



FOSTER CITY MEDICAL PAVILION
START JUNE 2011
COMPLETION MARCH 2014
40,000 SF CLASS A MEDICAL OFFICE BUILDING

ARCHITECT: WARE MALCOMB
CONTRACTOR: E.A. DAVIDOVITS & Co., INC.

Trammell Crow Company (TCC) and joint venture partner, Partners Health Trust (PHT), developed Foster City Medical Pavilion in Foster City, CA. Foster City Medical Pavilion is a Class A medical office building, highlighted by a dramatic, open 3-story lobby structure with gurney-accessible elevator.

TCC acquired Foster City Medical Pavilion (FCMP), a 40,000 square foot medical office building located at 1241 E. Hillside Blvd. in San Mateo County in Foster City, CA. FCMP was a partially-tenanted, failed medical office conversion through a bank sale. Through rebuilding an effective design team to fully convert the former Class B office building, earning City approvals for and executing heavy capital improvements, TCC delivered a superior medical facility to the San Francisco mid-Peninsula medical market.

TCC transformed FCMP into a new Class A medical office building by completing a significant capital renovation program, including upgrades to core systems, common areas, landscaping, and other aspects of the building. Changes to the design include a higher parking count, improved access through a new storefront lobby with gurney-sized elevator, renovated exterior, upgraded signage program, recapture of common hallway space to net rentable area, upgraded HVAC and building systems, and significant common area improvements including fire stairs, hallways, and restrooms while marketing the new and improved building to tenants

FCMP is located proximate to Highways 101 and 92, providing direct access throughout the San Francisco Peninsula as well as to the East Bay. Nearby hospitals include Mills-Peninsula in San Mateo and Burlingame, Sequoia Hospital and Kaiser Permanente in Redwood City, Stanford University Medical Center and Lucile Packard Children’s Hospital in Palo Alto, Seton Medical Center in Daly City, Kaiser Permanente in South San Francisco and San Mateo County Medical Center.