

NEW TO THE MARKET | MODERN RENOVATED INTERIORS

2711 NORTH FIRST STREET

SAN JOSE, CA

**±76,568 SF FOR SUBLEASE
CLASS A OFFICE/R&D BUILDING**

CBRE

PROPERTY HIGHLIGHTS

2711 NORTH FIRST STREET
SAN JOSE, CA



±76,568 SF Class A Office/R&D Building



Open Ceiling Lab/Warehouse Areas



One (1) Dock-High Door



Five (5) Grade-Level Doors (Glassed-In)



Plug & Play Potential



Credit Sublessor LED: March 31, 2026



Prominent North First Street Location



Potential for Longer Term on a Direct Basis



Building and Monument Signage Opportunity



3.5/1,000 Parking Ratio



VTA Light Rail Stop in Front of the Building



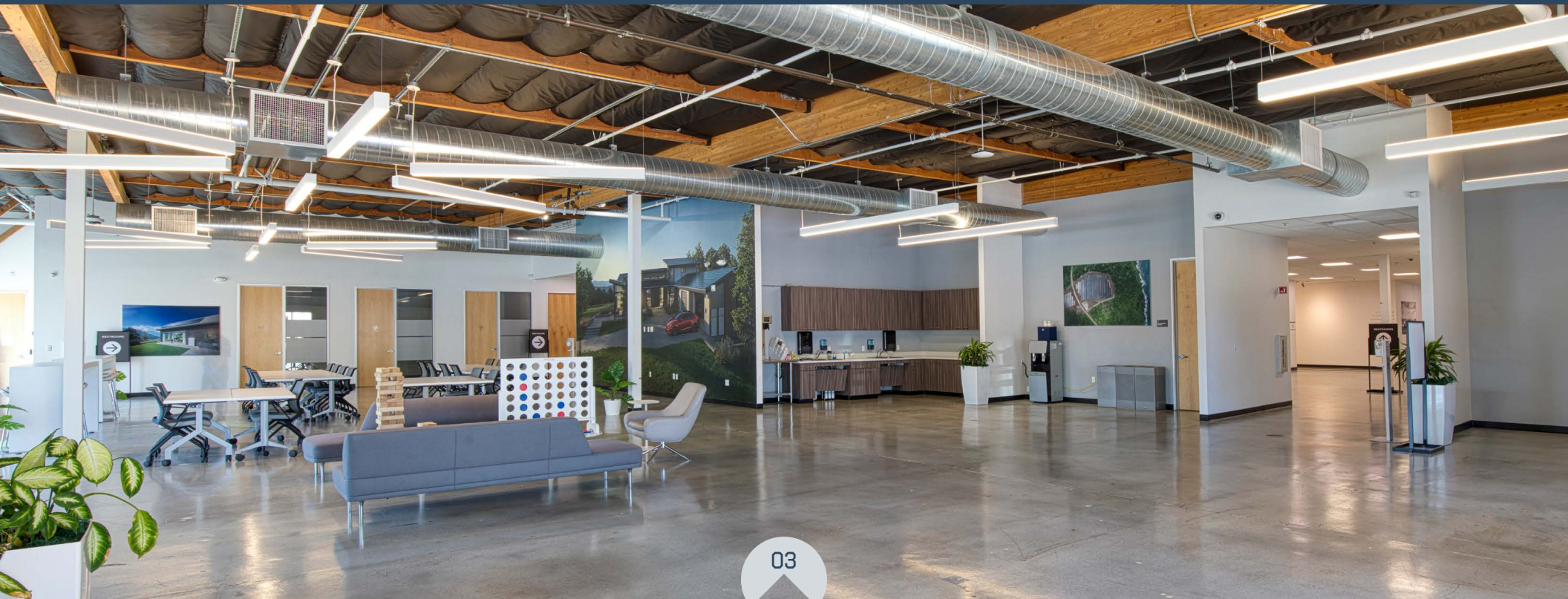
Great Access to Hwy 238, Hwy 101, and I-880 via North First Street



BUILDING HIGHLIGHTS

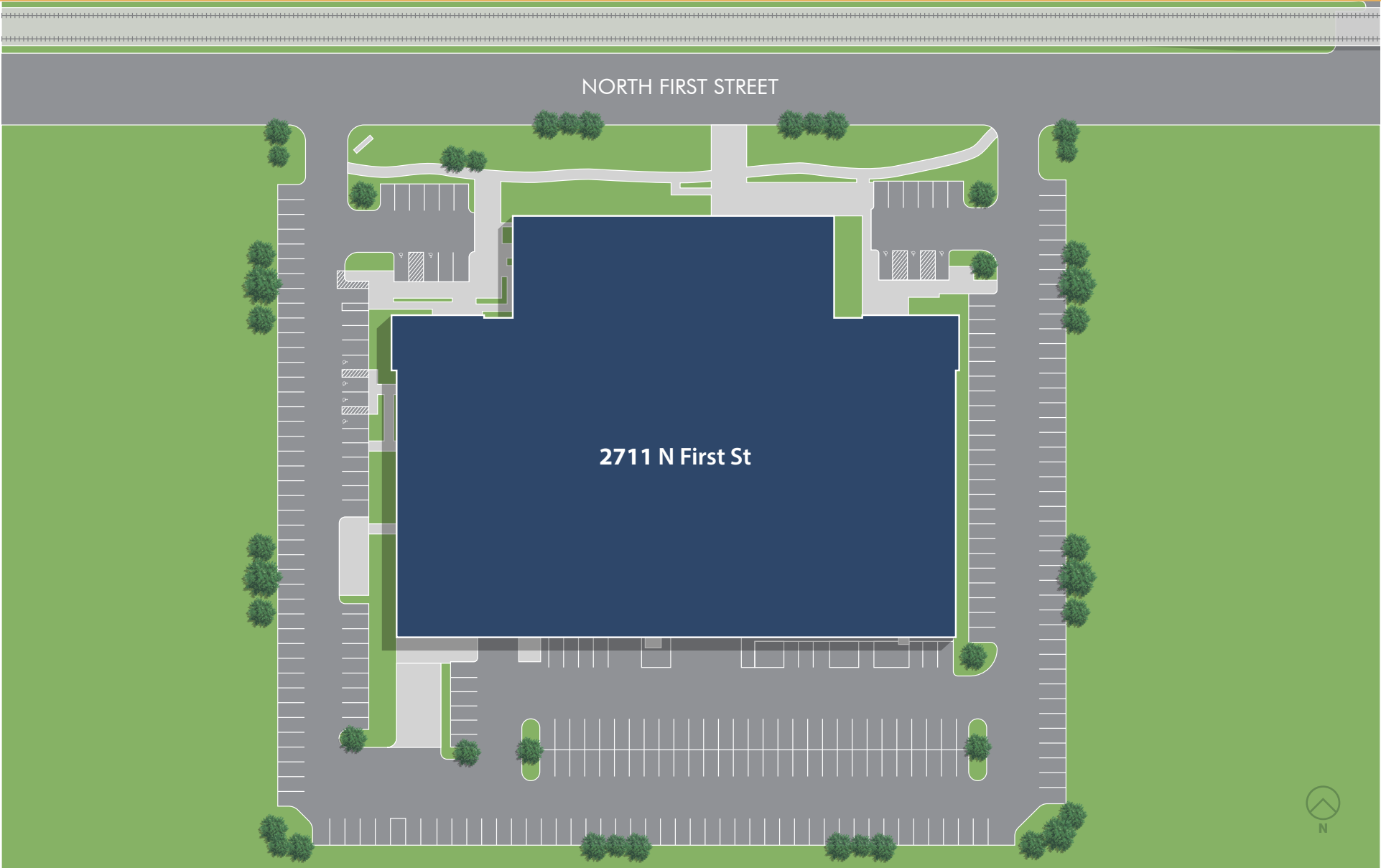
2711 NORTH FIRST STREET
SAN JOSE, CA

- ±76,568 SF Class A Office/R&D Building
- Modern, Renovated Interiors Includes:
 - Mix of Open and Drop Ceiling
 - Polished Concrete Flooring
 - LED Lighting
 - Modern Fixtures
 - Multiple Classrooms/Training Rooms (Lab Conversion Potential)
- Open Ceiling Lab/Warehouse Areas
- One (1) Dock-High Door
- Five (5) Grade-Level Doors (Glassed-In)
- 2,000 Amps @ 277/480V Power



SITE PLAN

2711 NORTH FIRST STREET
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FLOOR PLAN

North First Street



INTERIORS



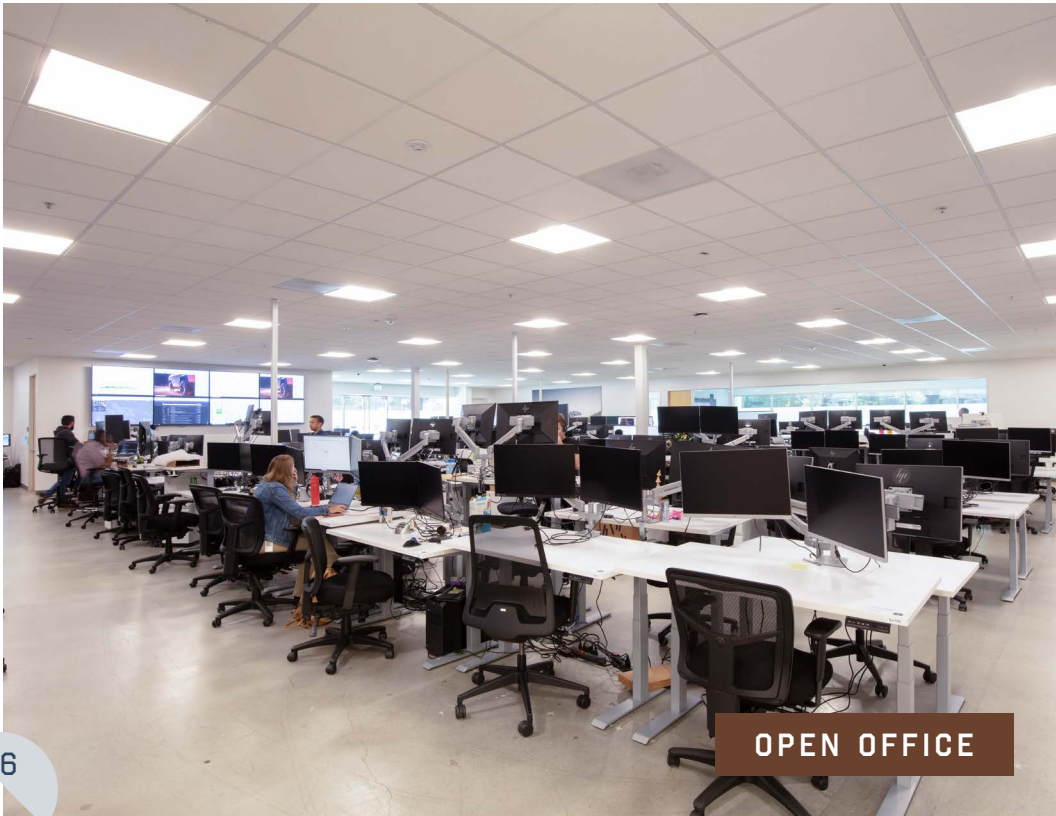
POTENTIAL LAB



WAREHOUSE



CLASSROOM



OPEN OFFICE

INTERIORS

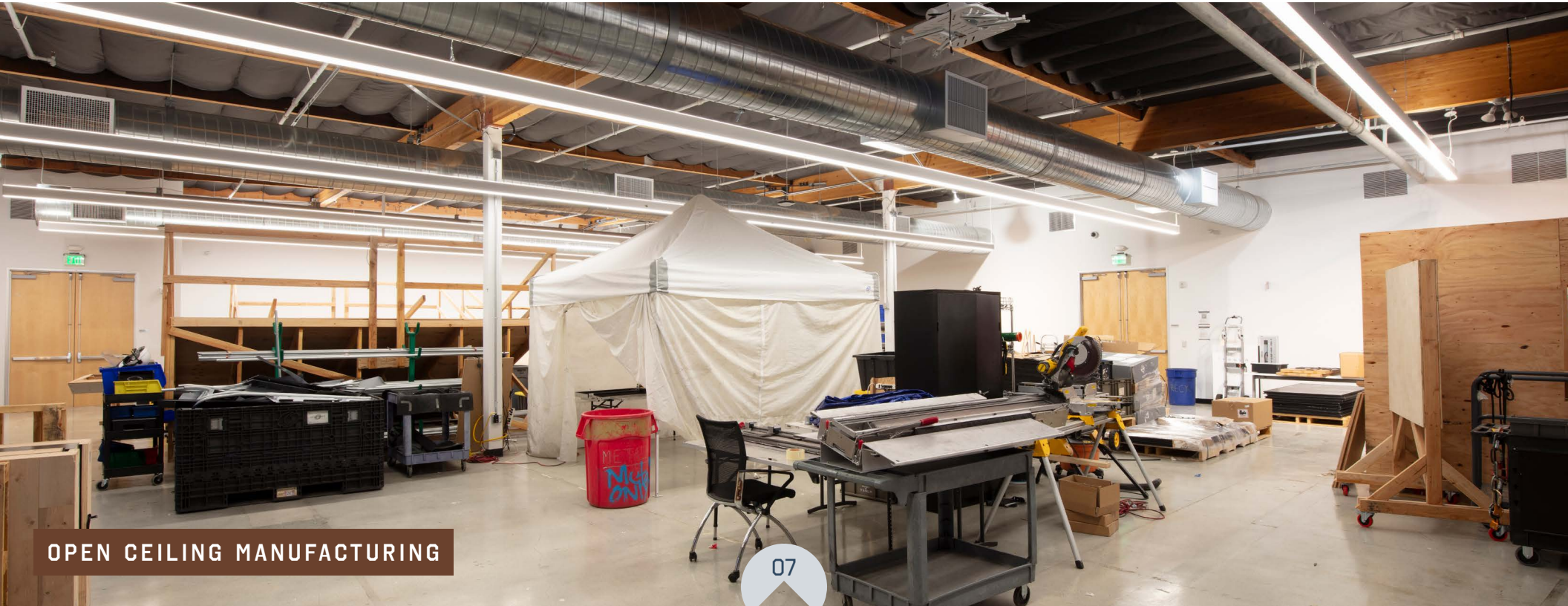


TRAINING ROOM

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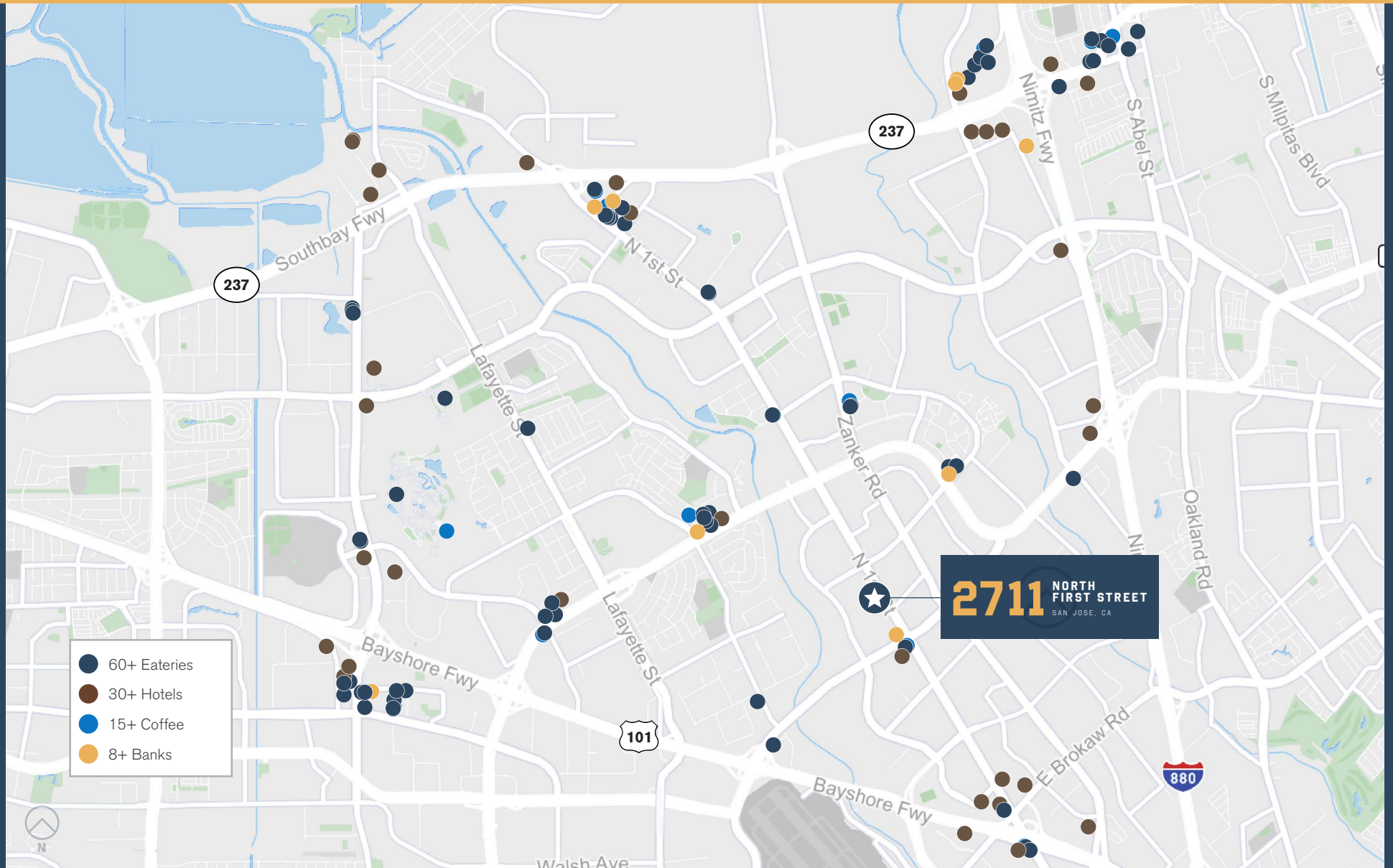
BREAK ROOM



OPEN CEILING MANUFACTURING

NEARBY AMENITIES

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CBRE

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