

**901 GATEWAY BOULEVARD**

SOUTH SAN FRANCISCO

**±78,070 RSF, DIVISIBLE TO ±37,000 RSF**



**LIFE SCIENCE SUBLEASE OPPORTUNITY**

**CBRE**

# AVAILABILITY HIGHLIGHTS



## SIZE

±78,070 RSF,  
Divisible to ±37,000 RSF



## HOUSE SYSTEMS

DI Water, CO<sub>2</sub>, N<sub>2</sub>,  
CDA, & Vacuum



## AMENITIES

Standalone Amenity Center  
Common Conferencing, Café, &  
Catering Facility



## AVAILABILITY

Upon Receipt of Consent



## FLOORPLATE

60-40 Office-to-Lab



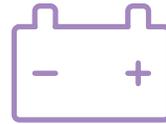
# BUILDING INFRASTRUCTURE



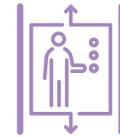
**SHARED AUTOCLAVE  
& GLASSWASH**



**VIVARIUM  
AVAILABLE FOR SINGLE USER**



**E-POWER**



**FREIGHT ELEVATOR**



**WASTE DISPOSAL  
ROOM**



**SHARED SHIPPING  
& RECEIVING**

# LOCAL AMENITIES



GATEWAY COMMONS  
AMENITIES CENTER

*Lighthouse*  
CAFE & CONFERENCE CENTER

ESPOSTO'S  
*delicatessa*

901 GATEWAY BLVD

TRVERSE

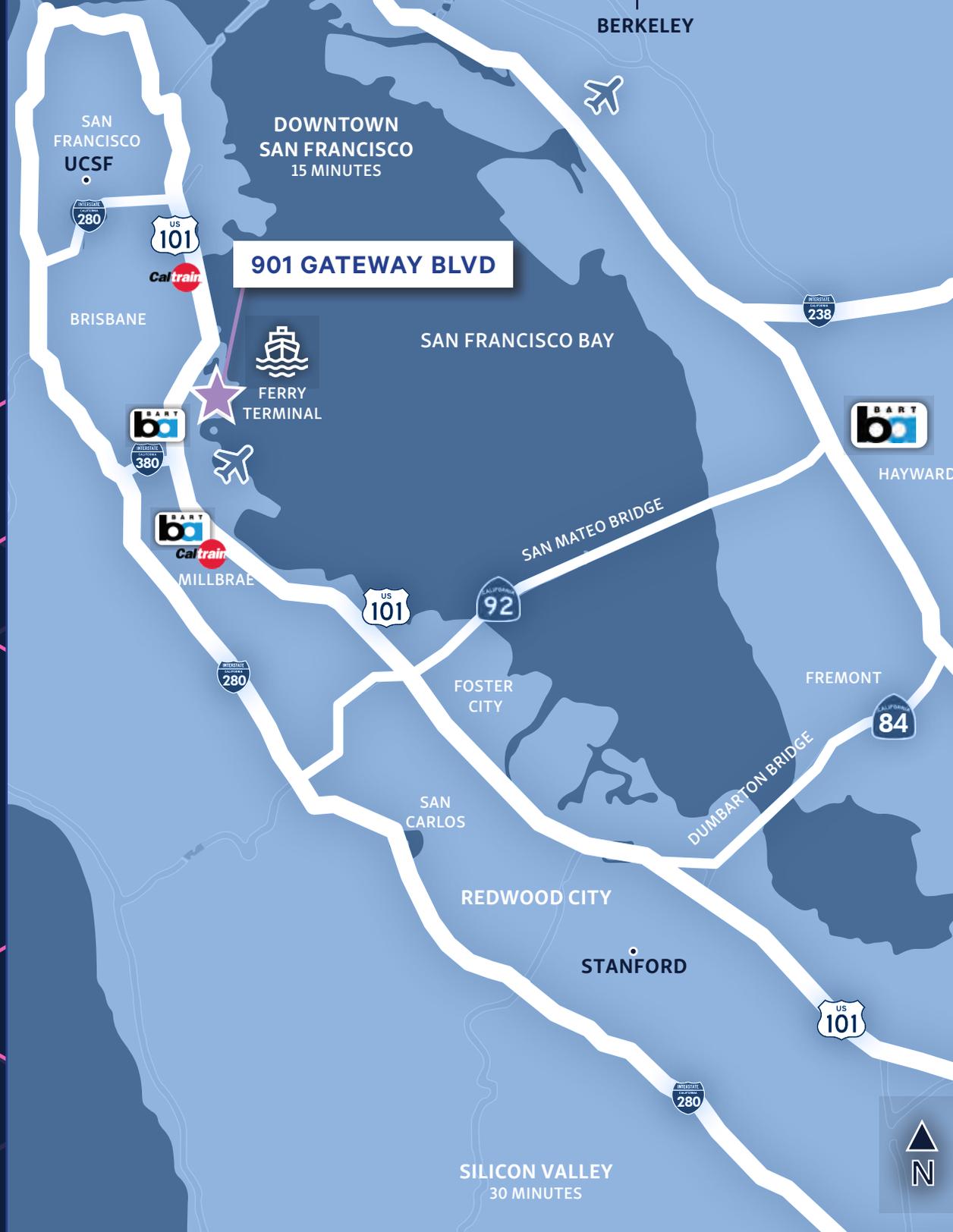
DEAD EYE  
HOLESTER SPOT  
IZANAMI  
Thai Satay  
LA NUEVA PERLA  
FRESH MEXICAN GRILL  
STARBUCKS COFFEE

yb  
Truffle  
THE VINE GARDEN  
GUARD'S MEXICAN BARS  
FOUNDRY & LUX

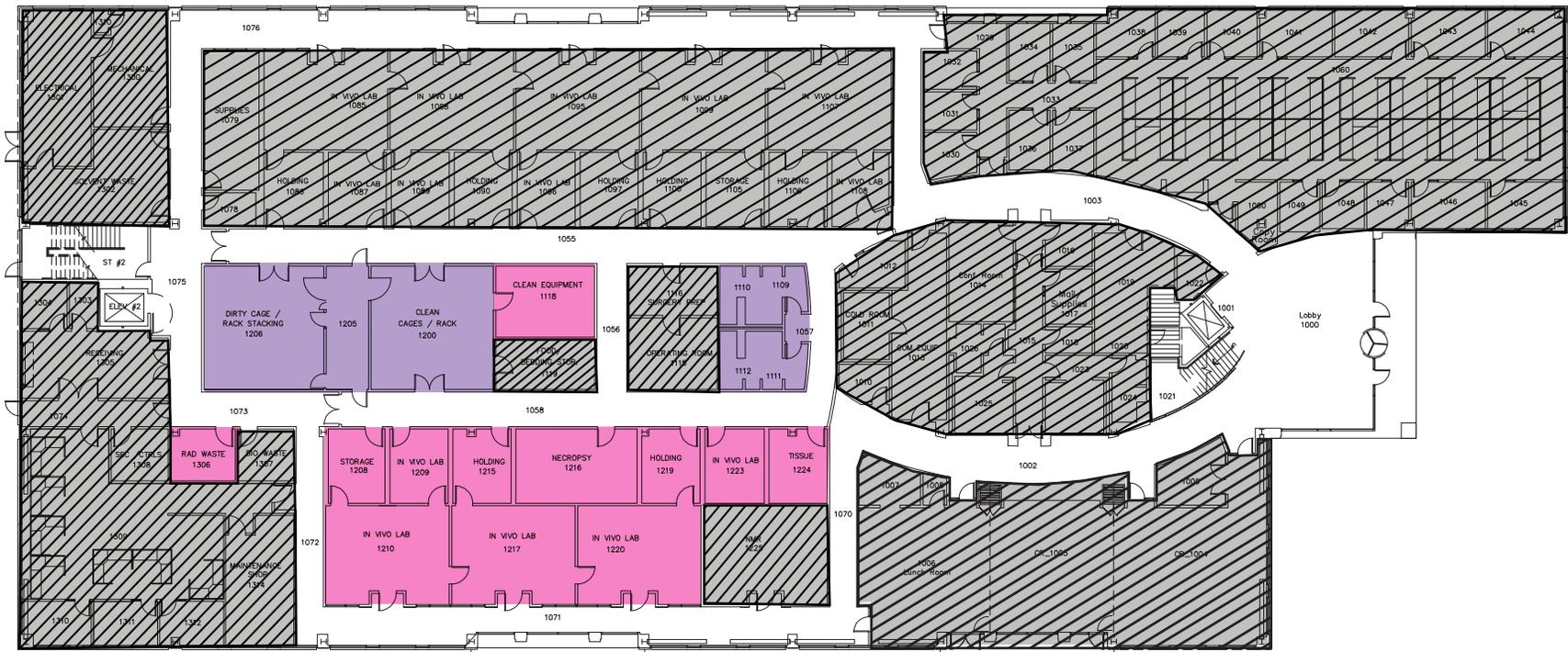
# ACCESSIBILITY

| Transit                              | Distance      |
|--------------------------------------|---------------|
| SOUTH SAN FRANCISCO<br>(CALTRAIN)    | 5 Minute Walk |
| MILLBRAE TRANSIT CENTER              | 6 Miles       |
| SAN FRANCISCO<br>(CALTRAIN)          | 18 Minutes    |
| SAN JOSE<br>(FROM SSF VIA CALTRAIN)  | 78 Minutes    |
| SSF TO ALAMEDA<br>(VIA FERRY)        | 40 Minutes    |
| MILLBRAE STATION TO SF<br>(VIA BART) | 25 Minutes    |

SHUTTLE SERVICE AVAILABLE

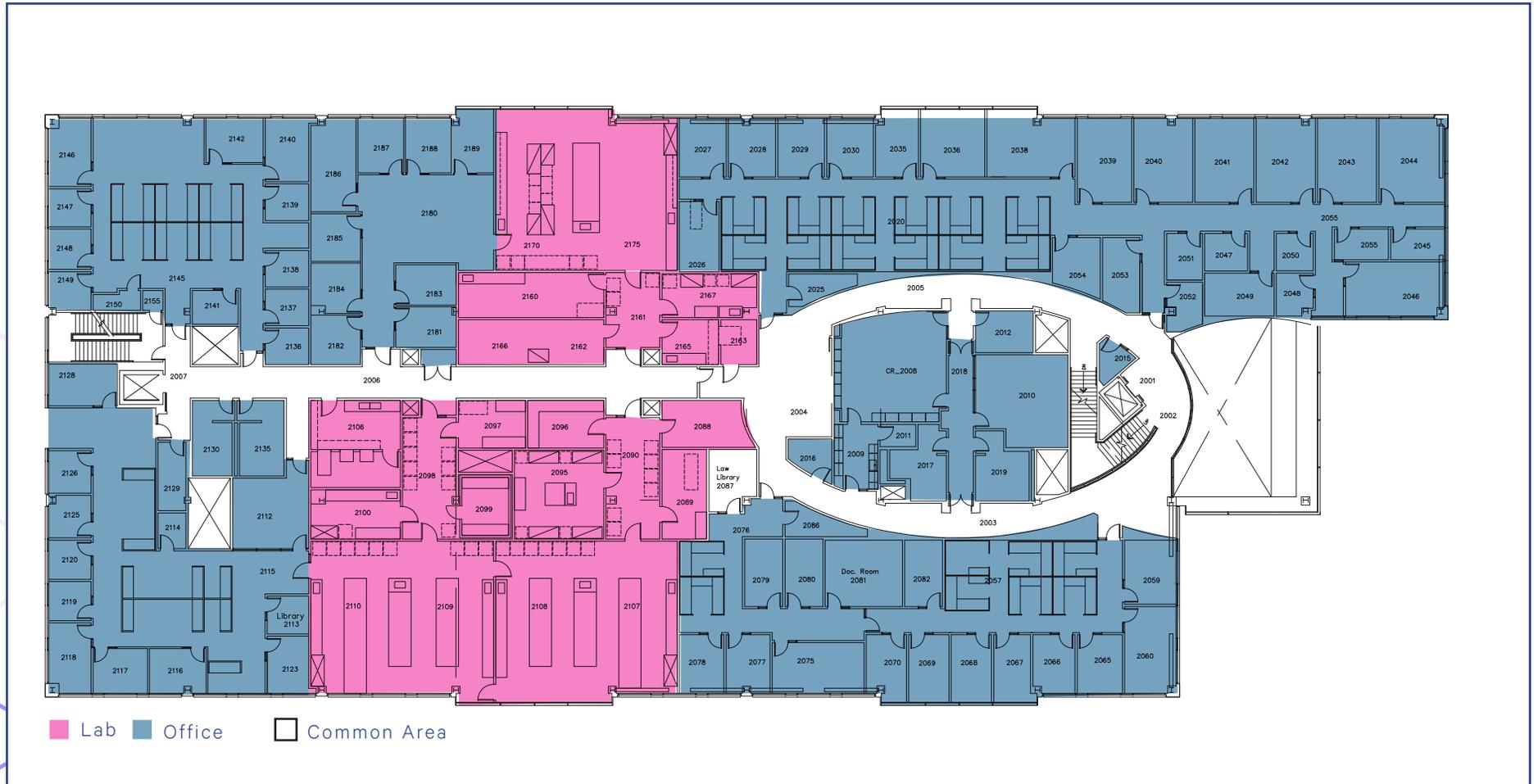


# 1ST FLOOR | FLOOR PLAN



- Shared Vivarium
- Lab
- Occupied
- Common Area

# 2ND FLOOR | FLOOR PLAN



# 3RD FLOOR | FLOOR PLAN





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