

# ASSEMBLY

by  EQT | EXETER



NEWMARK

4000 NORTH FIRST STREET  
±115,174 SF

Vibrant, differentiated work environments with direct access to best in class on-site and nearby amenities.

A modernized, award winning campus offering distinctive buildings with progressive and sustainable design for dynamic users.



V I B R A N T | C O H E S I V E



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"



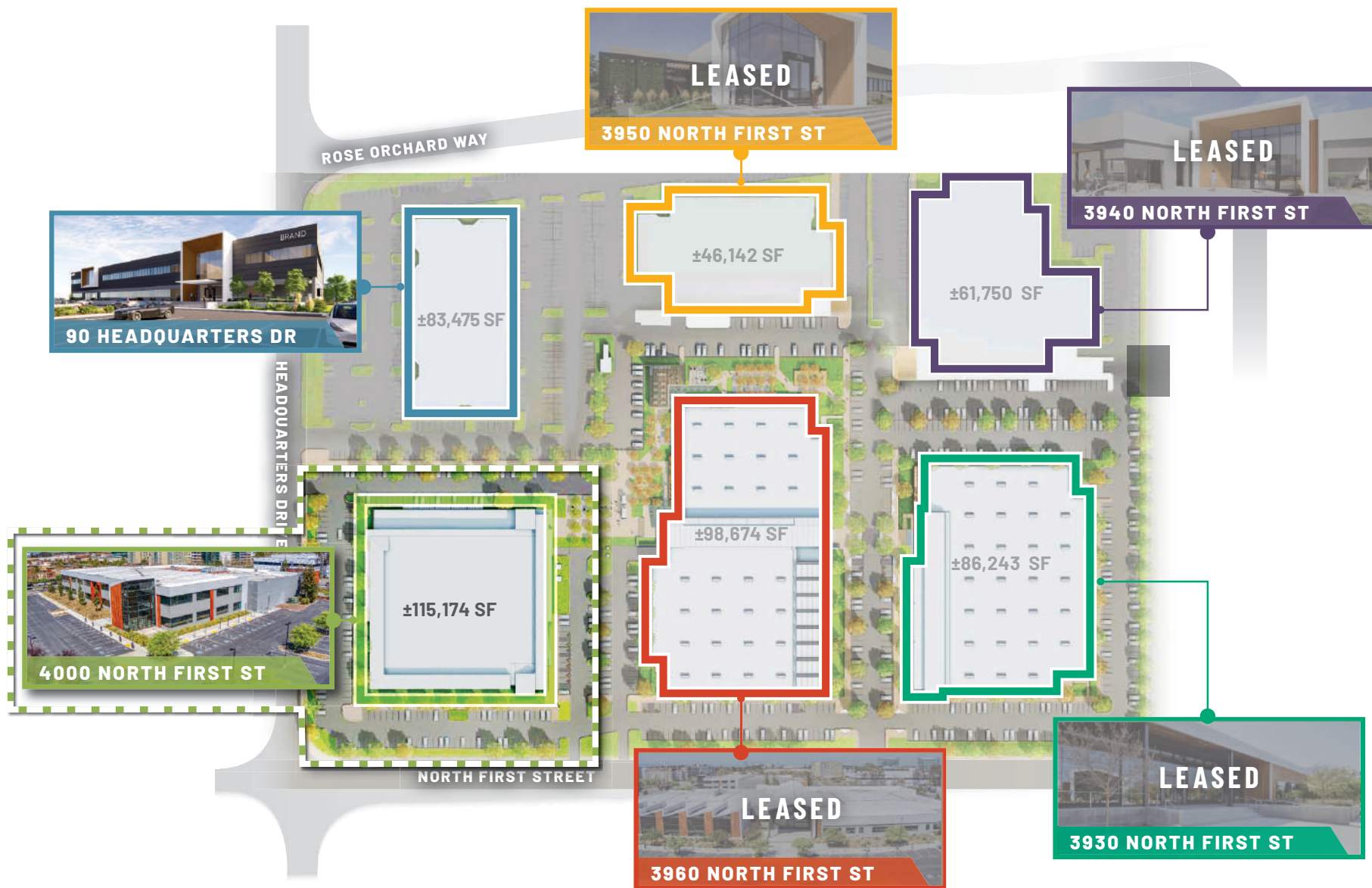
# H I G H L I G H T S

# ASSEMBLY AT NORTH FIRST

6  
BUILDINGS

±83,475 TO  
±198,649 TOTAL SF

26  
ACRES



S I T E P L A N

# 4000 NORTH FIRST STREET



**Floorplate:** 71,000 SF



**Power:** 8,000 Amps 277/480V



**HVAC:** New units installed totaling 125 Tons



**Loading** Dock-high potential / 1 Grade Level



**Clearheight** ±10' to 33'



**LEED** Gold



**EV Charging** 20 EV Chargers



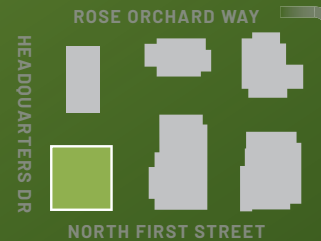
**Parking** 2.9/1,000



**Amenity Area** Amenity Space Adjacent to Building and Common Grove



**Signage:** Building and Monument Signage

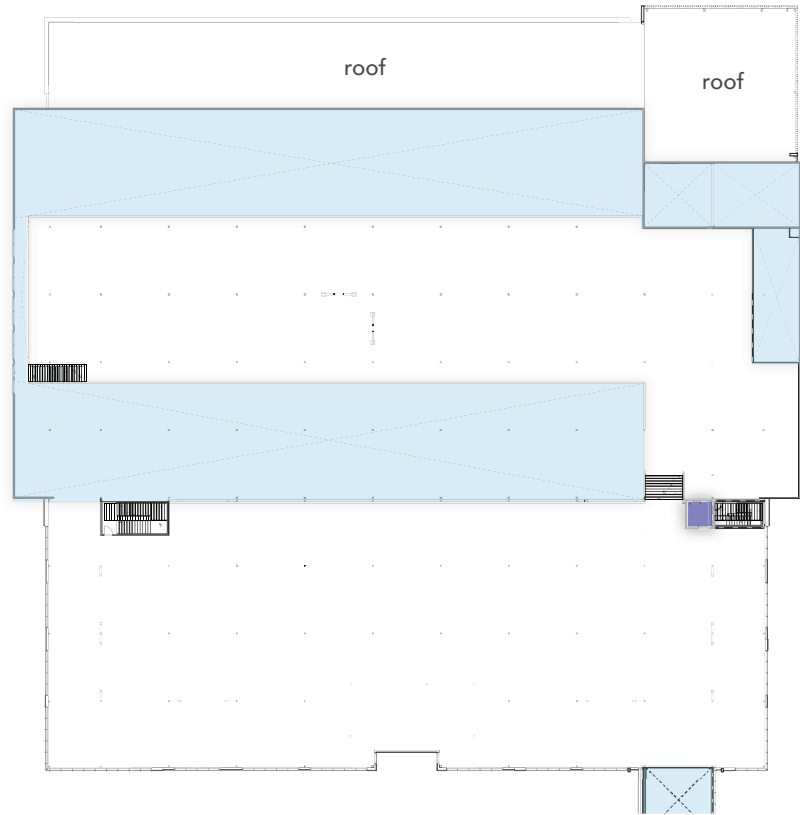
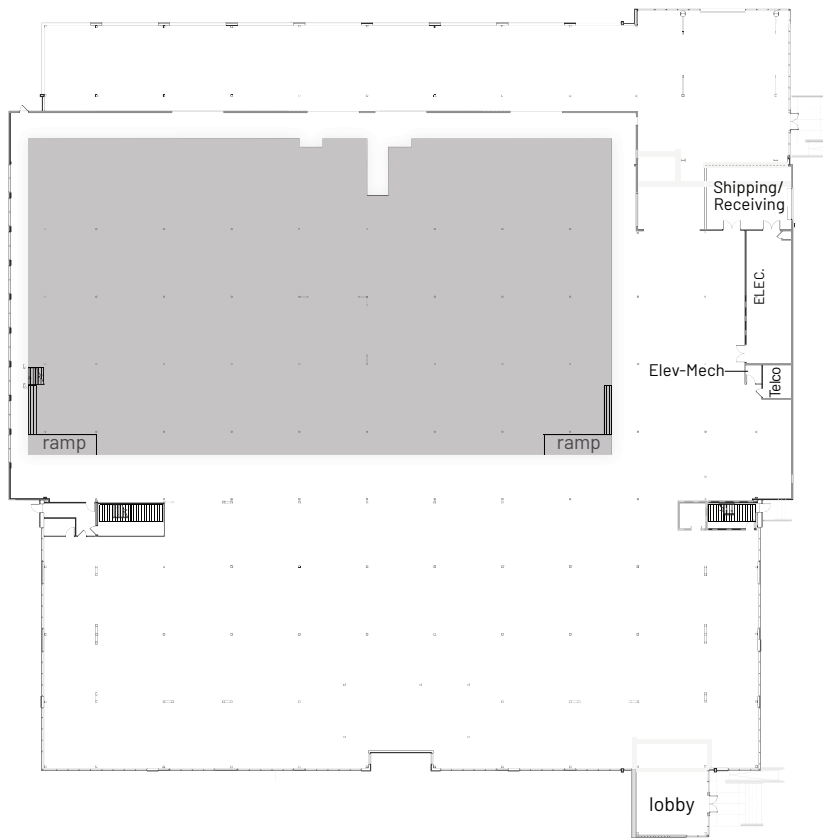


# S P E C I F I C A T I O N S



FIRST FLOOR

SECOND FLOOR



4000 NORTH FIRST STREET

FLOOR PLAN

AS-BUILT PLAN



FIRST FLOOR

SECOND FLOOR



LEGEND

WORKSPACE	Benching	526
	Large Conf.	8
	Mid Conf.	11
	Small Conf.	9
	Training Room	2

OFFICES	Exec. Suite	1
	Hotel/Focus	14

COLLABORATION		31
---------------	--	----

LAB	Lab	17,765 SF
-----	-----	-----------

AMENITIES	Coffee Bar	6
	Lobby	2
	Outdoor Deck	2

BACK OF HOUSE	Storage	7,968 SF
---------------	---------	----------

4000 NORTH FIRST ST.

FLOOR PLAN

HYPOTHETICAL TEST FIT



**@FIRST**

- TARGET
- STARBUCKS COFFEE
- CHIPOTLE
- PANDA EXPRESS
- Rok
- SAJJ
- PERFECT SMILE
- Panera BREAD
- El Camino Health
- BLUE WATER SEAFOOD & GRILL
- CHASE
- 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



**STATIONS**

- VTA STATIONS**
- Caltrain STATIONS**
- ACE STATIONS**
- BART STATIONS**

# TRANSPORTATION MAP



# ASSEMBLY

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 7755186774 • 09/25

**NEWMARK**

**JOE KELLY**

408.987.4111

joe.kelly@nmrk.com

CA RE License #01420963

**MIKE SAIGN**

408.982.8403

mike.saign@nmrk.com

CA RE License #01706668

**ERIC BLUESTEIN**

650.688.8549

eric.bluestein@nmrk.com

CA RE License #01720416

**SHAWN KELLENBERGER**

650.575.8681

shawn.kellenberger@jll.com

CA RE License #01706215