



BRITANNIA MODULAR LABS III

±105,000 SF CLASS A LIFE SCIENCE PROJECT



233 EAST GRAND AVENUE, SOUTH SAN FRANCISCO, CA

www.lscspace.com

PROJECT FEATURES

DESIGN 2 building campus housing $\pm 105,000$ SF
High-quality steel frame construction and efficient design
Build to suit for tenant as small as $\pm 40,000$ SF

FLEXIBILITY Ideal for single-user campus or multiple tenant environment

PRIME LOCATION Located within South San Francisco life science cluster

IDENTITY High visibility within the East Grand corridor
Adjacent to major life science users
Prominent building and monument signage available

ACCESSIBILITY Convenient to mid-peninsula residential communities
Five (5) minutes to SFO
Fifteen (15) minutes to San Francisco
Thirty (30) minutes to the heart of Silicon Valley



AMENITIES

Campus environment offering underground parking and greenspace/landscaping. Proximity to restaurants of varying cuisines, retail and fitness centers.



SITE PLAN & AVAILABILITY

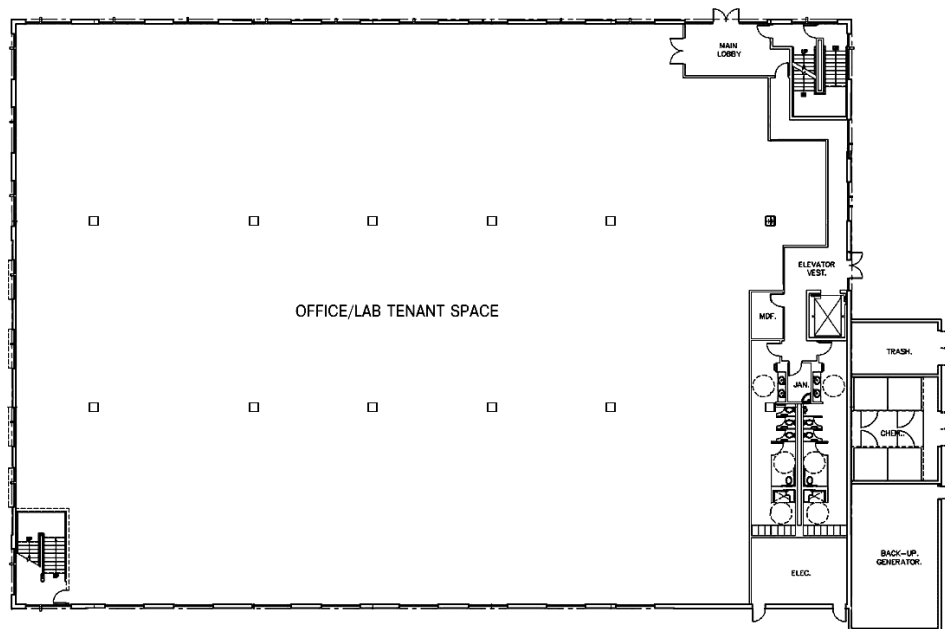


CAMPUS Two $\pm 52,500$ SF life science buildings, 2 stories each

FLEXIBLE Single-user campus or multiple tenant environment
Accommodates $\pm 26,000$ SF to $\pm 105,000$ SF users
Expansion opportunities

EFFICIENT Streamlined design and construction
2.7/1,000 SF parking ratio
Immediate access to Highway 101
Lab loading

FLOOR PLAN



BUILDINGS A & B ±52,500 SF, 2-stories
±26,000 SF floorplates

QUALITY Class A office/life science construction
Covered parking beneath buildings

IMPROVEMENTS Above-standard \$.I. allowance for
laboratory improvements

OWNERSHIP & LOCATION



Britannia Modular Labs III is centrally located in South San Francisco, a hub for both scientific and technological development. With proximity to major academic institutions and highly progressive companies, Britannia Modular Labs III will become a feature development within the HCP Life Science Estates portfolio, providing a unique opportunity for a suburban life science/technology campus.

HCP is the largest publicly-traded (NYSE: HCP) real estate investment trust focused on the healthcare industry and is a member of the S&P 500. Established in 1985, HCP owns and operates over 1,000 properties in 42 states across various property types including life sciences, office, medical office, senior housing, hospital & skilled nursing.

www.hcpi.com

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CONTACT INFORMATION

CHRIS JACOBS

Lic. 00900432

+1 650 577 2919

chris.jacobs@cbre.com

RICK FRIDAY

Lic. 01339335

+1 650 577 2932

rick.friday@cbre.com



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