

BRITANNIA MODULAR LABS PHASES I AND II

South San Francisco, California



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

Location:
South San Francisco, California

Assignment:
Project Management

Services:

- Due Diligence
- Acquisition Management
- Entitlement Management
- CEQA Management
- Financial Management
- Project Management
 - Pre-Design
 - Design Administration
 - Construction Administration
 - Move/Occupancy Administration

Project Facts:
Phase I

- +60,000 SF/ Seven Suites

Phase II

- +62,000 SF/ Four Suites

Architect:
DES Architects + Engineers

General Contractor:
Hathaway Dinwiddie Construction Company

Britannia Modular Labs is a unique Bay Area real estate solution for emerging life science companies developed by HCP, Inc. (acquirer of Slough Estates USA Inc.). As a traditionally under-served component of the life science real estate market, these young companies are often relegated to sublease or "back office" space. The developer's goal for this project was to help these companies easily secure facilities that are designed with flexibility to meet their immediate and future growth needs.

Centrally located within the heart of South San Francisco's life sciences community, Britannia Modular Labs provides immediate delivery of modular laboratory space with individual company identity. Phase I consisted of a +60,000 square foot complex containing seven turn-key suites ranging in size from 5,000 to 15,000 square feet. Each suite is designed to function independently, and can be combined with the adjacent suites to accommodate immediate and future growth needs. Phase II consisted of a +62,000 square foot two story building containing four 15,000 square feet suites which can also be configured to create larger tenant spaces.

The suites were designed and constructed to accommodate a variety of life sciences uses and contain a mix of biology and "shell" space. The core labs were delivered to support immediate activity, while "shell" areas provide expansion or "to-suit" opportunities for chemistry or other future lab uses as determined by the needs of the tenant. Each suite also includes open office space allowing for one reception area, restrooms, a small conference room, kitchen break room, showers, two or three 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.