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INNOVATION
PROPERTIES
GROUP

951 Gateway Boulevard
South San Francisco



8,250 SF - AVAILABLE FOR SUBLEASE

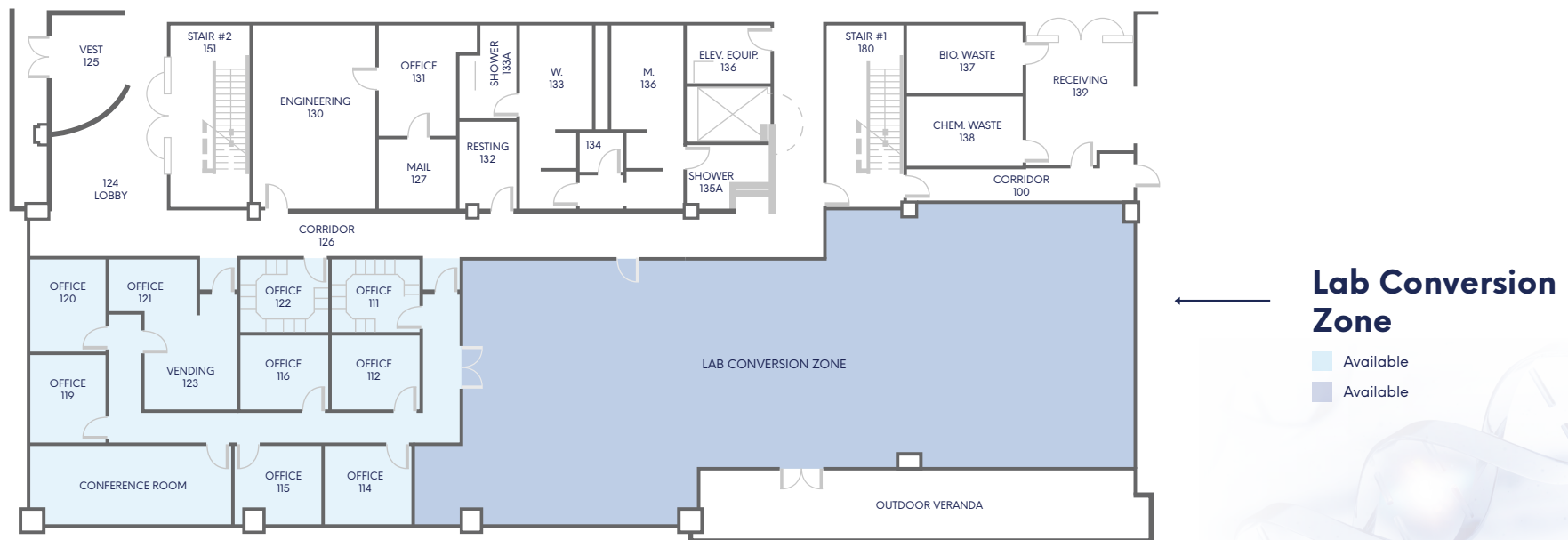
ipgsf.com

Excellent & Affordable, Lab Conversion Opportunity

TENANT IMPROVEMENT ALLOWANCE AVAILABLE

Potential Uses:

Medical Device • Dry R&D Lab • Biology Lab • Clean Manufacturing • Robotics • Computational Research



Property Highlights:

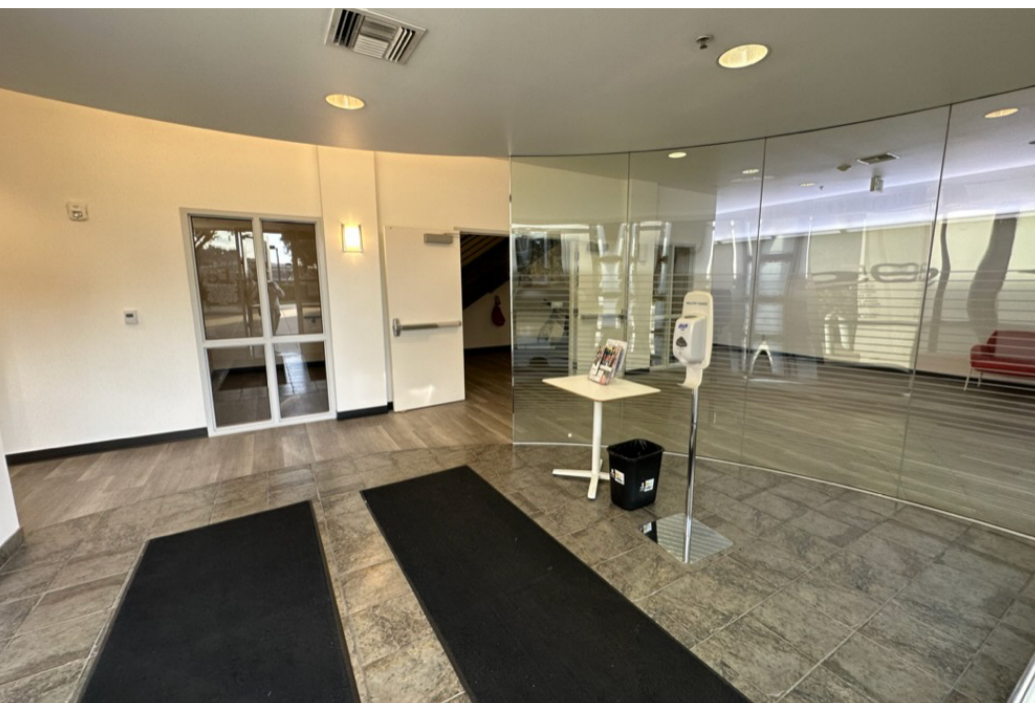
- 951 is in the heart of the world's largest life science cluster, excellent location for recruiting top talent
- Prominent location with easy access to Hwy 101
- Part of an amenitized campus including cafes, restaurants, conferencing, and fitness
- Free parking
- Walking distance to new South San Francisco 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
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- Over 40,000 life science employees within a 2 mile radius
- Prominent location with easy access to Hwy 101
- Extensive HVAC capacity to support cooling and humidity levels of computer labs
- Clean power systems for sensitive computers, research instruments and network communications
- Vibration controls for sensitive instruments that need to maintain calibration
- Fire suppression systems
- Redundant Power
- Communication integration systems



Office:

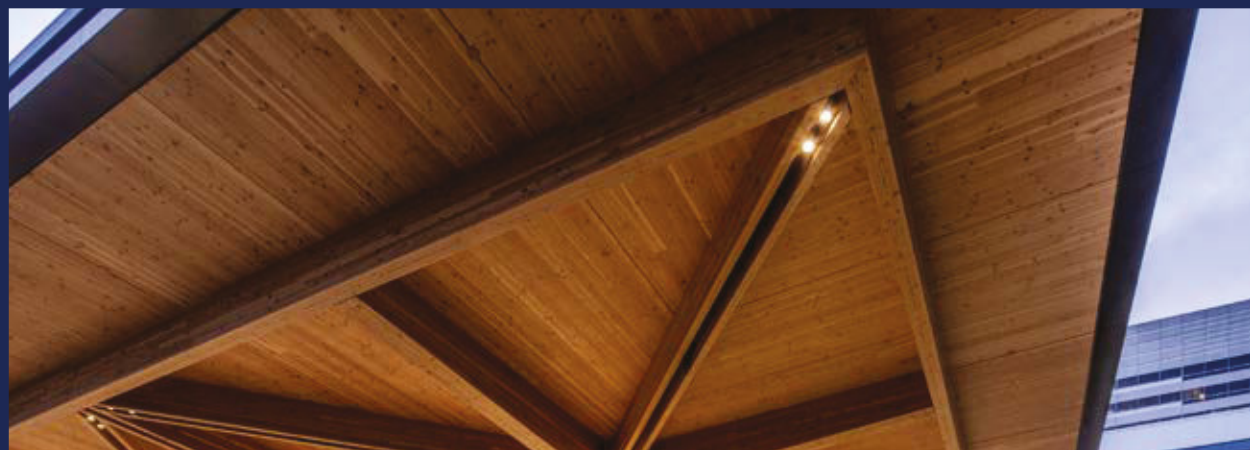
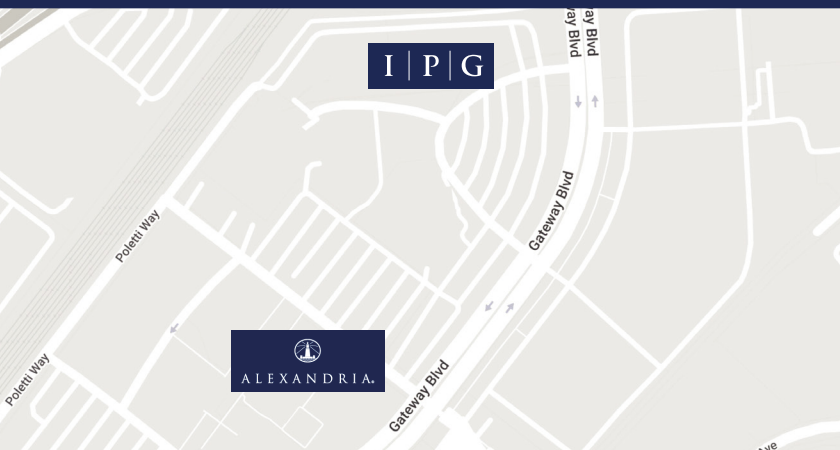
- New All-hands kitchen
- New Board room
- Fully Furnished private offices/meeting rooms
- All necessary IT infrastructure
- Ample Tenant improvement Allowance for Dry Lab Uses
- Robust Mechanical System
- Process Piping Loops in Building
- Ample Daylight Throughout
- Clean and Quality Finishes





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

951 Gateway is located in the heart of South San Francisco, which is known to be the Birthplace of Biotechnology and home to the largest biotech cluster in the world, with over 200 biotech companies, and 11.5-million square feet of biotech space on 500-acres. SSF boasts the nation's premier life sciences workforce by drawing from nearby UCSF, Stanford, and other world-class academic institutions. There is another five million square feet of new R&D space approved in SSF, most of which is already under construction.

Accessibility:

- 9.1 miles from San Francisco
- 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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