

Offices at GATEWAY CROSSING

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

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

Fitness & conference center

Parking Ratio:
2.6 per 1,000 RSF

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.

WATCH GATEWAY CROSSING CAMPUS VIDEO

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

OFFICE SPACE

Space Available



±223,785 SF TOTAL AVAILABILITY



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Offices at
GATEWAY CROSSING



701 Gateway Blvd
South San Francisco

±170,862 SF Office Building

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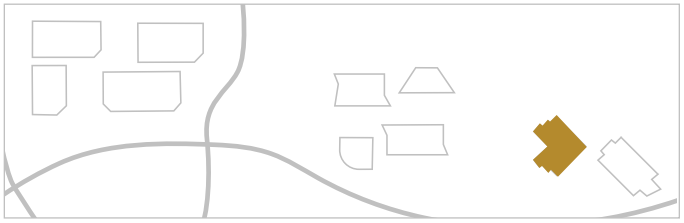
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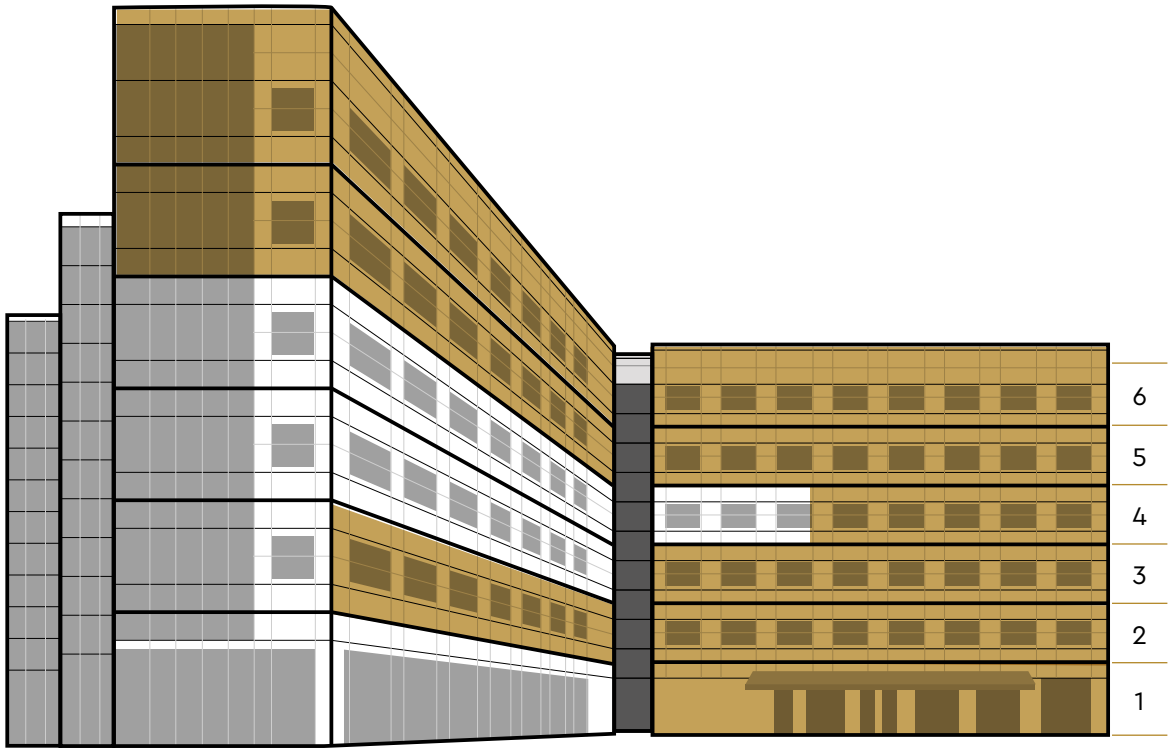
±120,345 SF Available

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 275:	±14,168 SF	
1st Floor		
STE 100:	±7,017 SF	
STE 101:	±9,655 SF	



Space Available

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Offices at
GATEWAY CROSSING



601 Gateway Blvd

South San Francisco

±221,383 SF Office Building

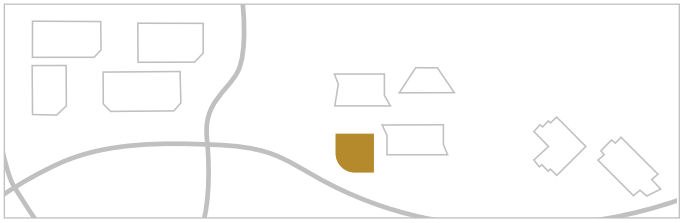
Power: 3000 amps
(277/480v, 3-phase, 4-wire service)



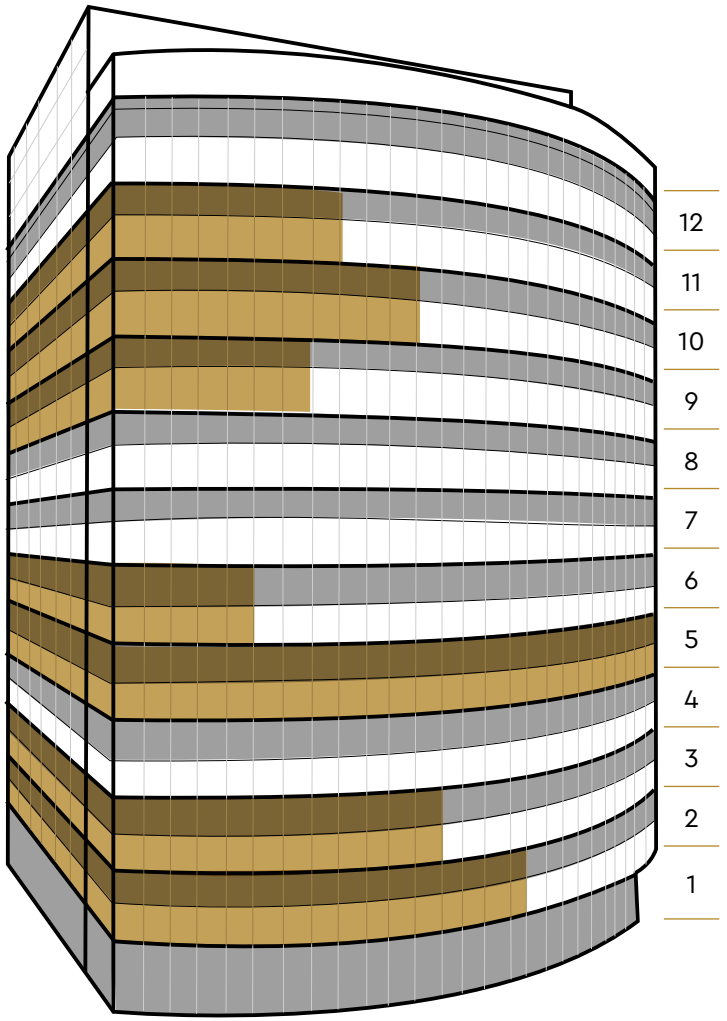
±78,672 SF Available

601 GATEWAY BOULEVARD

CLICK TO VIEW FLOOR PLANS



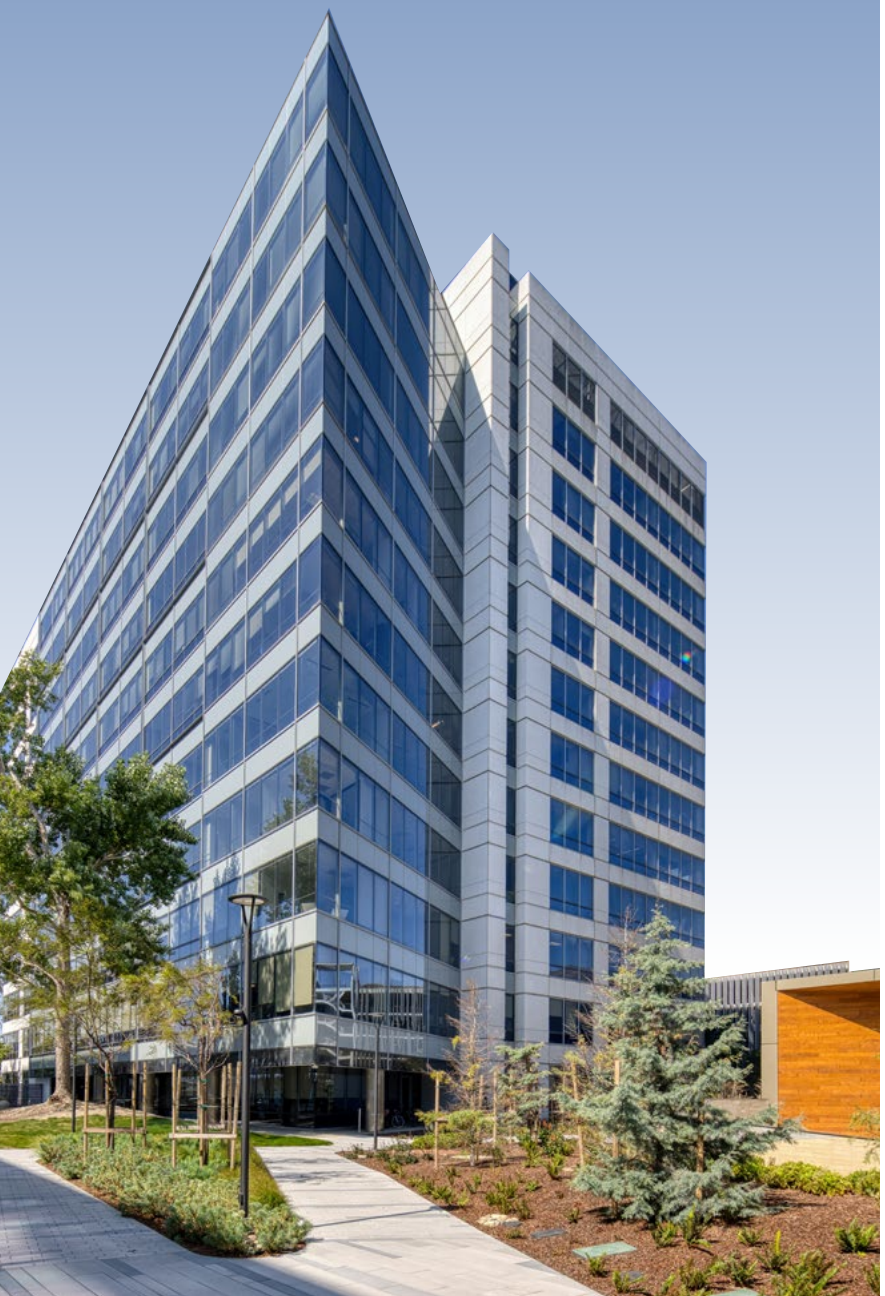
11th Floor		
STE 1150:	±1,940 SF	
STE 1155:	±6,908 SF	
10th Floor		
STE 1010:	±2,074 SF	
STE 1020:	±2,028 SF	
STE 1050:	±9,156 SF	
9th Floor		
STE 930:	±2,943 SF	
STE 950:	±4,350 SF	
6th Floor		
STE 610:	±5,862 SF	
5th Floor		
STE 500:	±19,139 SF	
3rd Floor		
STE 300:	±10,451 SF	
STE 380:	±1,856 SF	
2nd Floor		
STE 220:	±1,900 SF	
STE 250:	±10,065 SF	



Space Available

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GATEWAY CROSSING

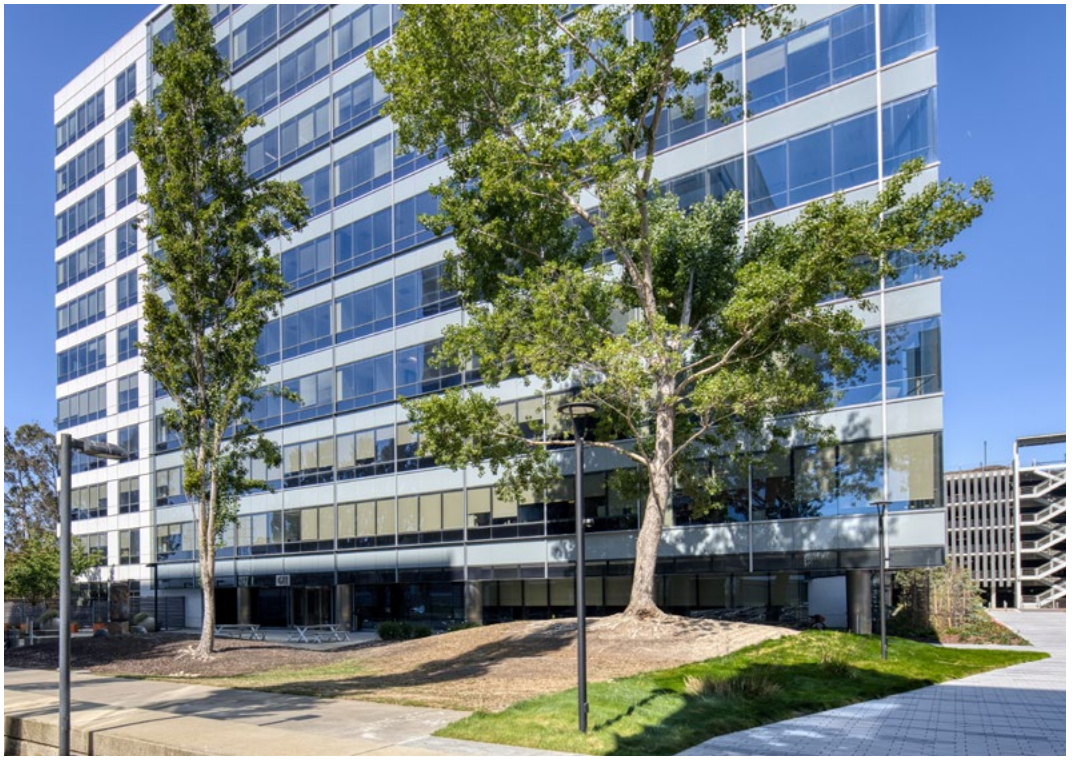


611 Gateway Blvd
South San Francisco

±262,247 SF Office Building

First Floor Fitness Center
& Amenities

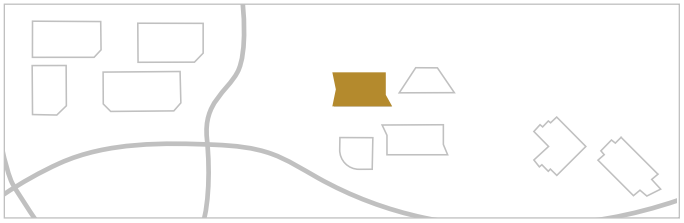
Power:
2500 amps Base Building
3000 amps Tenant
(277/480v, 3-phase, 4-wire service)



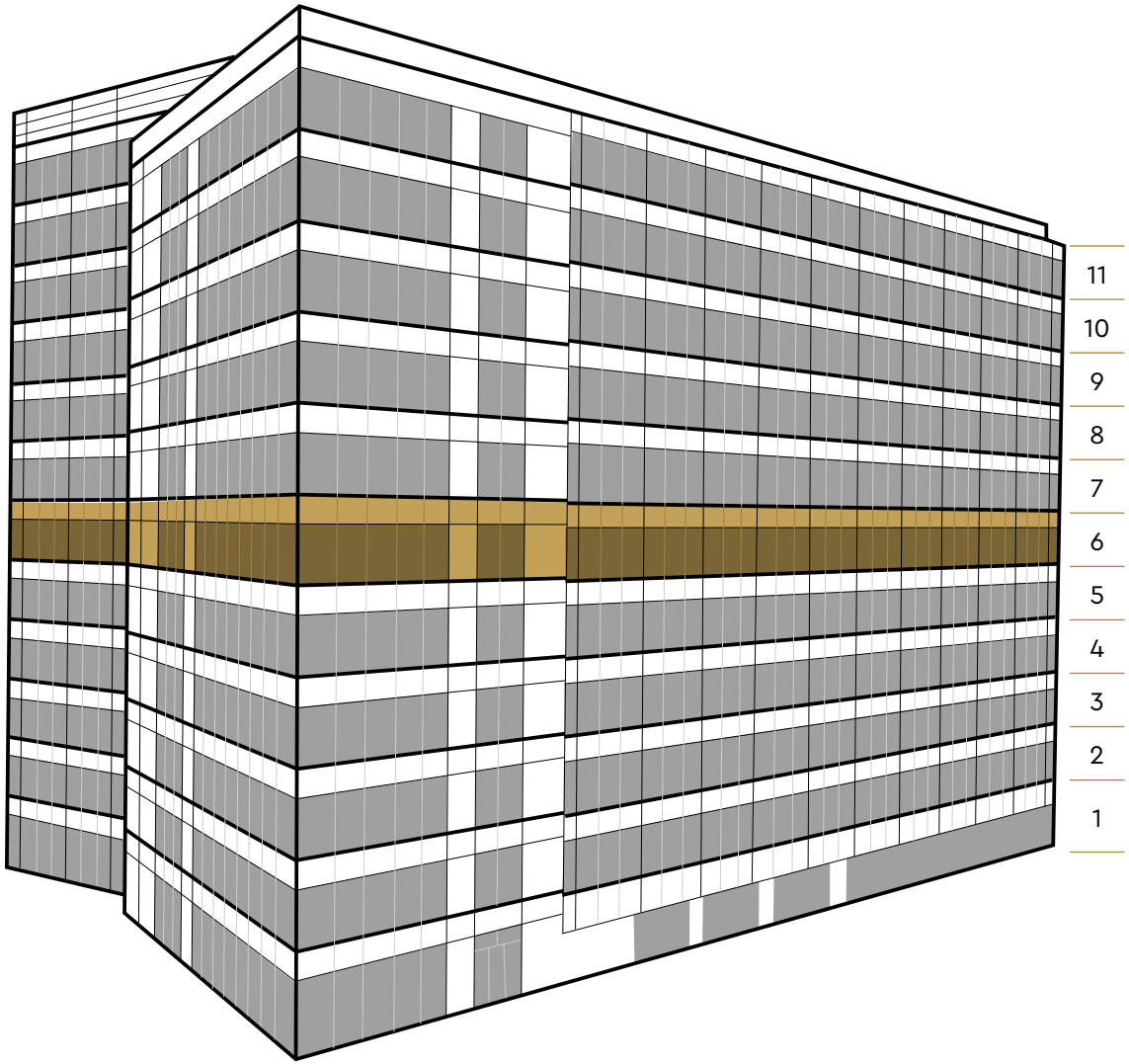
±24,768 SF Available

611 GATEWAY BOULEVARD

CLICK TO VIEW FLOOR PLANS



6th Floor
STE 600: ±24,768 SF



Space Available

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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

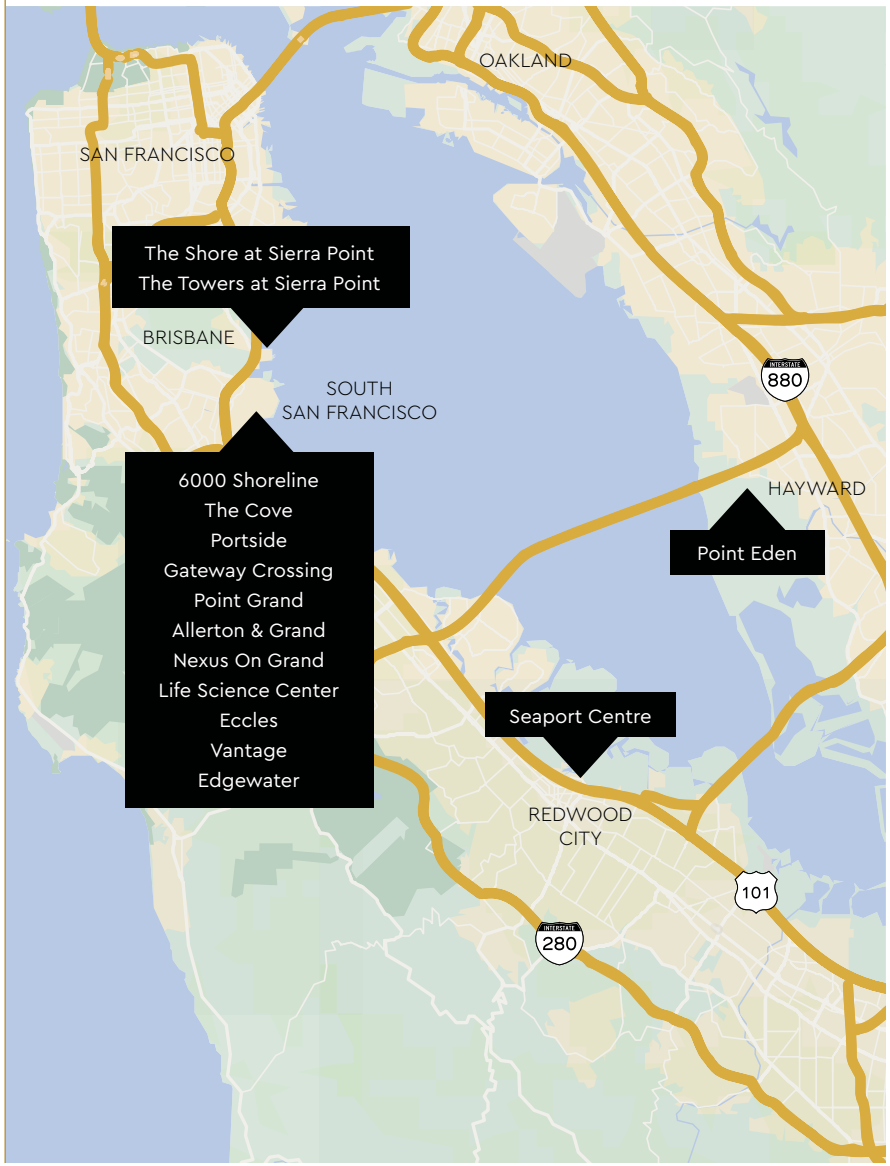
Shuttle Service to Caltrain and BART

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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.



Offices 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

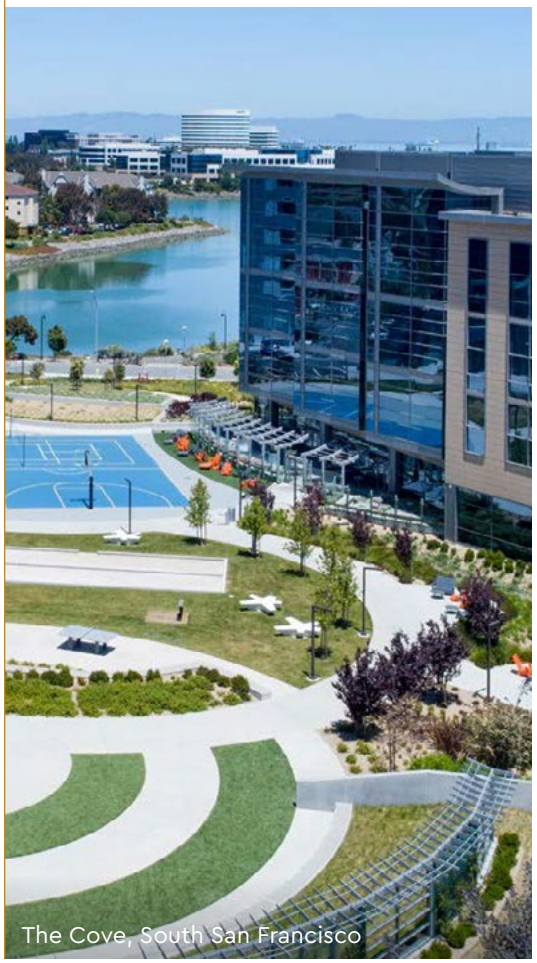
Experienced local management team that has developed over **3 million** square feet of lab space.



Seaport Centre, Redwood City



The Shore at Sierra Point, Brisbane



The Cove, South San Francisco

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