

901 GATEWAY BOULEVARD

SOUTH SAN FRANCISCO

REDUCED RATE \$4.50 NNN

**MARKET READY LAB COMPLETE
MOVE IN READY**

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, CO₂, N₂,
CDA, & Vacuum



AMENITIES

Standalone Amenity Center
Common Conferencing, Café, &
Catering Facility



AVAILABILITY

Upon Receipt of Consent



FLOORPLATE

60-40 Office-to-Lab



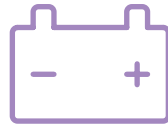
BUILDING INFRASTRUCTURE



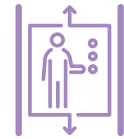
**SHARED AUTOCLAVE
& GLASSWASH**



**4,070 SF VIVARIUM
AVAILABLE FOR SINGLE USER/
FULL FLOOR USER**



E-POWER



FREIGHT ELEVATOR



**WASTE DISPOSAL
ROOM**



**SHARED SHIPPING
& RECEIVING**

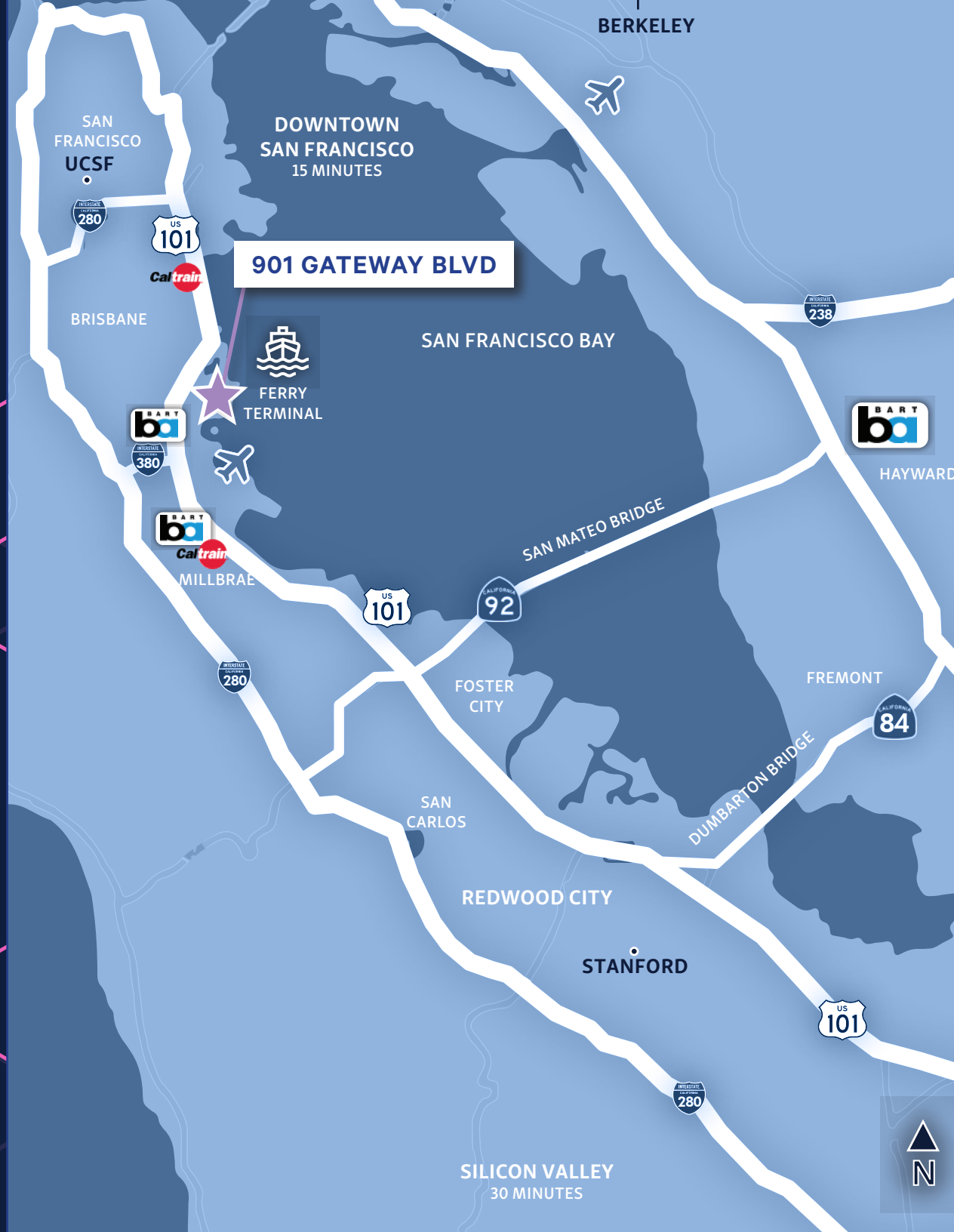
LOCAL AMENITIES



ACCESSIBILITY

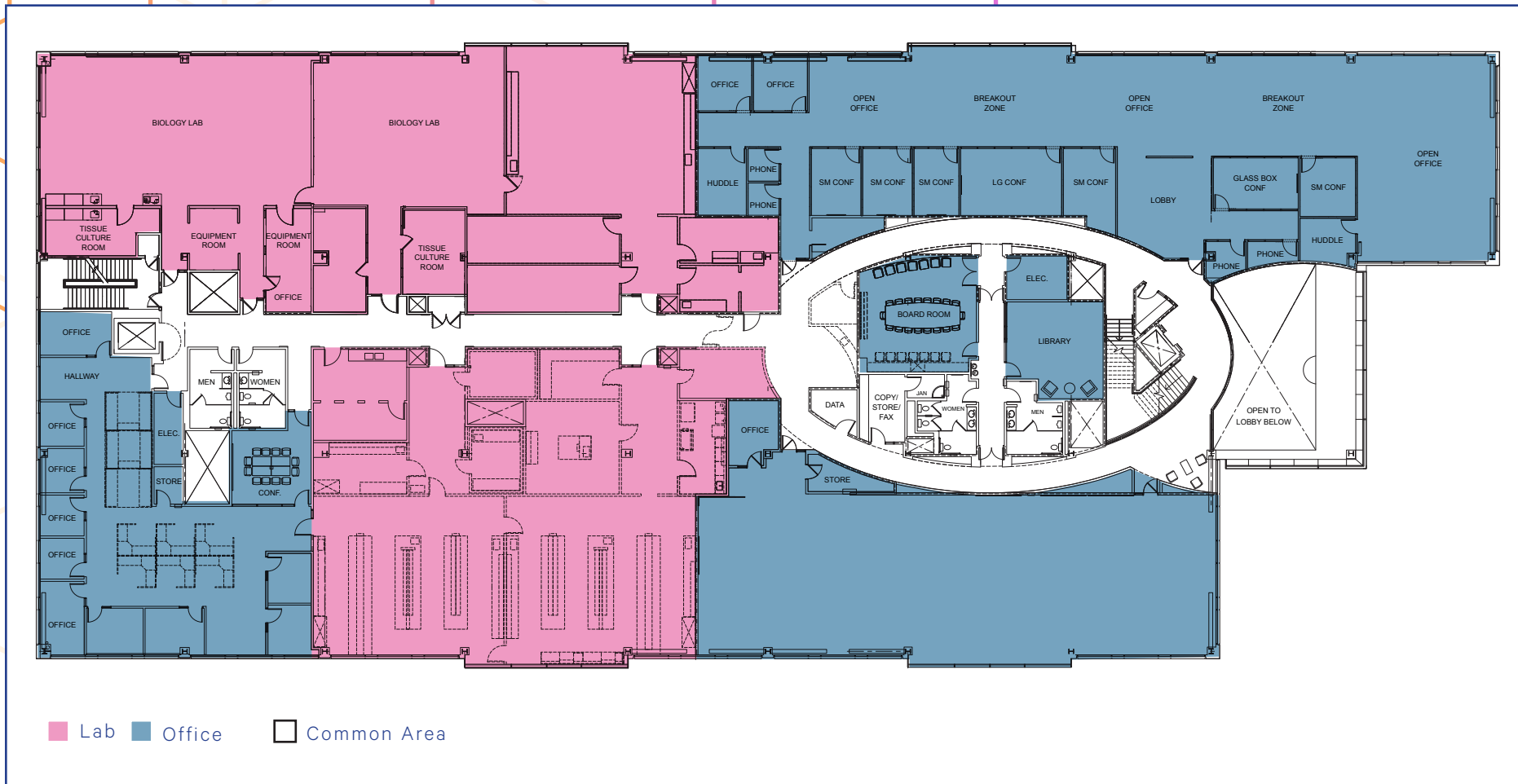
Transit	Distance
SOUTH SAN FRANCISCO (CALTRAIN)	5 Minute Walk
MILLBRAE TRANSIT CENTER	6 Miles
SAN FRANCISCO (CALTRAIN)	18 Minutes
SAN JOSE (FROM SSF VIA CALTRAIN)	78 Minutes
SSF TO ALAMEDA (VIA FERRY)	40 Minutes
MILLBRAE STATION TO SF (VIA BART)	25 Minutes

SHUTTLE SERVICE AVAILABLE



2ND FLOOR | FLOOR PLAN

37,000 SF

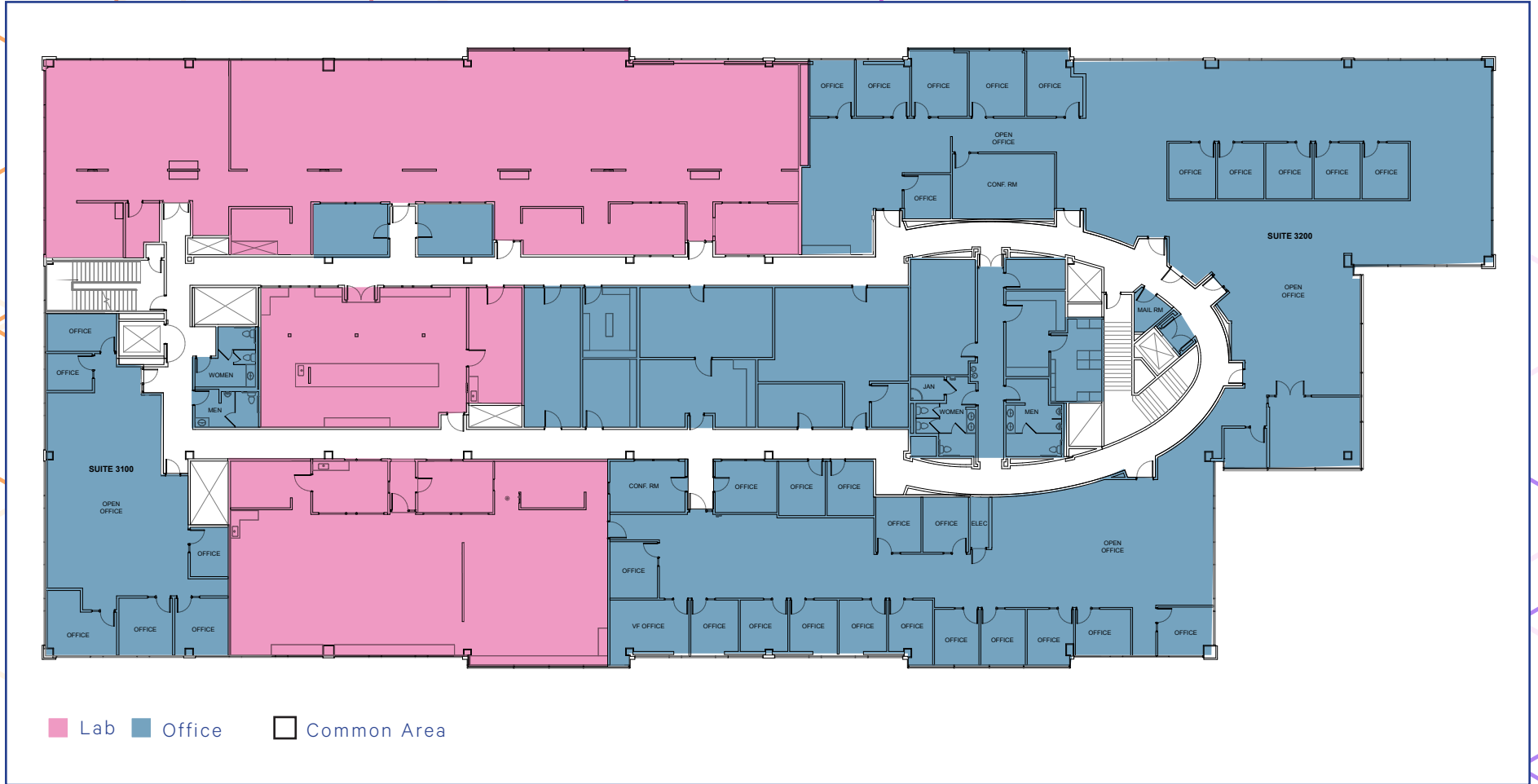


LIFE SCIENCE

SUBLEASE OPPORTUNITY

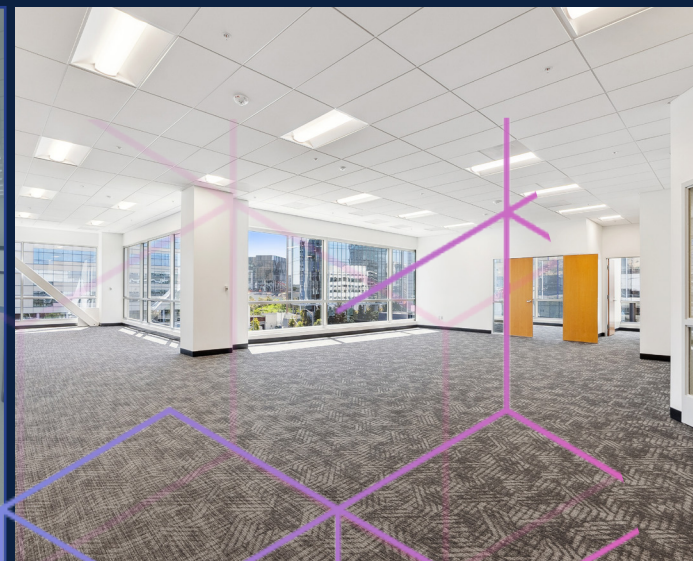
3RD FLOOR | FLOOR PLAN

37,000 SF





CBRE



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