### **901 GATEWAY BOULEVARD**

SOUTH SAN FRANCISCO



LIFE SCIENCE SUBLEASE OPPORTUNITY ±78,070 RSF OFFICE & LAB, DIVISIBLE TO ±23,000 RSF VIVARIUM AVAILABLE FOR SINGLE OR FULL FLOOR USER

**CBRE** 

# AVAILABILITY HIGHLIGHTS



### **SIZE**

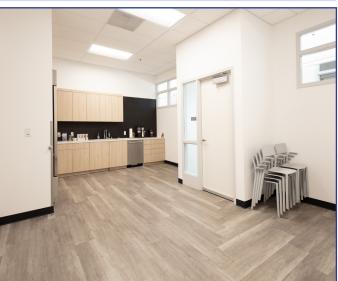
±78,070 RSF office & lab, divisible to ±23,000 RSF





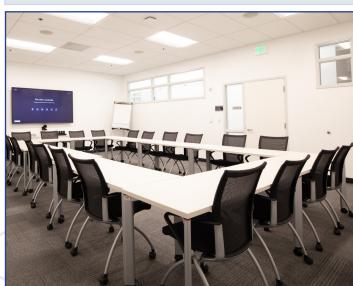
### **HOUSE SYSTEMS**

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





Standalone Amenity Center Common Conferencing, Café, & Catering Facility















### BUILDING INFRASTRUCTURE



SHARED AUTOCLAVE & GLASSWASH



**E-POWER** 



WASTE DISPOSAL ROOM



4,070 SF VIVARIUM

AVAILABLE FOR SINGLE USER/
FULL FLOOR USER

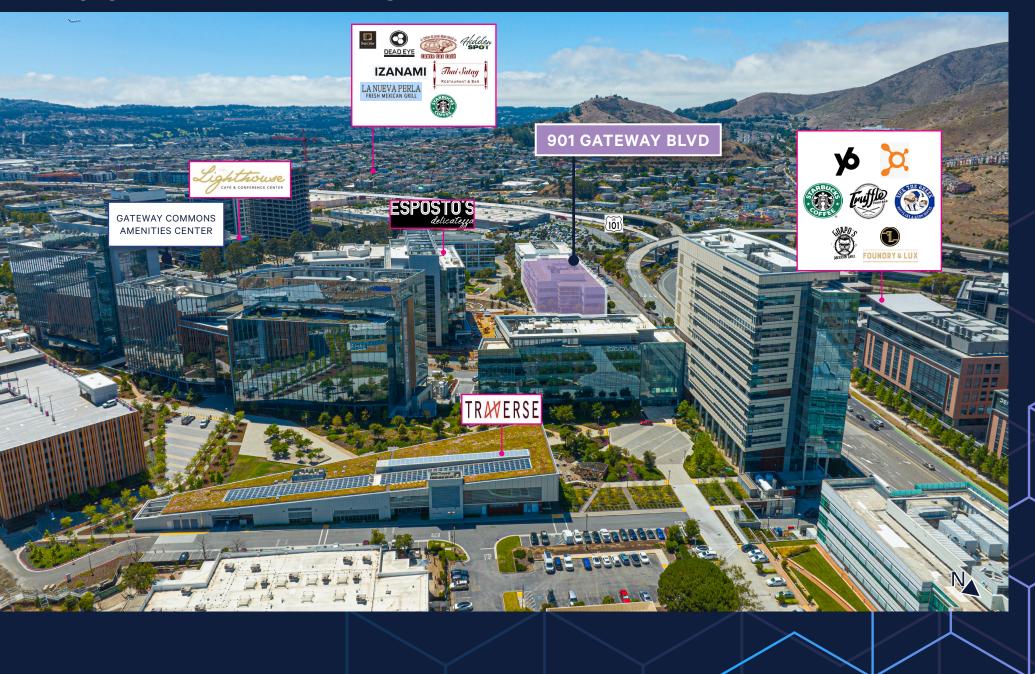


**FREIGHT ELEVATOR** 



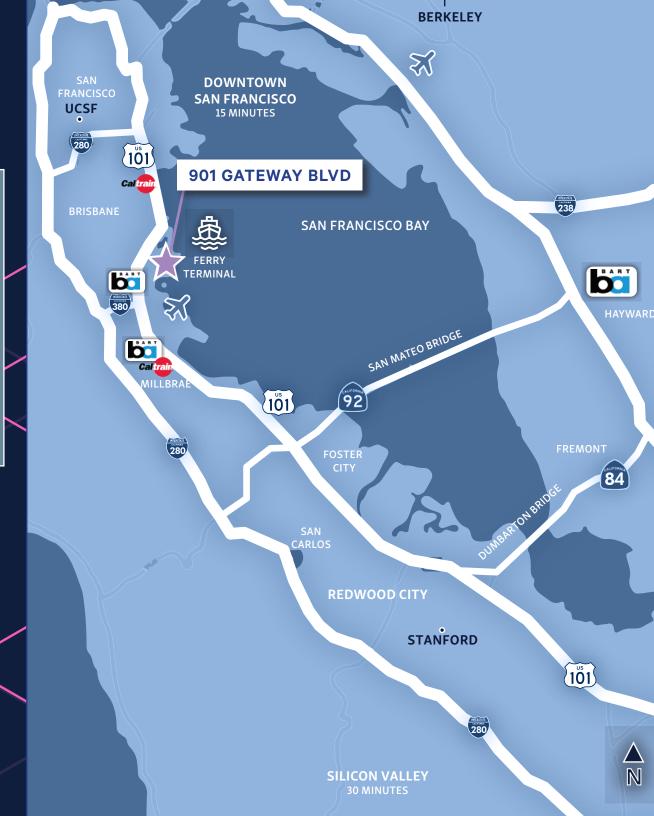
SHARED SHIPPING & RECEIVING

### LOCAL AMENITIES



### ACCESSIBILITY

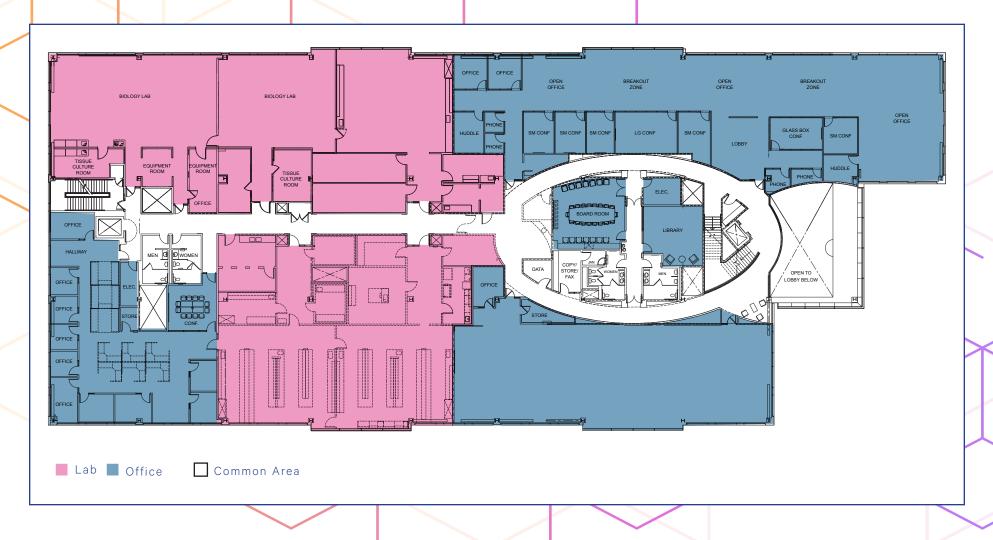
Transit	Distance
SOUTH SAN FRANCISCO (CALTRAIN)	5 Minute Walk
MILLBRAE TRANSIT CENTER	6 Miles
SAN FRANCISCO (CALTRAIN)	18 Minutes
SAN JOSE (FROM SSF VIA CALTRAIN)	78 Minutes
SSF TO ALAMEDA (VIA FERRY)	40 Minutes
MILLBRAE STATION TO SF (VIA BART)	25 Minutes
SHUTTLE SERVICE AVAILABLE	



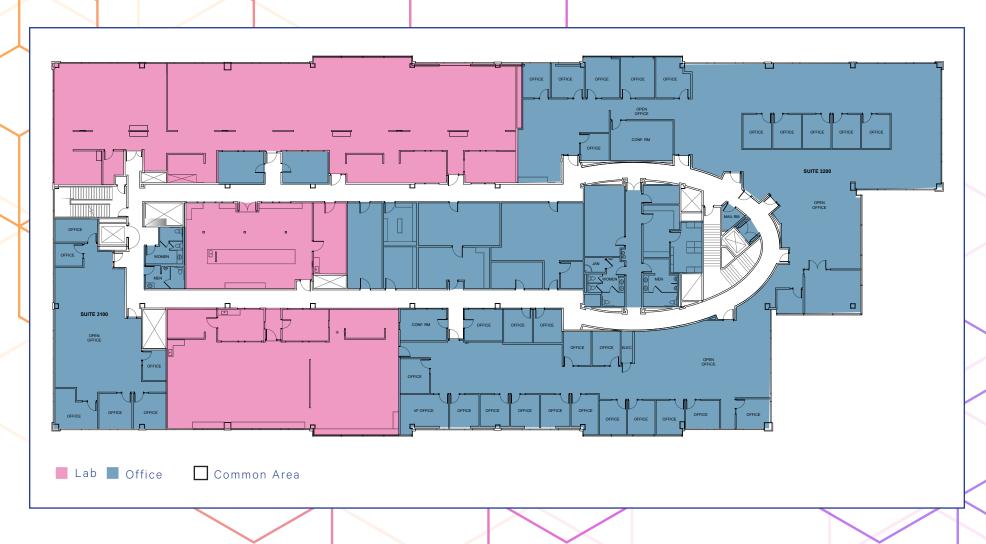
## 1ST FLOOR | FLOOR PLAN |4,070 SF|



## 2ND FLOOR | FLOOR PLAN 37,000 SF



# 3RD FLOOR | FLOOR PLAN 37,000 SF















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