



## PREMIER LIFE SCIENCE OPPORTUNITY

600, 630 & 650 GATEWAY BOULEVARD, SOUTH SAN FRANCISCO



### AVAILABILITY

- 150,960 SF, 3-building integrated campus
  - 600 Gateway: 50,400 SF (Available Now)
  - 630 Gateway: 50,160 SF (Available January 1, 2020)
  - 650 Gateway: 50,400 SF (Available January 1, 2020)
- Buildings can divide

### BUILDING FEATURES

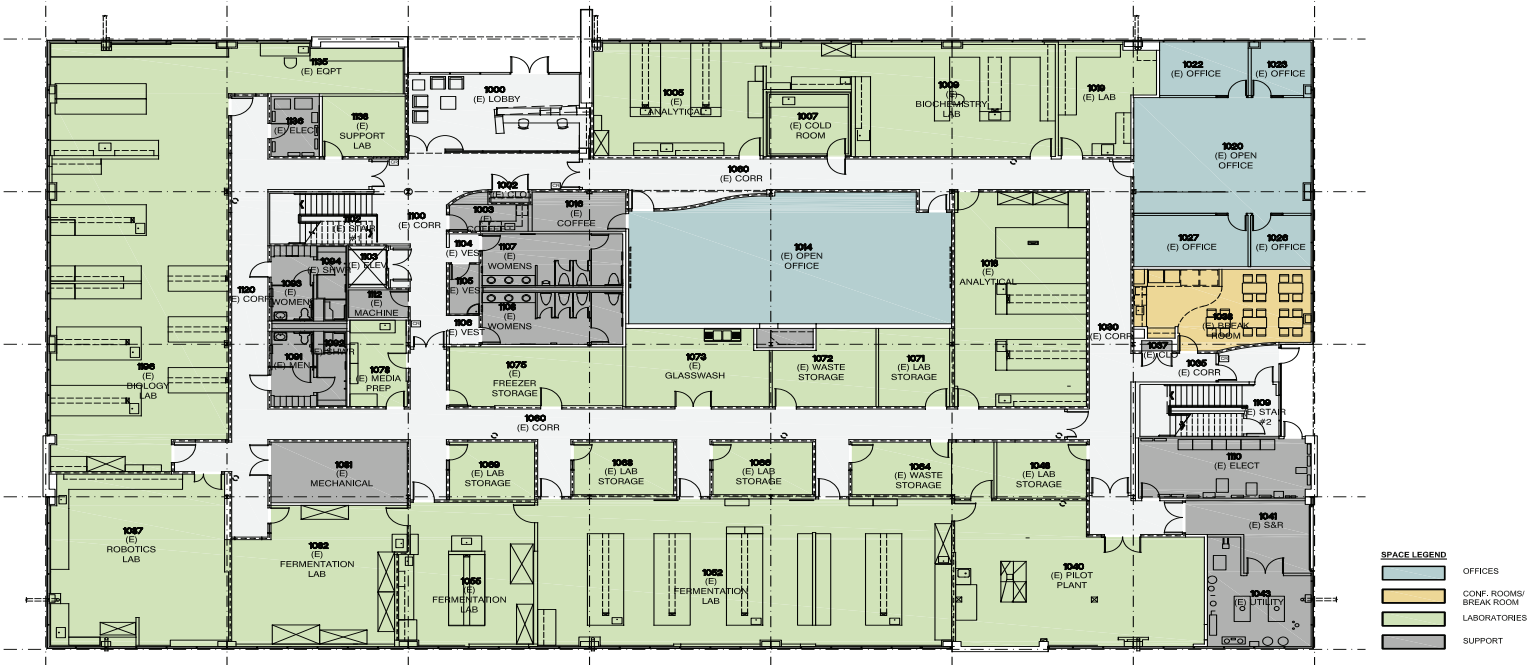
- Good mix of Class A lab/office interiors
- TI's available
- Walking distance to new South San Francisco Caltrain Station, and nearby amenities
- Building façade signage available
- Close proximity to restaurants and hotels
- Easy access to highways 101 and 280
- Building upgrades planned





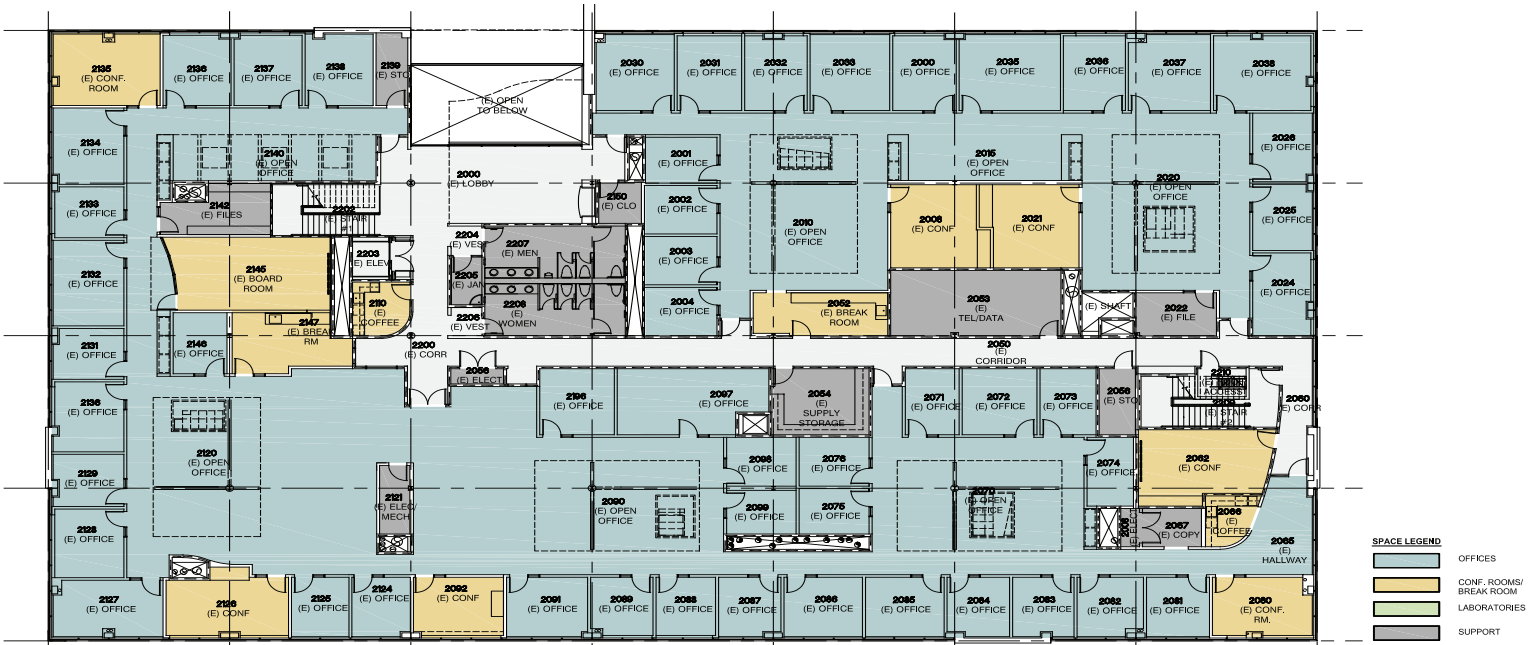
**FLOOR PLAN: LEVEL 1**

600 GATEWAY BOULEVARD



**FLOOR PLAN: LEVEL 2**

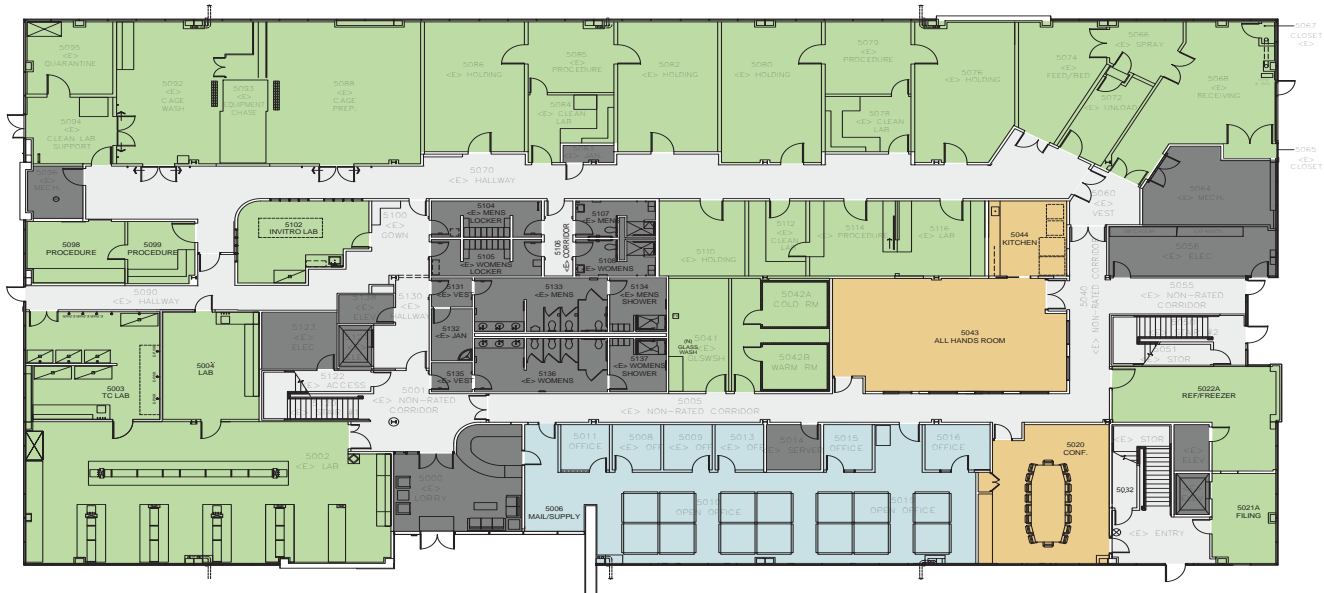
600 GATEWAY BOULEVARD





**FLOOR PLAN: LEVEL 1**

630 GATEWAY BOULEVARD

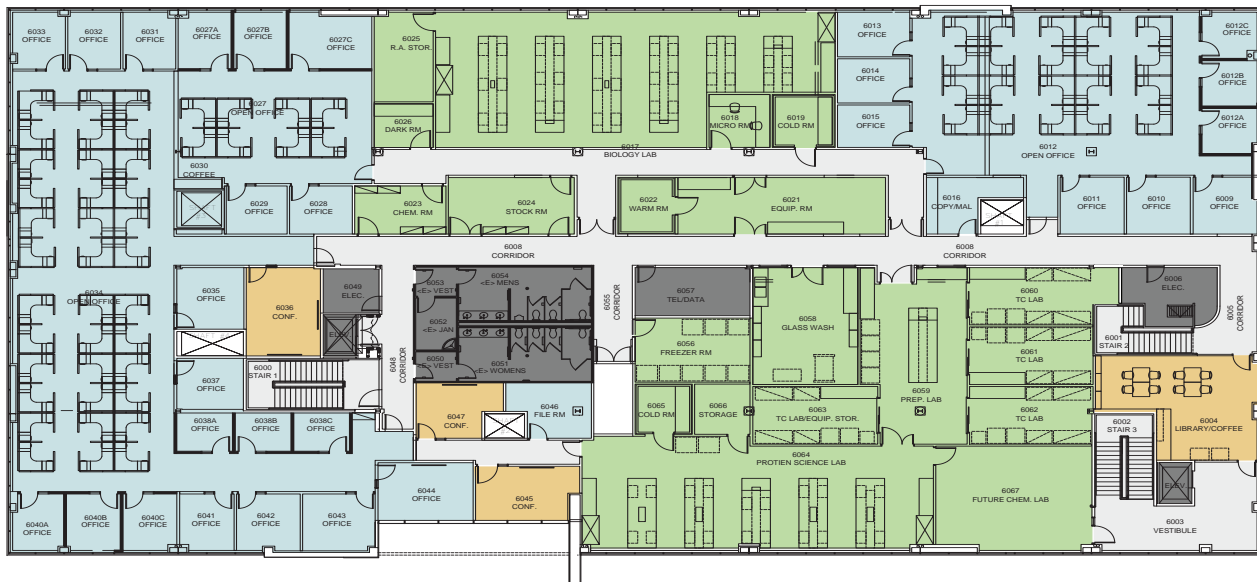


| Department Legend |               |
|-------------------|---------------|
|                   | CIRCULATION   |
|                   | COLLABORATION |
|                   | CORE          |
|                   | LAB           |
|                   | OFFICE        |

| Provided |                        |
|----------|------------------------|
| 48       | LAB WORK STATIONS      |
| 20       | OFFICE WORK STATIONS   |
| 0        | TEAM ROOMS             |
| 0        | PHONE ROOMS            |
| 0        | CONFERENCE ROOMS       |
| 2        | LARGE CONFERENCE ROOMS |

**FLOOR PLAN: LEVEL 2**

630 GATEWAY BOULEVARD



| Department Legend |               |
|-------------------|---------------|
|                   | CIRCULATION   |
|                   | COLLABORATION |
|                   | CORE          |
|                   | LAB           |
|                   | OFFICE        |

| Provided |                        |
|----------|------------------------|
| 84       | LAB WORK STATIONS      |
| 84       | OFFICE WORK STATIONS   |
| 1        | TEAM ROOMS             |
| 0        | PHONE ROOMS            |
| 3        | CONFERENCE ROOMS       |
| 0        | LARGE CONFERENCE ROOMS |







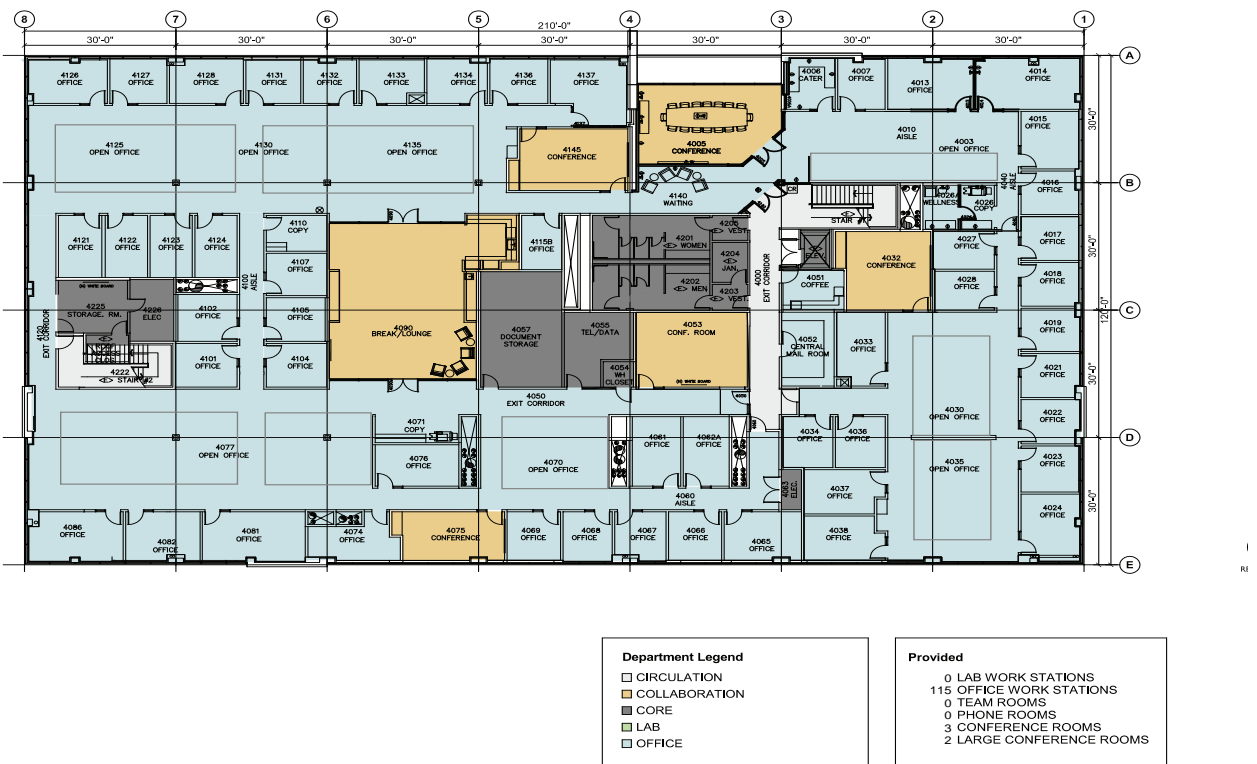
**FLOOR PLAN: LEVEL 1**

650 GATEWAY BOULEVARD



**FLOOR PLAN: LEVEL 2**

650 GATEWAY BOULEVARD





COMING MARCH 2020

## 685 Gateway Amenities Center

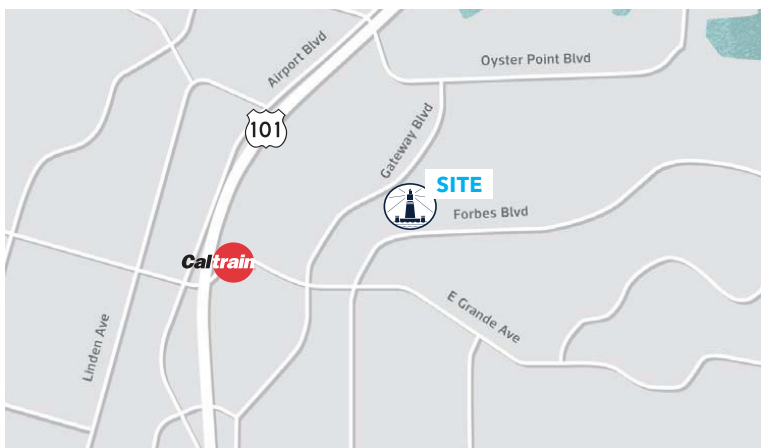
- Centrally located gathering space for Alexandria tenants and South San Francisco life sciences community
- High quality bistro/café with variety of indoor and outdoor seating options
- Generously sized conferencing center and meeting spaces
- New home for California Life Sciences Association
- Sustainable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







## LOCATION MAP



## ABOUT ALEXANDRIA

**Alexandria Real Estate Equities, Inc. (NYSE:ARE)**, an S&P 500® company, is an urban office REIT uniquely focused on collaborative life science and technology campuses in AAA innovation cluster locations, including Greater Boston, San Francisco, New York City, San Diego, Seattle, Maryland, and Research Triangle Park. Alexandria has a long-standing and proven track record of developing Class A properties clustered in urban life science and technology campuses that provide its innovative tenants with highly dynamic and collaborative environments that enhance their ability to successfully recruit and retain world-class talent and inspire productivity, efficiency, creativity, and success.

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## ALEXANDRIA CONTACT INFORMATION

**Todd Miller**  
Senior Vice President  
Regional Leasing & Asset Services  
T: 415.554.8846 | M: 650.444.1295  
tmiller@are.com

**Jeanette Li**  
Director  
Market Research & Leasing  
T: 415.321.3816 | M: 415.610.1959  
jli@are.com

## BROKER CONTACT INFORMATION

**Terry Haught**  
Newmark Knight Frank  
T: 650.688.8498  
thaught@ngkf.com  
CA RE License # 00865107

**Randy Scott**  
Newmark Knight Frank  
T: 650.688.8510  
randyscott@ngkf.com  
CA RE License #00852506

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