

Investment Summary

Presented by Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413



GATEWAY 84

7200, 7300, & 7400 Gateway Blvd
Newark, CA

 **Allogene**
THERAPEUTICS

Meta

**CLASS A+ ADVANCED MANUFACTURING CAMPUS | 409,782 SF | 83.8% LEASED | 5.78 YEAR WALT |
SIGNIFICANT MARK-TO-MARKET UPSIDE**

The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in Gateway 84 (the "Property" or "Campus"), a Class A+ advanced manufacturing campus totaling ±409,782 square feet on ±23.04 acres in Newark, CA. The Campus is currently 83.8% leased to two high-quality tenants, including Meta (S&P AA-), which represents 55% of the total RSF offering exceptional investment grade anchor tenancy. There is 5.8 years of WALT across the Campus and in-place rents are approximately 36% below market, providing an ideal combination of near-term lease-up of existing vacancy with a clear mark-to-market opportunity as existing lease roll.

Gateway 84 offers best-in-class features include ESFR sprinklers, ample parking, 44 dock-high doors, 5 grade-level doors, and 10,000 amps of combined power, with ownership having initiated an upgrade at 7200 Gateway that will increase total capacity to 12,000 amps. In addition, while the buildings are not individually parceled, there is opportunity for a new owner to pursue this path as a strategy to provide future exit flexibility.

Offering the rare combination of a central Silicon Valley location, Class A+ asset quality, near-term leasing / MTM income growth and heavy power, Gateway 84 is an exceptional investment opportunity.

±409,782

Square Feet

3

Buildings

83.8%

Leased

±23.04

Acreage

5.78 Years

WALT

← META HQ 7.3 MILES

84

7400
Gateway Blvd
Allogene
IMMUNOTHERAPY

7300
Gateway Blvd
Meta

7200
Gateway Blvd

Jarvis Avenue



Gateway 84 | Newark, CA

Property Overview



7200 Gateway



7300 Gateway



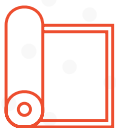
7400 Gateway

RSF	66,239 SF	225,654 SF	117,889 SF
Office %	8.9%	2.2%	0.0%
Occupancy	0.0%	100.0%	100.0%
Tenant	Vacant*	Meta	Allogene Therapeutics
WALT	-	3.8	9.7
In-Place Rent	-	\$1.43	\$1.57
Dock-High Doors	9	21	14
Grade-Level Doors	1	2	2
Clear Height	28'	32'	32'
Power	2,000A, 277/480V**	4,000A, 277/480V	4,000A, 277/480V
Parking	98 Stalls	259 Stalls	156 Stalls
Fire Protection	ESFR	ESFR	ESFR

*7200 Gateway is currently subject of an active RFP

**Upgrade to 4,000A Underway by Ownership at 7200 Gateway

Investment Highlights



CLASS A+ CAMPUS
DEVELOPED IN 2021

Meta

INVESTMENT GRADE
ANCHOR TENANCY
(S&P: AA-)



83.8%
LEASED



5.78 YEARS OF
WALT



10,000 AMPS
ACROSS 3 BUILDINGS
(INCREASING TO
12,000)



~36% BELOW MARKET
RENTS



28' - 32' CLEAR
HEIGHTS



44 DH / 5 GL
LOADING



CENTRAL SILICON
VALLEY LOCATION





META HQ 7.3 MILES



Pacific Research Center
7333-7999 Gateway Boulevard
 BioMed Realty
10 Buildings / 1.4M SF

The Region's Advanced Manufacturing Base

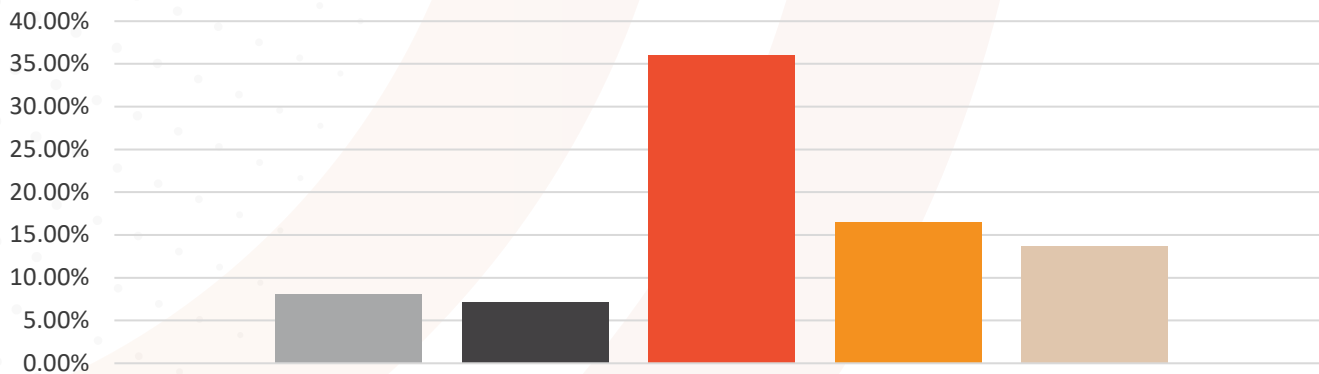
THE FOUR SECTORS DRIVING GROWTH

Four sectors, high-tech/digitalization, automotive/transportation, energy, and biomanufacturing, have captured more than 90% of major manufacturing investment pledged nationally since 2020. All four are active in the Bay Area today, represented across the region by named companies spanning semiconductors, electric vehicles, solar panels, and pharmaceuticals.

SECTOR LEADERS

Sector	Notable Tenants in the Region
HIGH-TECH/DIGITALIZATION	    
	   
AUTOMOTIVE/TRANSPORTATION	  
ENERGY	   
BIOMANUFACTURING	 

OUTSIZED EMPLOYMENT GROWTH



■ High-Tech/Digitalization ■ Energy ■ Automotive/Transportation ■ Biomanufacturing ■ Overall Manufacturing



Gateway 84 | Newark, CA

Source: Moody's Analytics



Morrison Canyon R

7

Summitpointe
Golf Club



GATEWAY 84

7200, 7300, & 7400
Gateway Blvd
Newark, CA



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