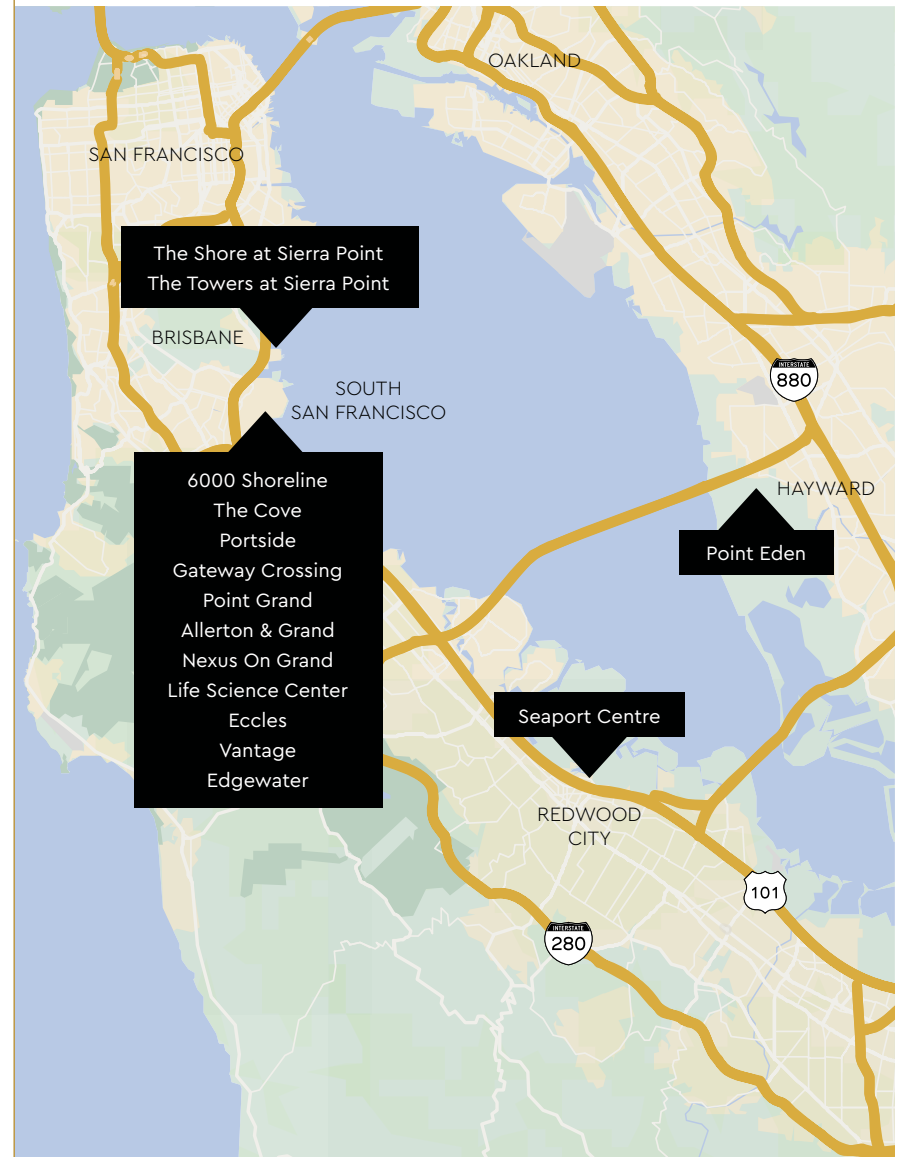
±10 MIN

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

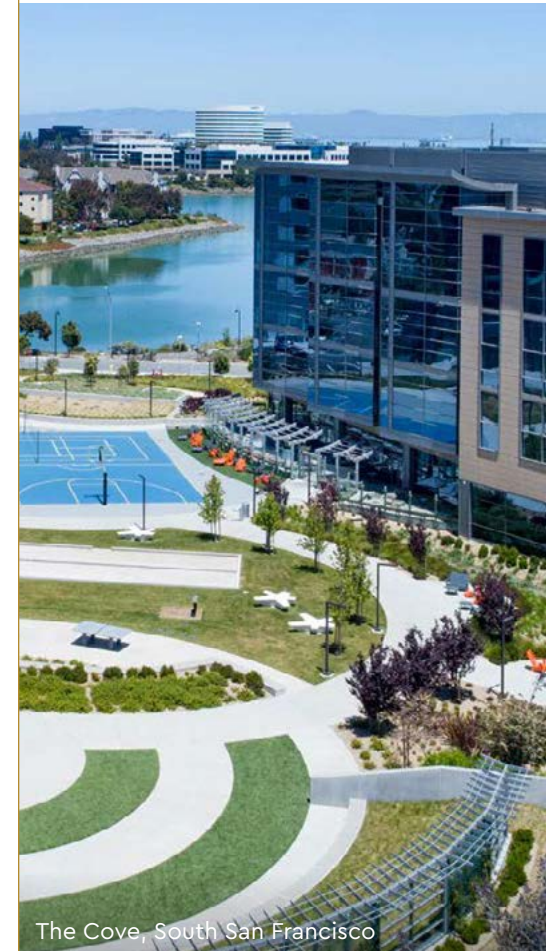
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



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



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