Investment Summary

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

JLL

Meta

Allogene THERAPEUTICS

GATEWAY 84

7200, 7300, & 7400 Gateway Blvd
Newark, CA

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 leases roll.

Gateway 84 offers best-in-class features including 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 14,000 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	3	83.8%	±23.04	5.78 Years
Square Feet	Buildings	Leased	Acreage	WALT

Property Overview

GATEWAY 84
SILICON VALLEY

	7200 Gateway	7300 Gateway	7400 Gateway
RSF	66,239 SF	225,654 SF	117,889 SF
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*
***Ownership has begun the process of upgrading the power to 6,000 amps 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 14,000)

~36% BELOW MARKET RENTS

28' - 32' CLEAR HEIGHTS

44 DH / 5 GL LOADING

CENTRAL SILICON VALLEY LOCATION

880
kateeva
Cepheid.
Cepheid.
GATEWAY 84
SILICON VALLEY
Pacific Research Center
7333-7999 Gateway Boulevard
BioMed Realty
10 Buildings / 1.4M SF
SAFRAN
NEXTPOWER
LUCID
META HQ 7.3 MILES
84

The Region's Advanced Manufacturing Base

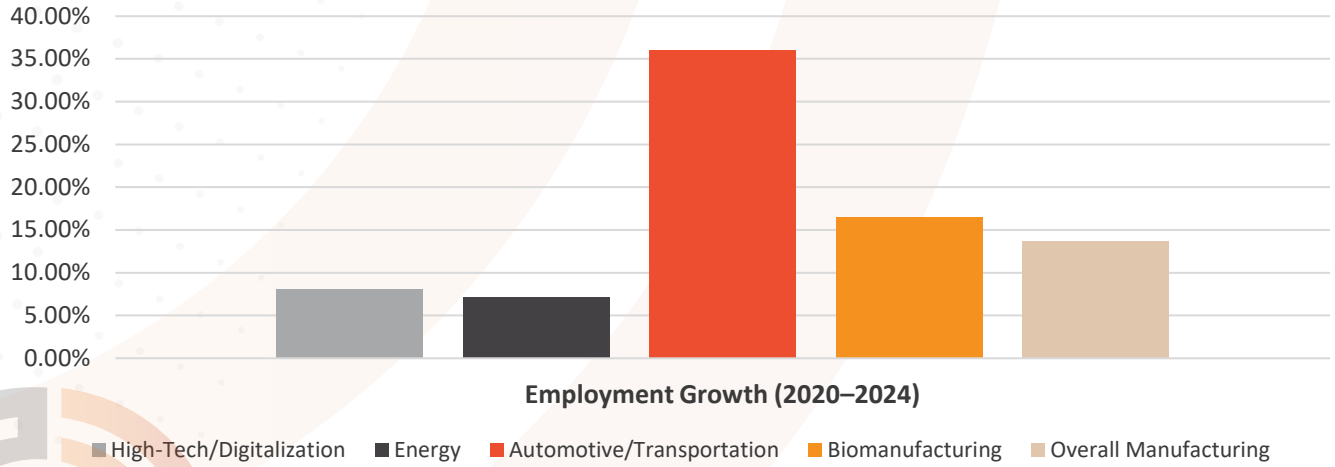
THE FOUR SECTORS DRIVING GROWTH

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	Quanta Computer, MiTAC, Sanmina, Supermicro, Lam Research, AiVRES, Coherent, Brooks, hyvesolutions
AUTOMOTIVE/TRANSPORTATION	Tesla, Waymo, Zoox
ENERGY	Bloomenergy, Stacked Energy, Tandem PV, Enervenue
BIOMANUFACTURING	Celltrion, IntraOp Mobetron

OUTSIZED EMPLOYMENT GROWTH



Source: Moody's Analytics

Since 2025, **4.7M SF** has been leased by Advanced Manufacturing tenants in Newark and Fremont.

GATEWAY 84

7200, 7300, & 7400 Gateway Blvd Newark, CA

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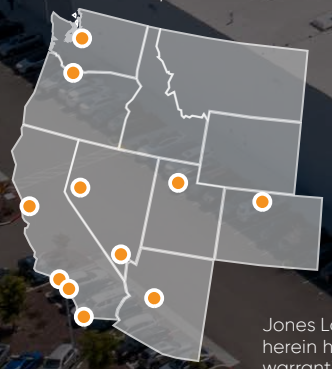

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