

BRITANNIA SHORELINE TECHNOLOGY PARK

Mountain View, California



On behalf of HCP, Inc. (acquirer of Slough Estates USA Inc.), Project Management Advisors, Inc. (PMA) managed a 30 day due diligence investigation prior to their acquisition of Britannia Shoreline Technology Park, a 12-building office campus in Mountain View, California.. To complete the due diligence investigation within the 30 day timeframe, PMA assembled a team of pre-qualified consultants to perform property condition assessments of the 12 buildings, totaling approximately 743,000 square feet. The team completed assessments of the architectural, structural, civil, environmental, geotechnical, building envelope, mechanical, and electrical systems. PMA analyzed the findings and prepared the final due diligence report and recommendations to HCP, who ultimately acquired the development.

The campus is marketed as prime life science and research and development space with proximity to major research institutions including Stanford University, UC San Francisco, and UC Berkeley. PMA's ongoing involvement on behalf of the campus owner includes review of tenant leases and workletters, management of capital improvements to the existing facilities, and management of tenant improvement projects.

Client:

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

Location:

Mountain View, California

Assignment:

Due Diligence/Condition
Assessment
Project Management

Services:

- Existing Facility Investigation
- Existing Conditions Investigation
- Lease/Workletter Management
- Construction Administration
- Occupancy Management

Project Facts:

- 12 Existing Buildings
- 743,000 SF
- Life Science, Research and Development, and Office Park
- Seismic Upgrades
- Tennis & Sport Courts
- Baseball Diamond

Architect:

DES Architects + Engineers
(Campus Renovations)

General Contractor:

Hathaway Dinwiddie Construction
Company