



Premier Labs at **GATEWAY CROSSING**

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

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HealthpeakBayArea.com

Healthpeak® | **DOC
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NYSE**

CBRE



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.



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:
2.6 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
timberandtidesf.com

Timber + Tide amenity center



Seminar room



Fitness centers



Private dining



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Board rooms



Conference rooms



Gateway Crossing Campus

LAB SPACE

■ Space Available

651 Gateway Blvd
±253,402 SF Available

201 Gateway Blvd
±26,553 SF Available

2 Corporate Dr
±45,912 SF Available

225 Gateway Blvd
±16,732 SF Available

±342,599 SF TOTAL AVAILABILITY

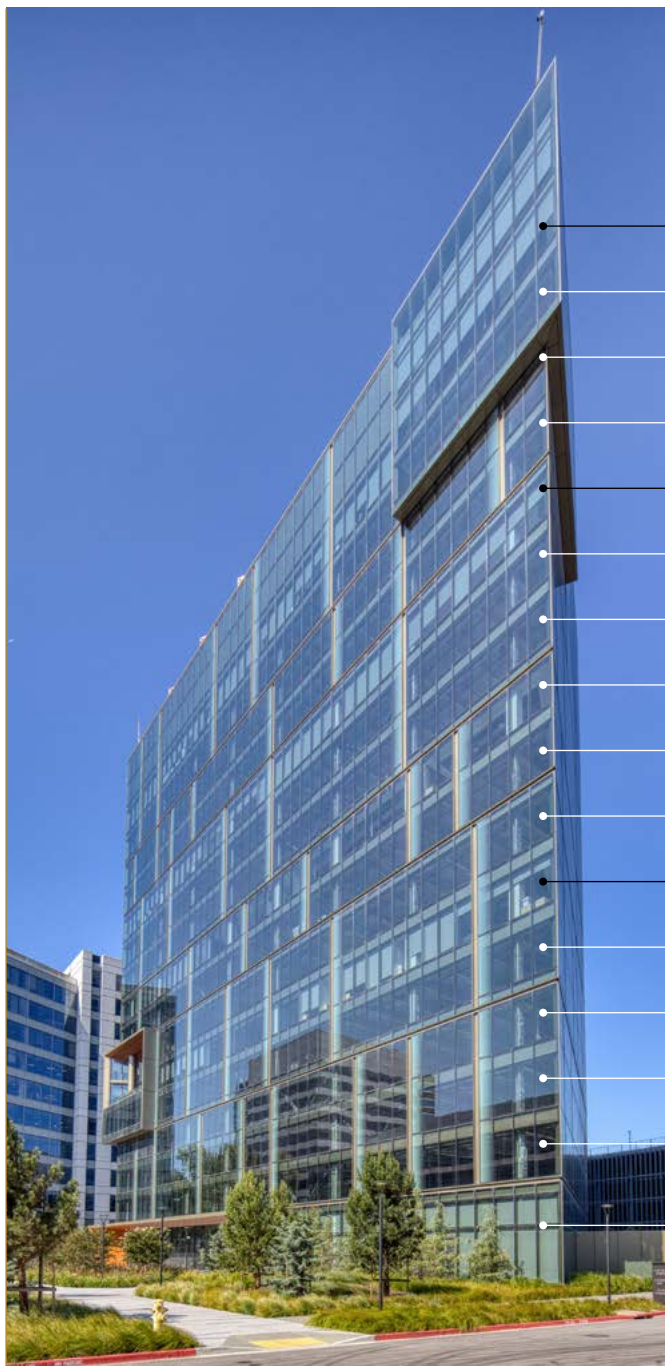


Premier Labs at
GATEWAY CROSSING

Spaces Shaped for Science

651 GATEWAY BLVD



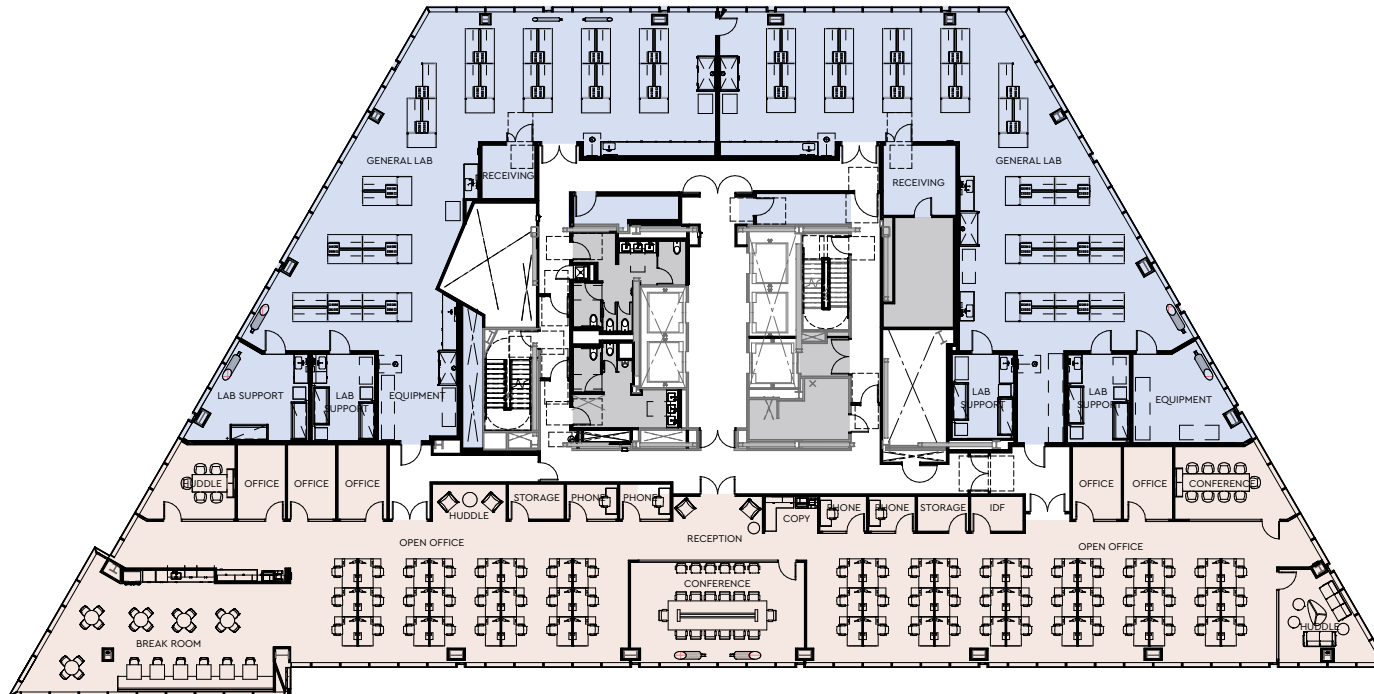
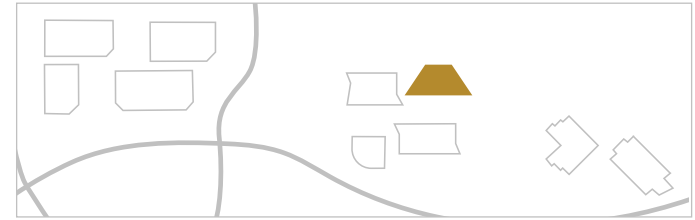


651 Gateway Boulevard, South San Francisco

16th Floor	Leased	
15th Floor	Shell	±22,344 SF
14th Floor	Shell	±22,947 SF
13th Floor	Shell	±21,905 SF
12th Floor	Leased	
11th Floor	Shell	±22,251 SF
10th Floor	Shell	±22,251 SF
9th Floor	Spec Suite	±21,905 SF
8th Floor	Shell	±21,905 SF
7th Floor	Spec Suite	±9,814 SF
6th Floor	Leased	
5th Floor	Spec Suite	±22,365 SF
4th Floor	Shell	±21,905 SF
3rd Floor	Shell	±21,905 SF
2nd Floor	Shell	±21,905 SF
1st Floor	Future Amenities	

±22,365 SF | Fifth Floor

651 GATEWAY BLVD | SPEC SUITE



Lab Office

Lab area includes:

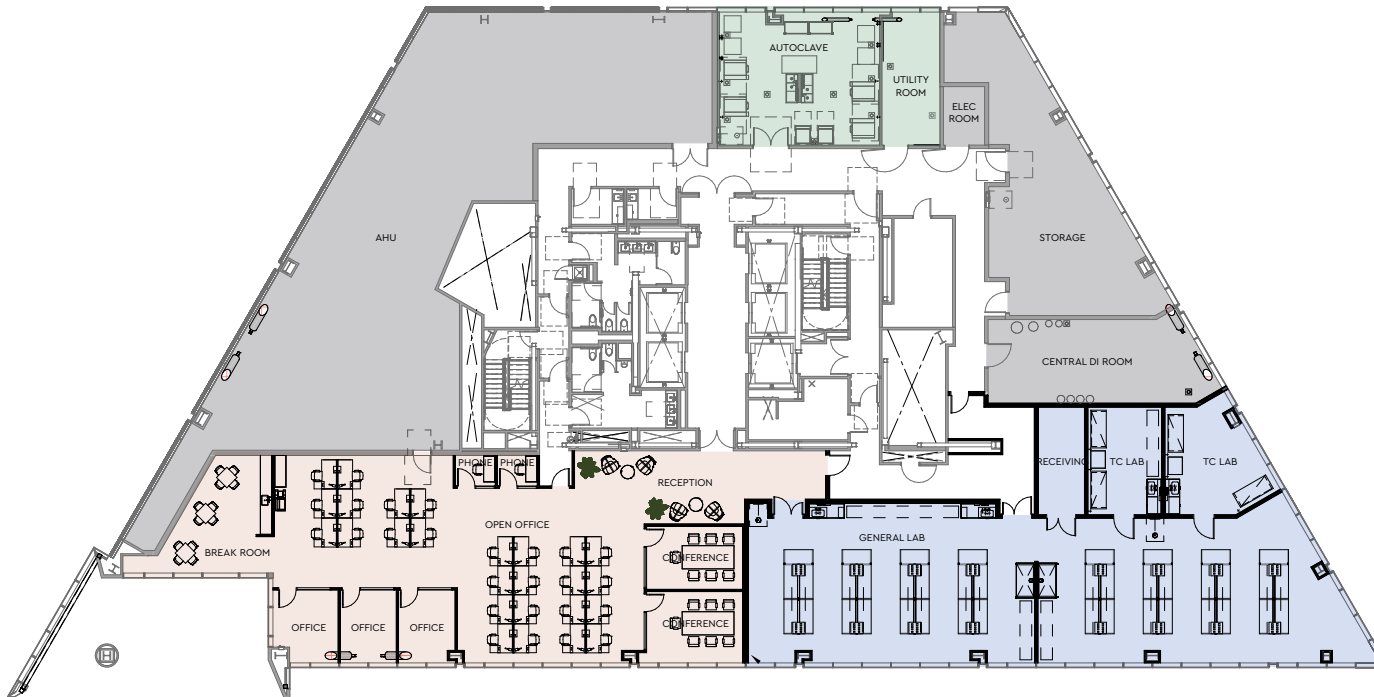
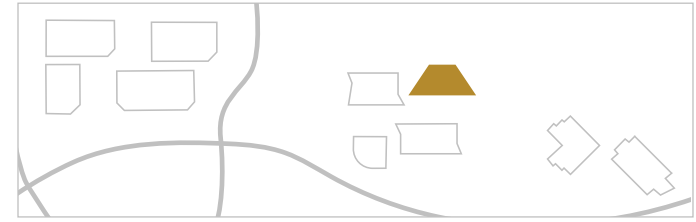
- General labs
- Lab support

Office area includes:

- (2) Conference rooms
- (3) Huddle rooms
- (5) Private offices
- (3) Phone rooms
- Open office area
- Break room

±9,814 SF | Seventh Floor

651 GATEWAY BLVD | REPRESENTATIVE FLOOR PLAN



Lab Office Common

Lab area includes:

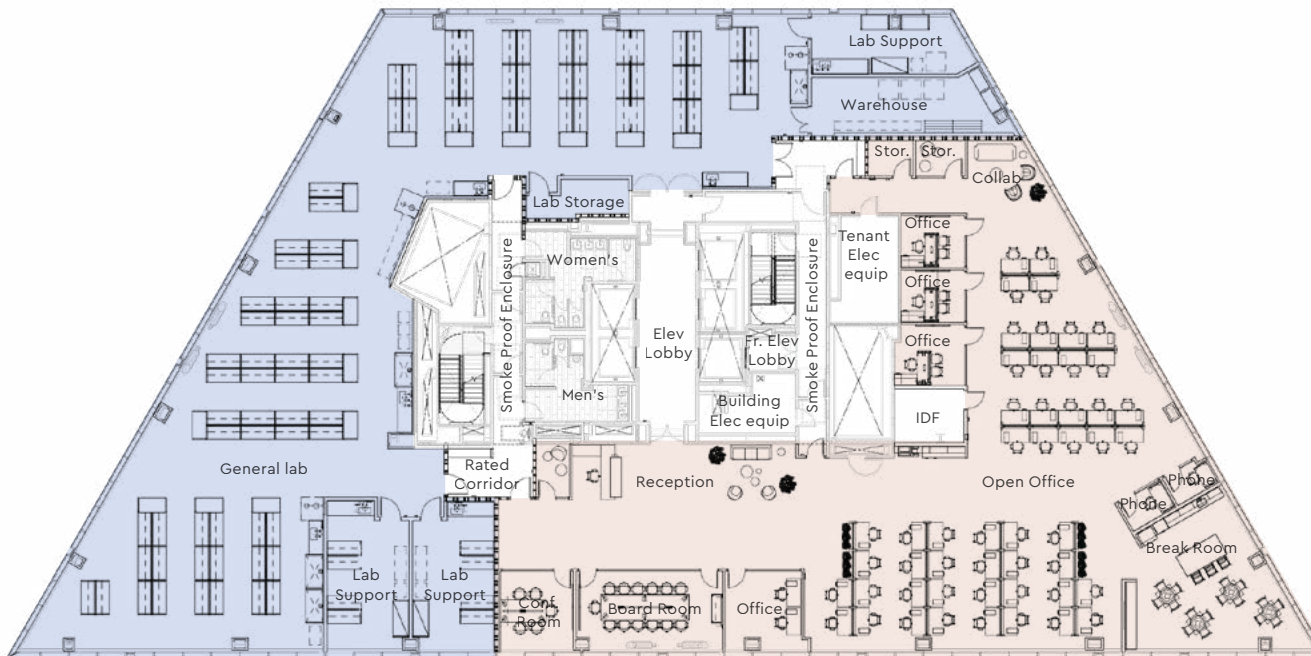
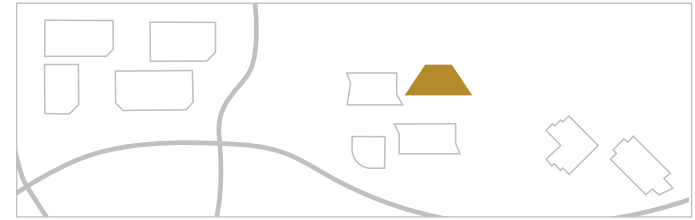
- General labs
- Lab support

Office area includes:

- (2) Conference rooms
- (3) Private offices
- (2) Phone rooms
- Open office area
- Break room

±21,905 SF | Ninth Floor

651 GATEWAY BLVD | SPEC SUITE
Immediate Occupancy



Lab area includes:

- General labs
- Lab support

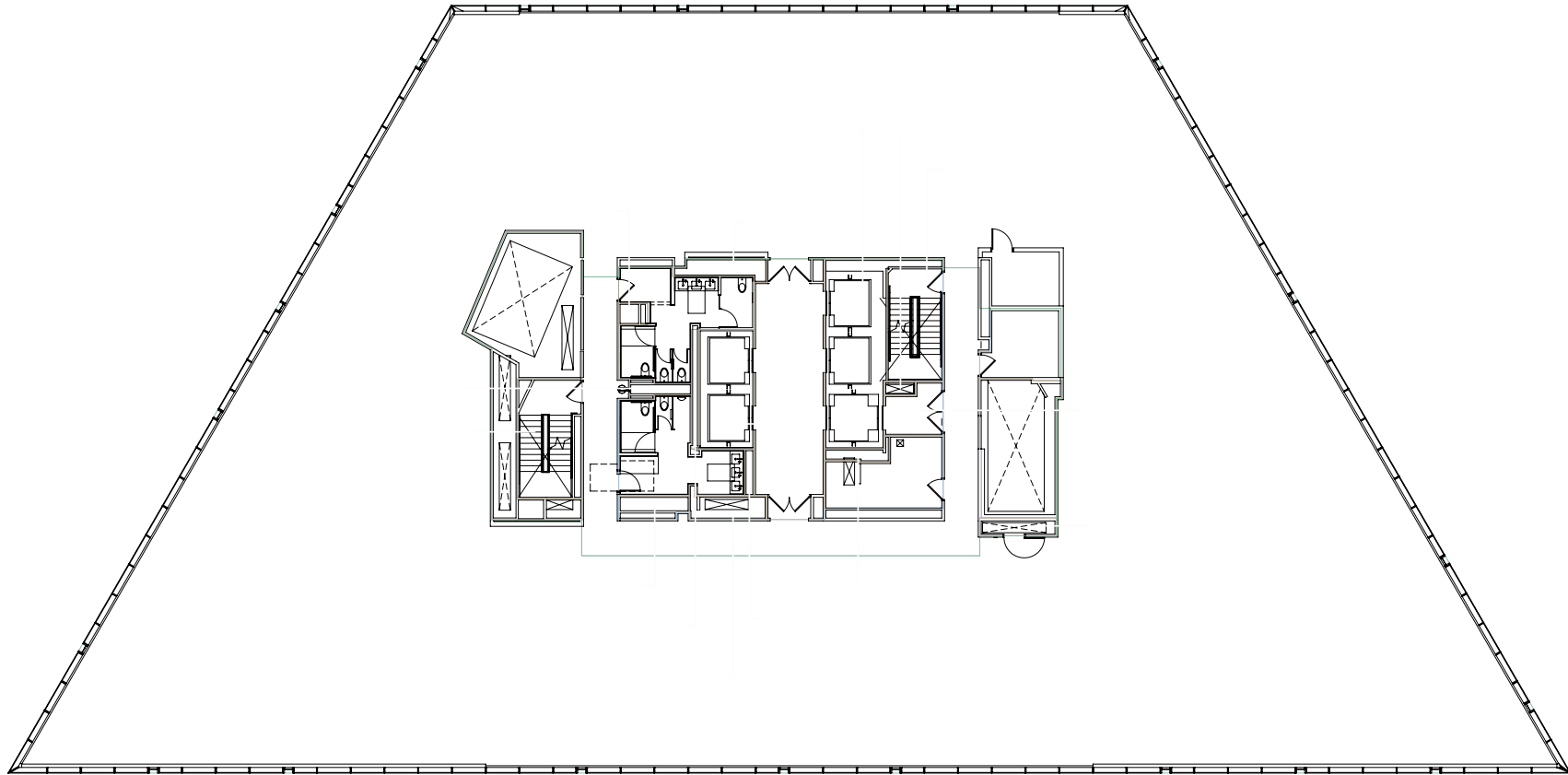
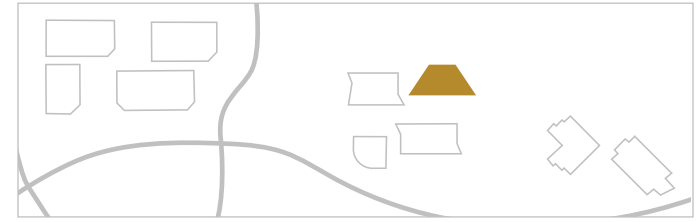
Office area includes:

- (1) Board room
- (1) Conference room
- (4) Private offices
- (2) Phone rooms
- Open office area
- Break room

Lab Office

±21,905 SF | Shell Condition

651 GATEWAY BLVD | REPRESENTATIVE FLOOR PLAN



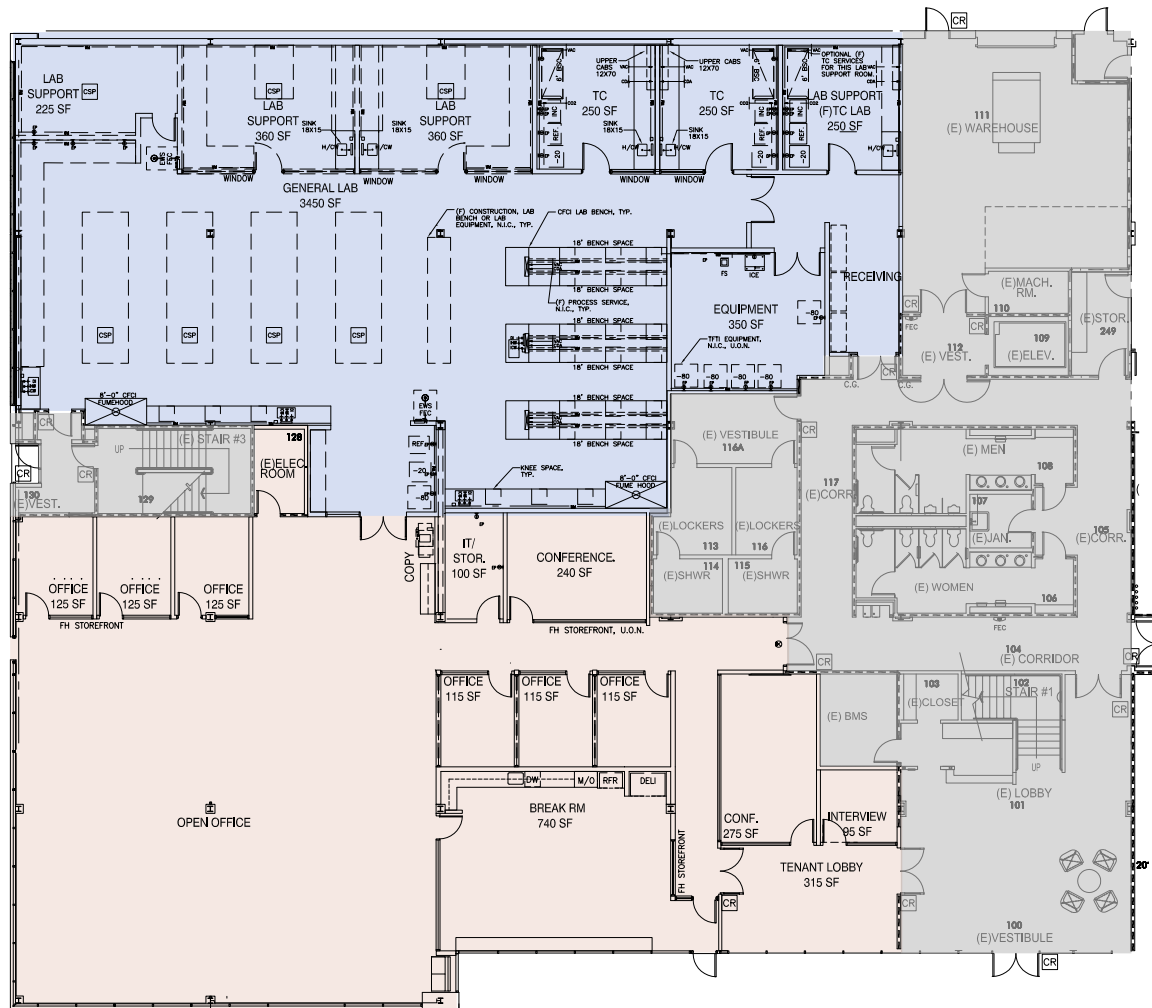
Premier Labs at
GATEWAY CROSSING

Spaces Shaped for Science

225 GATEWAY BLVD



225 GATEWAY BLVD



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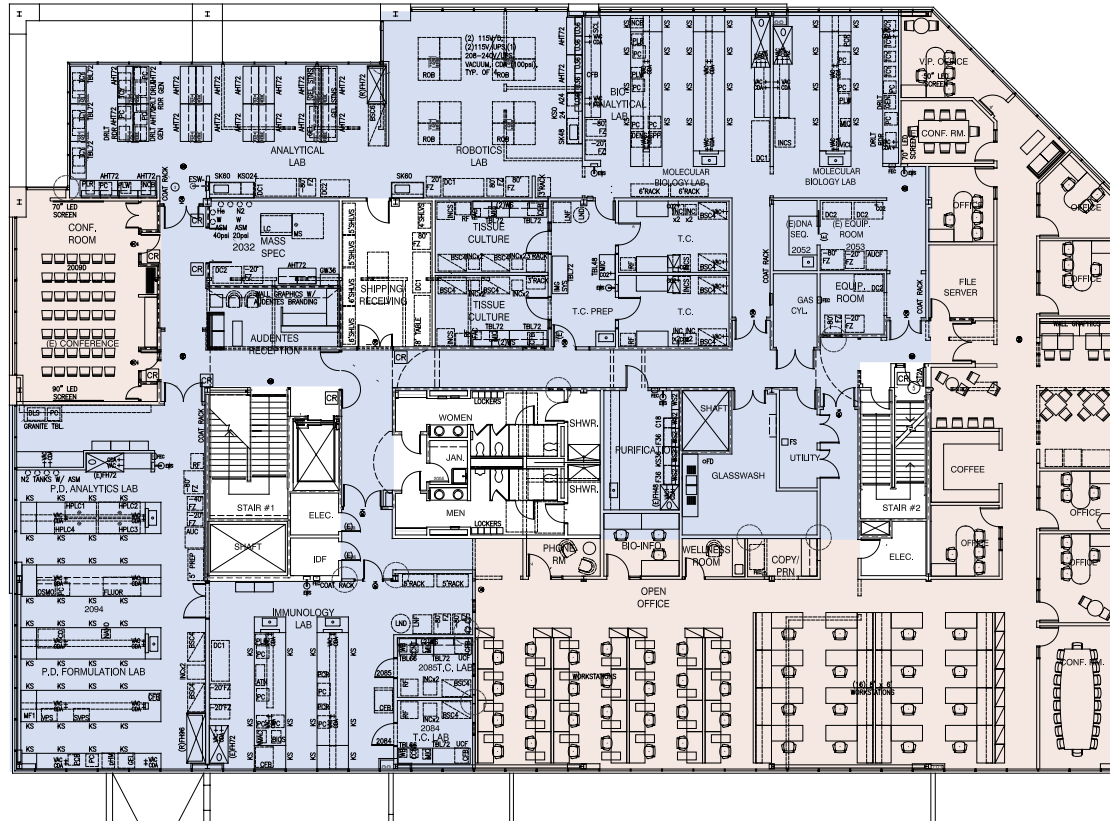
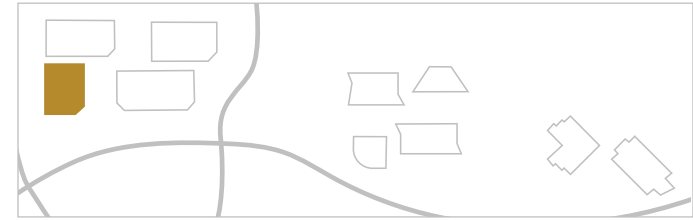
Spaces Shaped for Science

201 GATEWAY BLVD



±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

Premier Labs at
GATEWAY CROSSING

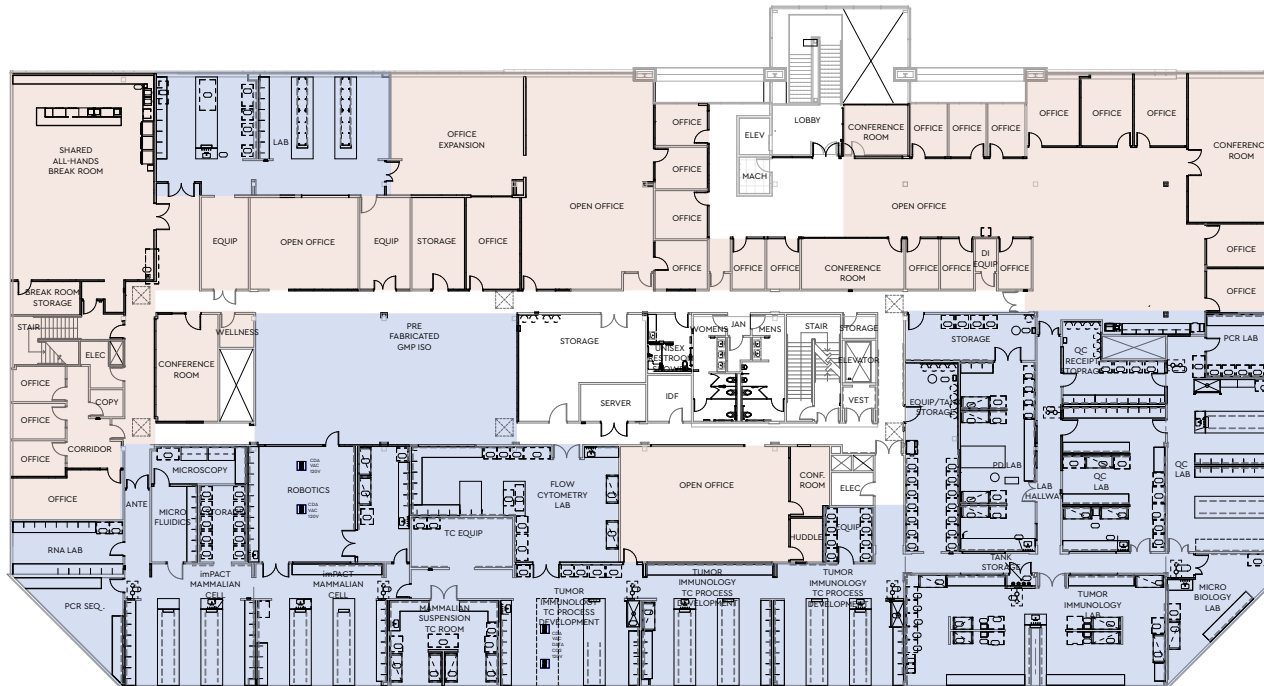
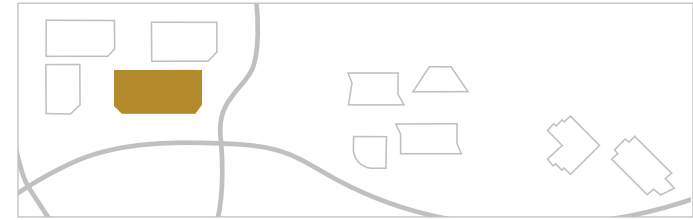
Spaces Shaped for Science

2 CORPORATE DR



±45,912 SF | Second Floor

2 CORPORATE DR



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

Lab Office

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

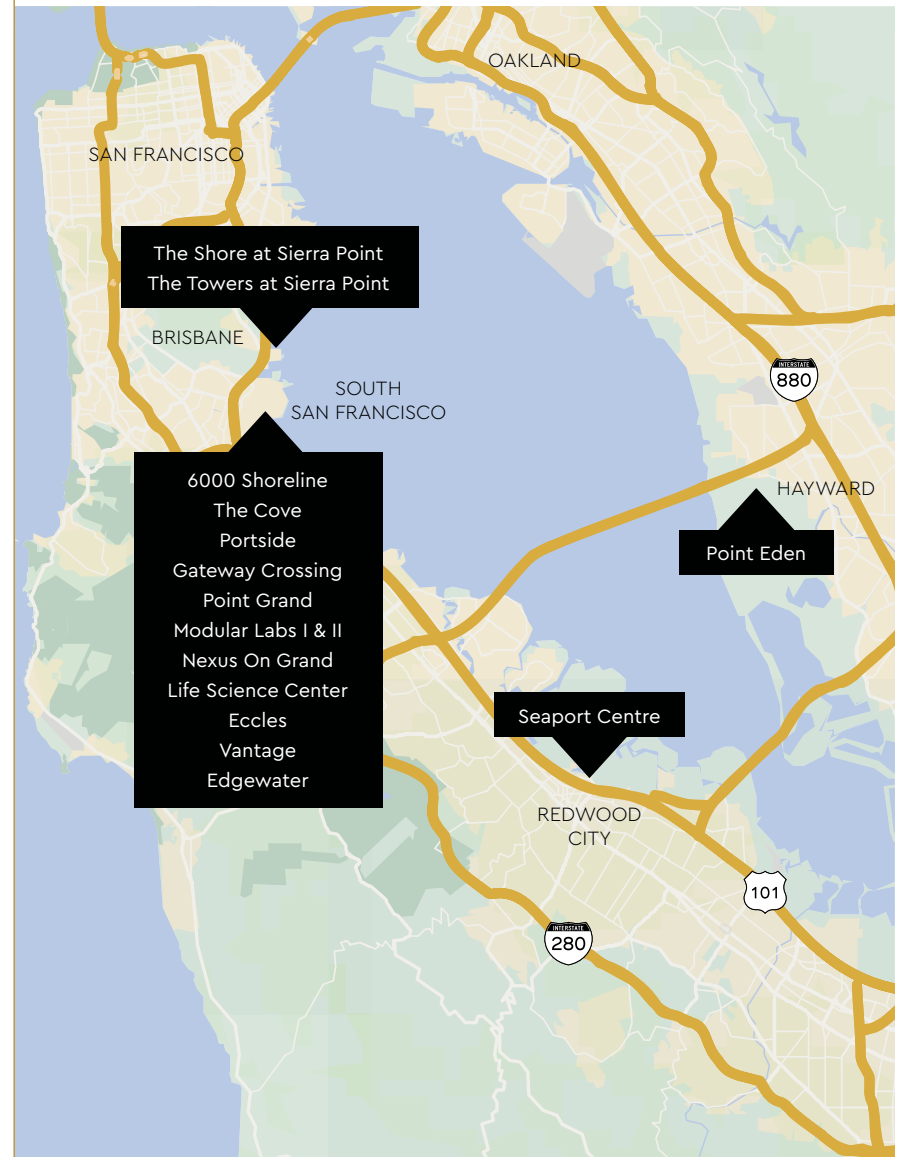
±10 MIN

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

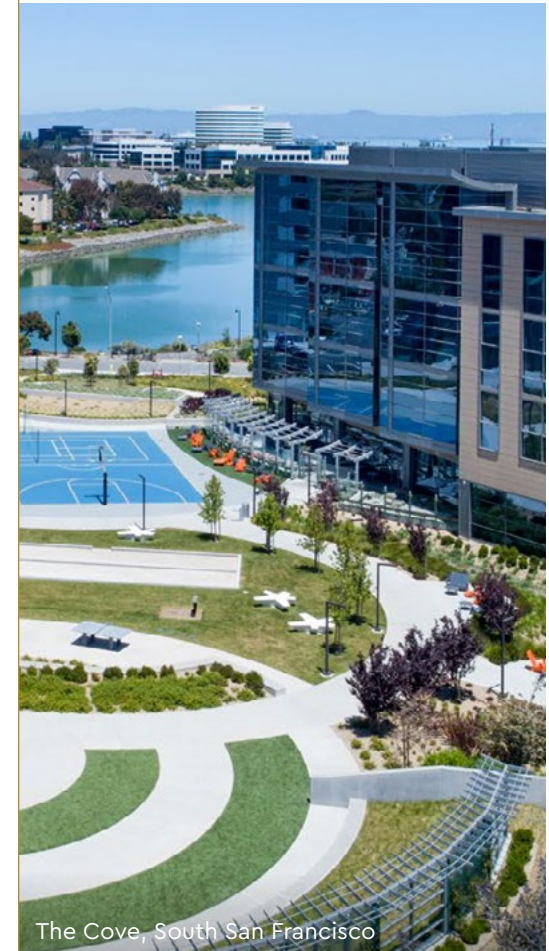
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



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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