

39  
39 NORTH FIRST STREET



SINGLE STORY HIGH-IDENTITY  
STAND-ALONE R&D BUILDING FOR LEASE

± 64,396 SF // SAN JOSE, CA





# ±64,396 SF HIGH-IDENTITY STAND-ALONE R&D BUILDING AVAILABLE FOR LEASE

- Modernized Lobby, Office & Kitchen/Breakroom
- Mix of Vaulted Ceiling/Drop Ceiling at 9'10"
- Clear Height of over 18'+
- TPO Roofing with warranty through 08/12/2036
- Covered Dock Loading
- Potential for multiple Grade level doors
- Outdoor Secured Equipment PAD
- 3,000 Amps, 480V main switchboard (13.8 kVA to Transformer)
- Underground Air-Products Nitrogen line
- AT&T Service Provider
- 231 Dedicated Parking Spaces (223 Standard + 8 Handicap Spaces)
- ±186,305 Square Feet (±4.277 Acres) Parcel
- Proximity to Many Nearby Amenities
- Easy Access to HWY 237 & N. First Street and Light Rail and ACE Train



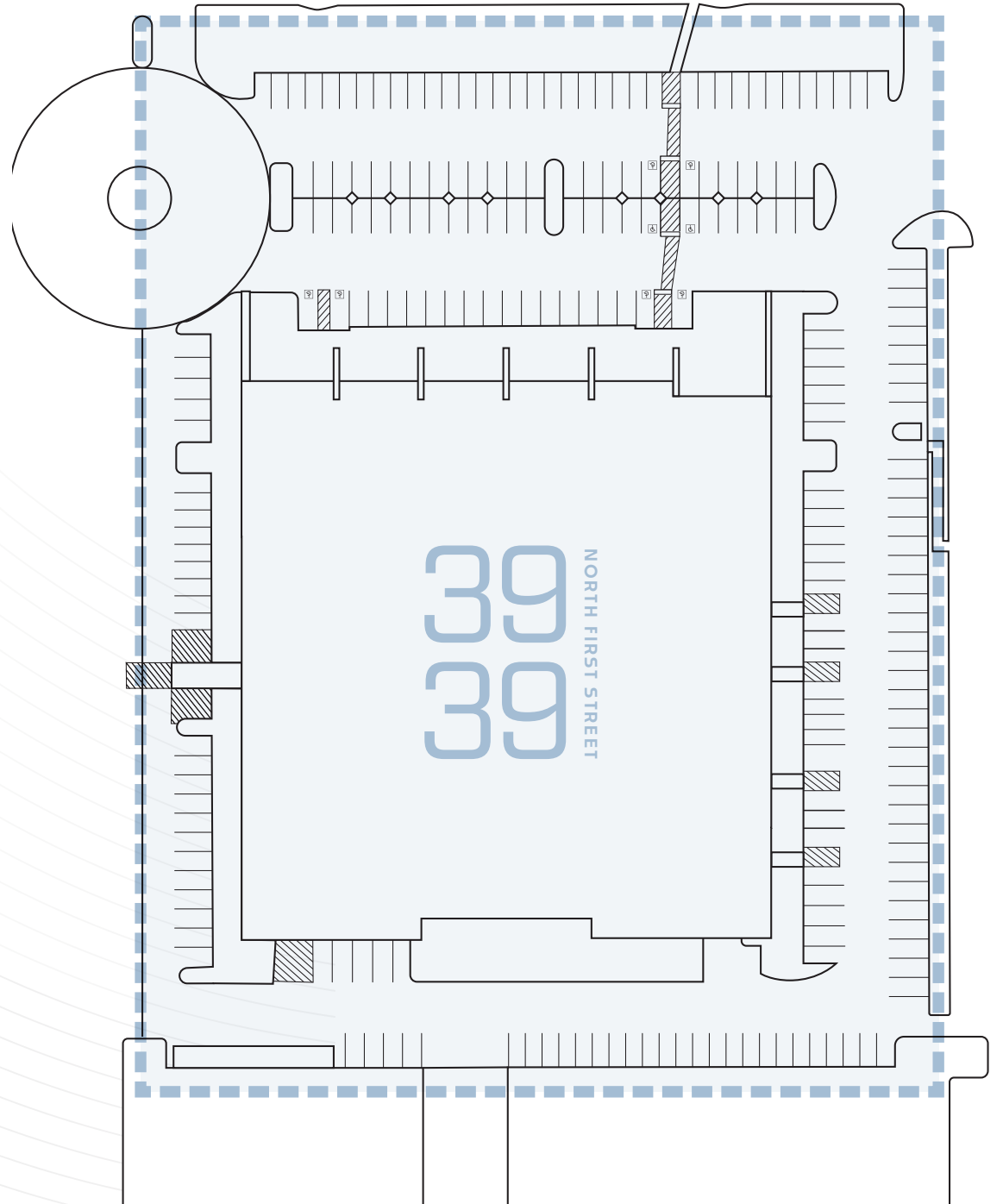


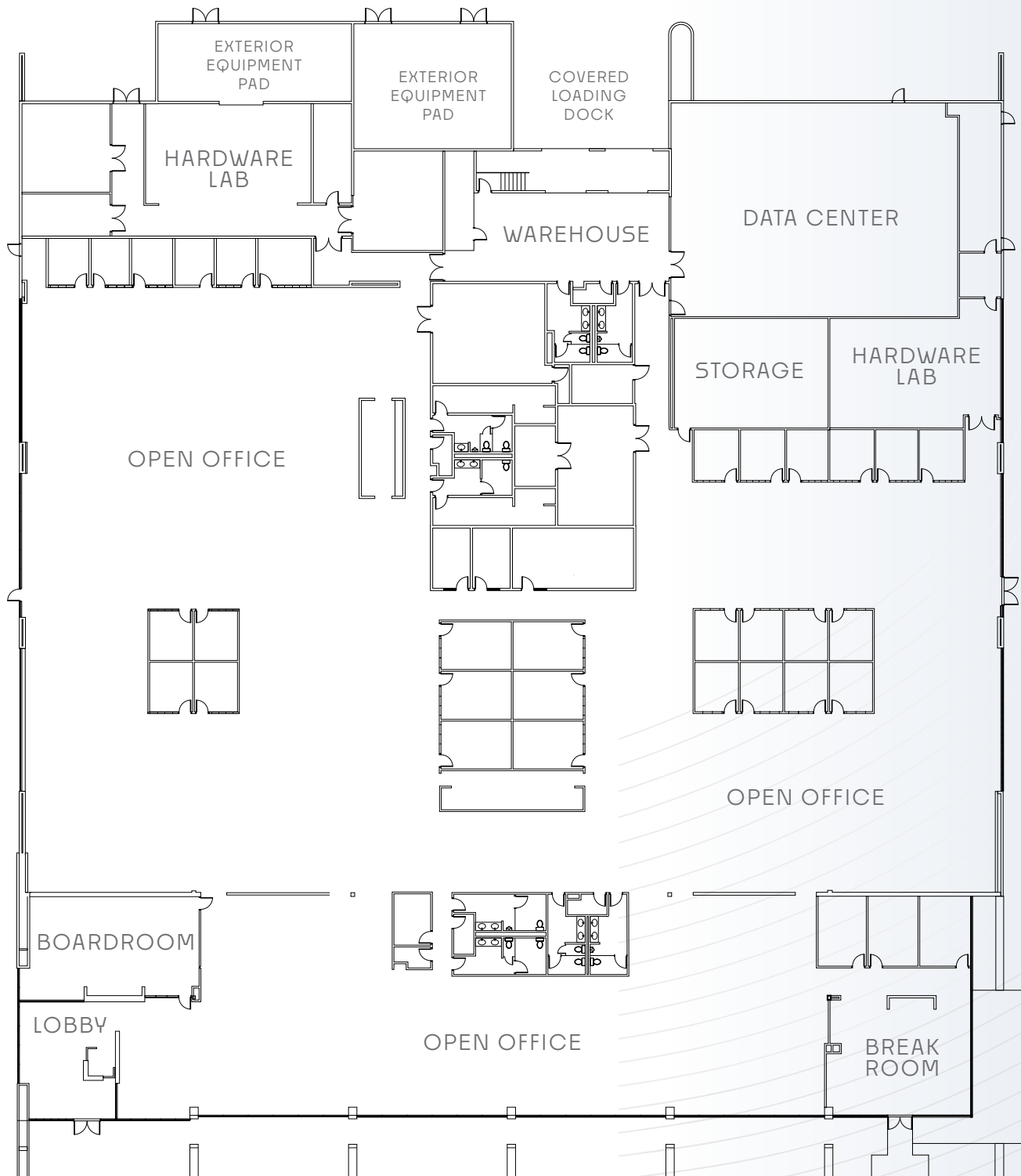
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# SITE PLAN

- 231 Dedicated Parking Spaces
- 223 Standard Parking Spaces + 8 Handicap Parking Spaces
- ±186,305 Square Feet (± 4.277 Acres) Parcel

property specifications



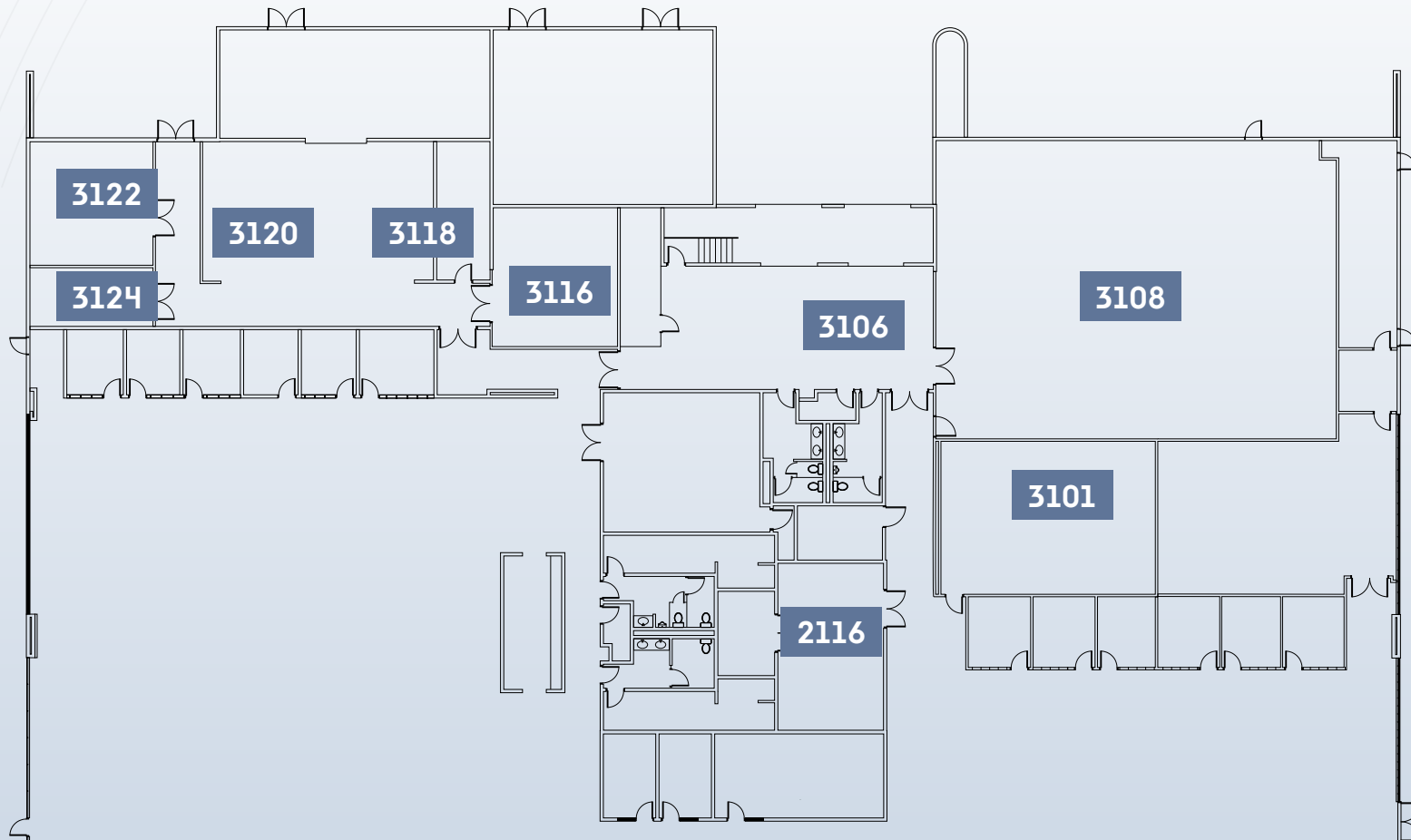


# FLOOR PLAN

property specifications

# LAB COOLING SPECIFICS

EQUIPMENT	LABS SERVED	UNIT TYPE	REFRIGERANT TYPE	TOTAL REFRIGERANT	TONNAGE ESTIMATE
AC - 6	3101	RTU	r410A	56.4	40
Air Handler Unit 1-1	3120 / 3118 / 3124	Air Handler	r410A	56.4	5.3/3
Chiller 1 Chilled Water Loop	2116 / 3106 / 3116 / 3122 / 3108	Chilled Water	r22	196	120.1
Chiller 2 Chilled Water Loop	2116 / 3106 / 3116 / 3122 / 3108	Chilled Water	r134A	330	140
Chiller 3 Chilled Water Loop	2116 / 3106 / 3116 / 3122 / 3108	Chilled Water	r134A	330	140

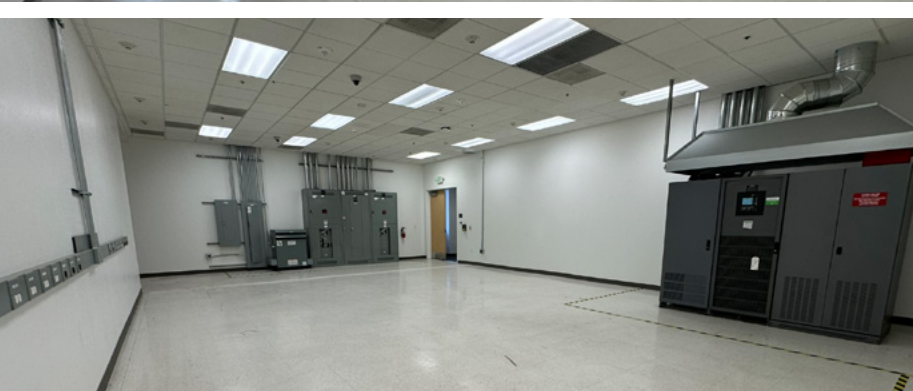
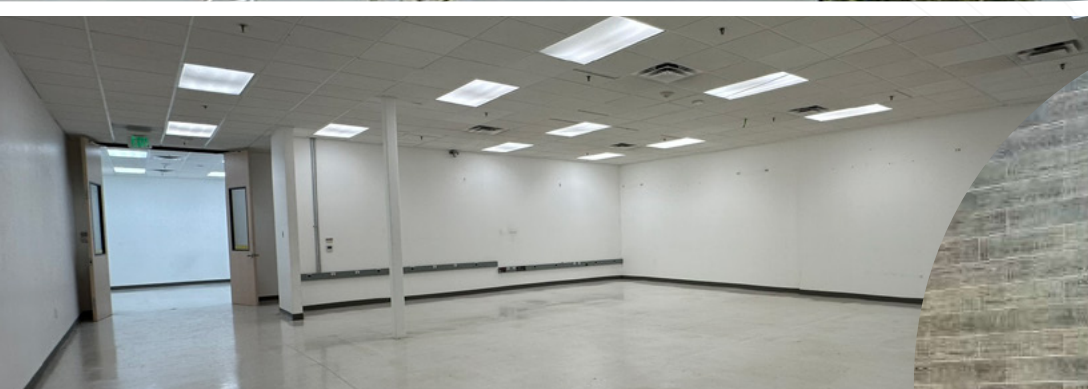


property specifications





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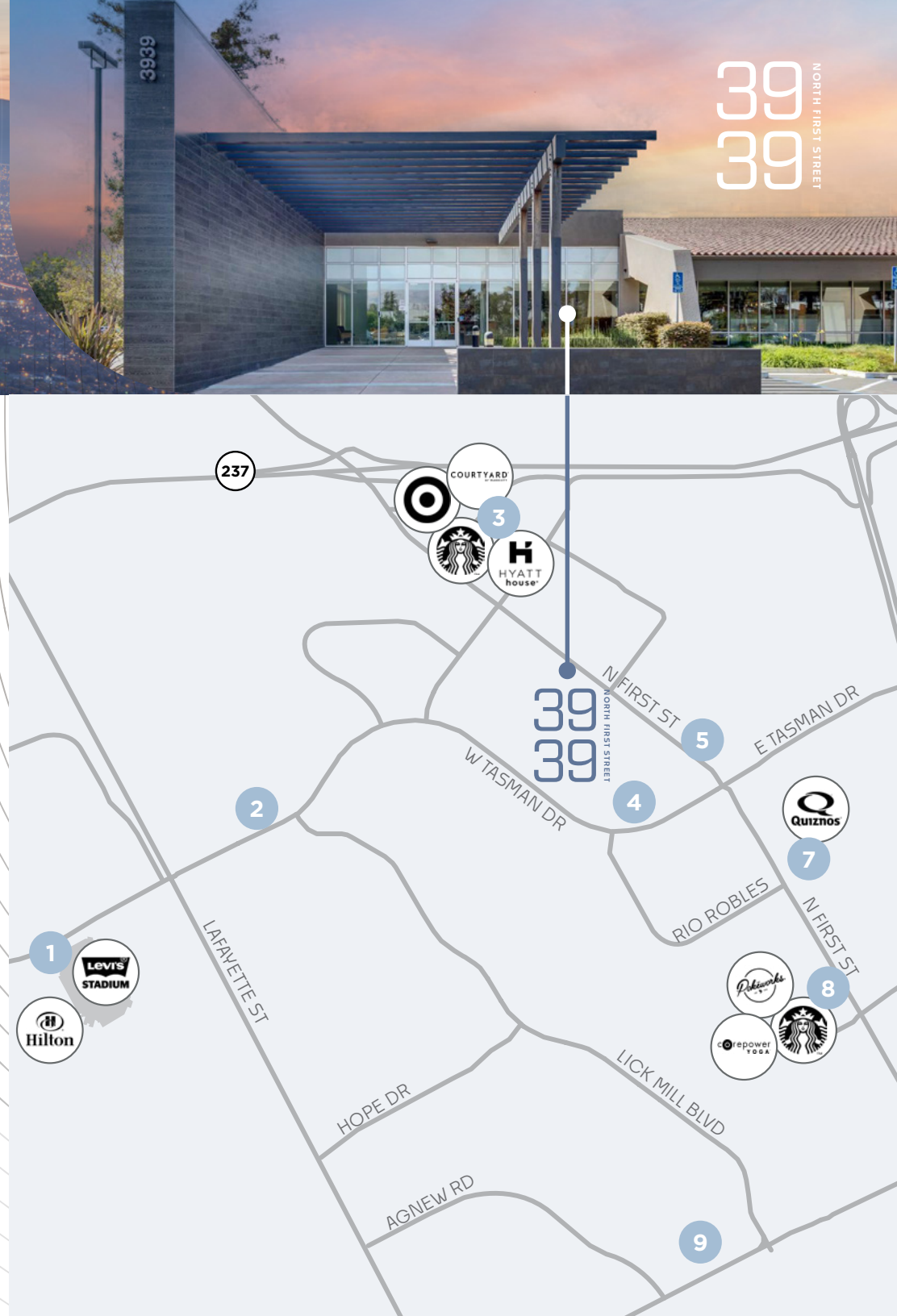


# ABUNDANT AMENITIES

- 1 Hyatt Regency & Convention Center  
Truya Sushi  
Evolution Café & Bar  
Peet's Coffee
- 2 Chicken Meets Rice  
Bistro Siam  
Pho Khang  
Bawarchi Indian Cuisine  
Mikayla's Café
- 3 **@FIRST**  
Chick-fil-A  
Blue Water Seafood & Crab  
Fish's Wild  
Chipotle  
Panera Bread  
Starbucks  
Shan Tandoori Pizza  
SAJJ Mediterranean  
Rok Steakhouse & Grill  
Target  
CVS  
Five Guy's  
Panda Express
- 4 First Café @ Samsung
- 5 First Market  
Halal Gyro  
Mina's Korean BBQ  
Subway  
Sri's Kitchen  
Sendo Sushi  
La Catalana

- 6 Caffè Bene  
Faz Restaurants  
Cherry's Cakes  
The UPS Store
- 7 The Market @ North Park  
Quizno's
- 8 Starbucks  
Pokeworks  
Salad Farm  
Blast & Brew  
Inchin's Bamboo Garden  
A2B Indian Vegetarian  
Restaurant  
Corepower Yoga
- 9 **RIVERMARK VILLAGE**  
Poke House  
Premier Pizza  
Red Robin  
The Kebab Shop  
Piatto Ristorante & Bar  
Jersey Mike's Subs  
Easterly Hunan Cuisine  
Chipotle  
Bellyrub  
Fantasia Tea Café  
Peet's Coffee  
Safeway  
Cold Stone Creamery

16 MINUTES ON LIGHT RAIL  
TO MILPITAS BART STATION







## 5PM DRIVE TIMES:

**4 MIN**

HIGHWAY 237

**10 MIN**

HIGHWAY 101

**10 MIN**

HIGHWAY 880

**12 MIN**

MILPITAS BART STATION

**14 MIN**

SAN JOSE AIRPORT

property location

# TRANSPORTATION MAP

ACE TRAIN   
VTA LIGHT RAIL 

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