

CARLSBAD BRESSI RANCH

Carlsbad, California



Carlsbad Bressi Ranch is a 41-acre site located adjacent to the approximately 585-acre Bressi Ranch master planned community in Carlsbad, California. The site was acquired by HCP, Inc. (acquirer of Slough Estates USA Inc.) and is currently under development into a 14-building commercial office business park, approximately 700,000 total square feet. Each of the 14 buildings that will occupy the site will be two stories in height and range between 40,000 square feet and 60,000 square feet. As the owner's representative, Project Management Advisors, 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:

Carlsbad, California

Assignment:

Due Diligence/Condition Assessment
Project Management
Development Management

Services:

- Due Diligence
 - Existing Conditions Investigation
 - Entitlement Management
- Project Management
 - Schedule & Budget Management
 - Lease/Workletter Management
 - Permit Management
 - Pre-Design Administration
 - Procurement
 - Design Administration
 - Construction Administration
 - Entitlement Management
 - Project Accounting

Project Facts:

- 14 Buildings
- 692,000 SF Total Commercial Office Space
- Planning Area 2:
 - Eight Buildings
 - One Parking Structure (354 Car Capacity)
 - 390,000 SF
- Planning Area 4:
 - Six Buildings
 - One Parking Structure (391 Car Capacity)
 - 302,000 SF

Completion Date:

In Progress

Architect:

Ferguson Pape Baldwin
Architects (Master Planning)

General Contractor:

TBD