

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 LISTED 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: 2.6 per 1,000 RSF

A Gateway to Discovery

WATCH GATEWAY CROSSING CAMPUS VIDEO

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.

See more amenities at
HealthpeakBayArea.com



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On-site Amenities

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

HEALTHPEAK PORTFOLIO AMENITY FLIPBOOK

TIMBER+TIDE
timberandtidessf.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

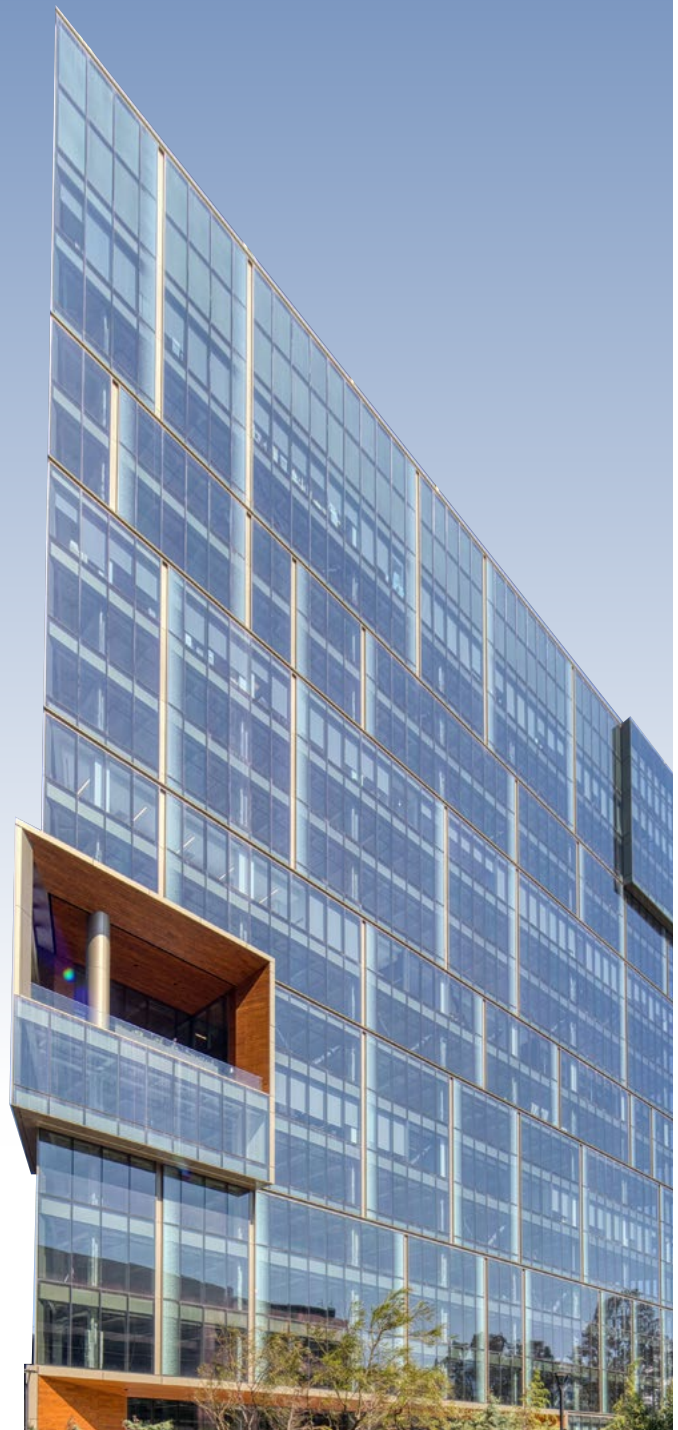


±346,159 SF TOTAL AVAILABILITY



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GATEWAY CROSSING

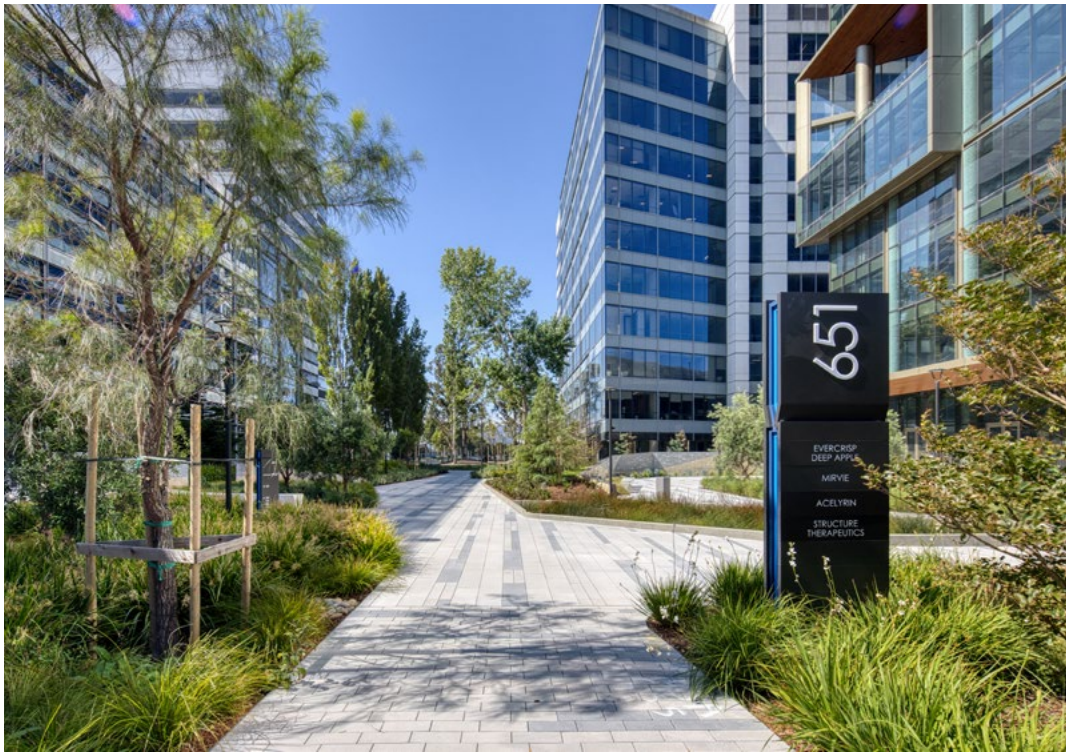


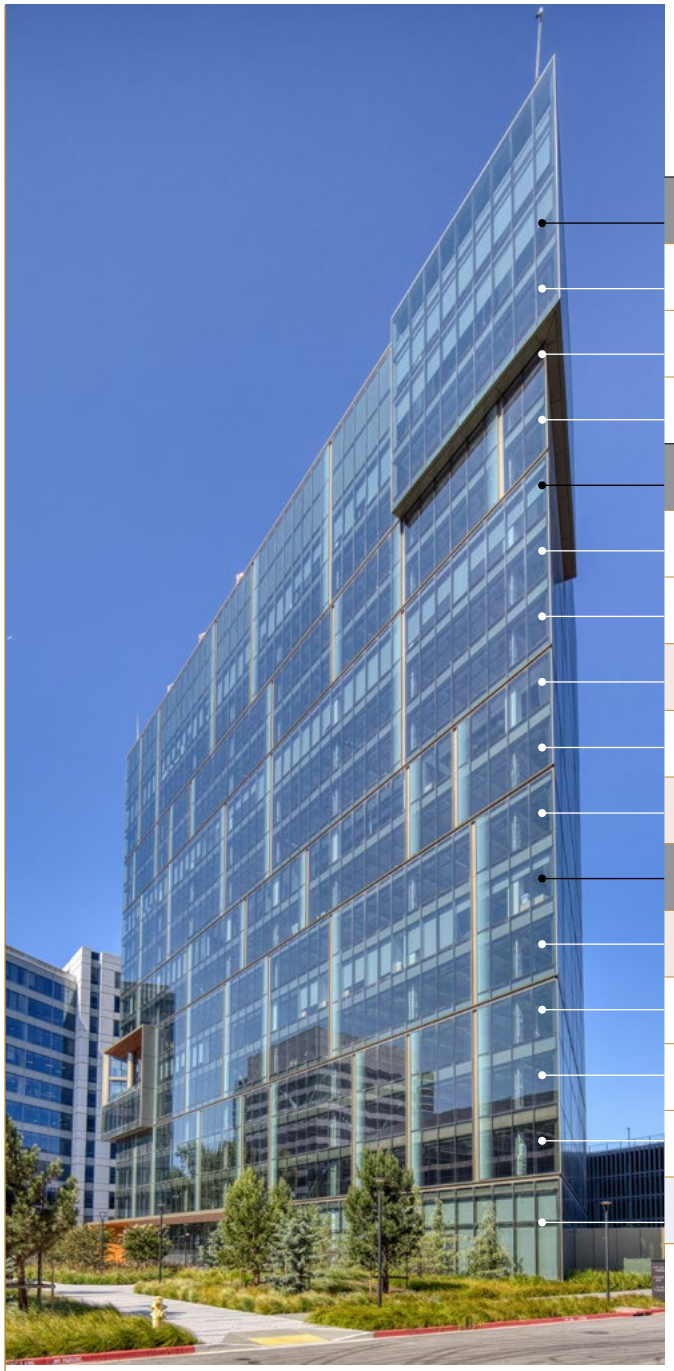
Spaces Shaped for Science

651 GATEWAY BLVD

±256,962 SF lab/office space

Power:
2×4000 amps Base Building
2×5000 amps Tenant
(277/480v, 3-phase, 4-wire service)





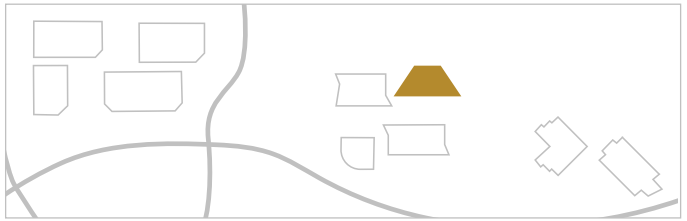
651 Gateway Boulevard, South San Francisco

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**	±13,085 SF
6th Floor	**Leased**	
5th Floor	**Spec Suite**	±22,654 SF
4th Floor	Shell	±21,905 SF
3rd Floor	Shell	±21,905 SF
2nd Floor	Shell	±21,905 SF
1st Floor	**Future Amenities**	

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±22,654 SF | Fifth Floor

651 GATEWAY BLVD | SPEC SUITE



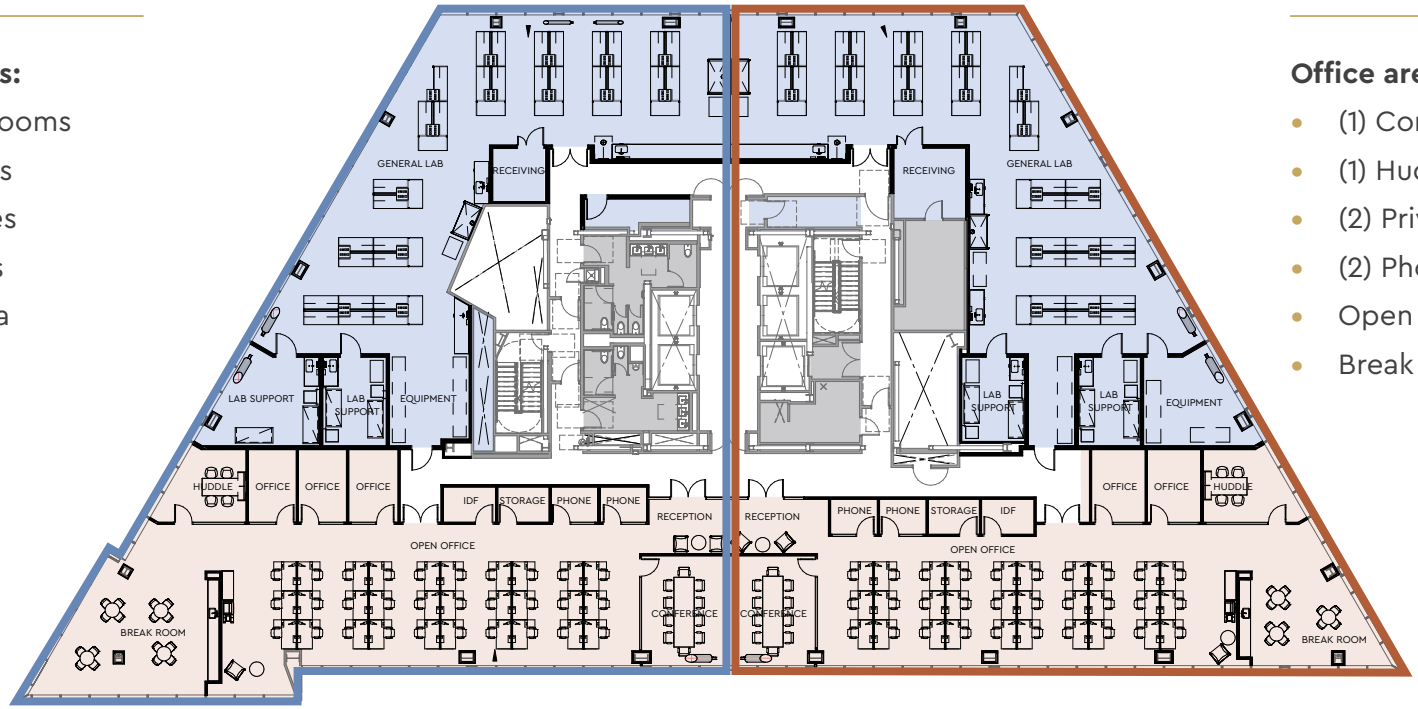
±11,327 SF

Lab area includes:

- General labs
- Lab support

Office area includes:

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



Lab Office

±11,327 SF

Lab area includes:

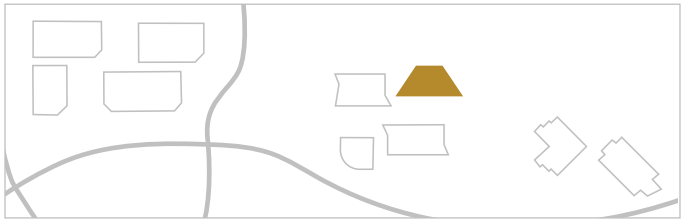
- General labs
- Lab support

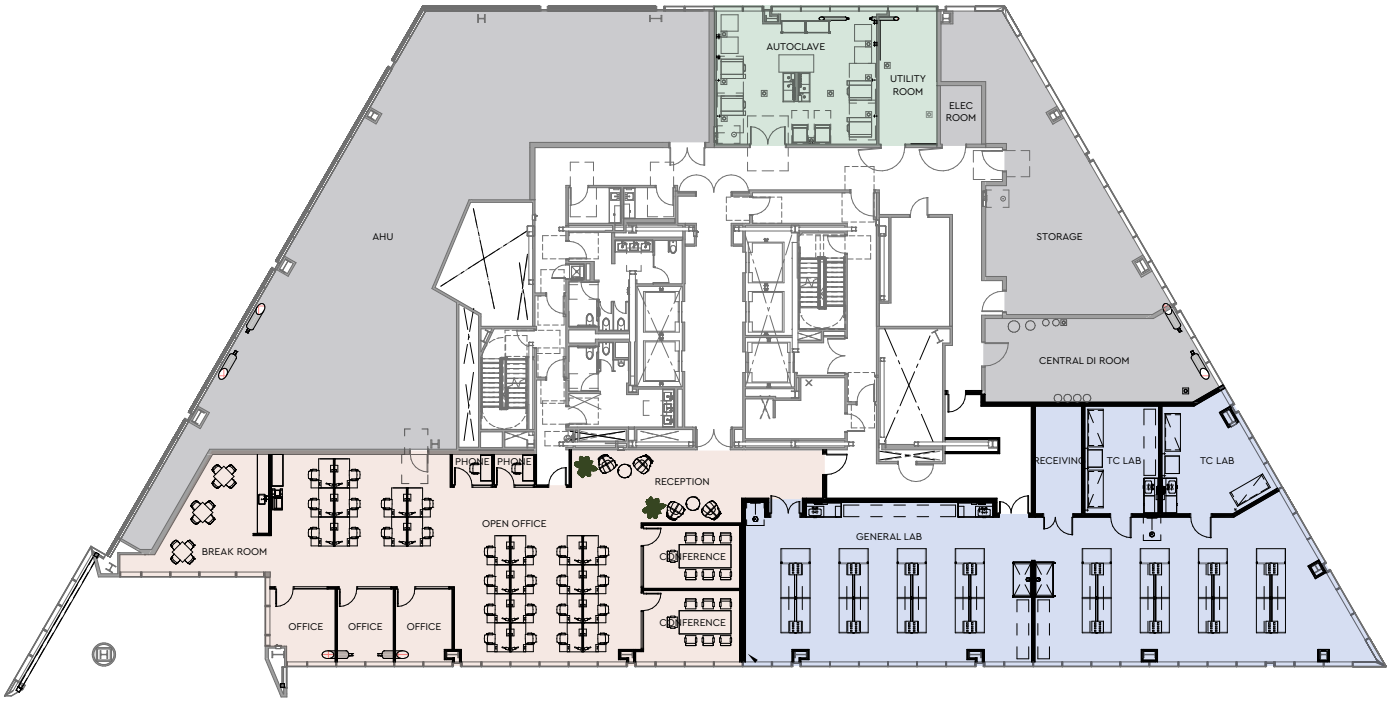
Office area includes:

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

±13,085 SF | Seventh Floor

651 GATEWAY BLVD | REPRESENTATIVE FLOOR PLAN





Lab Office Common

Lab area includes:

- General labs
- Lab support

Office area includes:

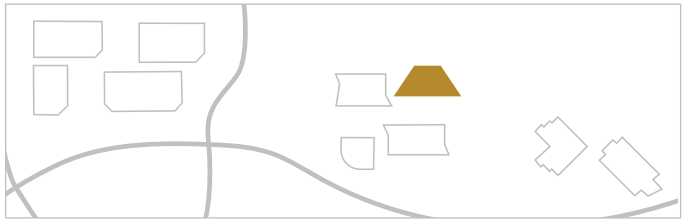
- (2) Conference rooms
- (3) Private offices
- (2) Phone rooms
- Open office area
- Break room

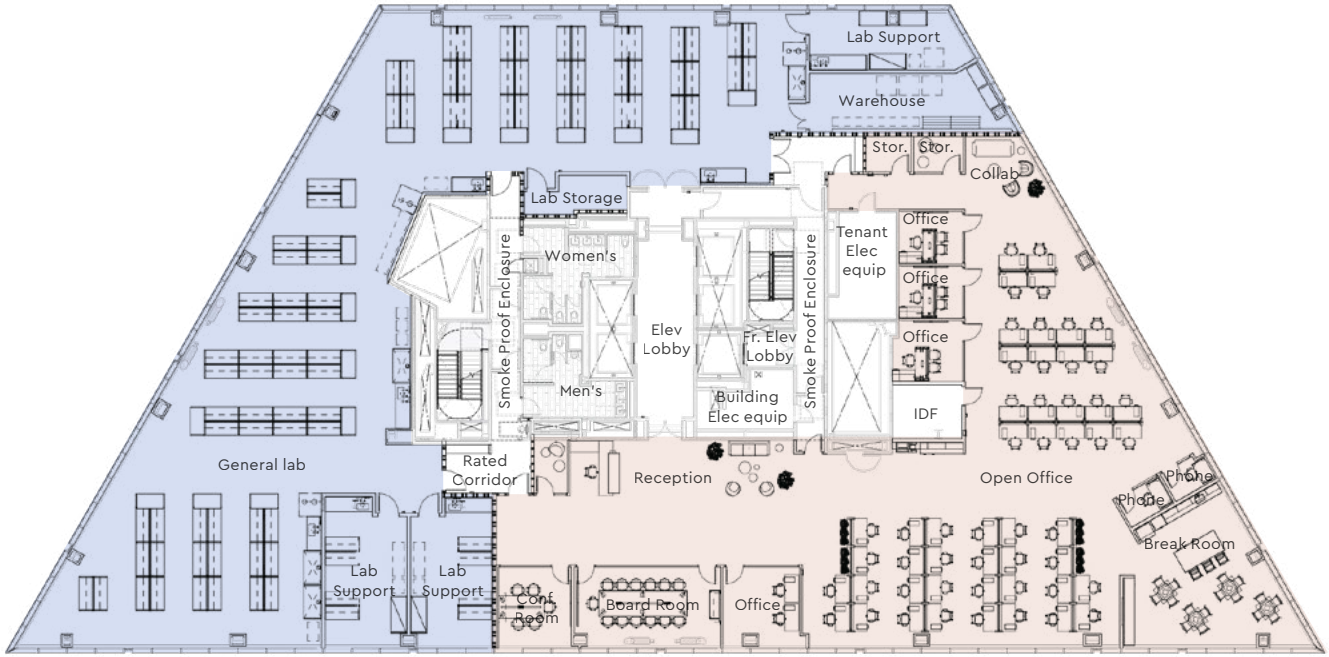
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±21,905 SF | Ninth Floor

651 GATEWAY BLVD | SPEC SUITE

Immediate Occupancy





WATCH SPEC SUITE HIGHLIGHT VIDEO

Lab area includes:

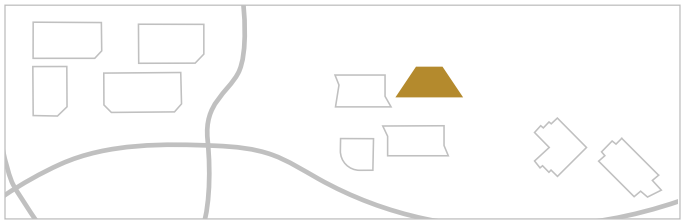
- General labs
- Lab support

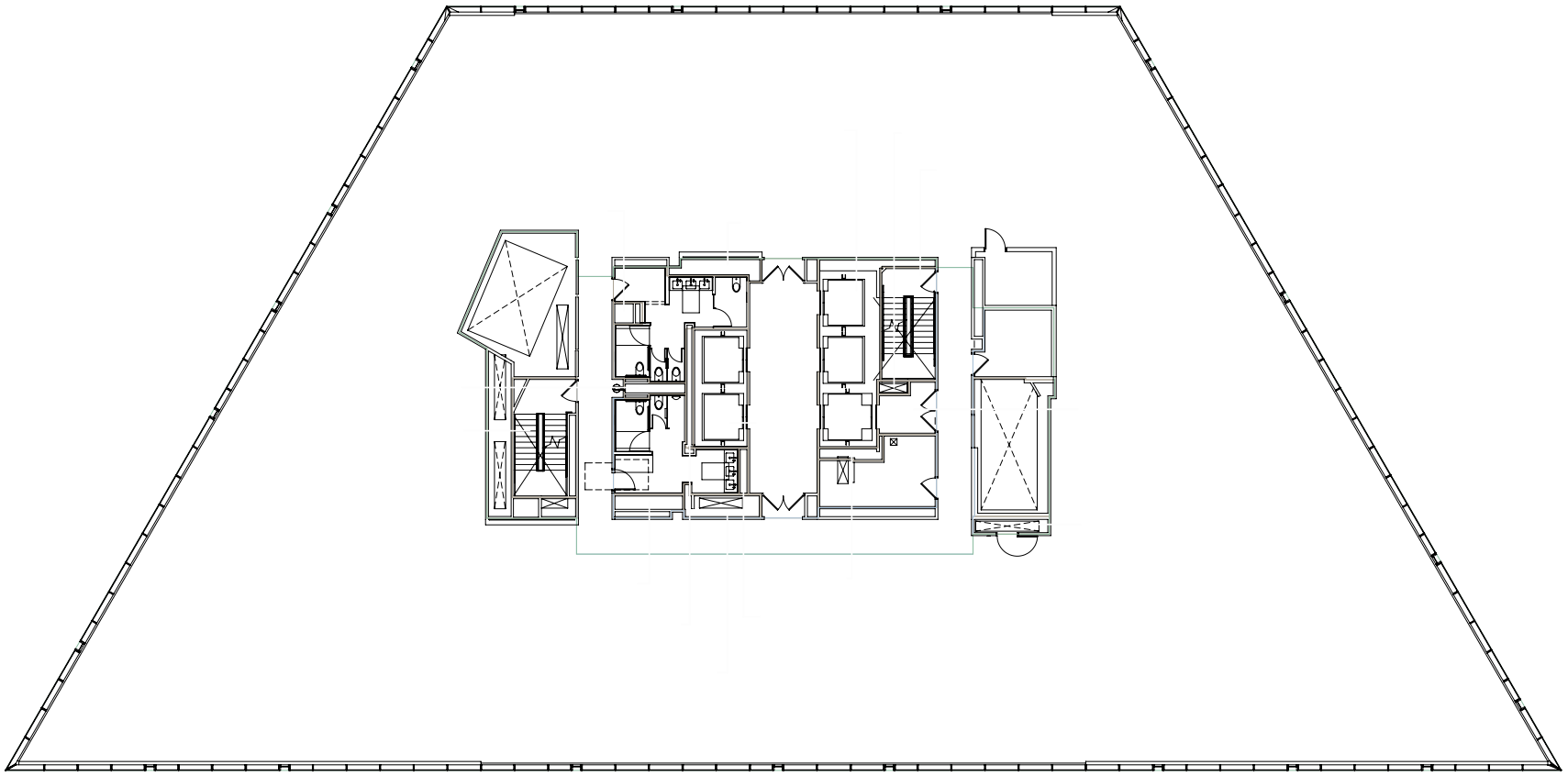
Office area includes:

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

±21,905 SF | Shell Condition

651 GATEWAY BLVD | REPRESENTATIVE FLOOR PLAN





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Premier Labs at
GATEWAY CROSSING



Spaces Shaped for Science

225 GATEWAY BLVD

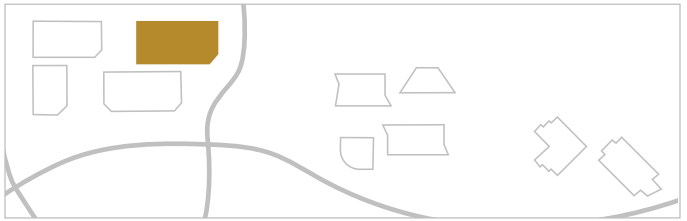
±16,732 SF lab/office space

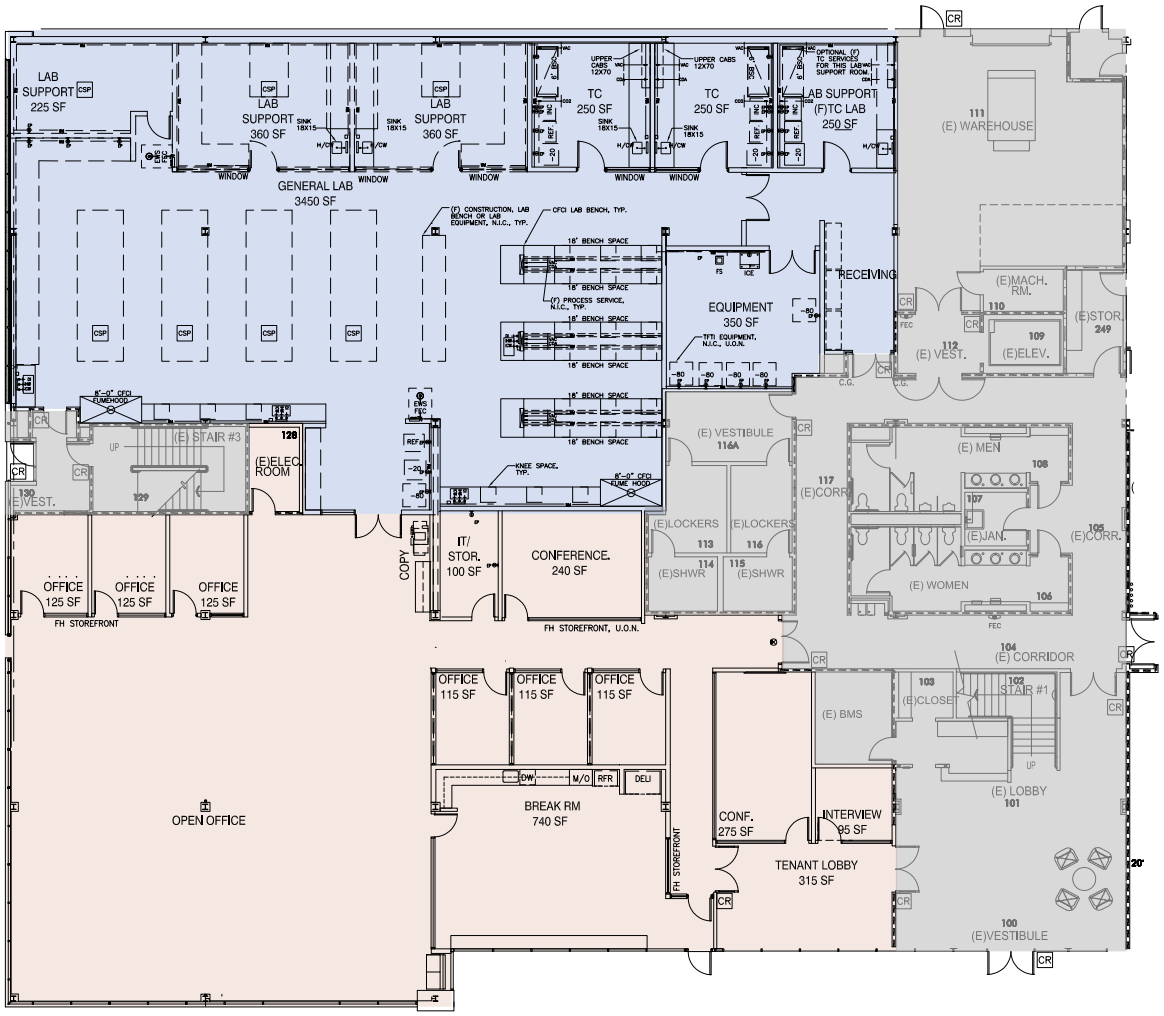
Power: 4000 amps (277/480v, 3-phase, 4-wire service)



±16,732 SF | First Floor

225 GATEWAY BLVD





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

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Premier Labs at
GATEWAY CROSSING



Spaces Shaped for Science

201 GATEWAY BLVD

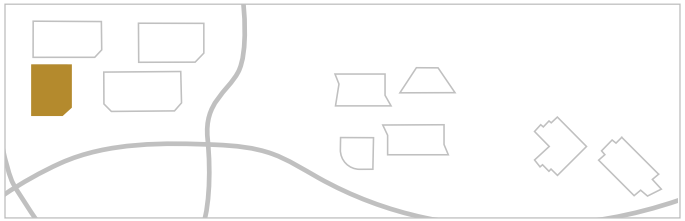
±26,553 SF lab/office space

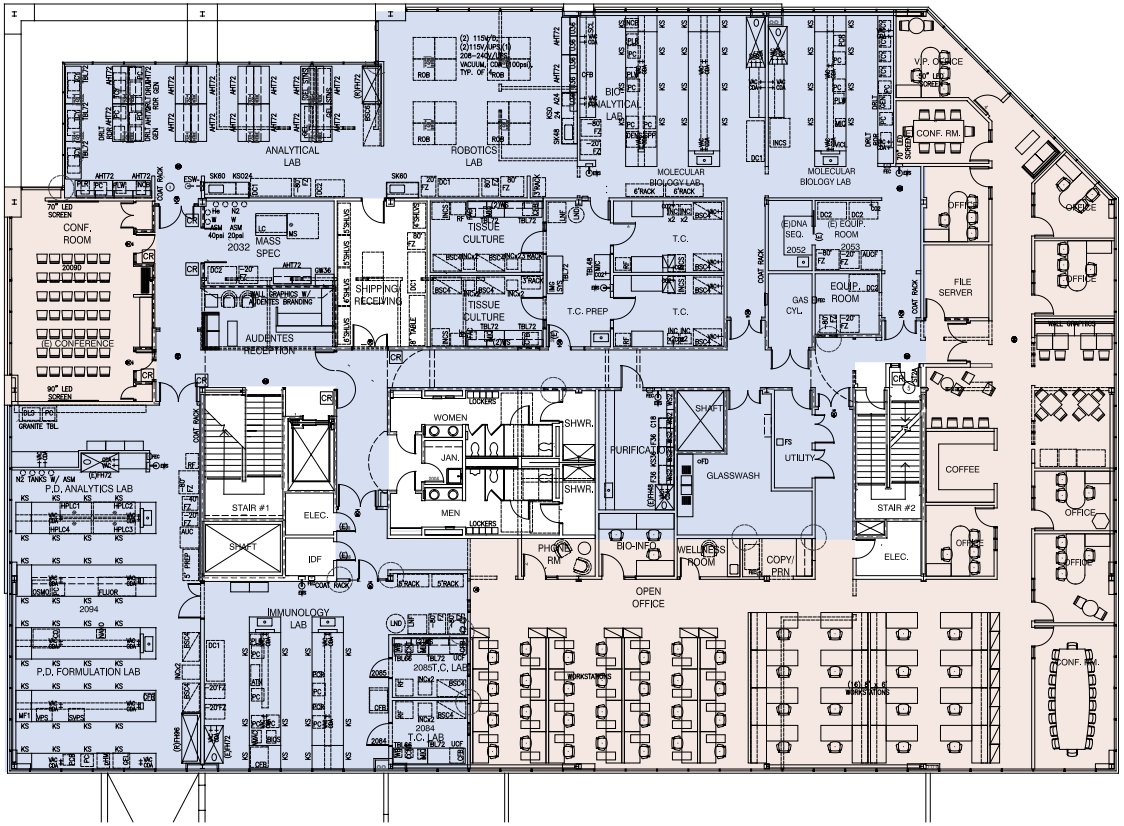
Power: 2000 amps (277/480v, 3-phase, 4-wire service)



±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

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Premier Labs at
GATEWAY CROSSING



Spaces Shaped for Science

2 CORPORATE DR

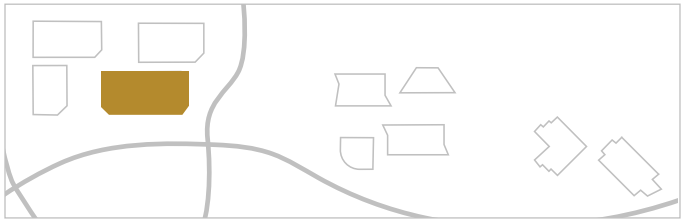
±45,912 SF lab/office space

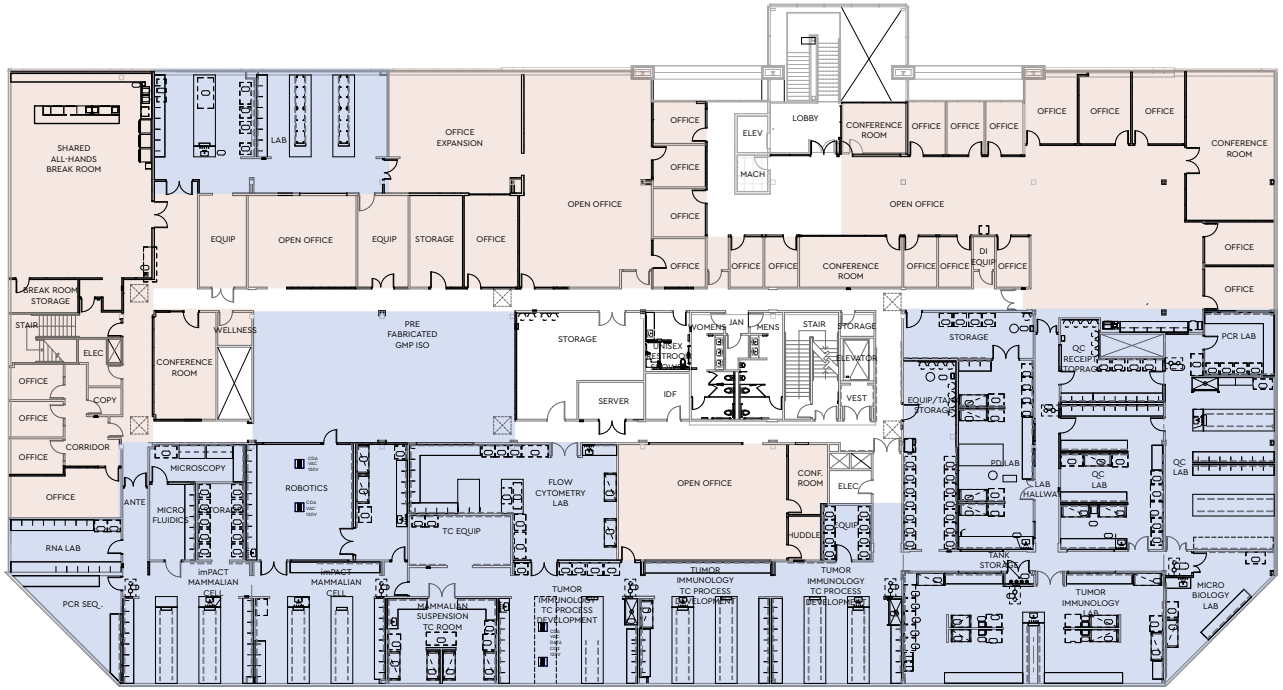
Power: 3000 amps (277/480v, 3-phase, 4-wire service)



±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

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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

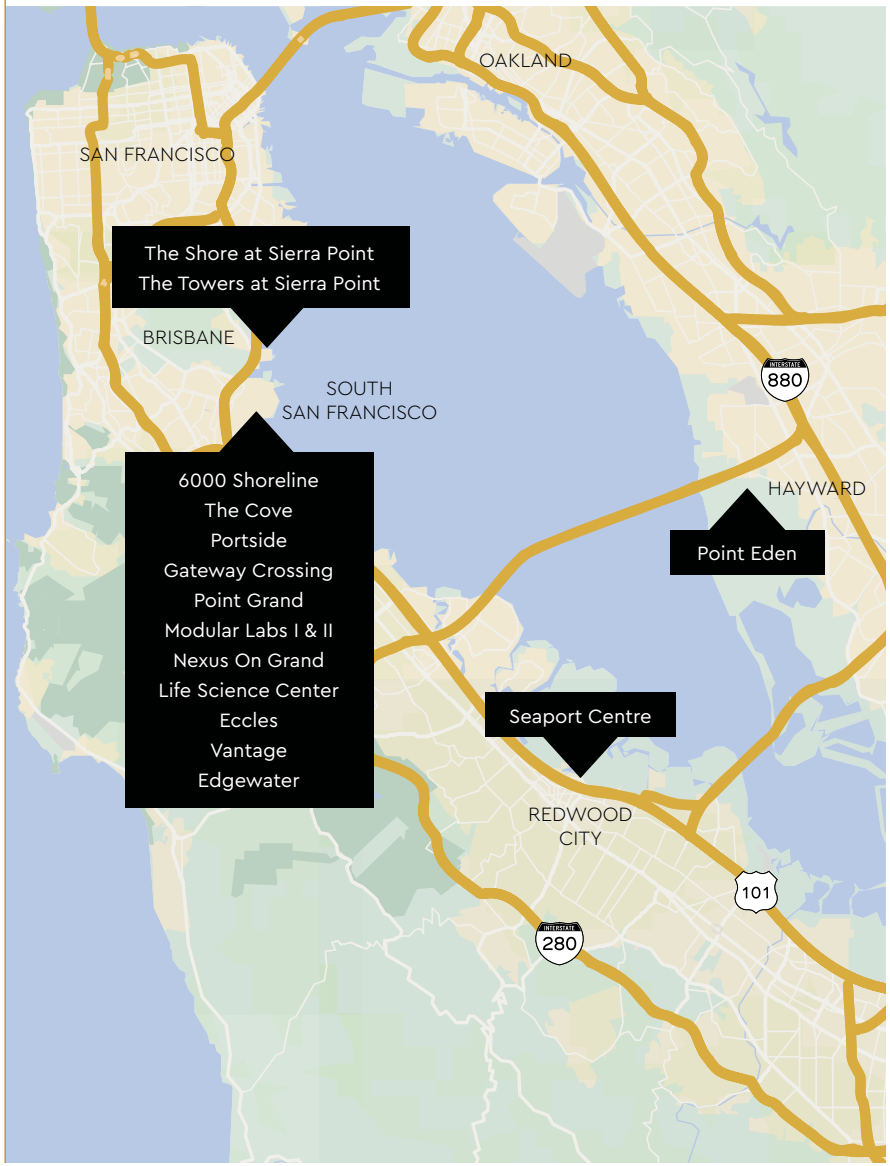
Shuttle Service to Caltrain and BART

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Healthpeak® | DOC LISTED NYSE

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.



Premier Labs at Gateway Crossing | South San Francisco | Healthpeak Properties

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.

National Presence

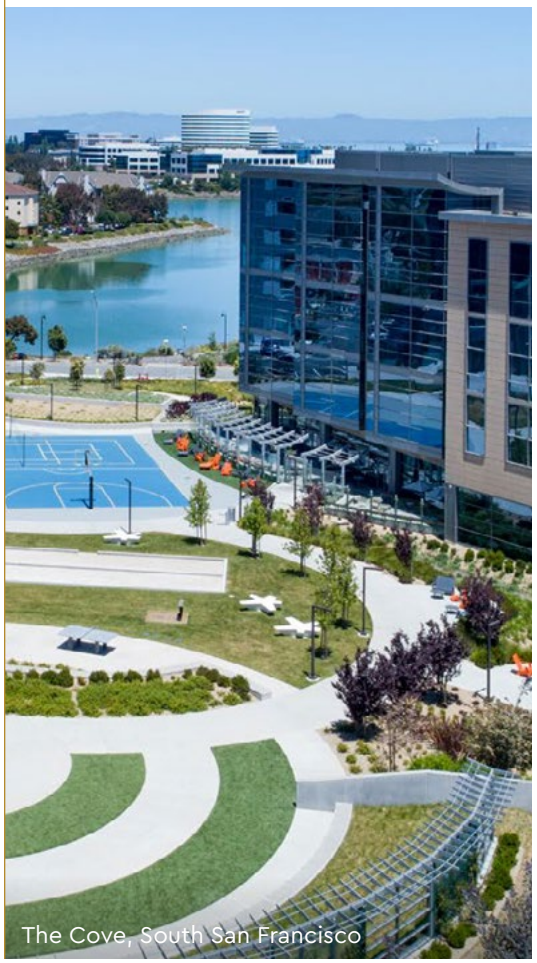
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.

Expert Developer

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


Seaport Centre, Redwood City


The Shore at Sierra Point, Brisbane


The Cove, South San Francisco

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