

I | P | G

INNOVATION
PROPERTIES
GROUP

951 Gateway Boulevard
South San Francisco



41,077 SF – Available for Sublease

Divisible to 5,000 SF | 3 to 8 Years | Amenitized R&D Campus

Biology Lab • Chemistry lab • cGMP lab • AAALAC Vivarium • Office

951 Gateway Boulevard, **Top Floor**



- Biology & Chem Labs
- Office space

Significant research equipment available for purchase, including a cGMP Suite and state of the art analytical assets.



- Available Shipping and receiving
- Available Office Space (8,250 SF)

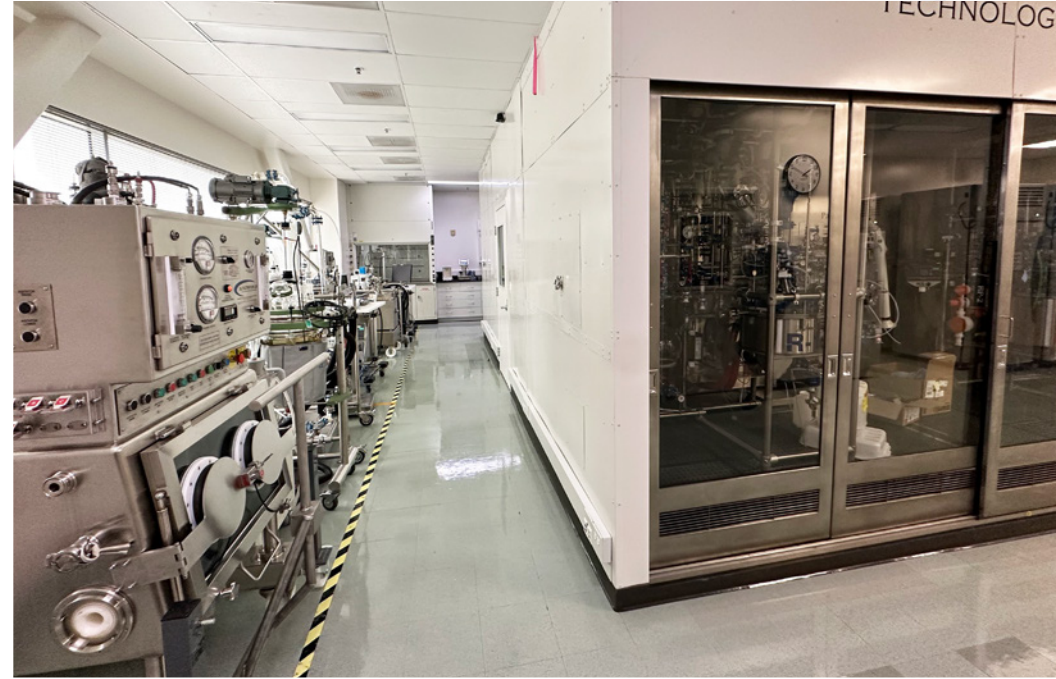
901 Gateway Boulevard, **First Floor**

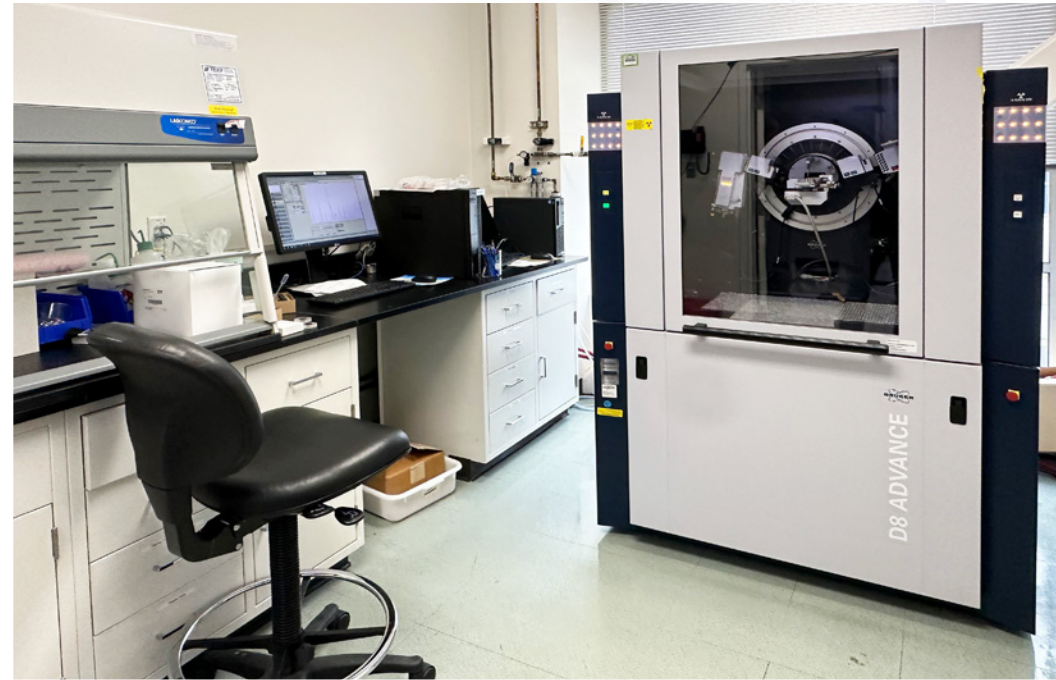


Available AAALAC Vivarium
(11,000 SF)

Space Features:

- 22x Fume Hoods within the space
- Robust Emergency Power
- New HVAC throughout
- X-Ray Room
- Dark Room
- Bio Reactors Available
- BSC's Available
- Hazardous materials waste room
- AAALAC Vivarium
- Additional Equipment available for Purchase
- cGMP Suite





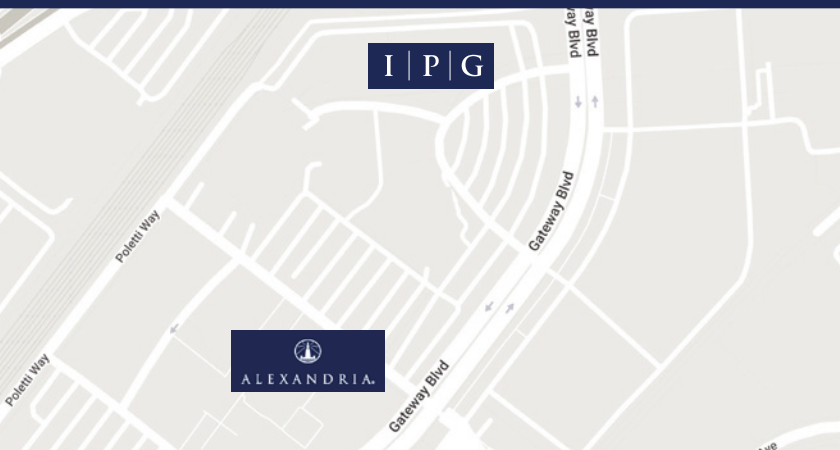
Property Highlights:

- 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
- 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
- Over 40,000 life science 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

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