



FEATURES

- Class A Office / Lab Building
- ±17,698 Available SF
- Full Service Gym, Cafeteria, Conference Facilities
- 3.2 / 1,000 SF Parking
- Easy Access to Hwy 84 and I-880
- 10 Minutes to the Peninsula



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Pacific Research Center is the **total solution**; a **cost efficient** option offering the **fastest time to occupancy**.



TOTAL SOLUTION

Pacific Research Center's management team is a fully integrated ownership group with seasoned development, construction, operations and leasing professionals capable of bringing prospects from concept through completion.

COST EFFICIENT

Combined with a generous Tenant Improvement Allowance, Pacific Research Center's competitive leasing rates make the campus a compelling economic consideration for any tenant in the Bay Area.

FASTEST TIME TO OCCUPANCY

Each of the existing buildings on campus is individually metered and supported through dedicated infrastructure allowing for Tenant Improvements to begin immediately following lease execution.

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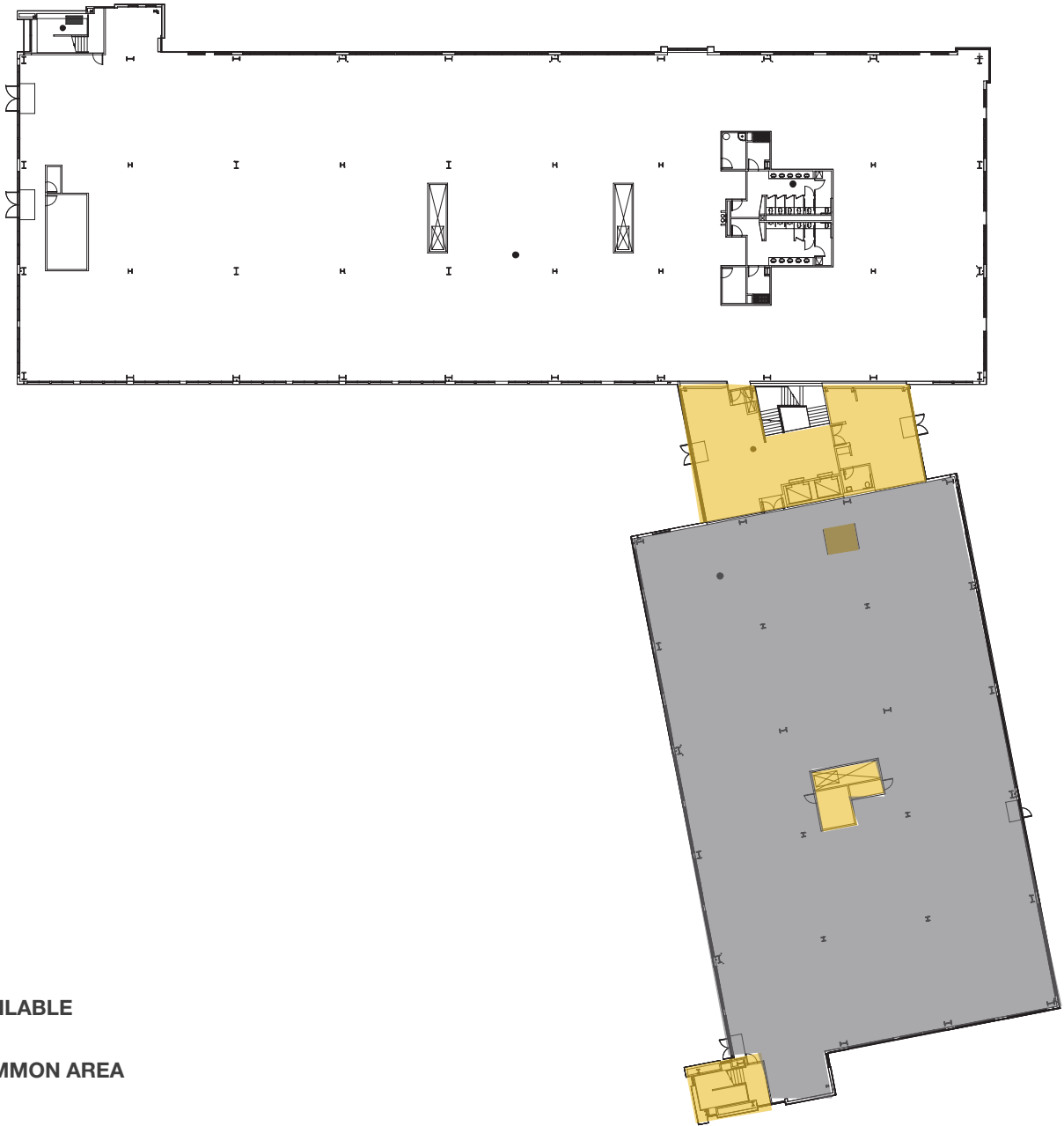
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Building 3 - 7575 Gateway Boulevard

FIRST FLOOR



- AVAILABLE
- COMMON AREA

Total Space Available: ±17,698 SF

Floor plan not to scale

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BUILDING DATA	2013 Jan 23 YM
Occupancy	B
Year of First Occupancy	2001
Type of Construction	Type II-1 Hour Fully Sprinkled
Number of Floors	3
Office Building Gross Area	151,648
Floor 1 Area	52,892
Floor 2 Area	49,378
Floor 3 Area	49,378
Building Height Dimensions	
Floor to Floor Height	13'-6"
Building Height (to top of Roof Screen)	52'-6"
Warm Shell Interior Materials	2 Hydraulic Elevators
Lobby	3 Stairwells
Elevator	Premium Mecho Shades
SITE	
Vehicular Circulation:	2 Entry Driveways off Gateway Boulevard
Parking Ratio	3.2/1,000 SF
Bicycle Racks and Lockers	26 Lockers shared with Bldg 2
Docks	1 Dock Leveler
Card Entry Security	Yes
STRUCTURAL SYSTEM	
Bay Size: 32 X 32	Structural Importance Factor 1.25
Floor 1:	6" Reinforced Concrete Slab
Floor 2 & 3:	100 PSF Live Load, 30 PSF Dead Load
Roof:	Metal Deck, Design Load 20 PSF
MECHANICAL SYSTEMS	
Boilers	2 Raypack 2,848,000 BTU total
Chillers – Serving Office Areas	2- Air cooled 250 Ton total
VAV Modular Air Handlers "Boxcars"	6 Trane Intelli-pack Boxcars. 420 Tons Total
Exhaust	4 Rooftop Exhaust Fans
ELECTRICAL SYSTEMS	
480 V Power	MSB Rating- 4000 amps; Breaker Rating- 4000 amp
Site & Building Emergency Generators	1-750 KW Life Safety Gen 660 Gal Belly Tank (BMS ONLY)
DATA COM SYSTEMS	

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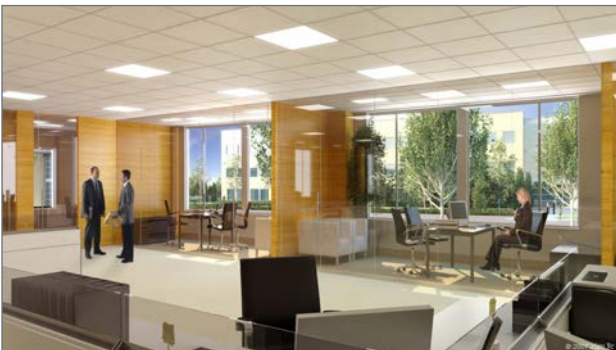


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Pacific Research Center has several **on-site amenities**. Contained within the campus is a **55,000 SF** amenities building.

F.I.T. @ PRC

A full service workout facility operated by Fitness 101

- Top of the line Star Trac gym equipment
- 50 person men's and women's shower/locker facility
- Personal training
- Spin room/yoga studio

CAFETERIA

- Multiple hot and cold food stations
- Private catering for corporate events
- Service provided by Guckenheimer
- Open booth, table and outdoor patio seating

CONFERENCE CENTER

- 5 conference rooms
- 10-200 person capacity
- Audio/video capabilities

MISC AMENITIES

- Daily shuttle to and from Union City BART station
- Purple Tie laundry service
- Basketball/Volleyball court
- Game room
- Daily Federal Express/UPS pickup
- 20 Electric Car Charging Stations

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LOCATION

Pacific Research Center is located at 7999 Gateway Blvd, Newark, CA, immediately over the Dumbarton Bridge adjacent to State Highway 84 at the corner of Gateway Boulevard, Jarvis Drive, and Thornton Avenue.

CAMPUS HIGHLIGHTS

- Flexible design capable of accommodating users from 10,000 square feet to 600,000 square feet.
- Parking ratio is 3.2/1,000 square feet at no additional charge.
- Centrally located Amenities Building featuring a full-service cafeteria, fitness center and common conference rooms.
- Beautiful multi-building design features and landscape elements in a well conceived, secure corporate campus setting.

DISTANCE TO PACIFIC RESEARCH CENTER

FROM	TO PRC	FROM	TO PRC	FROM	TO PRC
San Francisco	±34 miles	Mountain View	±15 miles	San Jose	±21 miles
San Mateo	±21 miles	Santa Clara	±22 miles	Palo Alto	±12 miles

PUBLIC TRANSPORTATION TO NEWARK

PUBLIC TRANSPORTATION MODE

- BART | operates on 104 miles of track from 43 stations, with trains running approximately every 15 minutes from 4 a.m. to midnight weekdays; some routes running more frequently during commuter hours. 7 lines carry passengers from Millbrae and San Francisco International Airport to Oakland and points north and south of Richmond, Fremont, Dublin and Pittsburg/Bay Point.
- Caltrain | operates on 77 miles of track from 33 stations, offering frequent weekday service (approximately every 30 minutes) between San Francisco and San Jose, with extended commuter service as far south as Gilroy.
- Dumbarton Express | connects travelers from BART's East Bay Union City station to Caltrain's Southwest Palo Alto station, via the Dumbarton Bridge across the San Francisco Bay, with weekday commuter routes.

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MORNING SHUTTLE BUS 1

Union City BART to PRC						
	1	2	3	4	5	6
Pick up at BART	6:48 AM	7:33 AM	8:12 AM	9:03 AM	9:42 AM	10:18 AM
Destination Arrival Time:						
7999 Gateway	7:10 AM	7:50 AM	8:30 AM	9:10 AM	9:50 AM	10:20 AM
7979 / 7707 Gateway	7:11 AM	7:51 AM	8:31 AM	9:11 AM	9:51 AM	10:21 AM
7575 / 7555 Gateway	7:12 AM	7:52 AM	8:32 AM	9:12 AM	9:52 AM	10:22 AM
7600 Gateway	7:13 AM	7:53 AM	8:33 AM	9:13 AM	9:53 AM	10:23 AM
7700 Gateway	7:14 AM	7:54 AM	8:34 AM	9:14 AM	9:54 AM	10:24 AM

AFTERNOON SHUTTLE BUS 1

PRC to Union City BART					
PRC to BART	1	2	3	4	5
7999 Gateway	4:10 PM	4:55 PM	5:40 PM	6:25 PM	7:10 PM
7979 / 7707 Gateway	4:12 PM	4:57 PM	5:42 PM	6:27 PM	7:12 PM
7575 / 7555 Gateway	4:14 PM	4:59 PM	5:44 PM	6:29 PM	7:14 PM
7600 Gateway	4:18 PM	5:03 PM	5:48 PM	6:33 PM	7:18 PM
7700 Gateway	4:19 PM	5:04 PM	5:49 PM	6:34 PM	7:19 PM
Arrive at BART	4:50 PM	5:35 PM	6:15 PM	6:55 PM	7:35 PM

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Morning Drive Times to Pacific Research Center (I-880 & Hwy 84)							
City	Intersection	Distance (miles)	Route	6:00 AM	7:00 AM	8:00 AM	9:00 AM
Menlo Park	Hwy 101 & Willow	10.9	Willow Rd E / Hwy 84	11	11	12	12
East Palo Alto	University Ave & Hwy 101	11.8	Hwy 101 N / Willow Rd E / Hwy 84 E	11	12	13	13
Palo Alto	Embarcadero Rd & Hwy 101	13.1	Hwy 101 N / Willow Rd E / Hwy 84 E	13	13	14	14
San Jose	Hwy 101 & I-880	15	I-880 N / Hwy 84	14	14	16	16
San Mateo	Hwy 92 & Hwy 101	20.9	Hwy 92 E / I-880 S	19	21	25	23
Pleasanton	I-580 & I-680	24	I-580 W / I-238 N / I-880 S	26	33	41	36
Oakland	I-80 & I-880	26.9	I-880 S / Hwy 84	33	33	43	38
Emeryville	I-80 & Powell St	27	I-580 E / I-980 W / I-880 S	30	34	45	41
San Francisco	US 101 & I-280	37.2	Hwy 101 S / 92 E / I-880 S	33	37	48	49

Evening Drive Times from Pacific Research Center (I-880 & Hwy 84)							
City	Intersection	Distance (miles)	Route	4:00 PM	5:00 PM	6:00 PM	7:00 PM
Menlo Park	Hwy 101 & Willow	10.9	Willow Rd E / Hwy 84	12	12	12	11
East Palo Alto	University Ave & Hwy 101	11.8	Hwy 101 N / Willow Rd E / Hwy 84 E	13	13	14	13
Palo Alto	Embarcadero Rd & Hwy 101	13.1	Hwy 101 N / Willow Rd E / Hwy 84 E	14	16	18	15
San Jose	Hwy 101 & I-880	15	I-880 N / Hwy 84	20	23	30	20
San Mateo	Hwy 92 & Hwy 101	20.9	Hwy 92 E / I-880 S	27	27	29	23
Pleasanton	I-580 & I-680	24	I-580 W / I-238 N / I-880 S	34	35	35	28
Oakland	I-80 & I-880	26.9	I-880 S / Hwy 84	39	43	44	39
Emeryville	I-80 & Powell St	27	I-580 E / I-980 W / I-880 S	40	43	48	37
San Francisco	US 101 & I-280	37.2	Hwy 101 S / 92 E / I-880 S	37	44	59	51

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