



ASSEMBLY

AVAILABLE FOR LEASE

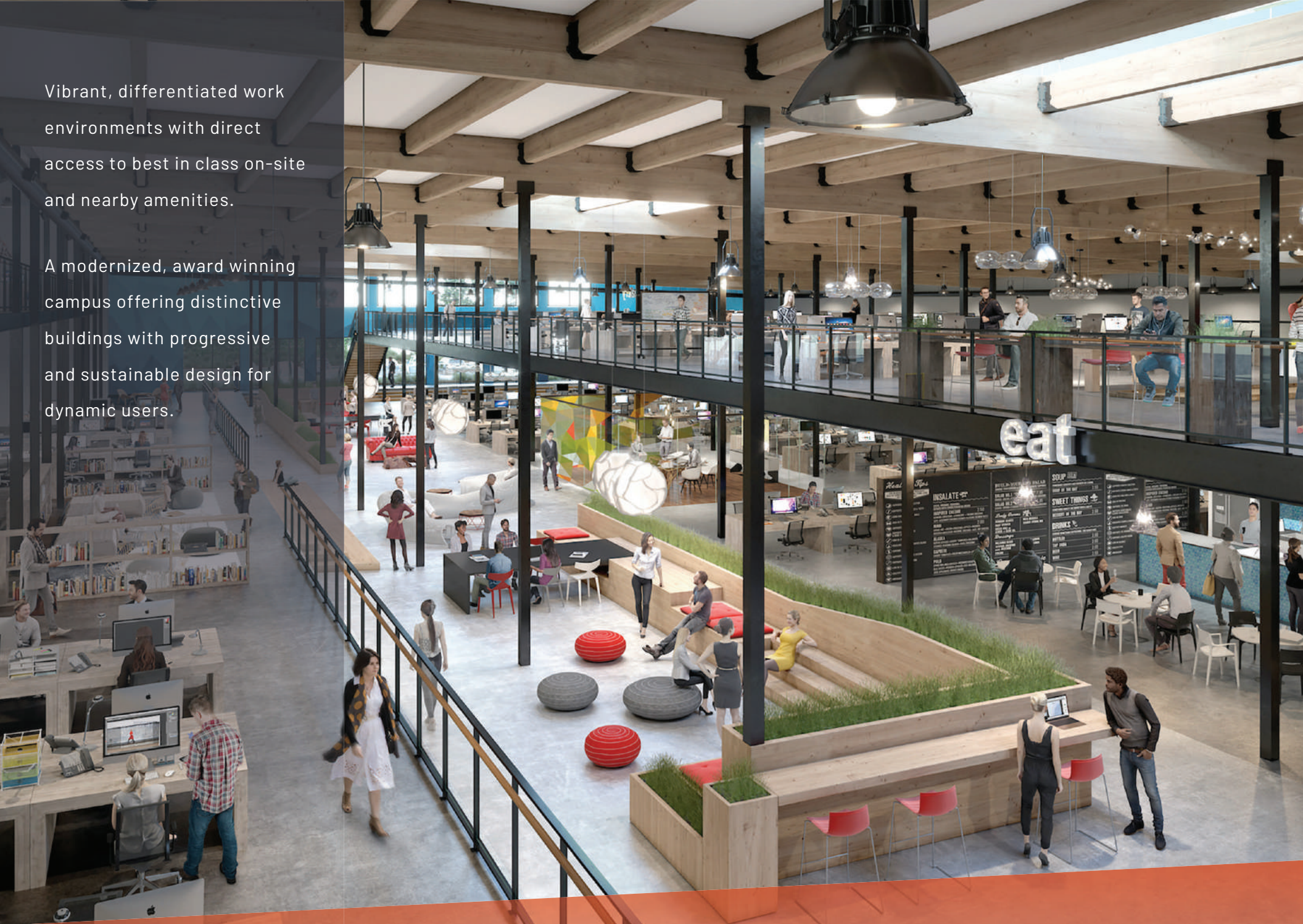
±83,475 – ±198,649 SF

by  IEQT EXETER

NEWMARK

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

ASSEMBLY



4000



4000 NORTH FIRST STREET
±115,174 SF

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



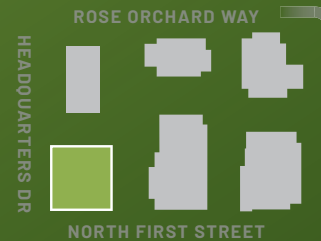
Parking 2.9/1,000



Amenity Area Amenity Space Adjacent to Building and Common Grove



Signage: Building and Monument Signage

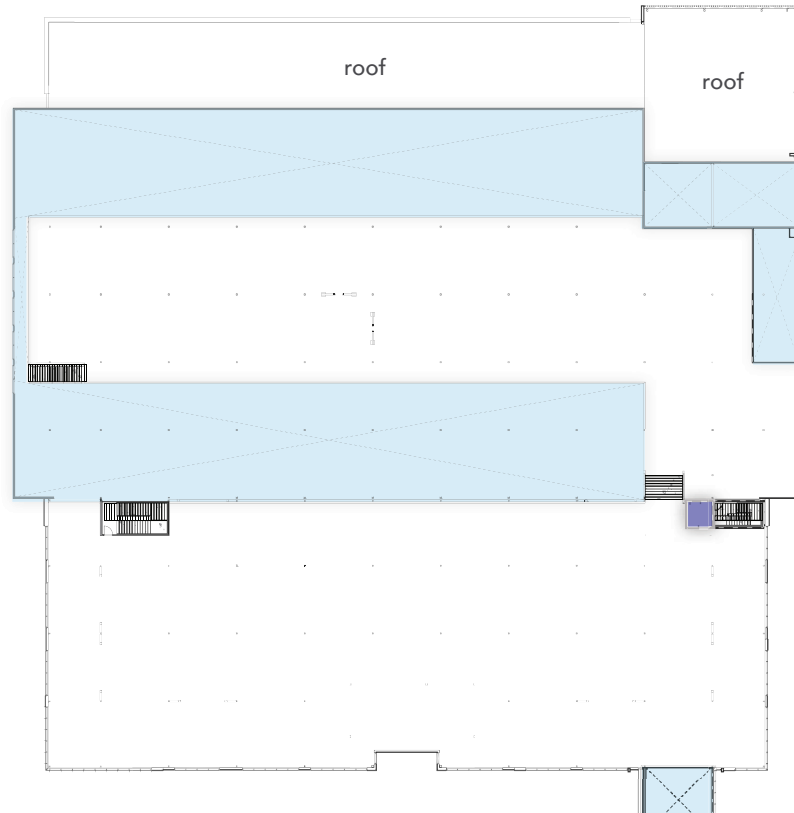
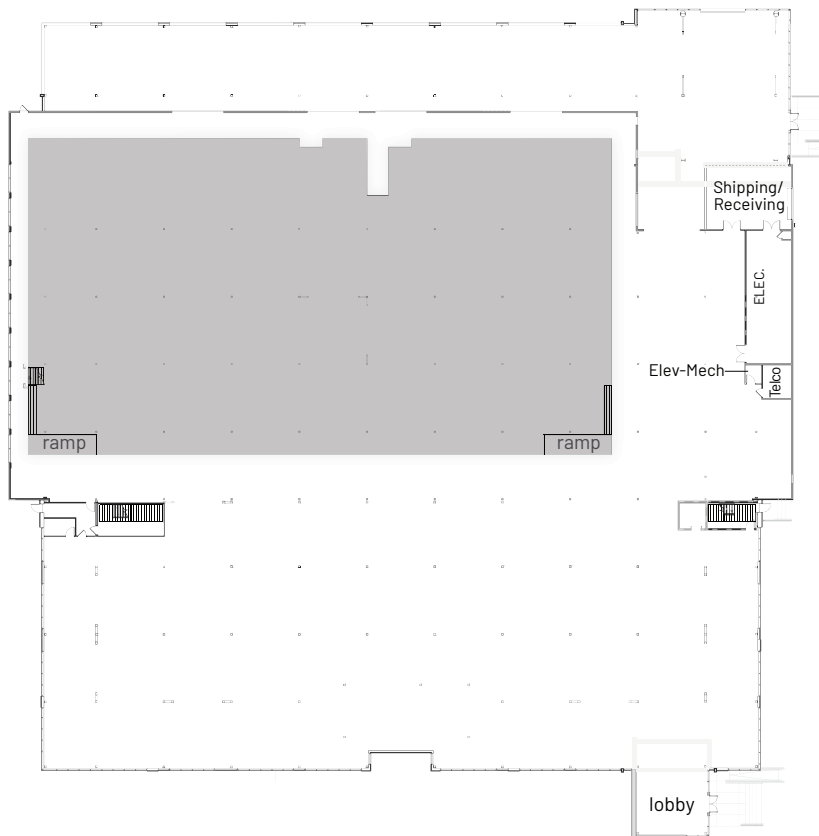


S P E C I F I C A T I O N S



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
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LAB	Lab	17,765 SF
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AMENITIES	Coffee Bar	6
	Lobby	2
	Outdoor Deck	2

BACK OF HOUSE	Storage	7,968 SF
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4000 NORTH FIRST ST.

FLOOR PLAN

HYPOTHETICAL TEST FIT

ASSEMBLY













90

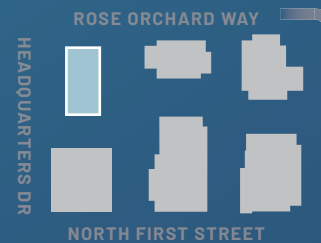


90 HEADQUARTERS DRIVE
±83,475 SF

90 HEADQUARTERS DRIVE



	Floorplate:	41,500 SF
	Power:	2,500 Amps 277/480V
	HVAC:	To Suit
	Loading:	1 Dock High / 1 Grade Level
	Clearheight:	First Floor - ±15'5" Second Floor - ±13' to 17'10"
	LEED:	Gold
	EV Charging:	16 EV Chargers
	Parking:	2.9/1,000
	Amenity Area:	Amenity Space Adjacent to Building and Common Grove
	Signage:	Monument and Building Signage



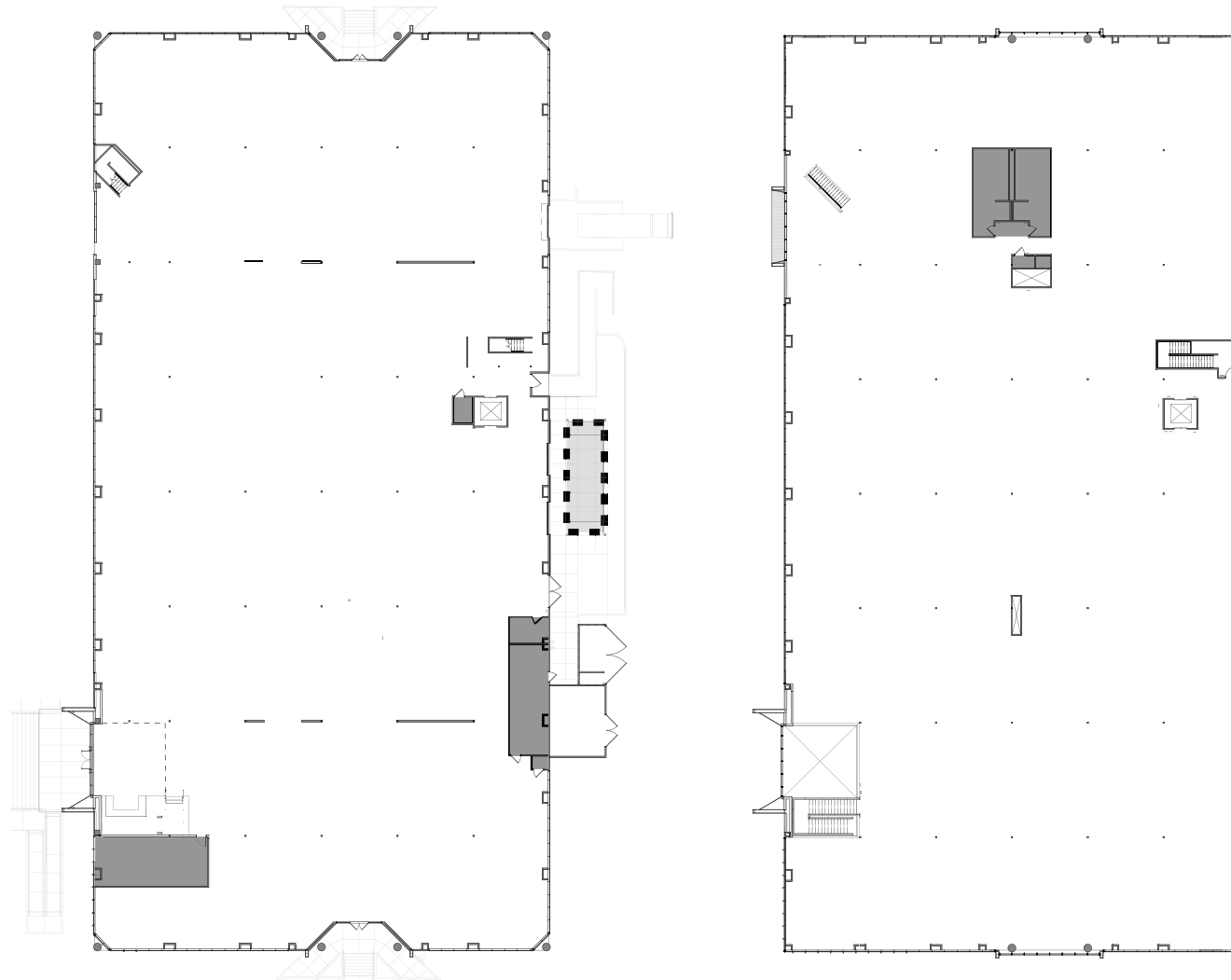
S P E C I F I C A T I O N S





FIRST FLOOR

SECOND FLOOR



90 HEADQUARTERS DRIVE

FLOOR PLAN



@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

NORTH FIRST STREET

3930 NORTH FIRST ST

A M E N I T I E S M A P



TRANSPORTATION MAP



ASSEMBLY

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