

# FOR LEASE | 2665 N FIRST ST

±3,955 SF - ±17,572 SF | OFFICE AVAILABLE



**2665** NORTH FIRST  
@ TRIMBLE  
SAN JOSE, CALIFORNIA

**CBRE**

# PROJECT FEATURES

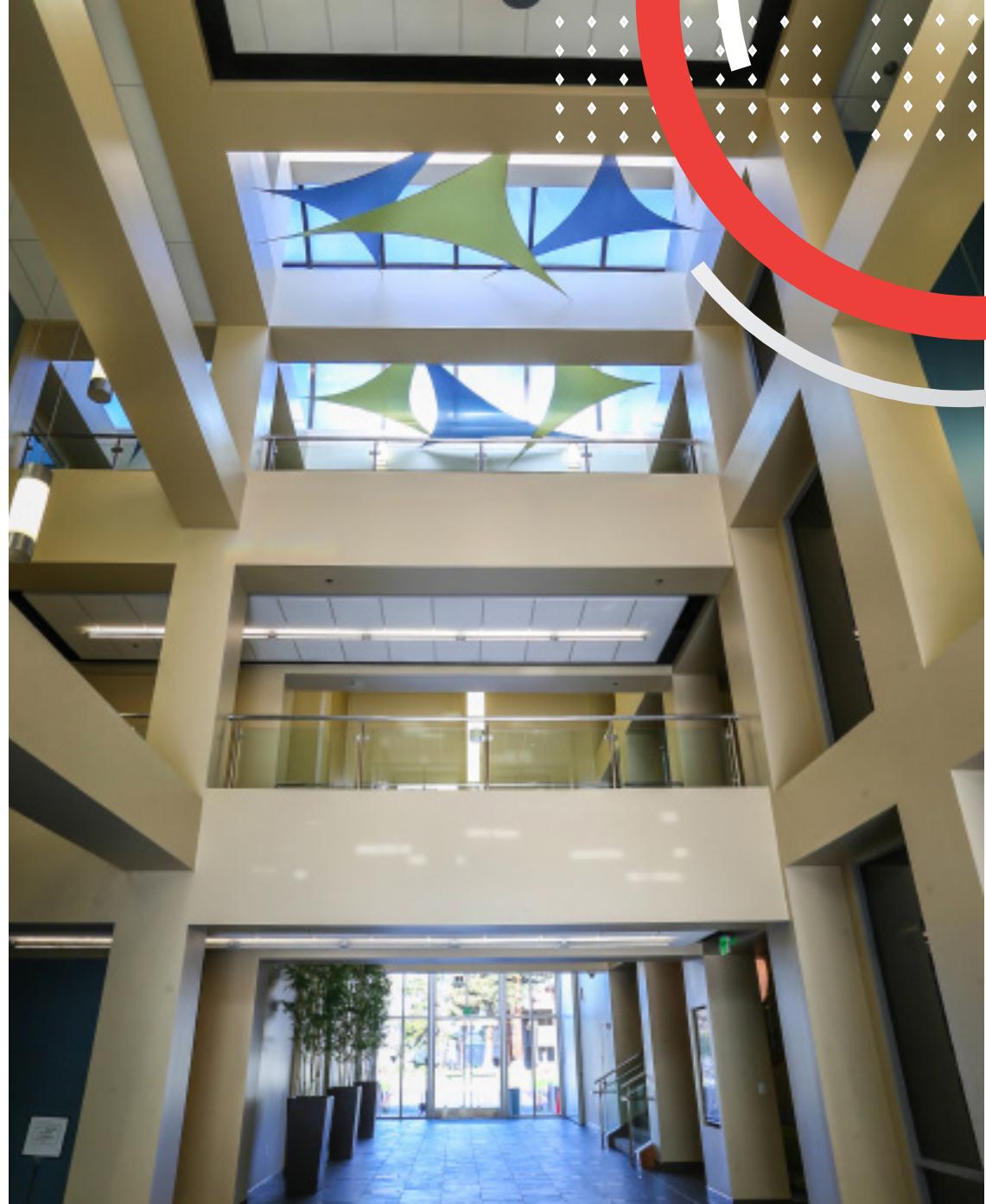
- Two suites available from  $\pm 10,757$  SF to  $\pm 17,572$  SF
- Energy Star certified
- VTA stop directly in front of building
- Fitness Center with showers on site
- Walking distance to amenities
- Broadband-Ready Building: Contains major network carriers including Comcast, AT&T, and Verizon
- 3.5/1,000 Parking
- Short term deals available

## CONTACT US

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# ON-SITE CONFERENCE ROOM



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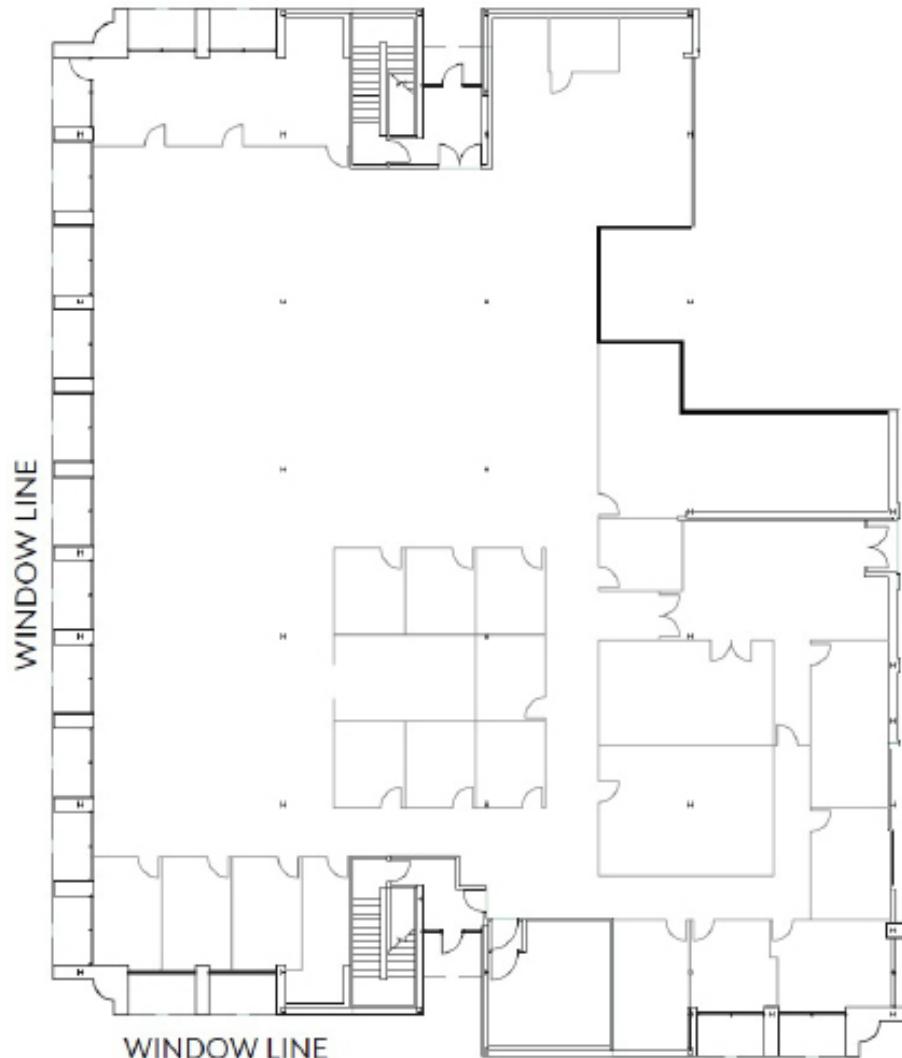
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**FIRST FLOOR  
AVAILABLE**

**Suite 110 - ±17,572 SF**

NOT TO SCALE

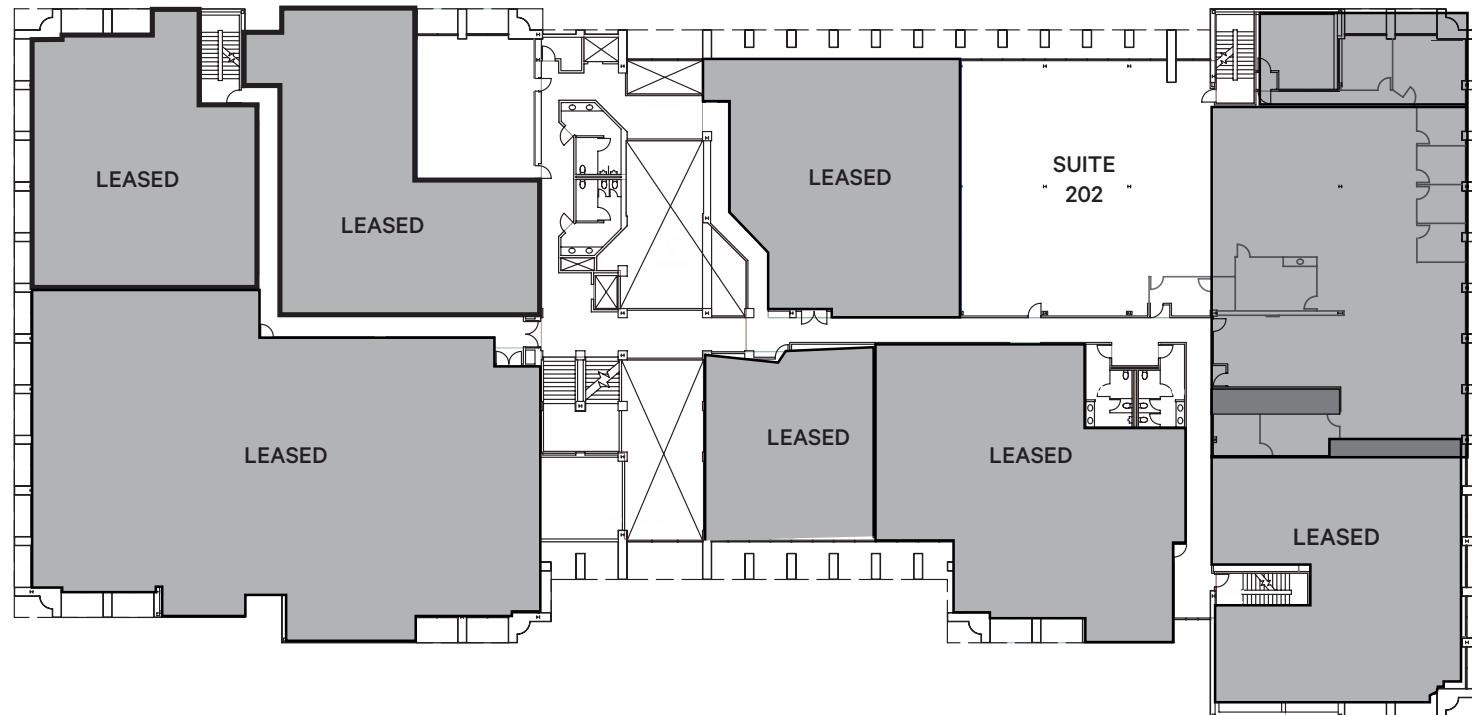


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**SECOND FLOOR  
AVAILABLE**

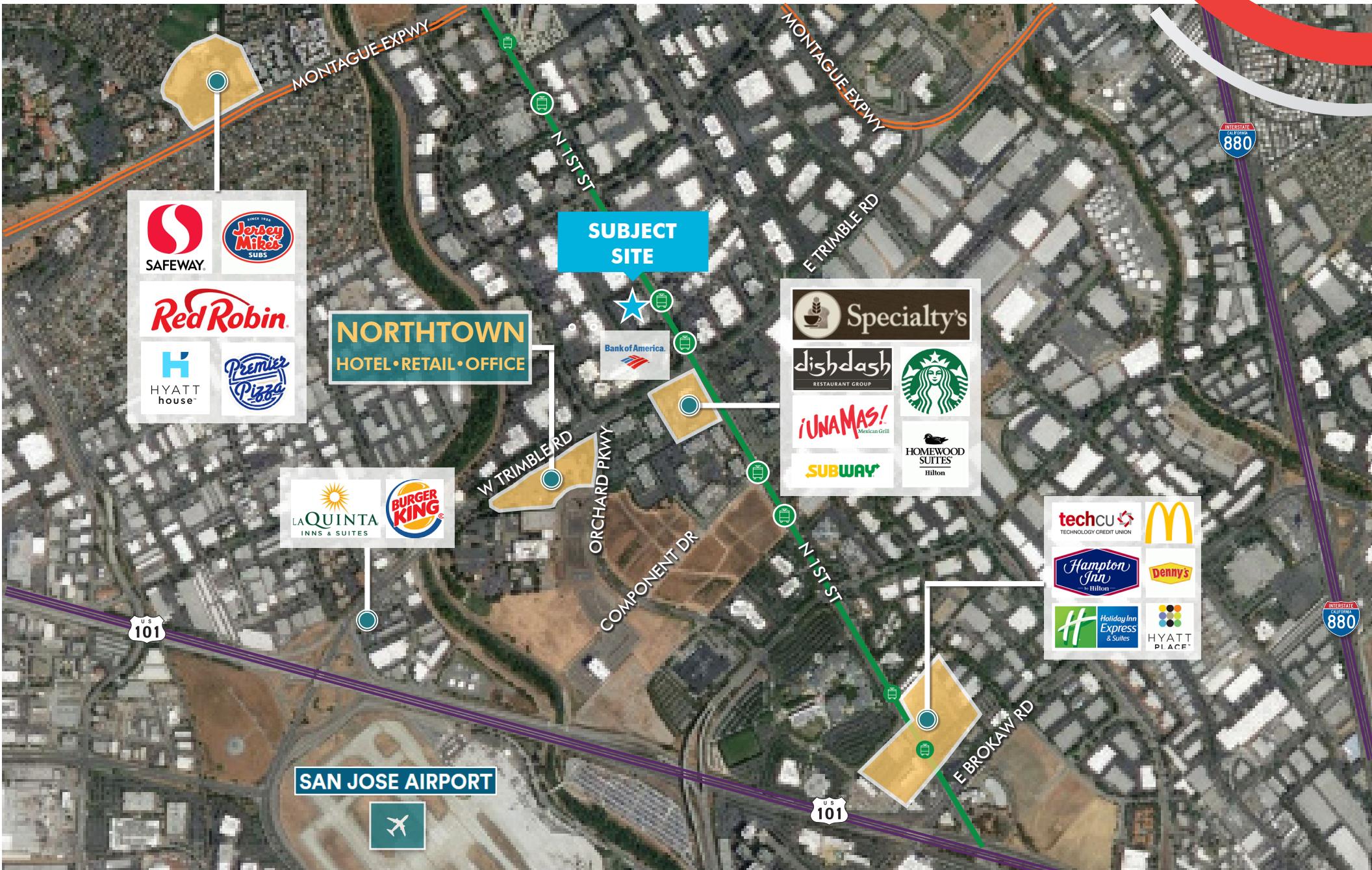
**Suite 202 - ±3,955 SF \*divisible**



NOT TO SCALE

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## AMENITIES MAP





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445 Leigh Avenue, Suite 100, Los Gatos CA 95032  
Office 408-559-4004 Fax 559-4006 optiodev.com

## Property DataCom Report

### Broadband Summary 2665 N First, San Jose, CA

High-Speed Broadband Internet Services	Available	Notes
Uverse, DSL	Yes	Supports DSL and VDSL2 services, from ATT/SBC, Covad and affiliated carriers (CLECs, resellers), such as Verizon, XO, Sprint, Megapath, Telepacific, Sonic.net, etc. Speeds vary, up to 18Mbps download and up to 2Mbps upload.
T1, DS1 (1,500Kbps, 1.5Mbps)	Yes	From ATT/SBC and affiliated carriers (CLECs, ISPs, resellers) over copper service, in addition to T1/fiber from AT&T and Verizon.
Fiber Optics Required Circuits – DS3, OC3, OC12, etc. (5Mbps – 10GigE)	Yes	AT&T & Verizon fiber infrastructure installed into building, providing advanced network services. Additional fiber providers in direct neighborhood, including Level3 and Comcast.
Fixed Wireless Circuits (1 Mbps- GigE)	Yes	Within service area for Wiline and Telepacific (former Covad/NextWeb). Prior Wiline service can be re-initiated. Good line of sight for satellite and radio links (secured transmission) to other buildings and ridgetops.
Other Broadband Services	Yes	Ethernet over Copper (EoC), IP Gateways, Point to Point circuits, MPLS and bonded copper (serial).
Incoming Copper Pairs/Lines for voice, DSL and T1 services	600 pairs AT&T	From AT&T, providing more than adequate capacity for T1, DSL/Uverse and regular phone lines. Comcast coax service can also provide dial-tone phone services.
TV Services	In-Building	Notes
Rooftop, Dish Satellite and Antennae	Yes	Line of sight clear to install with existing rooftop routes and dish infrastructure available.
Cable Internet/TV/Phone	Yes	Comcast business class coax-based services available in-building. Comcast Enterprise commercial fiber services in direct area (not currently installed in-building).
Communications Infrastructure	In-Building Notes	
Network and Voice wiring infrastructure:	Building provides excellent telecom capacity from primary AT&T and Comcast copper services, with tremendous additional advanced network capacity with AT&T and Verizon fiber services.	
Multi-Tenant Broadband Ready		
Primary Data or Telecom Rooms	Main telecom room, Main Point of Entry (MPOE) room, located off of main lobby. Secondary wiring closets per wing and per floor for distribution of network/telecom services.	
Campus or Building Link notes	MPOE telecom services fed via two 4" underground conduits to street/telecom services.	

This report provides an overview of the subject property's telecommunications capabilities. The information furnished has been obtained from onsite apparent condition and sources we deem reliable and is submitted subject to errors, omissions and changes. Although we have no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient with the applicable telecommunications resource prior to lease, purchase, exchange, or execution of legal documents. For further inquiries, please visit [www.optiodev.com](http://www.optiodev.com) or call (408) 626-4600.

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