

# PACIFIC

RESEARCH CENTER

7333-7999 GATEWAY BOULEVARD, NEWARK, CA

# Innovation Starts Here

Fully Amenitized Class A Life Science  
and R&D Campus in the East Bay



[PACIFICRESEARCHCENTER.COM](http://PACIFICRESEARCHCENTER.COM)

A  BioMed Realty property

**CBRE**

# About Pacific Research Center

This unique multi-tenant research campus consists of ten buildings, comprising 1.4 million square feet of space ideal for life sciences, office, high tech, and data center users.

Located immediately off of Highway 84 and the Dumbarton Bridge, and a short distance from Palo Alto, Stanford University and the greater Silicon Valley region to the west.

Offers excellent freeway visibility and presents tenants a secure and prominent corporate presence.



**1.4M**

TOTAL  
SQUARE FEET



**10**

BUILDING  
CAMPUS



**55K SF**

AMENITIES  
BUILDING



**68K**

VELOCITY LABS  
MOVE-IN READY

# On-Site Amenities



DAILY SHUTTLE TO AND  
FROM UNION CITY  
BART STATION & ACE RAIL



FULL-SERVICE CAFETERIA  
PROVIDED BY EUREST



GAME ROOM



BASKETBALL AND  
VOLLEYBALL COURTS



FITNESS CENTER  
OPERATED BY  
MOBIUS FIT



6 CONFERENCE ROOMS  
ACCOMMODATING UP  
TO 200 PEOPLE



PURPLE TIE  
LAUNDRY SERVICE



20 ELECTRIC CAR  
CHARGING STATIONS



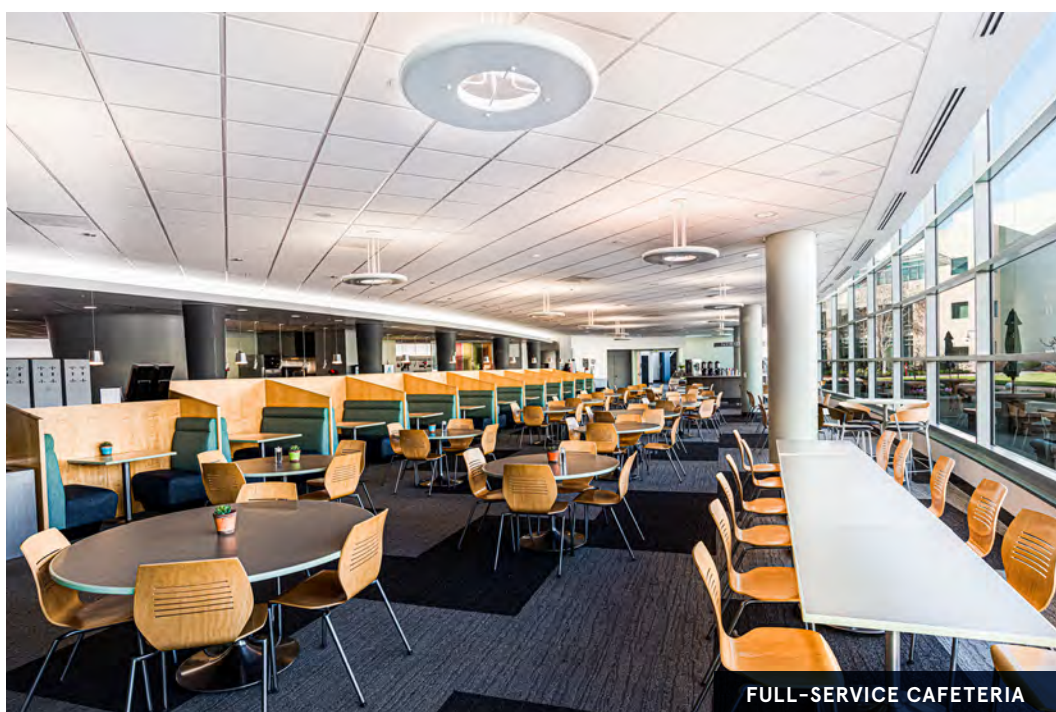
CAMPUS ENVIRONMENT



CONFERENCE ROOM (1/6)



FITNESS CENTER



FULL-SERVICE CAFETERIA

COMPLETED 2025



# Experience more where you work

Curated events designed to inspire, connect, and recharge—bringing more to your workday beyond the office.

40+

EVENTS HOSTED ANNUALLY ACROSS OUR CAMPUS

- Summer BBQ
- Pumpkin Palooza
- Ice cream social
- Bike Month Challenge
- Bee workshops



## WELLNESS & FITNESS

Yoga, cycling, and group fitness to refresh and recharge.



## LEARNING & NETWORKING

Expert panels, skill-building sessions, and industry meetups.



## ENTERTAINMENT & SOCIAL

Live music, food tastings, and creative workshops to unwind.



## GIVING BACK

Blood drives, coat drives, toy donations, Core giving (food charity), and more!



PRESENTED BY



## Upcoming Events A MONTH AT A GLANCE

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	01	02	03	04
		FARMERS MARKET		PICKLEBALL TOURNAMENT
07	08	09	10	11
FITNESS CLASS		FITNESS CLASS	ICE CREAM SOCIAL	
14	15	16	17	18
FITNESS CLASS	BEE WORKSHOP	COED SAND VOLLEYBALL		PICKLEBALL TOURNAMENT
21	22	23	24	25
FITNESS CLASS		EARTH WEEK VENDOR FAIR		
28	29	30		
FITNESS CLASS		FITNESS CLASS		

This is a generic example of events that may occur in a month

# Fully Connected

34

MILES TO  
SAN FRANCISCO

15

MILES TO  
MOUNTAIN VIEW

21

MILES TO  
SAN JOSE

20

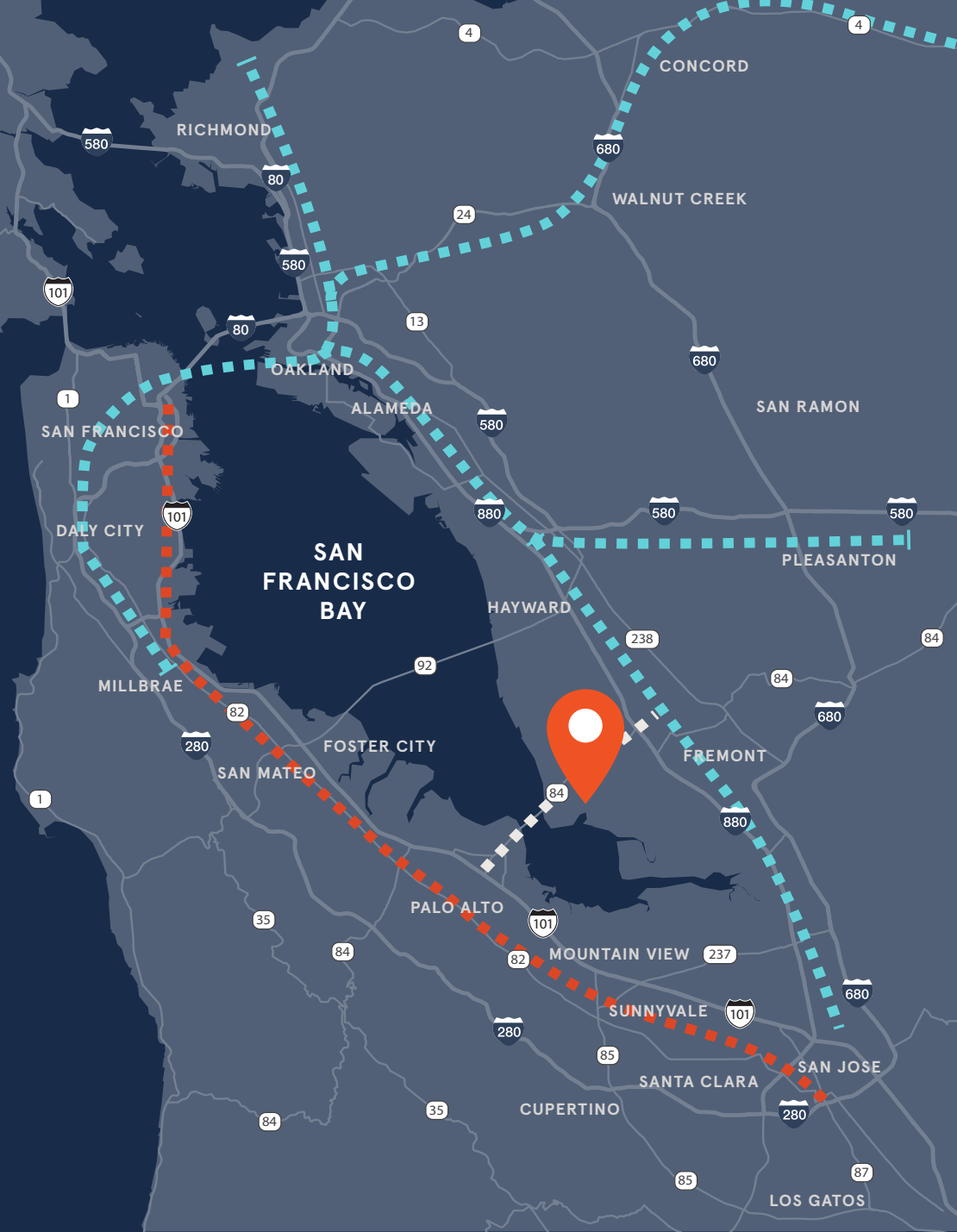
MILES TO  
SAN MATEO

22

MILES TO  
SANTA CLARA

12

MILES TO  
PALO ALTO



# Availabilities

BUILDING	SIZE
1 7333 Gateway Blvd	Fully Leased
2 7555 Gateway Blvd	Fully Leased
3 7575 Gateway Blvd	Fully Leased
4 Amenities Building	N/A
5 7707 Gateway Blvd	±20,916-50,327 SF
6 7979 Gateway Blvd	±12,020 SF ±12,093-45,347 SF
7 7999 Gateway Blvd	±30,420-60,821 SF ±18,639 SF
8 7700 Gateway Blvd	±51,082-158,181 SF
9 7600 Gateway Blvd	Fully Leased
10 7500 Gateway Blvd	Fully Leased



# Velocity Labs

## Flexible, move-in ready lab and office space built for groundbreaking research

Pacific Research Center is now offering flexible, move-in ready lab and office space built for groundbreaking research.

BioMed Realty has developed move-in ready lab and office space at a premier selection of our Class A properties located in major life science ecosystems across the US and UK. With our vertically integrated platform that provides unmatched expertise and world-class quality, the Velocity Labs infrastructure and technology allow biotech innovators to execute mission-critical research and scale as needed, all while reducing expenditures.



## WHAT MAKES BIOMED REALTY VELOCITY LABS UNIQUE?



### FASTER TIME-TO-MARKET

Our move-in ready lab spaces creates a launchpad for our tenants, allowing them to conduct research effectively and efficiently, from day one.



### FLEXIBILITY & SCALABILITY

Our offering provides tenants with flexible layouts and frictionless upscaling opportunities across BioMed's entire portfolio – 16+ million square feet in leading innovation markets in the US and UK.



### WORLD-CLASS QUALITY

Velocity Labs are embedded within BioMed's Class A properties, giving companies of all sizes the advantages of world-class infrastructure and amenities specifically designed for the biotech industry's biggest names.



### ACCESS TO CAPITAL

As a Blackstone real estate portfolio company, BioMed Realty provides tenants with valuable opportunities to connect with capital investors through the life sciences investment group.



### SPECIALIZED & PURPOSE-BUILT

Our spaces are not just lab-capable, but lab-specialized – move-in ready and purpose-built down to the detailed industry requirements for plumbing, power, ventilation and more.



### CAPITAL SAVINGS

We offer our tenants optimal pricing structures to increase capital efficiency, enabling more effective resource allocation toward their science and research.



### TOP-TIER MARKETS

Occupancy at one of our properties provides an ideal location in the top-tier markets and submarkets of the US and UK, with close proximity to a vibrant life science ecosystem.



### THE BIOMED REALTY DIFFERENCE

Our fully integrated platform is highly differentiated by over 300 specialized experts in leasing, development, property management, facilities, and more.

# Building 5

7707 GATEWAY BLVD | SUITE 300 & 350



±20,916–50,327

RENTABLE  
SQUARE FEET



50/50

LAB / OFFICE SPACE SPLIT



13'6"

FLOOR-TO-FLOOR HEIGHT

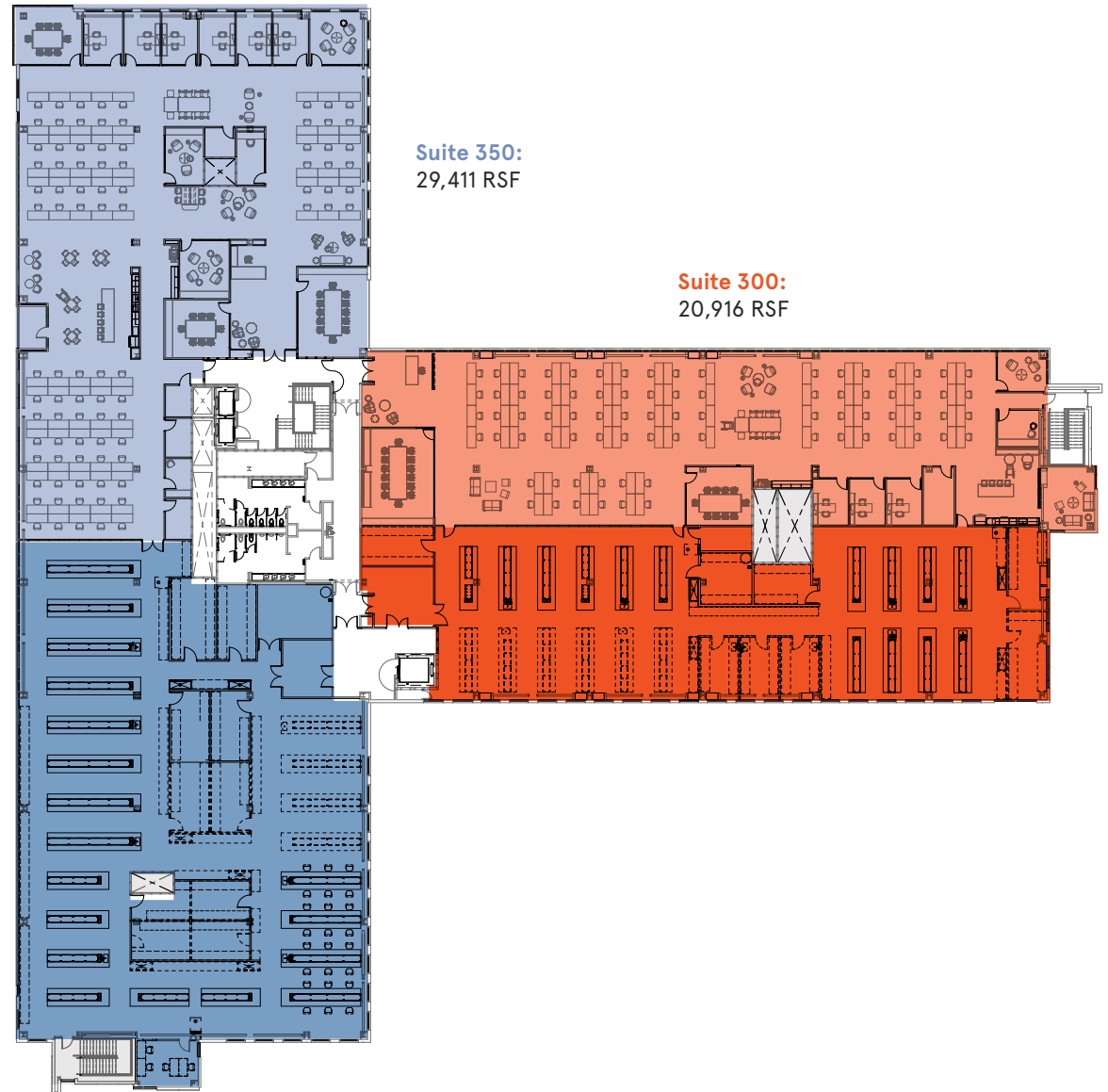


Available

NOW



- OFFICE - TENANT 1
- LABORATORY - TENANT 1
- OFFICE - TENANT 2
- LABORATORY - TENANT 2
- BUILDING SUPPORT



# Building 5

7707 GATEWAY BLVD | SUITE 300 & 350

## SUITE SPECS

### SUITE 300:

- 20,916 RSF
- 6 offices
- 3 conference room
- 3 huddle rooms
- 1 phone room
- 1 break room
- 1 wellness room
- 1 storage room
- 5 lab support rooms
- 1 utility room
- 1 receiving/storage room
- 2 existing six-foot fume hoods with mechanical capacity for up to 20 fume hoods
- 6 sinks

### SUITE 350:

- 29,411 RSF
- 3 offices
- 2 conference room
- 1 huddle room
- 1 break room
- 1 wellness room
- 3 lab support rooms
- 1 utility room
- 1 receiving/storage room
- 2 existing six-foot fume hoods with mechanical capacity for up to 12 fume hoods
- 6 sinks



# Building 7

7999 GATEWAY BLVD | SUITE 120



**±18,639**

RENTABLE  
SQUARE FEET



**50/50**

LAB / OFFICE SPACE SPLIT



**13'6"**

FLOOR-TO-FLOOR HEIGHT



**Available**

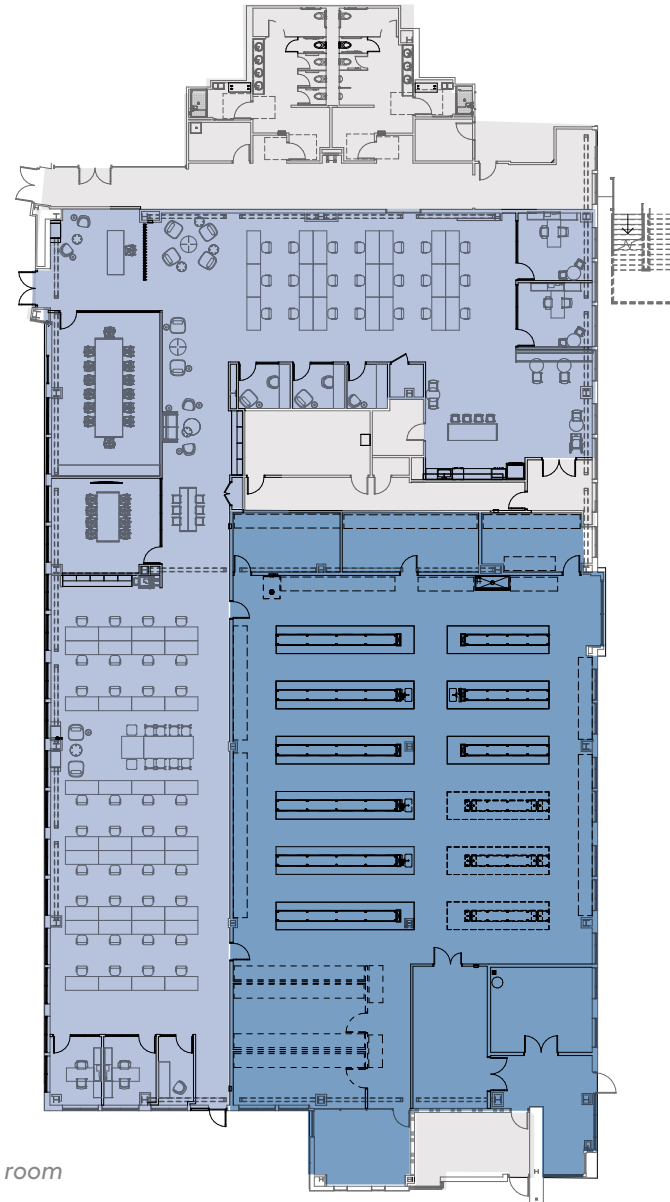
NOW

 **velocity labs**  
BY BIOMED REALTY

OFFICE

LABORATORY

BUILDING SUPPORT



 office and conference room  
furniture included

# Building 7

7999 GATEWAY BLVD | SUITE 120

## SUITE SPECS

### SUITE 120:

- 4 offices
- 2 conference rooms
- 3 phone rooms
- 1 break room
- 1 wellness room
- 4 lab support rooms
- 1 utility room
- 1 receiving/storage room
- 1 existing six-foot fume hood with mechanical capacity for up to 11 fume hoods
- 4 sinks



# Building 6

7979 GATEWAY BLVD | SUITES 101, 110 & 120



±12,093 –  
45,347

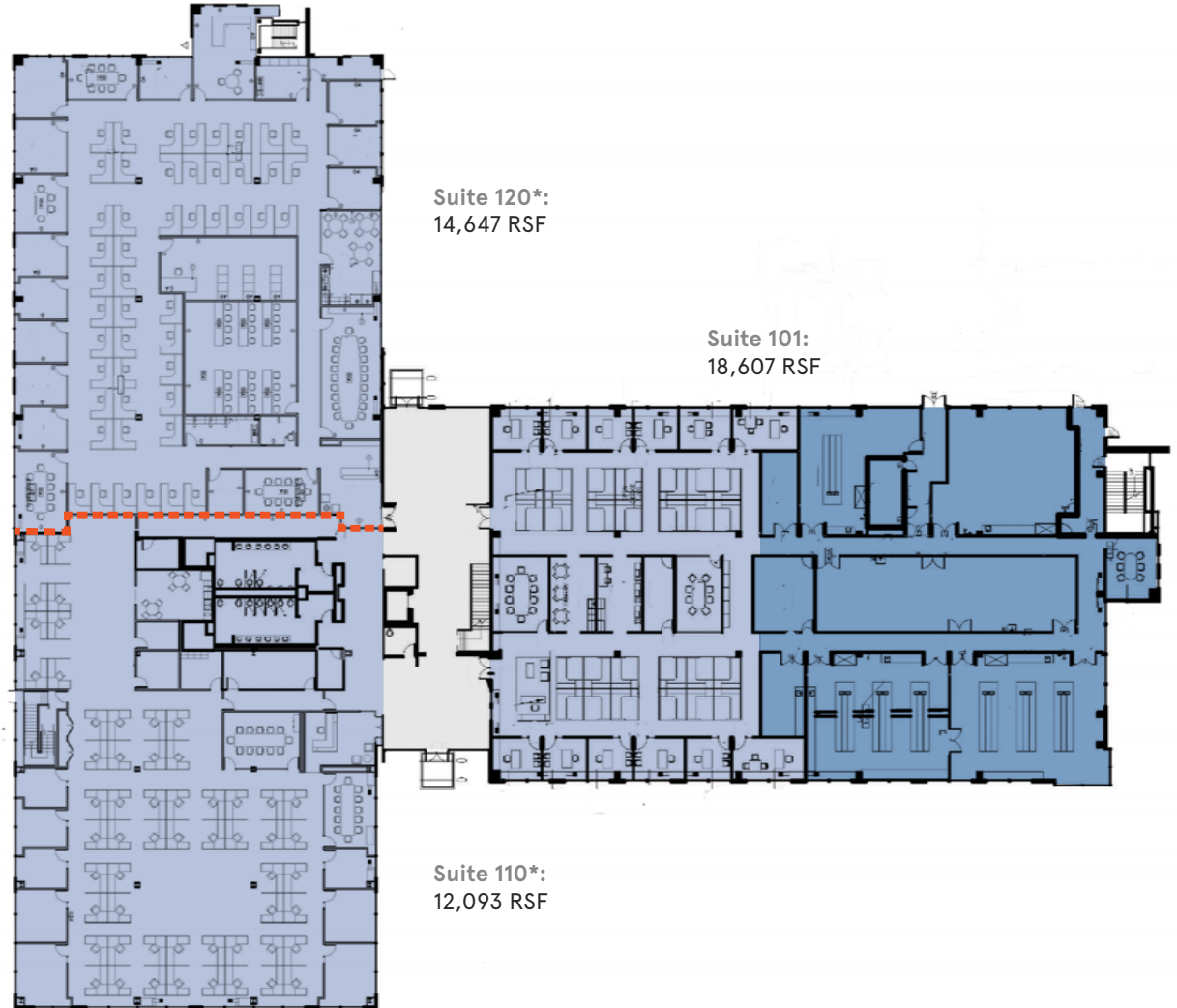
RENTABLE  
SQUARE FEET

Multiple upgraded private offices and  
conference rooms

Ample bullpen/open office area

Data room and kitchen/break area

OFFICE LABORATORY BUILDING SUPPORT



\*Suites 110 & 120 can be contiguous for a total of 26,740 SF

Office furniture not included

# Building 6

7979 GATEWAY BLVD | SUITE 210



**±12,020**

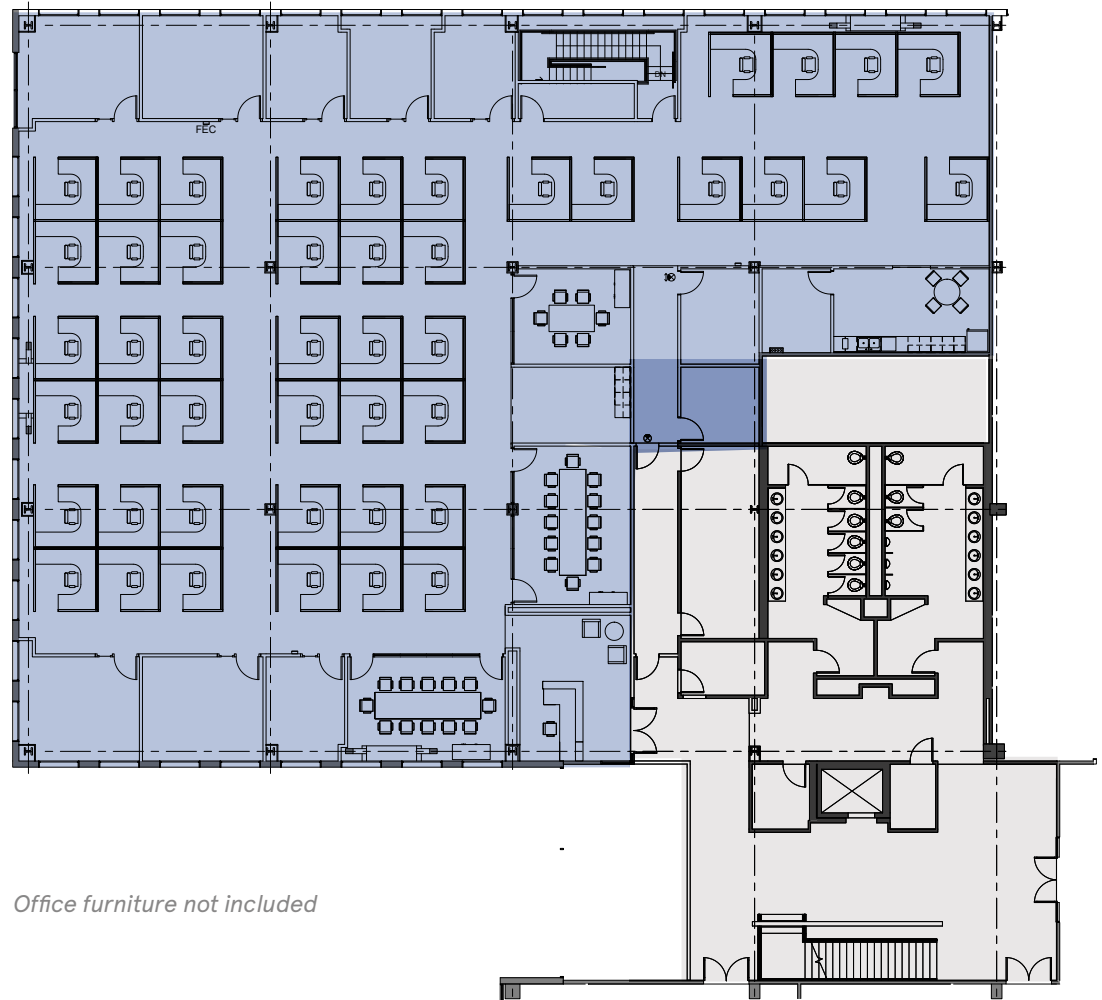
RENTABLE  
SQUARE FEET

Multiple upgraded private offices and  
conference rooms

Ample bullpen/open office area

Data room and kitchen/break area

OFFICE BUILDING SUPPORT



*Office furniture not included*

# Building 7

7999 GATEWAY BLVD | SUITE 300 & 320



±30,420 -  
60,821

RENTABLE  
SQUARE FEET

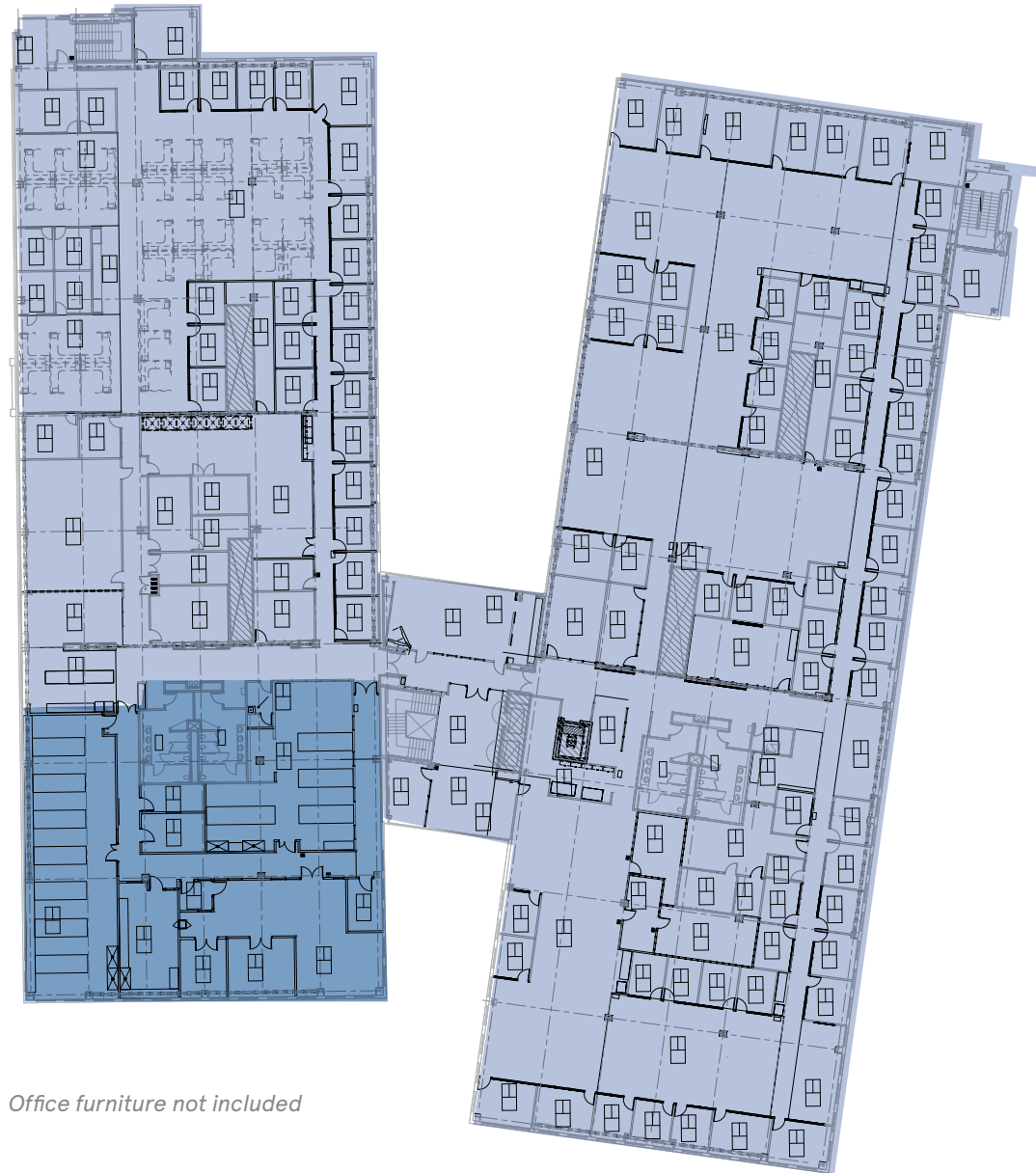
BSL 2 lab and lab support areas

Ample open areas

Mix of private offices and conference rooms

Lab benches and fume hoods included

OFFICE      LABORATORY



*Office furniture not included*

# Building 8

7700 GATEWAY BLVD | 1ST - 3RD FLOORS

±51,082 -  
158,181

RENTABLE  
SQUARE FEET

Heavy power: 8,000 AMPS

Large, open floorplates: 50K+ SF

1,500KW backup generator

BSL2 lab capability

13'6" floor-to-floor heights

32' x 32' column spacing

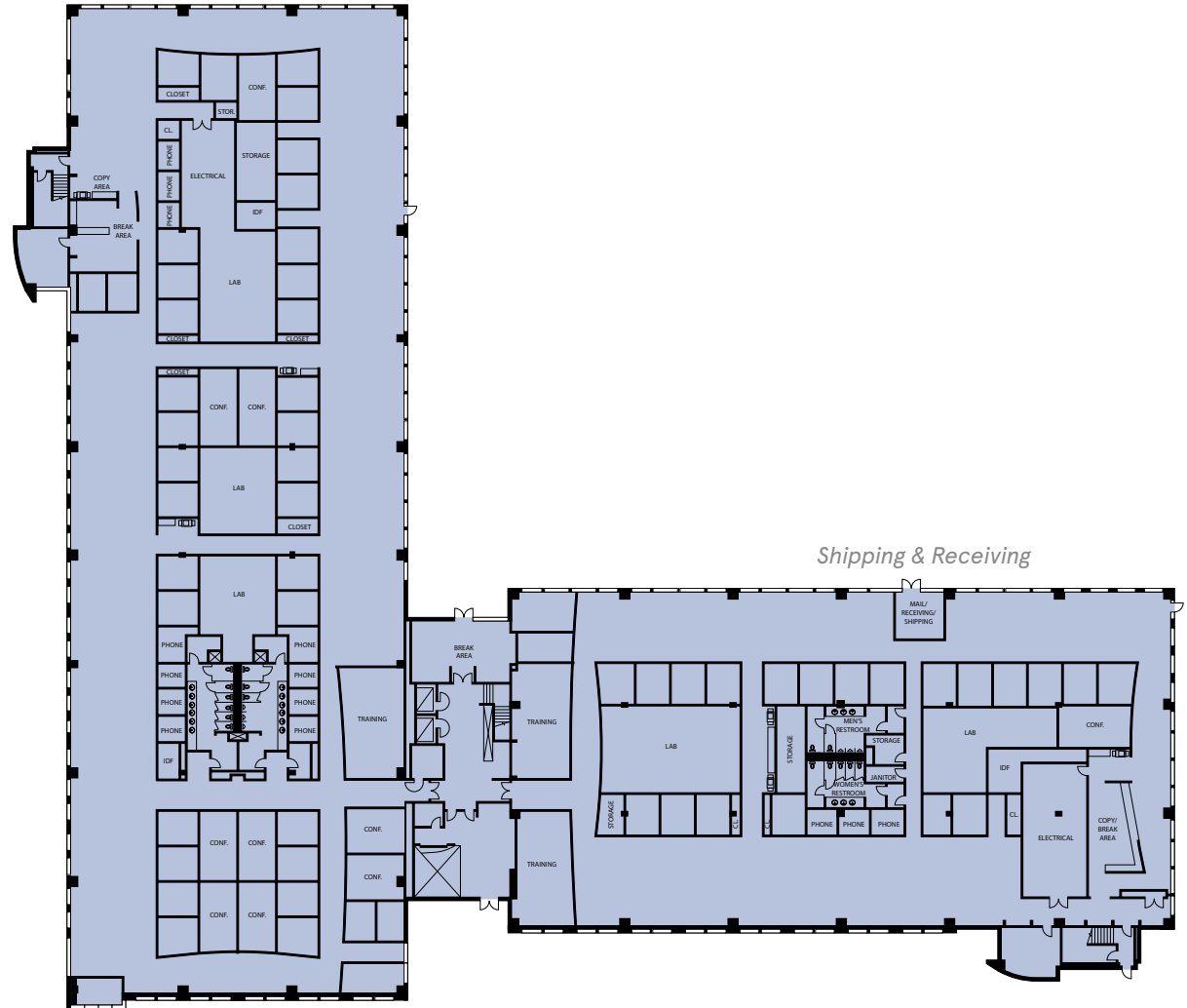
6" slab-on-grade vibration performance

3.3/1000 parking ratio

One dedicated shipping and receiving  
with expansion capability

OFFICE / R&D

## FIRST FLOOR



FLOOR PLANS VARY BY FLOOR

## AM Shuttle Schedule

**BUS 264**



FREMONT ACE	UNION CITY BART	ARDENWOOD PARK & RIDE	7999 GATEWAY	7979/7707 GATEWAY	7575/7555 GATEWAY	7500/7600 GATEWAY	7600 GATEWAY	7700 GATEWAY
5:57 AM	6:10 AM	6:44 AM	6:49 AM	6:51 AM	6:53 AM	6:54 AM	6:55 AM	6:57 AM
7:12 AM	7:33 AM	7:45 AM	8:02 AM	8:04 AM	8:06 AM	8:07 AM	8:08 AM	8:10 AM
8:30 AM	8:45 AM	9:18 AM	9:23 AM	9:25 AM	9:27 AM	9:28 AM	9:29 AM	9:31 AM

## AM Shuttle Schedule

**BUS 315**



UNION CITY BART	7999 GATEWAY	7979/7707 GATEWAY	7575/7555 GATEWAY	7500 GATEWAY	7600 GATEWAY	7700 GATEWAY
7:10 AM	7:25 AM	7:27 AM	7:30 AM	7:32 AM	7:33 AM	7:35 AM
8:10 AM	8:25 AM	8:27 AM	8:30 AM	8:32 AM	8:33 AM	8:35 AM
9:10 AM	9:25 AM	9:27 AM	9:30 AM	9:32 AM	9:33 AM	9:35 AM
10:10 AM	10:25 AM	10:27 AM	10:30 AM	10:32 AM	10:33 AM	10:35 AM

## PM Shuttle Schedule

**BUS 264**



7999 GATEWAY	7979/7707 GATEWAY	7575/7555 GATEWAY	7500 GATEWAY	7600 GATEWAY	7700 GATEWAY	ARDENWOOD PARK & RIDE	UNION CITY BART	FREMONT ACE
3:00 PM	3:02 PM	3:04 PM	3:07 PM	3:09 PM	3:10 PM	3:16 PM	3:26 PM	3:40 PM
4:00 PM	4:02 PM	4:04 PM	4:07 PM	4:09 PM	4:10 PM	4:16 PM	4:34 PM	4:44 PM
5:05 PM	5:07 PM	5:09 PM	5:12 PM	5:14 PM	5:15 PM	5:21 PM	5:39 PM	5:49 PM

## PM Shuttle Schedule

**BUS 315**



7999 GATEWAY	7979/7707 GATEWAY	7575/7555 GATEWAY	7500 GATEWAY	7600 GATEWAY	7700 GATEWAY	UNION CITY BART
4:10 PM	4:12 PM	4:14 PM	4:17 PM	4:18 PM	4:19 PM	4:34 PM
5:10 PM	5:12 PM	5:14 PM	5:17 PM	5:18 PM	5:19 PM	5:34 PM
6:10 PM	6:12 PM	6:14 PM	6:17 PM	6:18 PM	6:19 PM	6:34 PM
7:10 PM	7:12 PM	7:14 PM	7:17 PM	7:18 PM	7:19 PM	7:34 PM



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A  BioMed Realty property

**CBRE**