

GENENTECH, INC. RESEARCH AND DEVELOPMENT SOUTH CAMPUS AT BRITANNIA EAST GRAND

South San Francisco, California



Located on redeveloped industrial property fronting San Francisco Bay, Genentech's South Campus is an eight building campus developed by HCP, Inc. (acquirer of Slough Estates USA Inc.) that was initially planned for multiple full building tenants in the biotechnology research and development field. In December of 2004, Slough Estates announced that Genentech, Inc. agreed to lease all available space, approximately 780,000 square feet of office and laboratory space in eight new buildings at its Britannia East Grand campus development, proposing to integrate it with their existing main campus in South San Francisco. At the time, it represented the largest single lease transaction ever completed in the northern California Bay Area.

The Genentech South Campus was constructed in two phases over a four year period. In addition to providing overall project management for the master planned campus, including management of the construction of the campus buildings, parking structures, site improvements, and landscaping, Project Management Advisors, Inc. (PMA) also worked closely with Genentech's own project engineering staff and provided oversight and coordination of their tenant improvements on behalf of the campus owner. Founded more than 30 years ago, Genentech is a leading biotechnology company that discovers, develops, manufactures and commercializes medicines to treat patients with significant unmet medical needs.

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:

- 780,000 Total SF/ Eight Buildings
Including Office and Lab Space
- Two Parking Structures

Completion Date:
October 2008

Architect:
DES Architects + Engineers

General Contractor:
Hathaway Dinwiddie Construction
Company