

# BRITANNIA MODULAR LABS IV

## South San Francisco, California

LEED® Registered



©DES Architects + Engineers



**Client:**  
HCP, Inc.

**Location:**  
South San Francisco, California

**Assignment:**  
Due Diligence/Condition Assessment  
Project Management

**Services:**

- Existing Facility Investigation
- Schedule & Budget Management
- Lease/Workletter Management
- Pre-Design Administration
- Design Administration
- Entitlement Management
- Project Accounting

**Project Facts:**

- 97,000 Total SF Redevelopment
- One, +60,000 SF Building of LEED Registered Lab and Office Space
- 13 Month Construction Schedule

**Architect:**  
DES Architects + Engineers

**General Contractor:**  
Hathaway Dinwiddie Construction Company

Britannia Modular Labs IV, the latest development by HCP, Inc., caters to emerging life science companies often limited to sublease or "back office" space. Centrally located within the heart of South San Francisco's life sciences community, Britannia Modular Labs IV provides immediate delivery of modular laboratory space with individual company identity. The project consists of the renovation and repositioning of three existing buildings into a small biotech campus.

The first building, which will apply for LEED® certification consists of +60,000 square feet containing three variable size suites. Each suite is designed to function independently, or to be combined with the adjacent suites to accommodate immediate and future growth needs. The suites may accommodate a variety of life sciences uses and contain a mix of biology and "shell" space. Each suite also includes open office space allowing for one reception area, restrooms, a small conference room, kitchen break room, showers, private offices, and a separate entrance with individual signage for each company. The remaining open office space is intended to be left open for cubicle improvements as desired by the tenants.

The second building is an existing 42,000 square foot warehouse that will be partially torn down and converted to 24,000 square feet of lab and research and development space. This building will have an updated façade as well as new parking and landscaping. The third building is an existing lab building that will have an updated façade as well as new parking and landscaping.