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INNOVATION
PROPERTIES
GROUP

901 Gateway Boulevard
South San Francisco



Stunning Research Center with Vivarium and new Amenities Complex

39,035 SF - Immediately Available

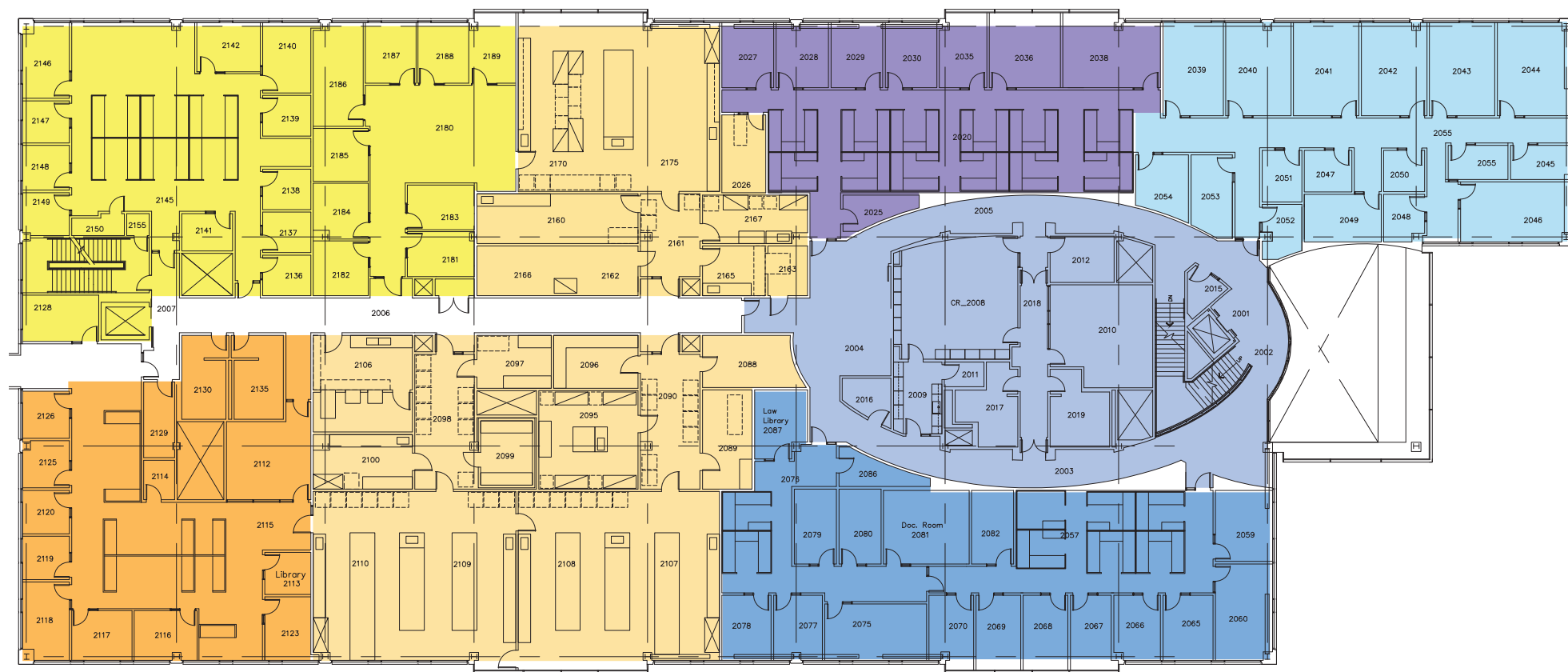
Sublease thru May 2030 - will consider 3-8 year terms

ipgsf.com

Biology Lab:

- 15,000sf of Turn-key wet lab
- 2,000sf of AAALAC accredited vivarium
- Predesigned Lab expansion
- Biology Laboratories & BSL 2 Rooms
- Robust mechanical, electrical, and plumbing systems
- Emergency Power
- Fully managed S&R
- 4 BSL2 Suites
- 6x six-foot vented fume hoods
- 4 TC rooms
- Large Equipment rooms
- Large Open Lab areas
- Single-pass air throughout
- Robust Glass wash facility
- Large Autoclave capacity
- Natural light throughout the Lab area
- In-house distributes systems for:
 - Vacuum
 - Nitrogen
 - CDA
 - DI Water





Legend

- Turn-key labs
- Warm Shell Lab; Designed & permitted to build
- Scientist (write up) Suites
- Administrative office
- Office (lab mechanical in-place)
- All-hands kitchen & Boardrooms
- C-Suite offices

2nd Floor

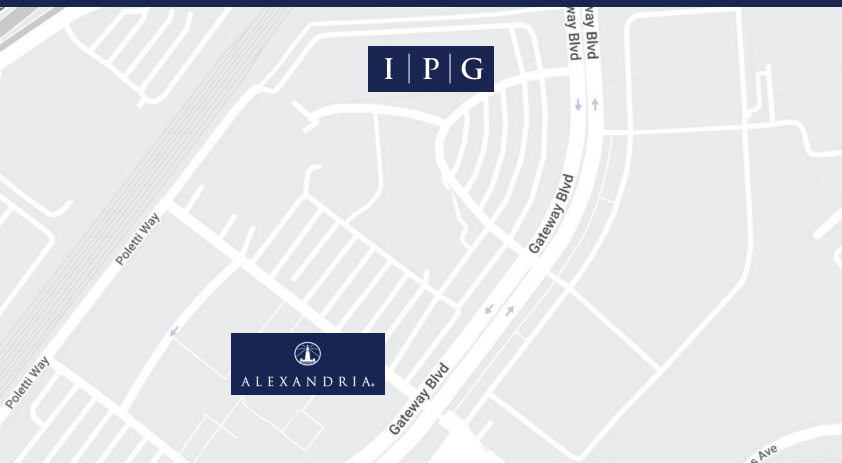
Property highlights:

- Prominent location with easy access to Hwy 101
- Part of an amenitized campus including cafes, restaurants, conferencing, and fitness
- TI's available
- Ample parking
- Walking distance to new South San Francisco Caltrain Station, and nearby amenities
- Close proximity to restaurants and hotels
- Major employers include: Amgen, GenenTech, Roche, ThermoFisher, Verily, SAP, AstraZeneca, and Google
- EV parking stalls available within a 5-min walk
- Located at the epicenter of the Life Science and Biotech industries
- Over 40,000 employees within a 2 mile radius



Alexandria Amenity Center

- Centrally located gathering space for Alexandria tenants and South San Francisco life sciences community
- High quality bistro/café with variety of indoor and outdoor seating options
- Generously sized conferencing center and meeting spaces
- New home for California Life Sciences Association
- Sustainable design includes photovoltaics and mass timber to minimize carbon footprint



- 1 Genesis
Sierra Point
Calithera Biosciences
Achaogen
Fluidigm
Veracyte
Vistagen Therapeutics
- 2 Genesis Towers
- 3 Five Prime
Denali
CytomX
AstraZeneca
Global Blood Therapeutics
- 4 Amgen
Calico Life Science
Rigel
Sunesis diaDeXus
JLabs
Monogram
Vaxart
23 & Me
- 5 Oyster Point Development
Biotech Campus
Phase 1
- 6 Thermo Fisher
- 7 Gateway of Pacific Campus
- 8 Theravance
Genentech
- 9 Linkage Biosciences
- 10 EpiBiome
Macrogenetics
- 11 Merck Campus
- 12 Britannia Modular Labs
- 13 Genentech Campus
- 14 Genentech South Campus
- 15 Verily Campus
- 16 Myokardia
- 17 Genentech
- 18 Rinat/Pfizer
Cytokinetics
Portola Pharmaceuticals
Alios Biopharma
- 19 Stem Centrx
AbbVie
- 20 Catalyst Biosciences
Sutro Biopharma
- 1 Ferry Terminal
- 2 Caltrain Station
- 3 SSF Conference Center

- 1 Oyster Point Development
High-Tech Campus
Phases 2 & 3 Expansion
 - 2 475 Eccles
 - 3 494 Forbes
 - 4 Haskins Biotech Campus
- Restaurants**
- 1 Esposto's
 - 2 Two Fifty Restaurant
 - 3 H.L. Peninsula Restaurant
 - 4 Papa Joe's Restaurant
 - 5 Peet's Coffee
 - 6 Starbucks
 - 7 Cafe 382
 - 8 Buon Gusto
 - 9 Di Napoli Ristorante & Pizzeria
 - 10 Los Compadre Pizzeria
 - 11 Subway
 - 12 Thai Satay
 - 13 Traverse - Coffee Bar & Food Hall
 - 14 Focaccia Market and Bakery
 - 15 Foundry & Lux
 - 16 The Lighthouse - Bon Appetit
 - 17 Amoura
 - 18 The Cove at Oyster Point:
 - Starbucks
 - Nick the Greek
 - The Sandwich Spot
 - Truffle Poke Bar

- Fitness**
- 1 Merck Campus
 - 2 Britannia Modular Labs
- Child Care**
- 1 Merck Campus
 - 2 Britannia Modular Labs
 - 3 Genentech Campus



- Biotech Campuses
- Future Biotech Campuses
- Public Facilities

901 Gateway Boulevard is centrally located in the heart of Biotech in South San Francisco. The Bay Area boasts the largest concentration of life science companies in the world and is a hub for both scientific and technological research and development.

Accessibility:

- Shuttle service to Caltrain, BART and South San Francisco Ferry Terminal
- Five (5) minutes to Highway 101, and Interstate 280
- Fifteen (15) minutes to San Mateo Bridge
- Ten (10) minutes to SFO



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