

# 2N FIRST STREET

## PLANNED RENOVATIONS

±56,331 SF (Divisible to 25,000 SF)

Stand-Alone Class A  
Office Building

DOWNTOWN  
SAN JOSE, CALIFORNIA

BAUEN | CBRE  
CAPITAL

# ABOUT THE PROPERTY

## OVERVIEW

Full building transformation planned for 2 N 1st Street



A newly renovated boutique building in the heart of Downtown San Jose.



6-Story building including new lower level and roof top amenity areas



Targeting LEED Gold



Fitness Facility with showers, bike room and additional on-site storage available



Full building or multi-floor availability



Building signage available for multi floor user



All-new Rooftop Refuge



Walkable to plethora of Downtown amenities, living and transportation



Ground floor retail/office suite affords a direct entry from W Santa Clara Street with secondary entrance storefront from main lobby



# FLOOR PLANS

## INTERIOR DESIGN

Floor description:



Soaring 13' floor-to-deck ceiling heights



Open, efficient floor plans of approximately 8,300 RSF



All new clear vision glass with curtain wall openings



T-24 Compliance



Linear LED pendant lighting



Polished concrete floors, exposed columns and ceilings



Conference room and phone rooms



New elegant restroom cores



Modern kitchenette





## ROOFTOP REFUGE



The all-new rooftop overlooks Downtown San Jose's Skyline



270-degree views



Occupancy allows group gatherings, hosting of outdoor classes, and social events



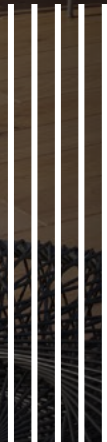
A mix of tables, chairs, soft seating and lounge areas offer bespoke venue to collaborate, conference and dine



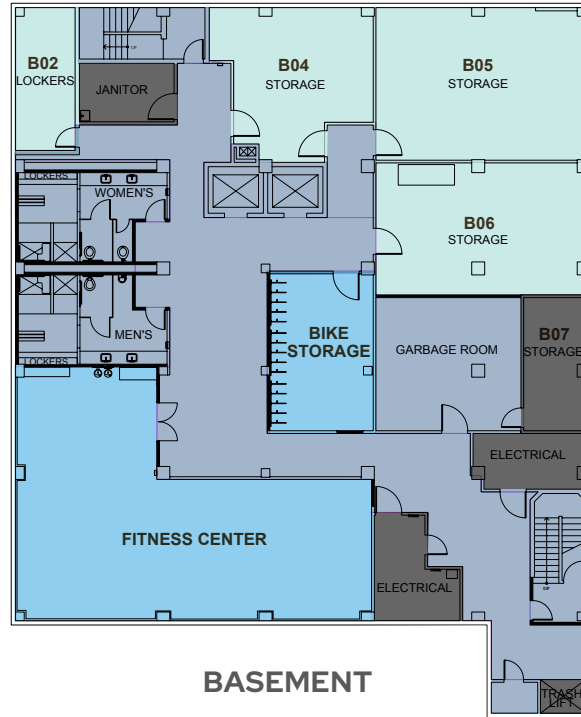
Fabricated steel, ceramic and potted planters offer a natural connection to an alternative workspace



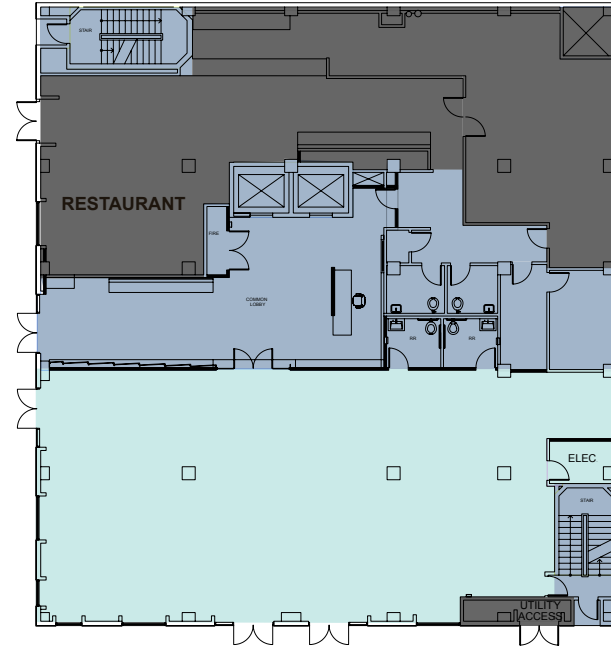
A place to entertain, relax and enjoy the beautiful Silicon Valley weather



# FLOOR PLANS

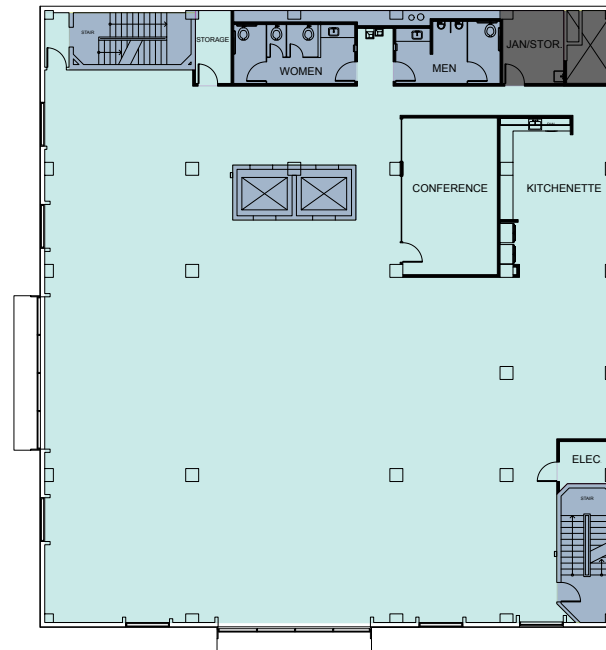


**BASEMENT**

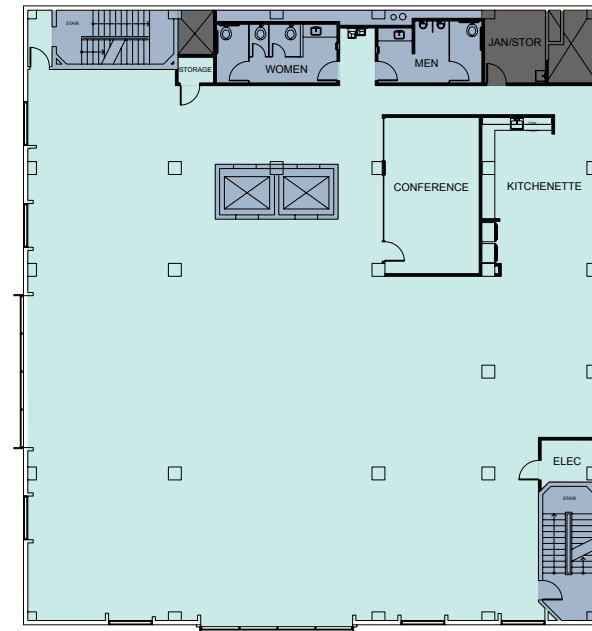


**FIRST FLOOR - 3,562 RSF**

- Available
- Leased/Unavailable
- Amenities
- Common Areas



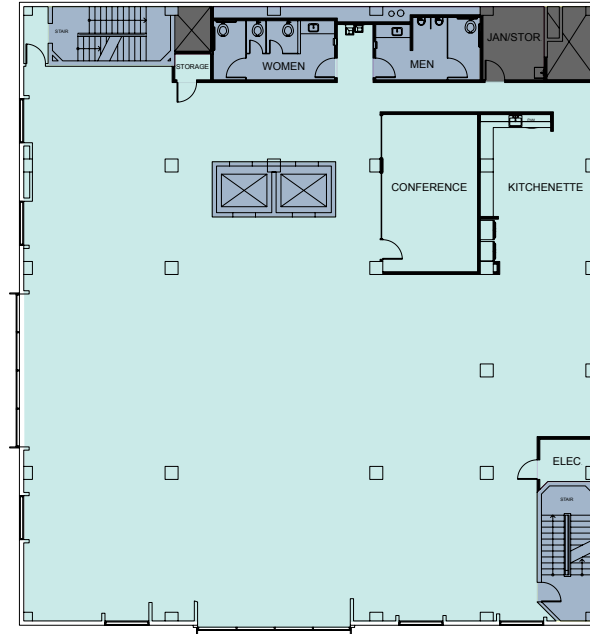
**SECOND FLOOR - 8,350 RSF**



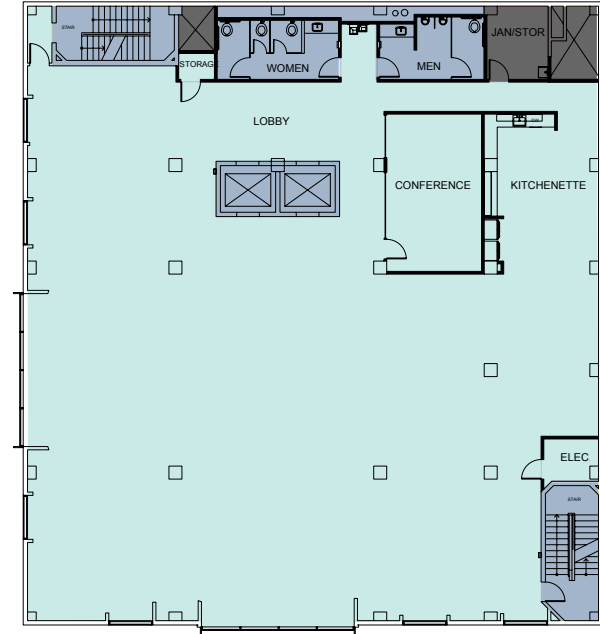
**THIRD FLOOR - 8,342 RSF**



# FLOOR PLANS

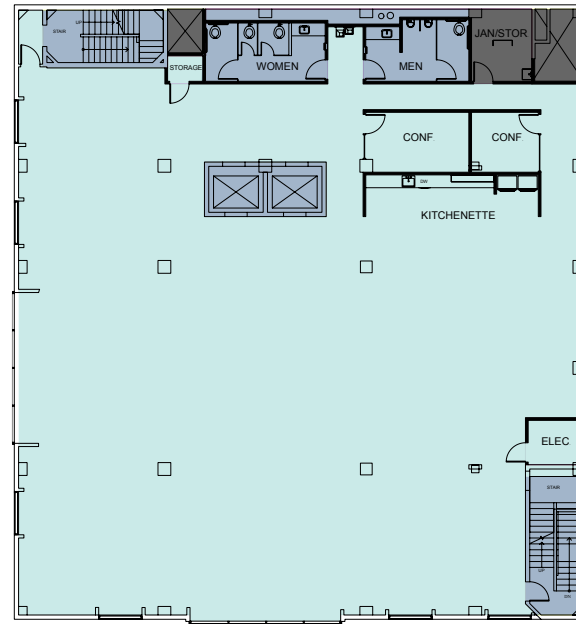


**FOURTH FLOOR - 8,342 RSF**

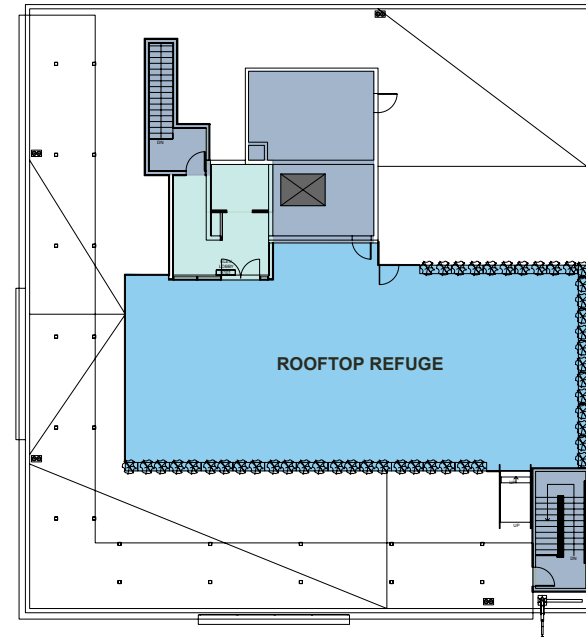


**FIFTH FLOOR - 8,342 RSF**

- Available
- Leased/Unavailable
- Amenities
- Common Areas



**SIXTH FLOOR - 8,342 RSF**



**ROOFTOP - 2,758 RSF**

# CORPORATE NEIGHBORS



# DOWNTOWN SAN JOSE

2 N 1st Street's prime downtown location offers proximity parking and easy access to SAP Center, Caltrain, Ace Train, Amtrak, VTA/lightrail, Mineta San José International Airport, and freeway routes 101, 87 and 280.

Down the street from 2 N 1st Street, San Pedro Square provides a vast range of dining options as well as live music, shopping and local events, including a weekly farmer's market.

With a growing talent pool, new local amenities and concentration of prominent employers, downtown San Jose is a growing hub for technology and urban living. The vibrant neighborhood boasts a full pipeline of new residential units and diverse mix of retail and restaurants—perfect for the city's young and talented workforce.



# AMENITIES & DISTANCE

## DISTANCE TO/FROM 2 N FIRST STREET

SAN JOSE DIRIDON STATION (Capitol Corridor/Amtrak, VTA, Caltrain)	±0.8 MILES	15 min walk
SAN JOSE INTERNATIONAL AIRPORT	±4.2 MILES	8 min drive
SAN FRANCISCO INTERNATIONAL AIRPORT	±35 MILES	40 min drive



**96** WALK  
SCORE

**WALKER'S  
PARADISE**



**50+**

**RESTAURANTS  
IN 0.5 MILES**



**71** TRANSIT  
SCORE

**EXCELLENT  
TRANSIT**



**92** BIKE  
SCORE

**BIKER'S  
PARADISE**



**4500+**

**NEW PROPOSED  
HOUSING UNITS  
BY GOOGLE DOWNTOWN WEST**



**10+**

**HOTELS  
IN 0.5 MILES**

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