



TRANSWESTERN

REAL ESTATE  
SERVICES



South San Francisco, CA

# 480 Forbes

Development

**YEAR:** 2021

**TYPE:** NEW LEASE / CONSOLIDATION

**RESULTS:**

- Negotiated buyouts for all the existing facilities in south San Francisco with no termination penalty
- Consolidation which reduced Astellas footprint from 254,000 SF across several leases into one new facility for 154,000 SF, resulting in an estimated \$66M in savings

“Thanks to all of you...for the highly professional approach, expertise, wisdom, sensibility, strategic thinking, focus, energy, consideration and reconsideration, diligence, patience, tolerance and accommodation, flexibility and compromise, ability to give, conscientiousness, stamina, and perseverance...and overall good nature about it all!”