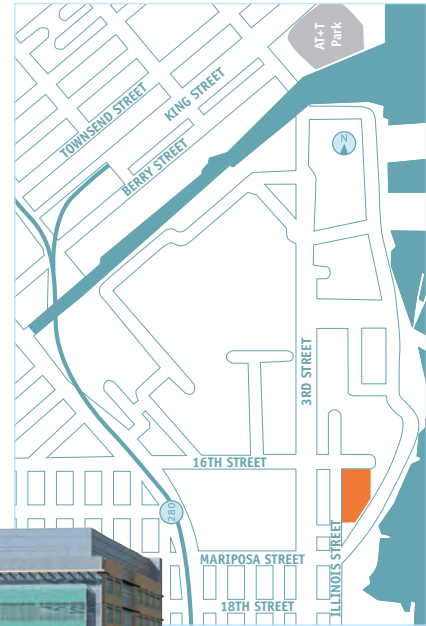


409+499

## Illinois Street

acquired AUGUST 2005  
entitled APRIL 2006  
leased SEPTEMBER 2006



### 409+499 Illinois Street are located at the intersection

of 16th Street and Illinois Street in Mission Bay, San Francisco's burgeoning life science and commercial district. The project included two six-story buildings totaling 450,000 square feet of life science, office and retail space, below grade parking for 625 cars and over one acre of landscaped open space.



SKS, acting as a fee developer, worked with Shorenstein Realty Services in the due diligence and acquisition of the property. When the site was acquired in August 2005, the existing entitlements were for a 450,000 square foot office building. Working closely with the San Francisco Planning Commission and San Francisco Redevelopment Agency, SKS led an effort to redesign 409&499 Illinois Street to meet the needs of the life science market. These design changes include increasing the building's floor-to-floor heights to accommodate the intensive mechanical requirements of lab users and redesigning the building's structural system in order to minimize vibration. In addition, to maximize leasable area within the prescribed 90' height limit, two levels of parking were moved below grade, an effort complicated by the site's subsurface conditions. The new design was approved by the San Francisco Redevelopment Agency in April 2006.

SKS was responsible for managing the entitlement, design, construction and the positioning of the project to maximize the ability of the project to secure a major tenant prior to commencement of construction. SKS and Shorenstein managed the marketing and leasing of the project, culminating in the signing of a lease for 239,000 square feet with FibroGen of South San Francisco. The lease gave FibroGen the option to occupy the entire project.