

# BRITANNIA FORBES RESEARCH CENTRE

## South San Francisco, California



The Britannia Forbes Research Centre is a planned two-building life sciences campus development site consisting of 326,000 total square feet in two multi-story buildings plus a parking structure on approximately eight acres of land. The property is centrally located in the heart of South San Francisco, East of Highway 101, the heart of the Bay Area life sciences community. On behalf of the campus owner and developer, HCP, Inc., PMA assisted with the land purchase, due diligence, entitlement and processing. PMA will additionally provide overall development and project management services, including management of the shell building construction and coordination of all tenant improvements, site improvements and landscaping.

**Client:**  
HCP, Inc.  
(acquirer of Slough Estates USA Inc.)

**Location:**  
South San Francisco, California

**Assignment:**  
Development Management  
Project Management

**Services:**

- Schedule & Budget Management
- Entitlement Management
- CEQA Management
- Design Administration
- Construction Administration
- Tenant Improvement Coordination

**Project Facts:**

- Two Buildings/326,000 Total SF
- One ±185,000 SF, Five Story Building & one ±140,000 SF, Four Story Building
- Three Story Parking Structure

**Completion Date:**  
In Progress

**Architect:**  
DES Architects + Engineers

**General Contractor:**  
Hathaway Dinwiddie Construction Company