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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

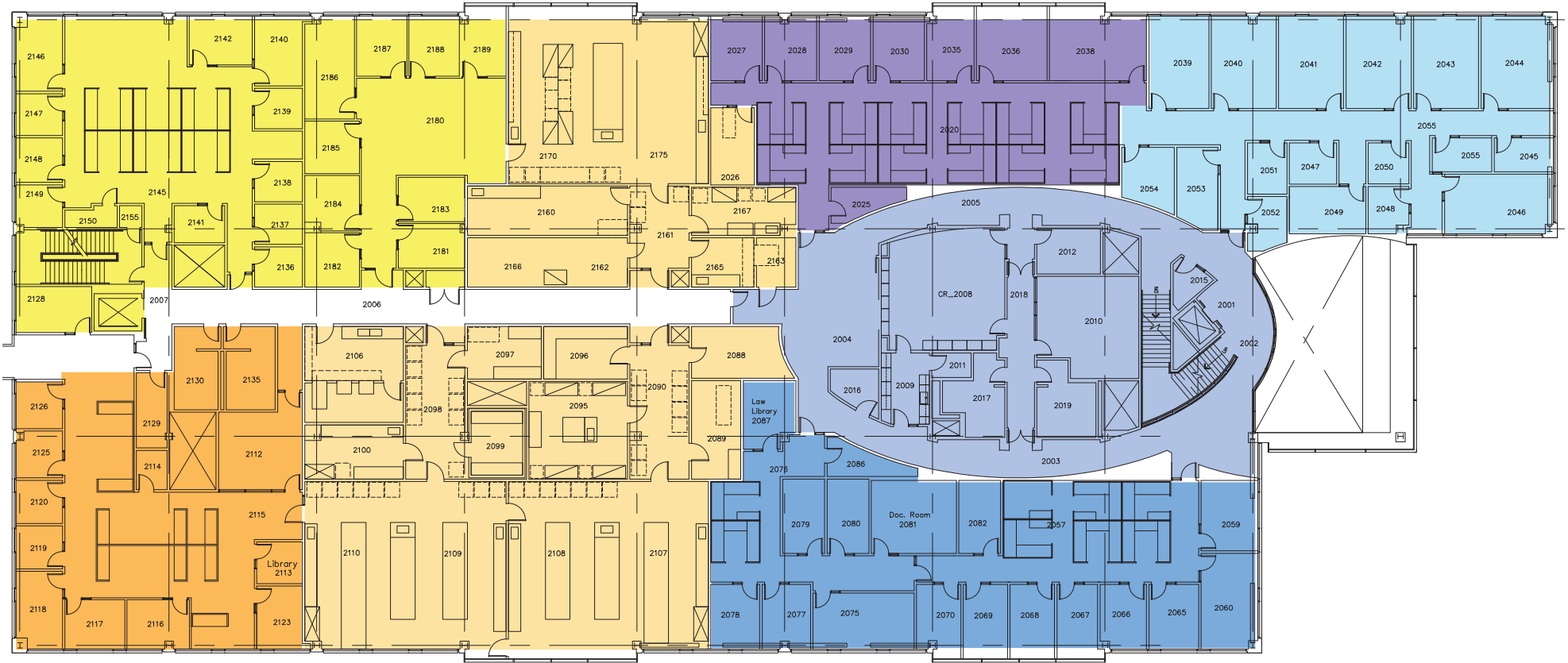
[ipgsf.com](http://ipgsf.com)



## 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
- 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



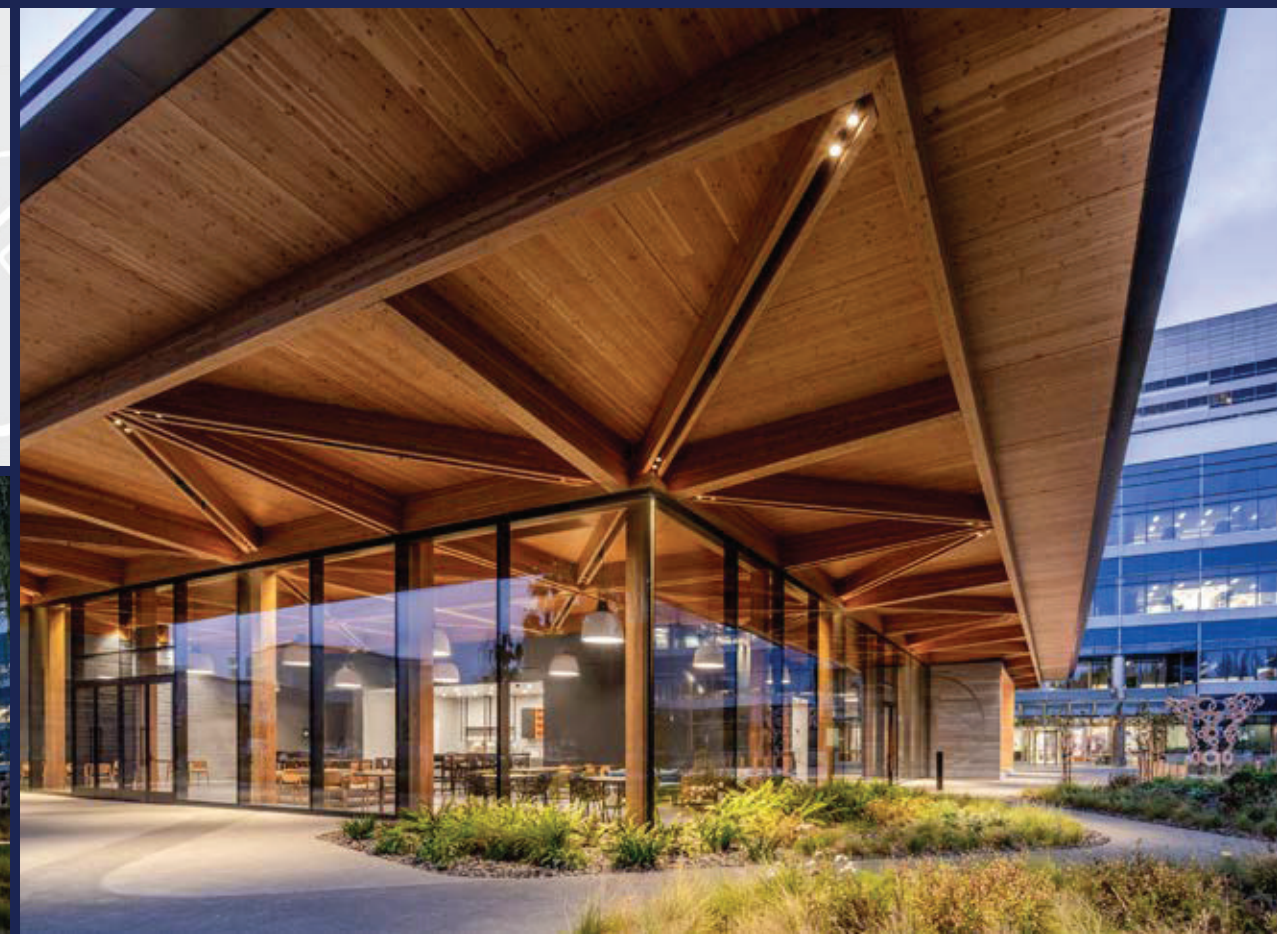






## Alexandria Amenity Center

- 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 Esposito'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

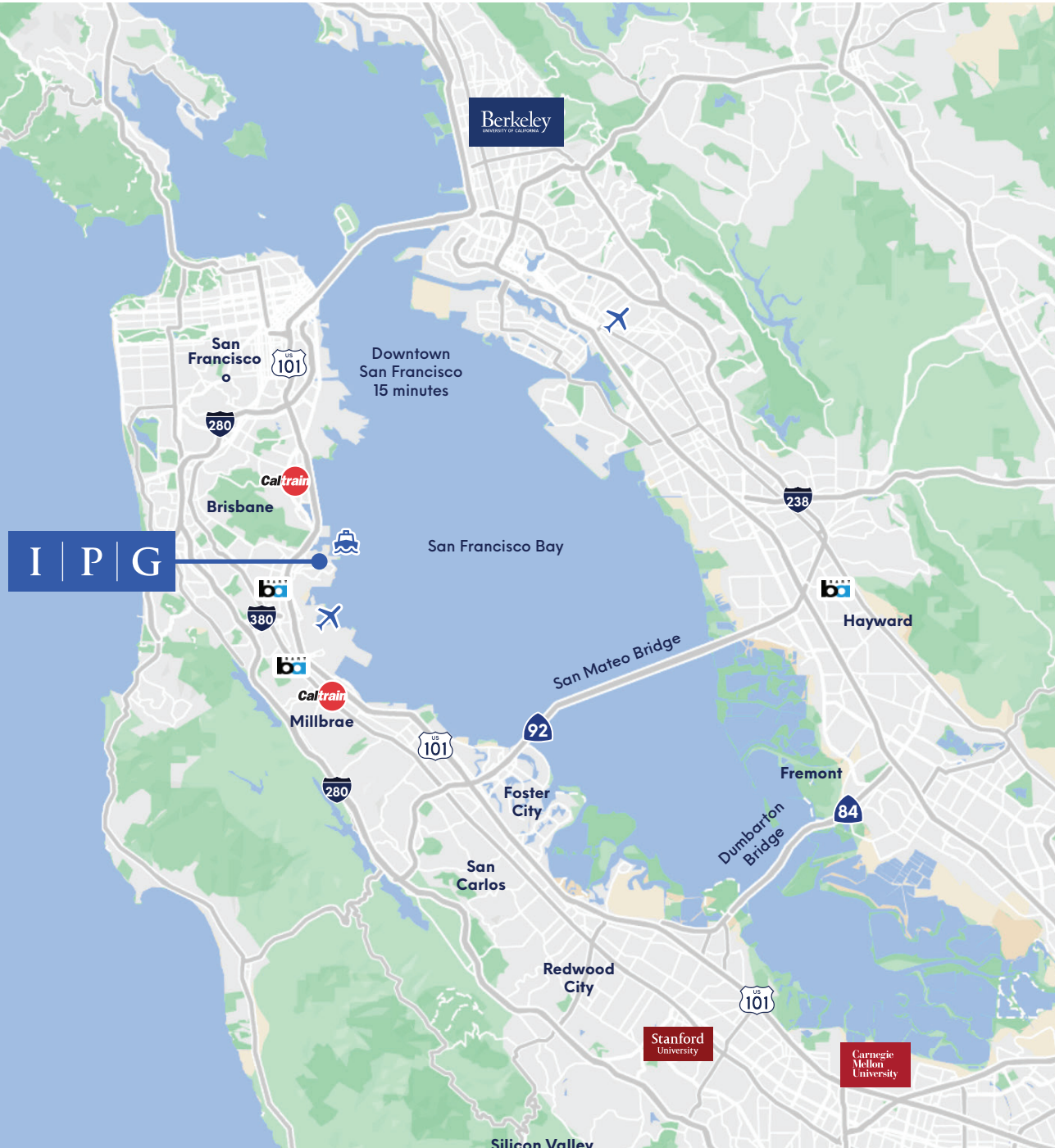


- Biotech Campuses
- Future Biotech Campuses
- Public Facilities

901 Gateway 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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# 901 Gateway Boulevard

South San Francisco



## For leasing information

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