

# MIDPOINT

4500 N. FIRST STREET | SAN JOSE

±41,650 to ±83,309 SF Available

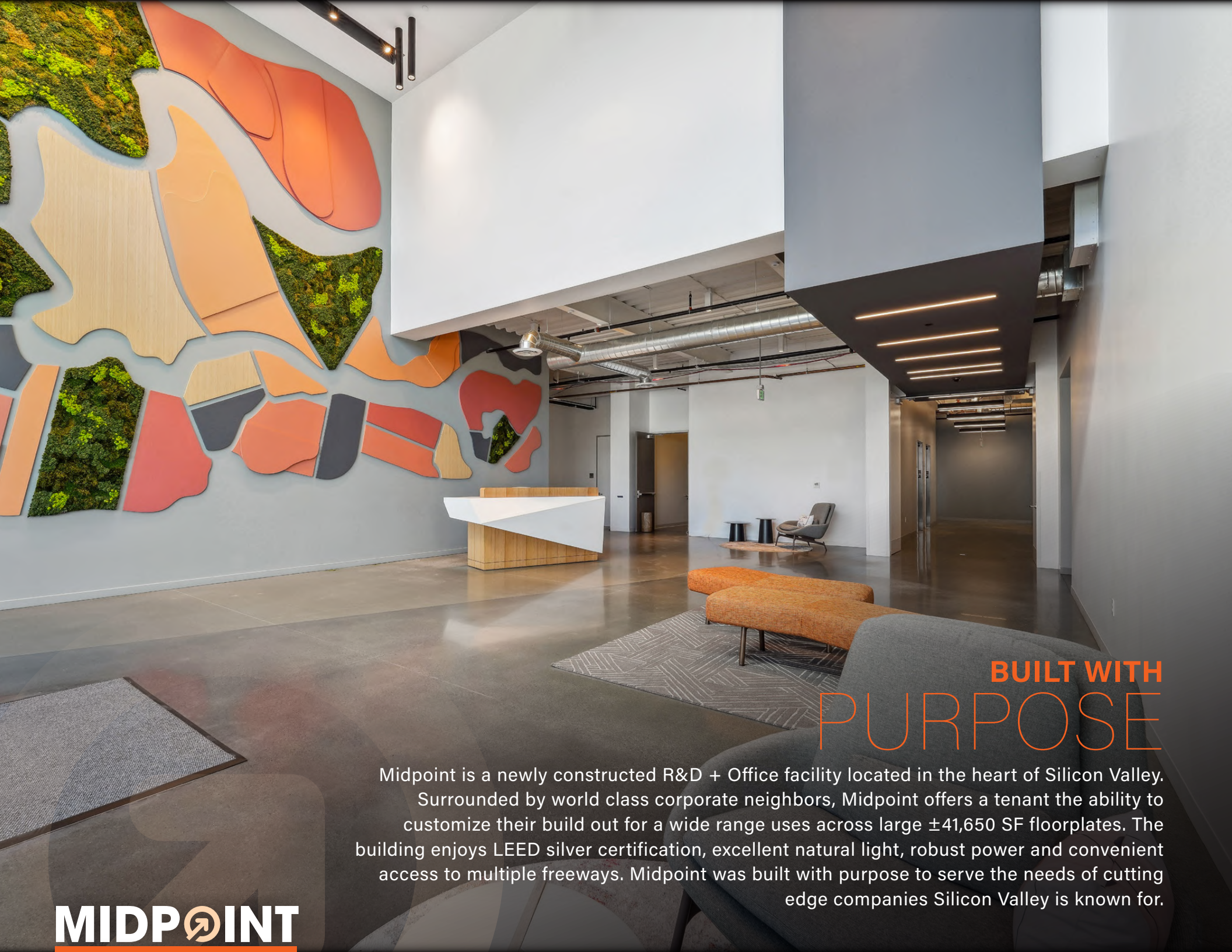


NEWMARK



GEMDALE USA  
CORPORATION





## BUILT WITH PURPOSE

Midpoint is a newly constructed R&D + Office facility located in the heart of Silicon Valley. Surrounded by world class corporate neighbors, Midpoint offers a tenant the ability to customize their build out for a wide range uses across large  $\pm 41,650$  SF floorplates. The building enjoys LEED silver certification, excellent natural light, robust power and convenient access to multiple freeways. Midpoint was built with purpose to serve the needs of cutting edge companies Silicon Valley is known for.





# PRECISION IN DESIGN



±83,309 SF Newly Constructed R&D + Office



Efficient and Flexible  
±41,650 SF Floorplates



Floor to Ceiling Glassline and Excellent Natural Light



Steel Frame Construction with  
±15' Deck to Deck Floor Heights



Prominent Signage and Branding Opportunities



3,000 Amps @ 480/277 Volt Power



Exclusive Outdoor Amenity Area with BBQ



LEED Silver Certified Warm Shell



3.3/1,000 Exclusive Parking



Experienced Institutional Ownership Team



Planned Oversized Grade Level Door





# AMENITY DRIVEN CONNECTED LOCATION



Convenient Freeway Access  
to Highways 237, 880 and 101



Centrally Located for  
Peninsula, South Bay  
and East Bay Employees



Surrounded by World Class  
Corporate Neighbors



5 Minute Walk from @First  
Shopping Center with  
Retail and Food Amenities



1 Minute Walk from  
TopGolf, a Premiere Dining  
and Entertainment Venue



**MIDPOINT**



# HIGHLY EFFICIENT OPEN FLOORPLANS

**FIRST FLOOR**  
**±41,650**

NORTH FIRST STREET

NORTECH PARKWAY

EXCLUSIVE OUTDOOR  
AMENITY AREA

FUTURE  
GL DOOR



# HIGHLY EFFICIENT OPEN FLOORPLANS

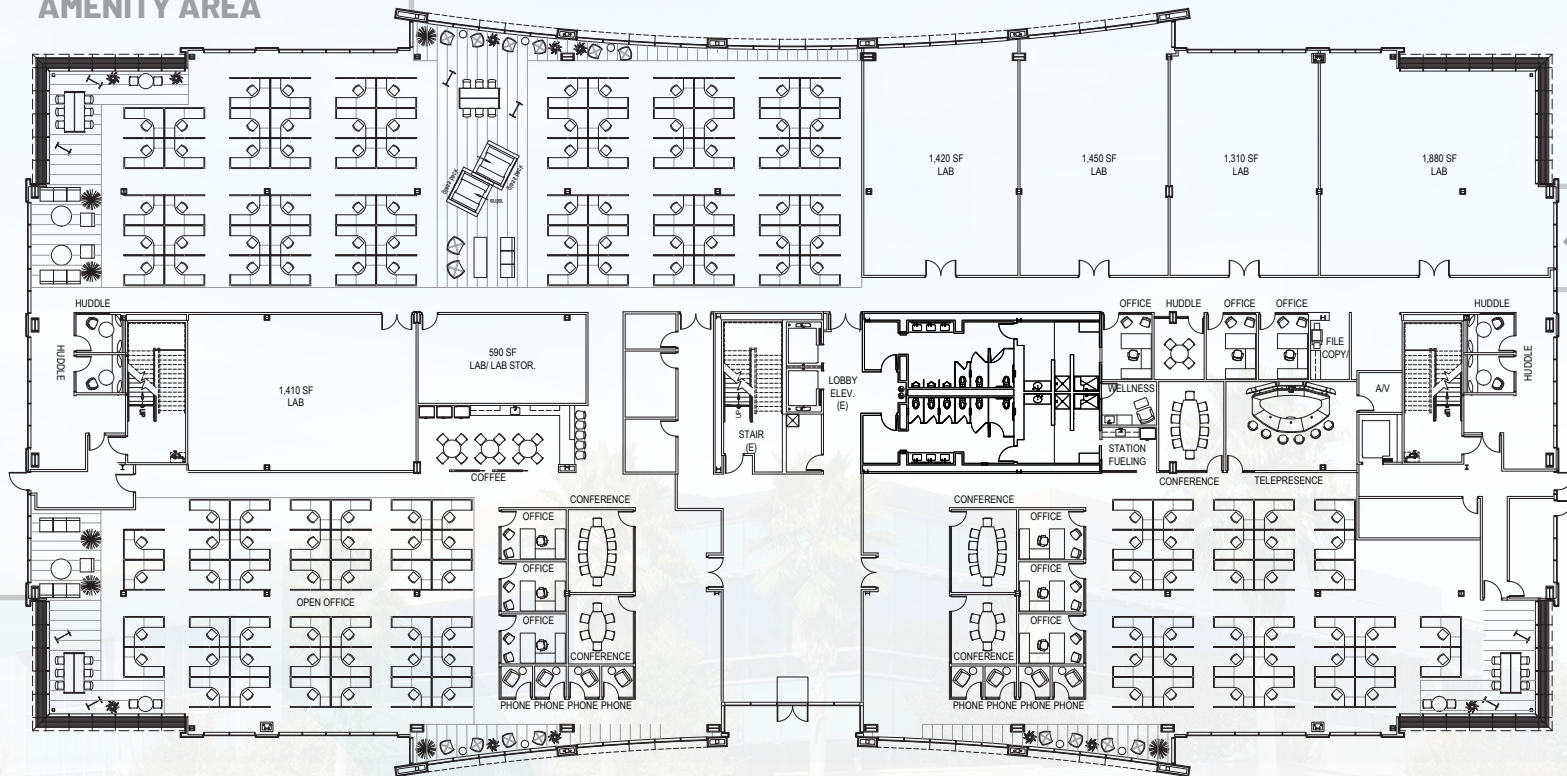
**FIRST FLOOR  
HYPOTHETICAL  
±41,650**

NORTH FIRST STREET

NORTECH PARKWAY

**EXCLUSIVE OUTDOOR  
AMENITY AREA**

**FUTURE  
GL DOOR**





# HIGHLY EFFICIENT OPEN FLOORPLANS

**SECOND FLOOR**  
**±41,650**

NORTH FIRST STREET

NORTECH PARKWAY



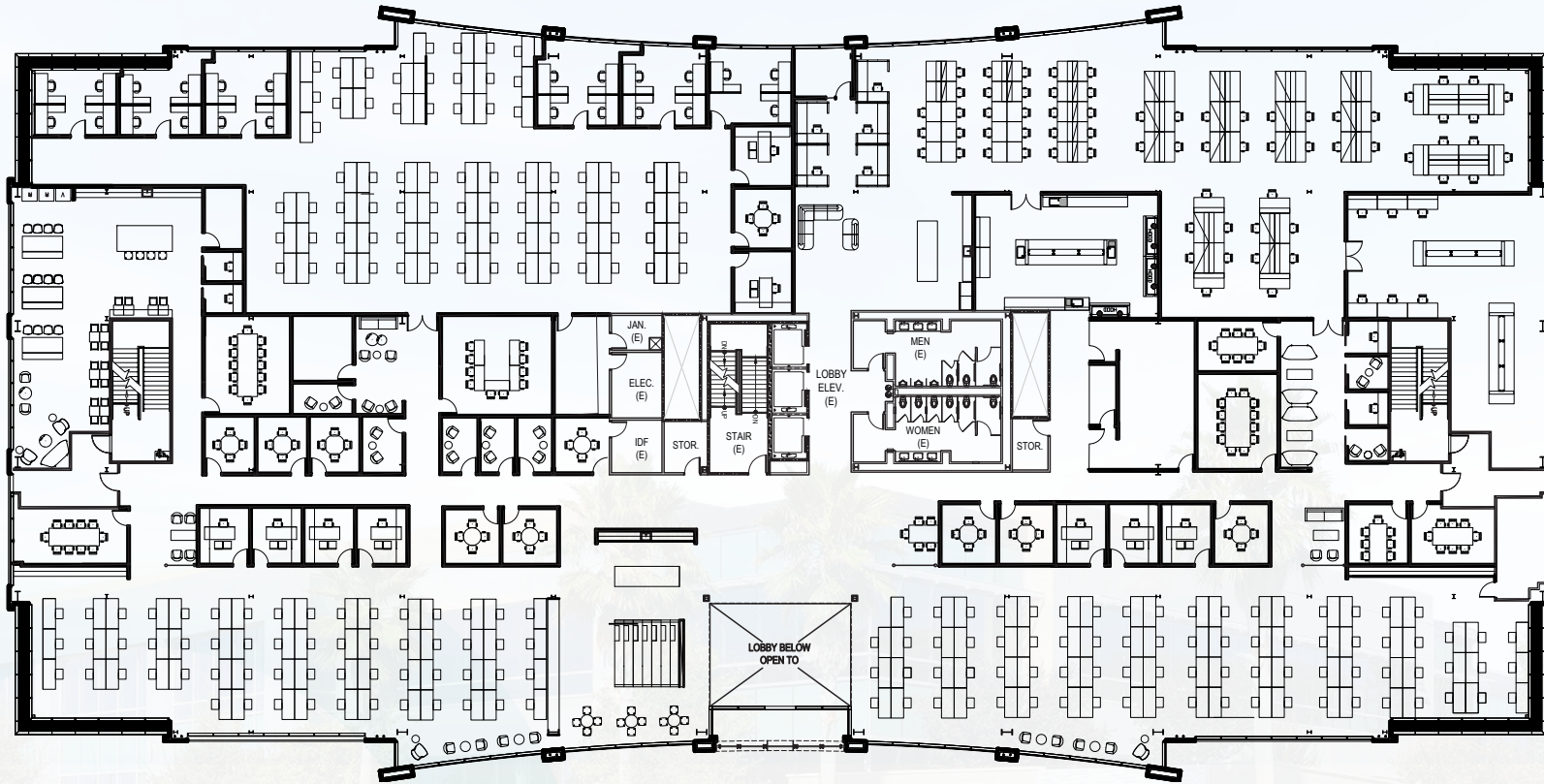


# HIGHLY EFFICIENT OPEN FLOORPLANS

**SECOND FLOOR  
HYPOTHETICAL  
±41,650**

NORTH FIRST STREET

NORTECH PARKWAY





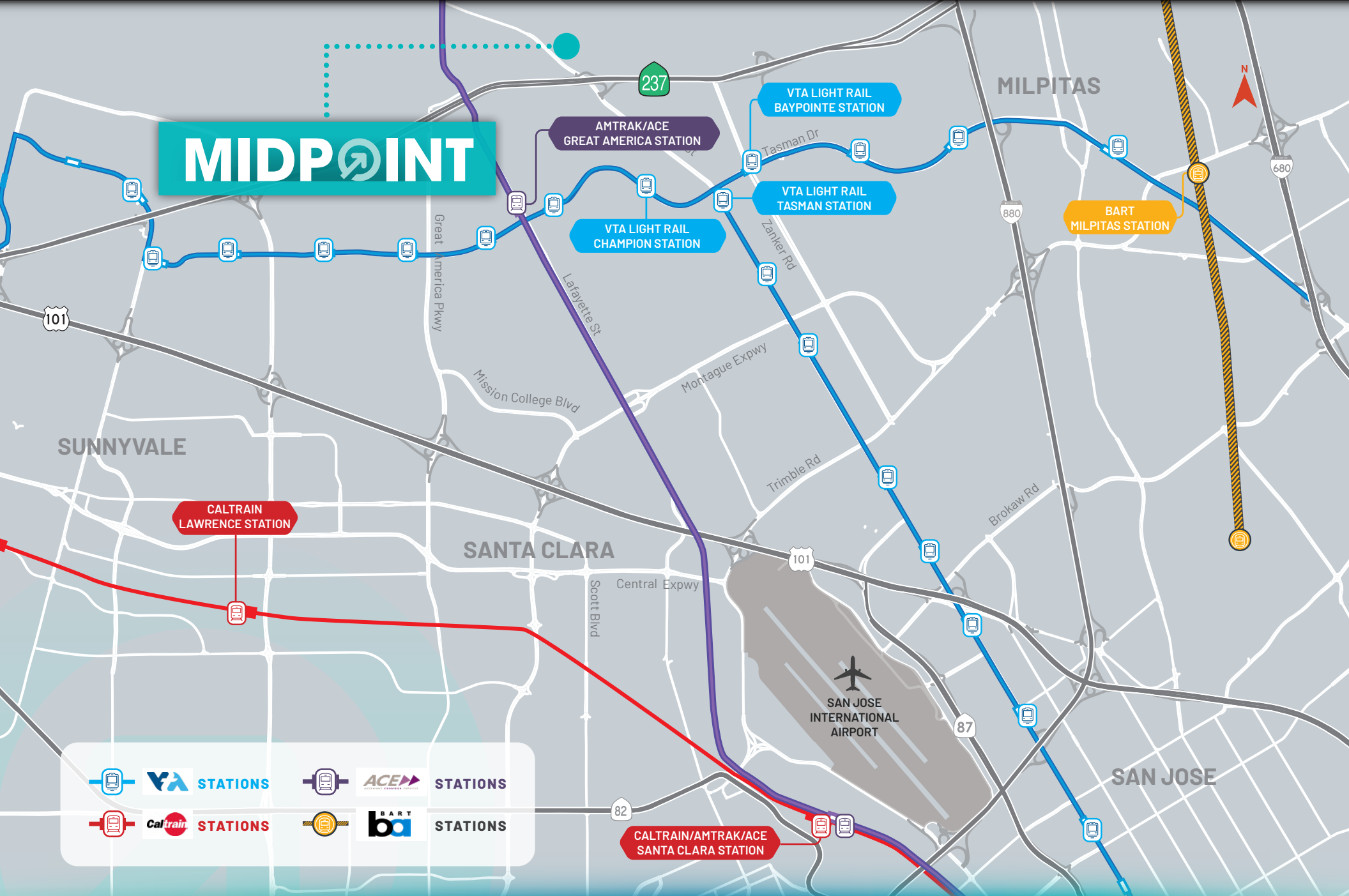
**PROMINENT**

# SIGNAGE & BRANDING OPPORTUNITIES





# MIDPOINT



HYPER-CONNECTED,  
COMMUTE FRIENDLY



# MIDPOINT

## McCarthy Ranch Marketplace

- Walmart
- Best Buy
- McDonalds
- In-N-Out Burger
- Banana Leaf
- Planet Fitness
- Michaels
- Bank of America

## 99 Ranch Market

## Mayflower Seafood Restaurant

## Annapoorna Indian Cuisine

## Faz Restaurant & Catering

## Rivermark Village

- Red Robin
- Peet's Coffee
- Chipotle
- Dave's Hot Chicken
- Easterly Hunan Cuisine
- Egghead Sando Café
- Fantasia Tea Café
- Jersey Mike's
- Poke House
- Meet Fresh
- Premier Pizza
- The Kebab Shop

## @First

- |                      |                                   |
|----------------------|-----------------------------------|
| Target               | Rok Steakhouse                    |
| CVS                  | Sajj Mediterranean                |
| Chase Bank           | Shan's Indian & Pakistani Cuisine |
| Fidelity Investments | Shan Tandoori Pizza               |
| Row House            | Blue Water Seafood & Crab         |
| Chick-fil-A          | Fish's Wild Grill                 |
| Chipotle             | Starbucks                         |
| Five Guys            |                                   |
| Panda Express        |                                   |
| Panera Bread         |                                   |

## Courtyard by Marriott

## Hyatt House

## Homewood Suites

## Aloft Santa Clara

## Fairfield Inn & Suites

## Extended Stay America

## Hyatt Regency Santa Clara

## Hilton Santa Clara



## Rosita's De Basilio Deli and Market

## El Taco de Oro

## Vahl's Restaurant & Cocktail



Great America Pkwy

Lafayette St

W Tasman Dr

Zanker Rd

Montague Expy



- Dining
- Retail
- Hotel

CONVENIENT AND UNMATCHED AMENITIES









ALVISO MARINA  
COUNTY PARK TRAIL

ALVISO SLOUGH TRAIL

**MIDPOINT**

HWY 237  
BIKE TRAIL

BAYLANDS  
PARK

GUADALUPE  
RIVER TRAIL

CALABAZAS  
CREEK TRAIL

SAN TOMAS AQUINO  
CREEK TRAIL

# AREA TRAIL MAP

Midpoint offers convenient, direct access to over 20 miles of natural walking, biking and hiking trails.



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**NEWMARK**



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