

651

GATEWAY

South San Francisco

FOR SUBLEASE

6th Floor - ±22,365 SF



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS



651 Gateway is located in a premier 16-story laboratory and office building totaling approximately 325,315 RSF, offering ±22,365 RSF of available sublease space encompassing the entire 6th floor. The property boasts a newly constructed Class A exterior, modern lobby, laboratory warm-shell core, and robust mechanical, electrical, and plumbing systems designed to accommodate a variety of lab and office uses. The campus is designed for LEED Gold and Fitwel readiness and offers an array of amenities, including on-site cafés, restaurants, conference facilities, and a fitness center. Conveniently located near Highway 101, the South San Francisco Caltrain station, and Genentech shuttle stops, the property provides excellent accessibility for tenants and visitors alike.

Comprehensive building conversion to laboratory use, featuring upgraded infrastructure and specialized facilities, including:



Backup power to
support tenant
laboratory equipment



Compressed
dry air (CDA)



Deionized
(DI) water



House vacuum
system



Bulk nitrogen
supply



CO₂ supply



Shared autoclave room
equipped with glass-washing
facilities and an ice machine



Dedicated shared
storage for
hazardous materials



Shared storage
space for
non-hazardous materials

SUITE 600 | ±22,365 SF

- Available Immediately
- Plug & Play
- 10 Office/Huddle
- 1 Large Executive Office
- 5 Conference Rooms
- 1 Board Room
- 3 Phone Rooms
- 1 IT Office
- FF&E Available, Space for up to 40 Workstations
- Private Deck
- Sublease Thru July, 2029



Divisible Option

 ±15,000 SF Office/Lab

LEGEND			
	BUILDING SUPPORT		OFFICE SUPPORT
	LOBBY/RECEPTION		OPEN OFFICE
	CONFERENCE		LAB
	BREAK ROOM		LAB SUPPORT
	OFFICE		TENANT SUPPORT



LOCAL AMENITIES

RESTAURANTS ●

1. Genesis Marina Marketplace
Focaccia Reserve Inc
2. Little Green Cyclo
3. Foundry & Lux
4. Specialty's Café & Bakery
5. Darby Dan's Sandwiches
6. Antigua Coffee Shop
7. Ben Tre Vietnamese
8. El Farolito Taqueria
9. Buon Gusto
10. Peet's Coffee & Tea
11. Villa Del Sol Argentinian Restaurant
12. La Tapatia Mexicatessen
13. Grand Palace
14. Thai Satay
15. Basque Cultural Center

BANKS ●

1. Bank of America
2. Wells Fargo Bank
3. US Bank

HOTELS ●

1. DoubleTree by Hilton
2. Homewood Suites by Hilton
3. Residence Inn by Marriott
4. Courtyard by Marriott
5. AC Hotel by Marriott
6. Larkspur Landing Hotel
7. Hilton Garden Inn
8. Embassy Suites
9. Four Points by Sheraton

RECREATION ●

1. SSF Ferry Terminal
2. Marina
3. Park Sierra Point
4. Oyster Point Park
5. Bay Trail - - - -



TRANSPORTATION



CABOT/ALLERTON AVE. BART SHUTTLE SCHEDULE

AM ARRIVAL	6:35	7:07	7:34	8:07	8:36	9:07	9:36
PM DEPARTURE	3:18	3:58	4:18	4:58	5:18	5:58	6:18

CABOT/ALLERTON AVE. CALTRAIN SHUTTLE SCHEDULE

AM ARRIVAL	6:51	7:13	7:47	8:13	8:45	9:13	9:37
PM DEPARTURE	2:57	3:25	3:56	4:24	4:55	5:24	5:58

CABOT/ALLERTON AVE. FERRY SHUTTLE SCHEDULE

AM ARRIVAL	7:23	8:23	9:23
PM DEPARTURE	2:57	3:59	4:59

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For More Information, Please Contact:

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