

# BRITANNIA POINTE GRAND REDEVELOPMENT

## South San Francisco, California



Britannia Pointe Grand is a ten-building life sciences campus development consisting of a total 630,528 sq.ft. located in the heart of South San Francisco's biotechnology corridor. The project was acquired by HCP, Inc. in 1997 as a partially completed, four-building, 177,938 sq.ft. R&D property. HCP, Inc. subsequently assembled various adjacent parcels and completed several additional life sciences facilities over the next six years. The largest of these build-to-suit projects at Britannia Pointe Grand totaled 222,431sq.ft. in a three-building biotechnology facility developed for Sugen, Inc., now leased by Exelixis and Pfizer Inc.

Britannia Pointe Grand is also home to life sciences clients including Cytokinetics, Kalobios, and Millennium Pharmaceuticals. Although the Britannia Pointe Grand project is fully completed, HCP, Inc. has initiated entitlement proceedings with the City of South San Francisco to redevelop the initial 177,938 sq.ft. portion of the project. The proposed new development will consist of three new life sciences buildings (one four-story and two five-story) and a seven-story parking structure totaling approximately 462,000 sq.ft. PMA has been retained by HCP, Inc. to coordinate the entitlement process, including interfacing with the City and select consultants on the Environmental Impact Report and Transportation Demand Management Plan. This process has included Design Review Board meetings, and ultimately will include approval by the City Council.

**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:**

- Ten Buildings
- 118,00 SF Redevelopment

**Architect:**

DES Architects + Engineers