

ASSEMBLY

by  EQT | EXETER



PREMIERE R&D BUILDING
90 HEADQUARTERS DRIVE
±83,475 SF

NEWMARK



Gensler designed campus offering distinctive buildings with leading edge design and the cohesiveness to provide a campus opportunity for users.



Distinctive signature lobbies and prominent paths throughout the campus offer unique corporate identity and an integrated environment.



Large floor plates, exceptional natural light, excellent clear heights and LEED Gold Core & Shell.



Creative and centralized outdoor amenity area totaling one acre coupled with private indoor/outdoor work environments create dynamic opportunities for breakout and collaboration.



Engaging outdoor and indoor workspaces throughout the campus promote California Live/Work lifestyle.



Outdoor eating and gathering areas feature BBQ grills, pizza ovens, plaza decks and fire pit.



Direct access to top tier shopping, dining, and hotels immediately adjacent Assembly.



Assembly meets the needs of today's progressive companies, providing a setting that helps attract and retain top talent in the market.



With 83k SF to 198k SF, Assembly provides flexibility and scalability to meet your growth needs.



Unmatched North First Street and Headquarters Drive frontage offers high visibility for corporate branding.



2019 AWARD WINNER
"REHAB / RENOVATION PROJECT"



H I G H L I G H T S

ASSEMBLY AT NORTH FIRST

6
BUILDINGS

±83,475 TO
±198,649 TOTAL SF











26
ACRES

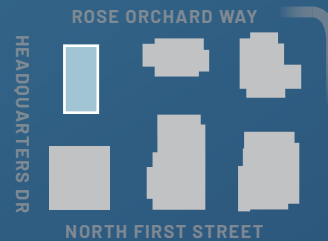


S I T E P L A N

90 HEADQUARTERS DRIVE



	Floorplate:	41,500 SF
	Power:	2,500 Amps 277/480V
	HVAC:	To Suit
	Loading:	1 Dock High / 1 Grade Level
	Clearheight:	First Floor - ±15'5" Second Floor - ±13' to 17'10"
	LEED:	Gold
	EV Charging:	16 EV Chargers
	Parking:	2.9/1,000
	Amenity Area:	Amenity Space Adjacent to Building and Common Grove
	Signage:	Monument and Building Signage



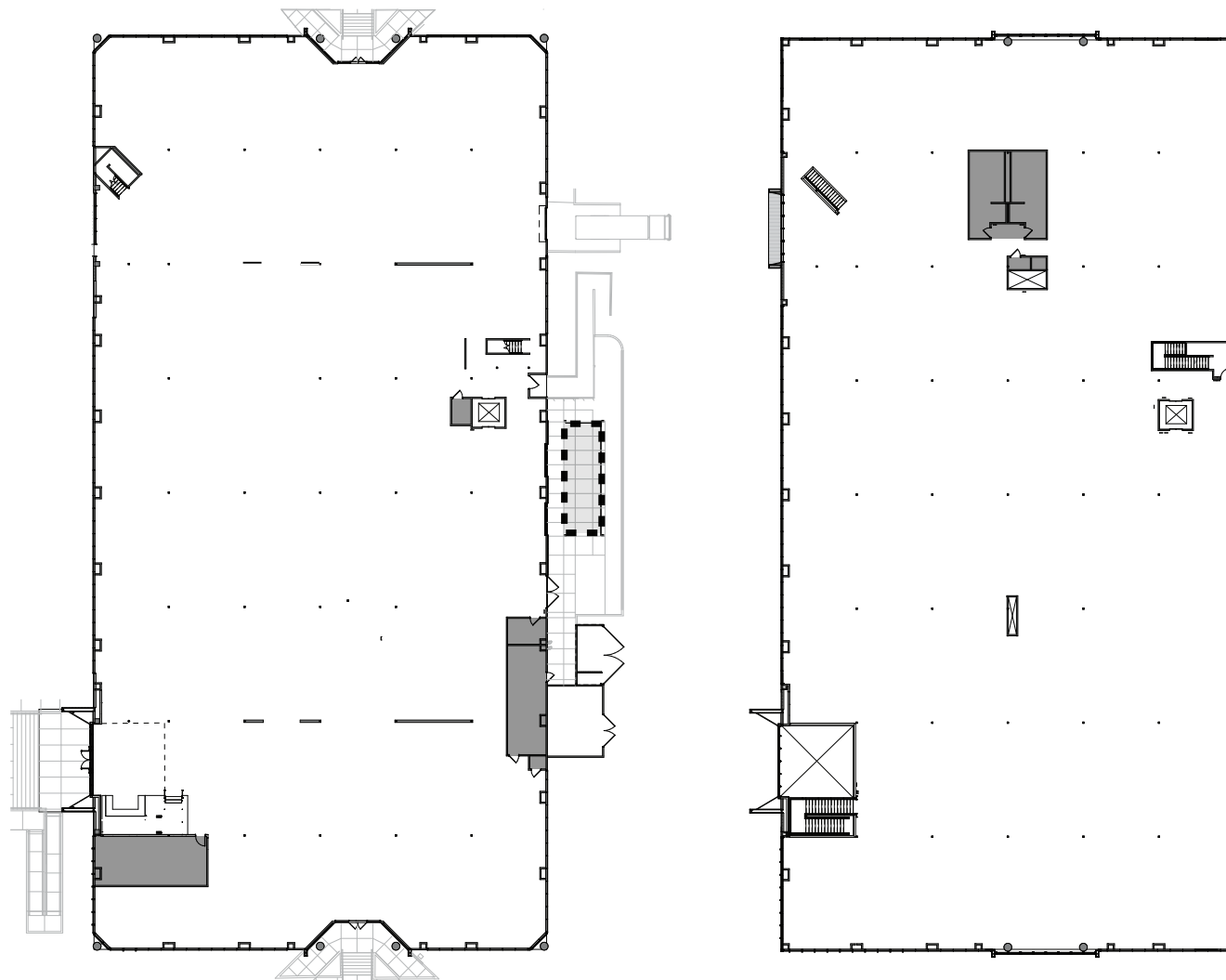
S P E C I F I C A T I O N S





FIRST FLOOR

SECOND FLOOR



90 HEADQUARTERS DRIVE

FLOOR PLAN



@FIRST

- TARGET
- STARBUCKS COFFEE
- CHIPOTLE
- PANDA EXPRESS
- Rok
- SAJJ
- El Camino Health
- Panera BREAD
- CHASE
- BLUE WATER SEAFOOD & CAFE
- PERFECT SMILE DENTAL CARE
- FIVE GUYS
- CVS
- Chick-fil-A

COURTYARD BY MARRIOTT



ASSEMBLY

237

Tesla Supercharger

Tesla Supercharger

90 HEADQUARTERS DR

Vista Montana Park Soccer Field

4000 NORTH FIRST ST

3950 NORTH FIRST ST

3940 NORTH FIRST ST

3960 NORTH FIRST ST

3930 NORTH FIRST ST

NORTH FIRST STREET

A M E N I T I E S M A P



TRANSPORTATION MAP



ASSEMBLY

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NEWMARK

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