



# NORTH FIRST @ ORCHARD STATION



**NORTH SAN JOSE | CLASS A OFFICE + R&D PROJECT**  
**±10,983 SF**

northfirstcc.com

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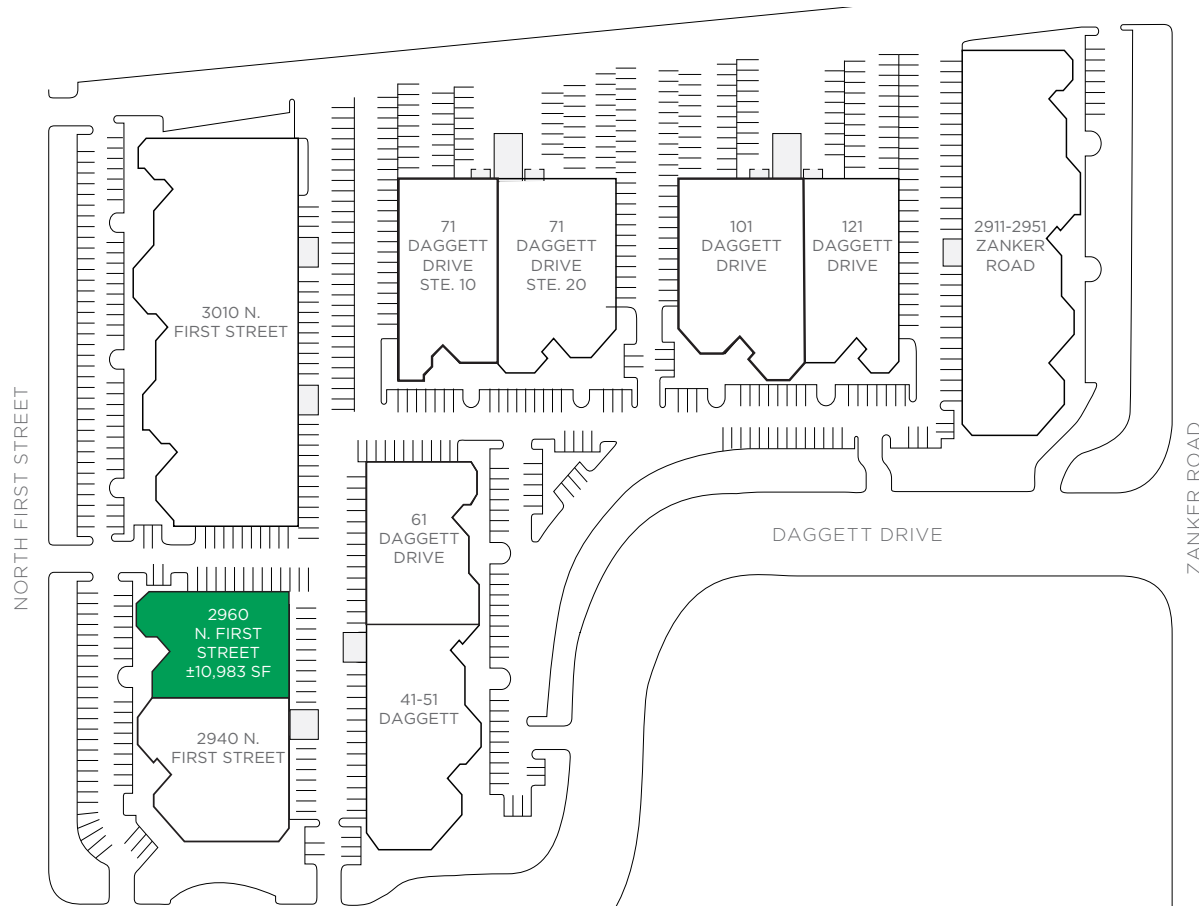
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**WA** WASHINGTON  
HOLDINGS

**CBRE**

# PROPERTY AVAILABILITY



Market Ready

**2960 N FIRST STREET**  
**±10,983 SF**

# PROPERTY FEATURES



**Six**  
Building Office/R&D Project



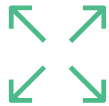
**3.36/1,000**  
Parking



**AVAILABLE**  
Monument Signage



**WALK**  
To Restaurants, Retail Services  
and Lodging



**EXPANSION**  
Opportunities



**ORCHARD STATION  
LIGHT RAIL STOP**  
In Front of Project



**AMPLE**  
Power



**CONVENIENT ACCESS**  
To Highways 101, 237, 87 and 1-880



**DOCK AND GRADE**  
Level Loading



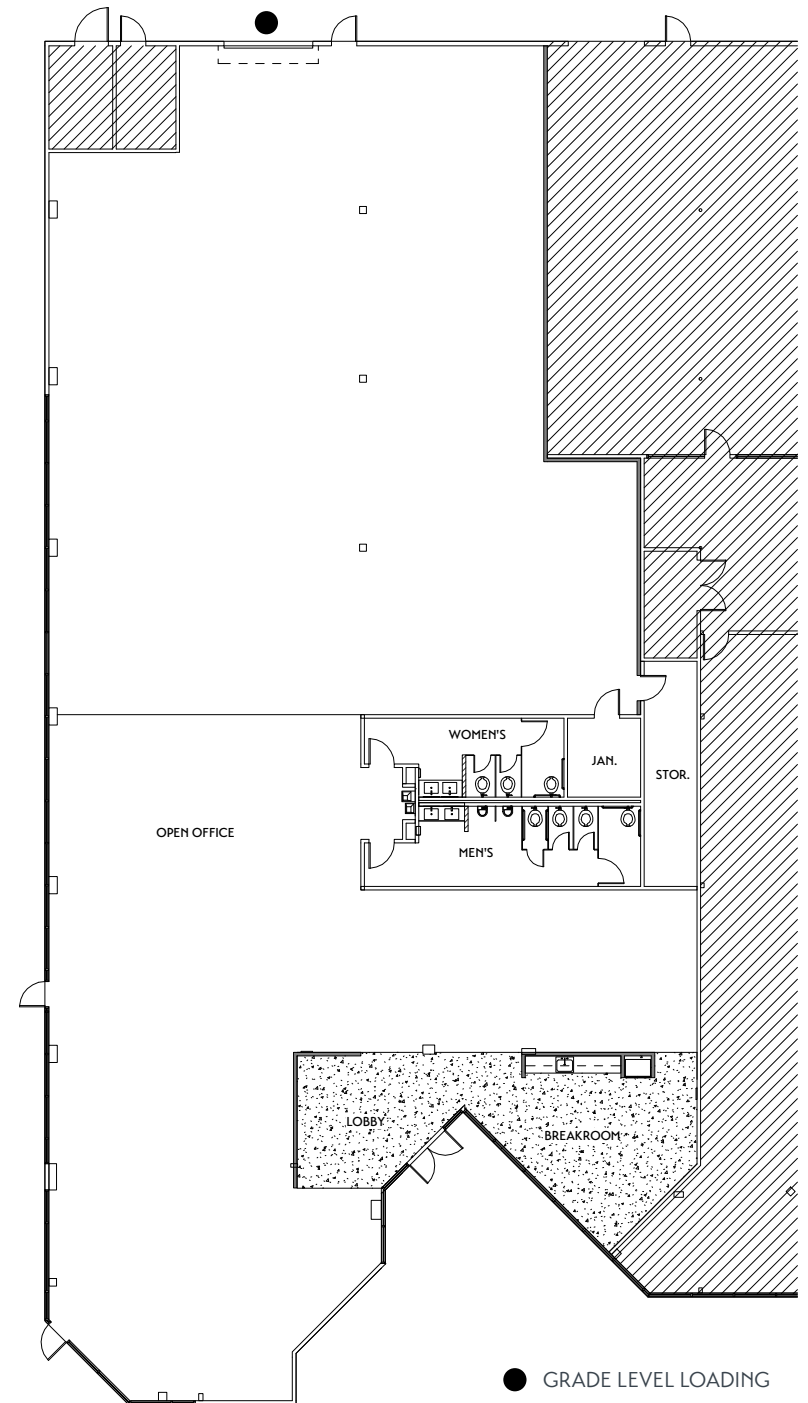
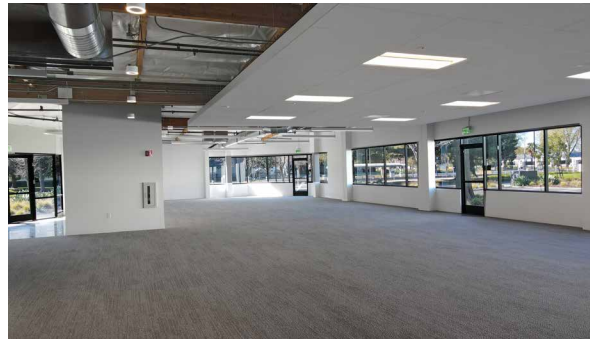
**LARGE DEDICATED**  
Outdoor Amenity Areas

# 2960 N. FIRST STREET ± 10,983 SF

## EXISTING PLAN

### PROGRAM SUMMARY

Lobby/Reception	1	Grade Level Loading	1
Breakroom	1	<b>Power:</b>	
Clear Height	±18'	<b>400 Amps @ 277/480 Volts</b>	



● GRADE LEVEL LOADING

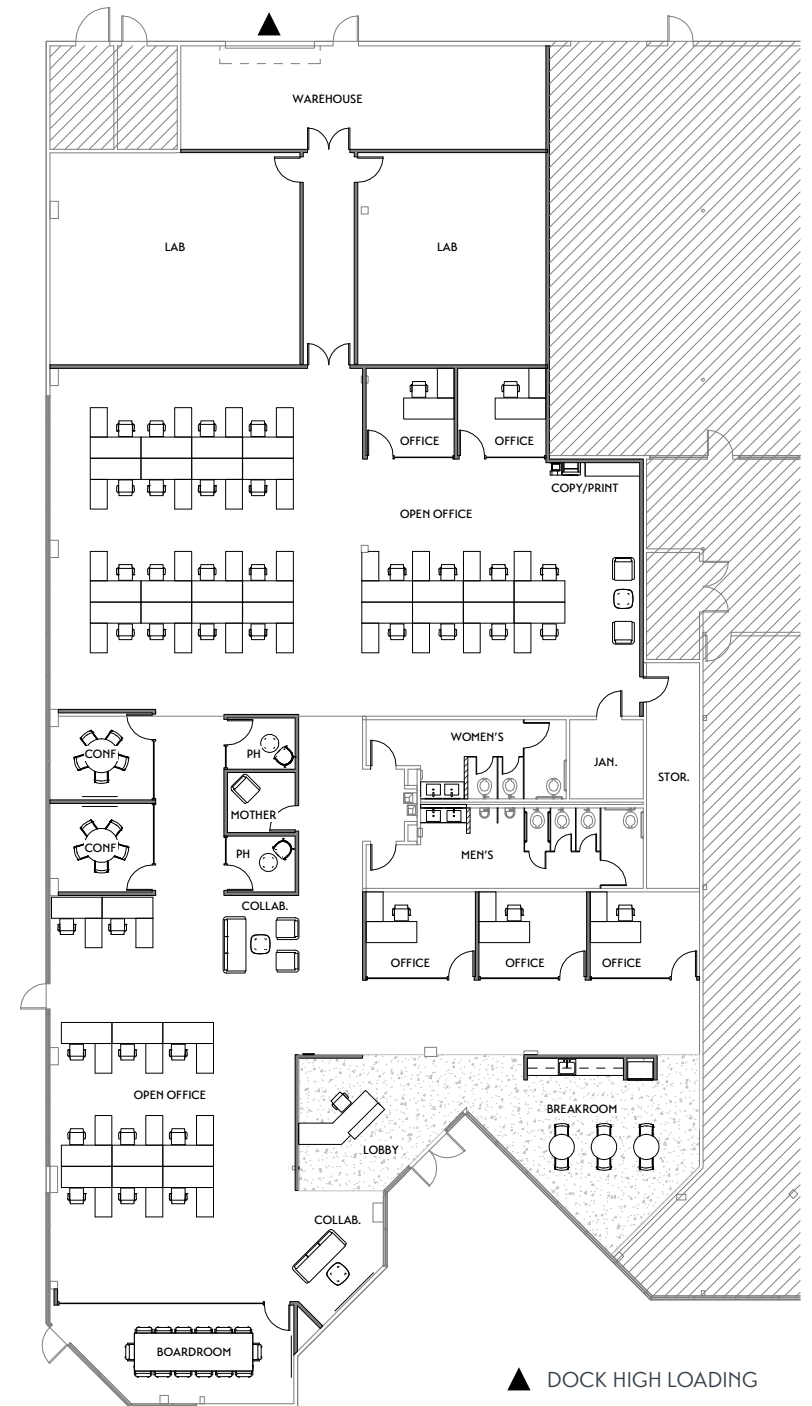
# 2960 N. FIRST STREET

## ± 10,983 SF

### HYPOTHETICAL PLAN

#### PROGRAM SUMMARY

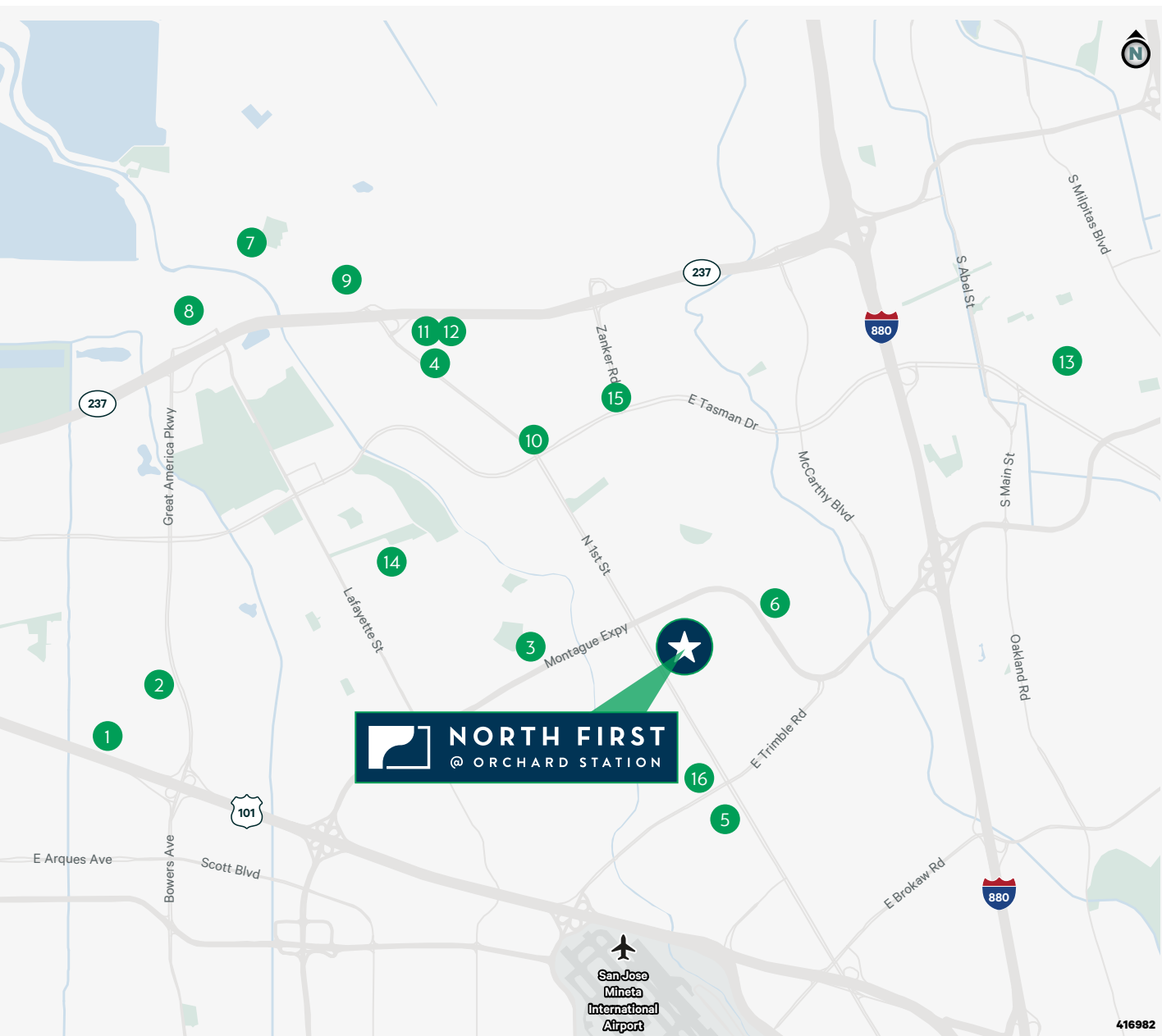
6x6 Workstations	35	Breakroom	1
Offices	5	Lobby/Reception	1
Boardroom	1	Lab	2
Conference	2	Warehouse	1
Phone Room	2	Storage	1
Mother's Room	1	Dock High Loading	1
Collab	2		



# TRANSPORTATION MAP



# AMENITIES MAP



**NORTH FIRST**  
@ ORCHARD STATION

San Jose  
Mineta  
International  
Airport

416982

## Mercado Shopping Center



## Rivermark Village



## @First



## The Market Place





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# NORTH FIRST

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### CONTACT INFORMATION

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