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NORTH FIRST STREET

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

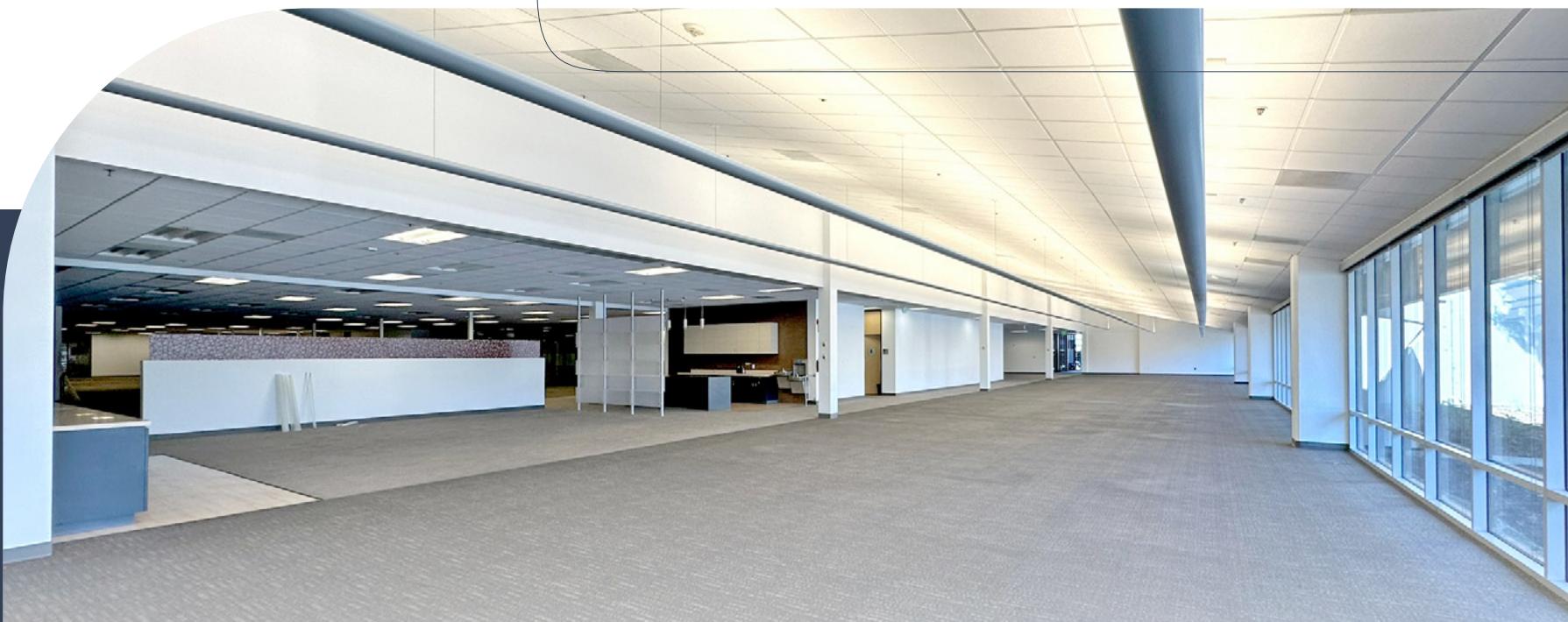
\pm 64,396 SF // SAN JOSE, CA

±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

Property highlights

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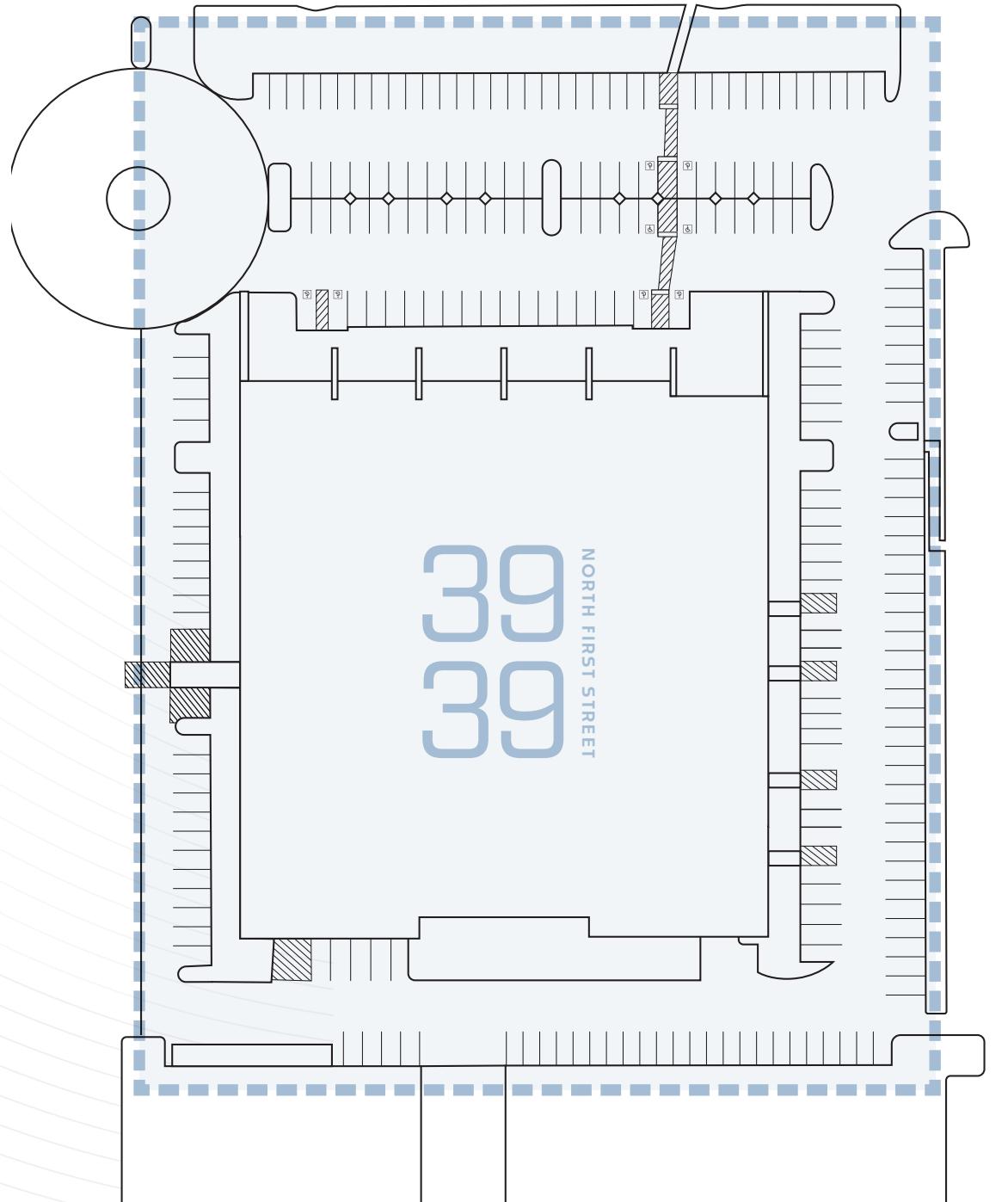


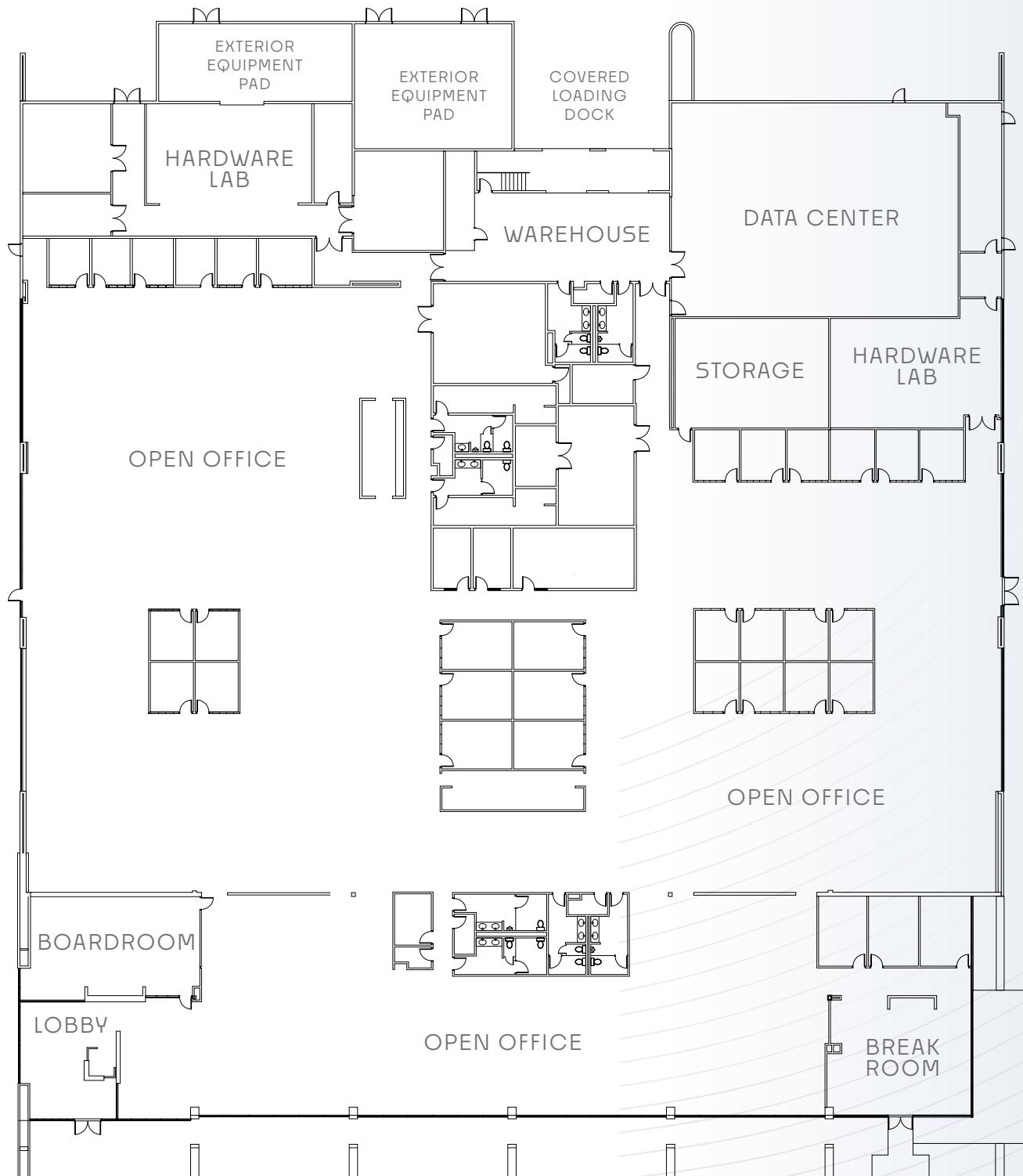
SITE PLAN

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

NORTH FIRST STREET

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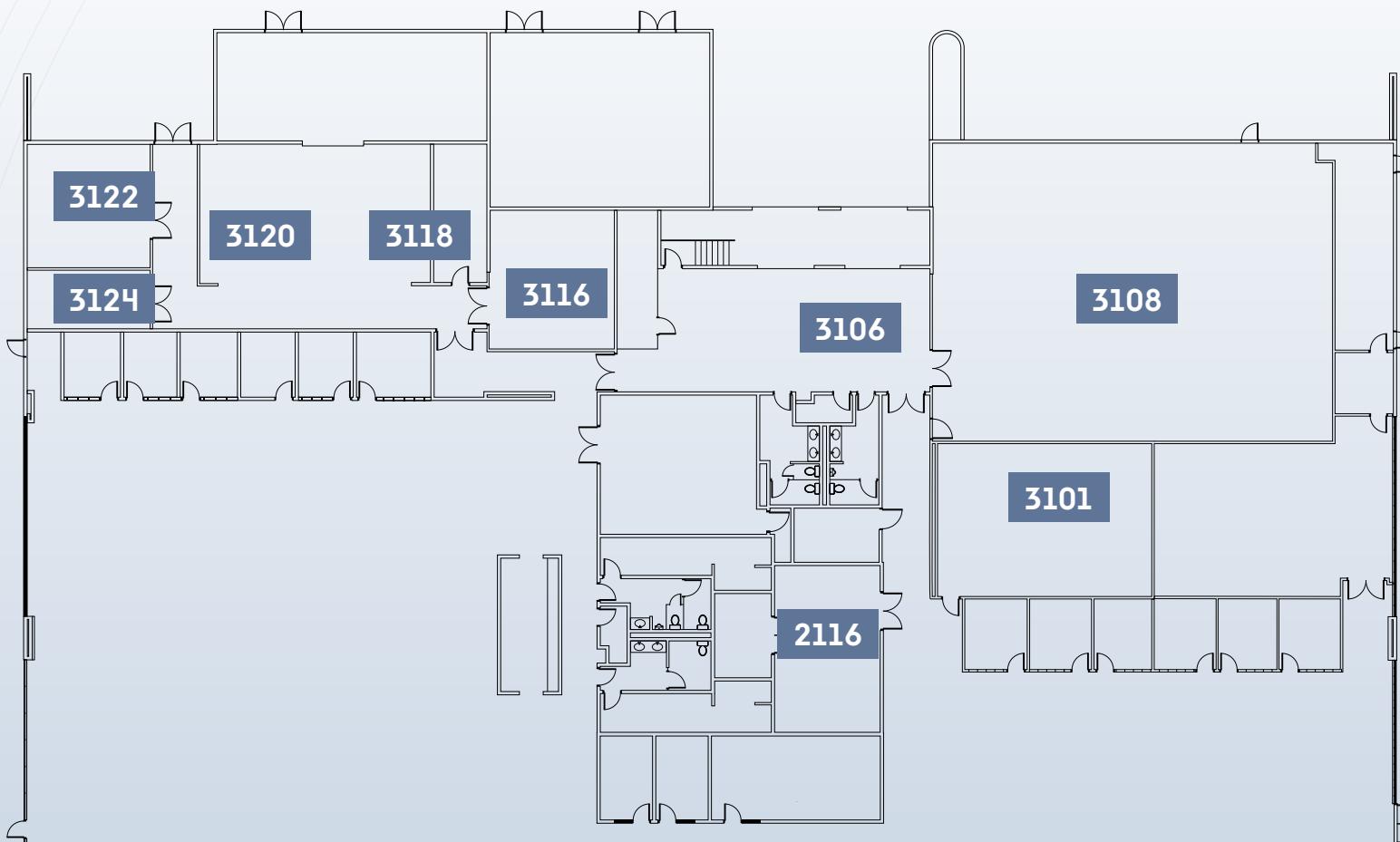
FLOOR PLAN

property specifications

333
NORTH FIRST STREET

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

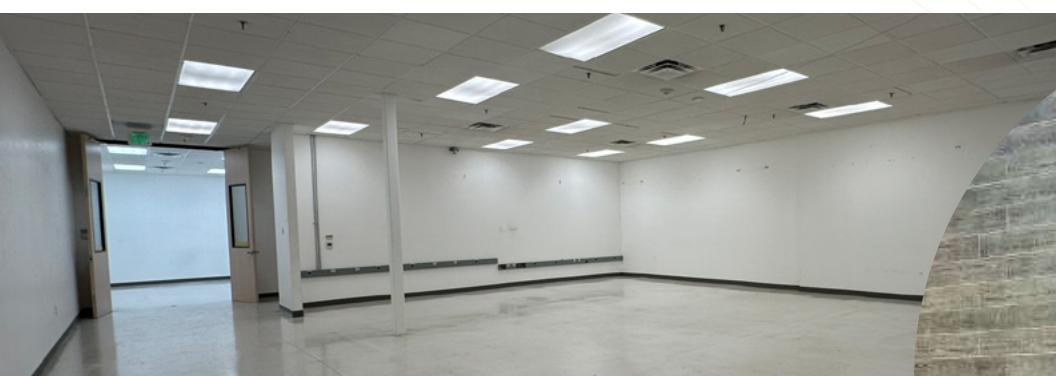


property specifications

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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 Caffe Bene
Faz Restaurants
Cherry's Cakes
The UPS Store

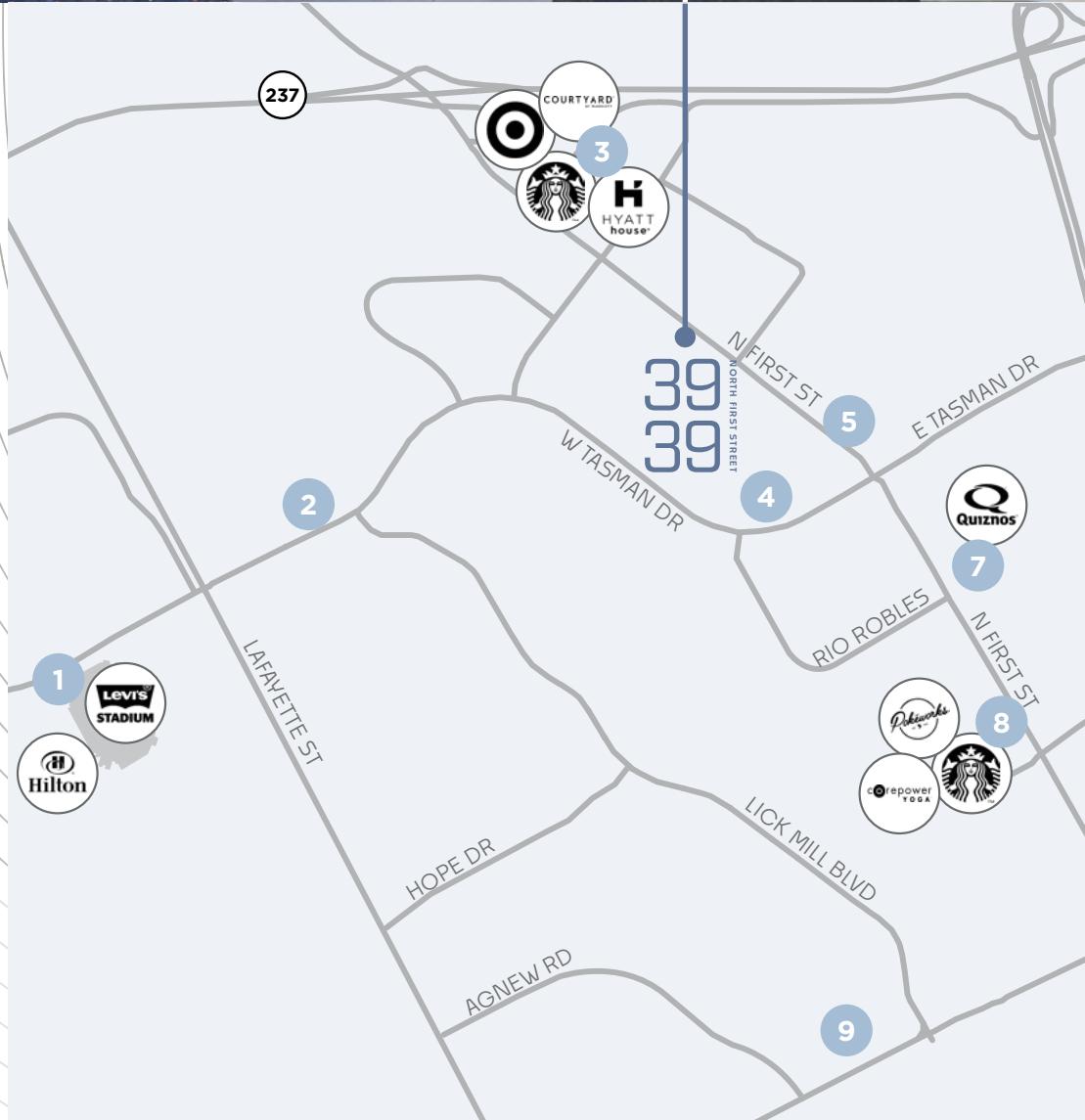
7 The Market @ North Park
Quizno's

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
Piatti 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





TRANSPORTATION MAP

ACE TRAIN 
VTA LIGHT RAIL 

090
NORTH FIRST STREET
3939

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

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