



NORTH FIRST
@ ORCHARD STATION

CREATE. COLLABORATE. THRIVE.

N. FIRST STREET, DAGGETT DRIVE & ZANKER ROAD



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 WASHINGTON
HOLDINGS

PROPERTY OVERVIEW

Single Story-Class A R&D buildings with power, loading and clear height.

2,000 - 3,500 amps of power per building

18' clear height

Grade and dock high loading

Exclusive outdoor **amenity areas**

Exclusive **signage and branding opportunities**

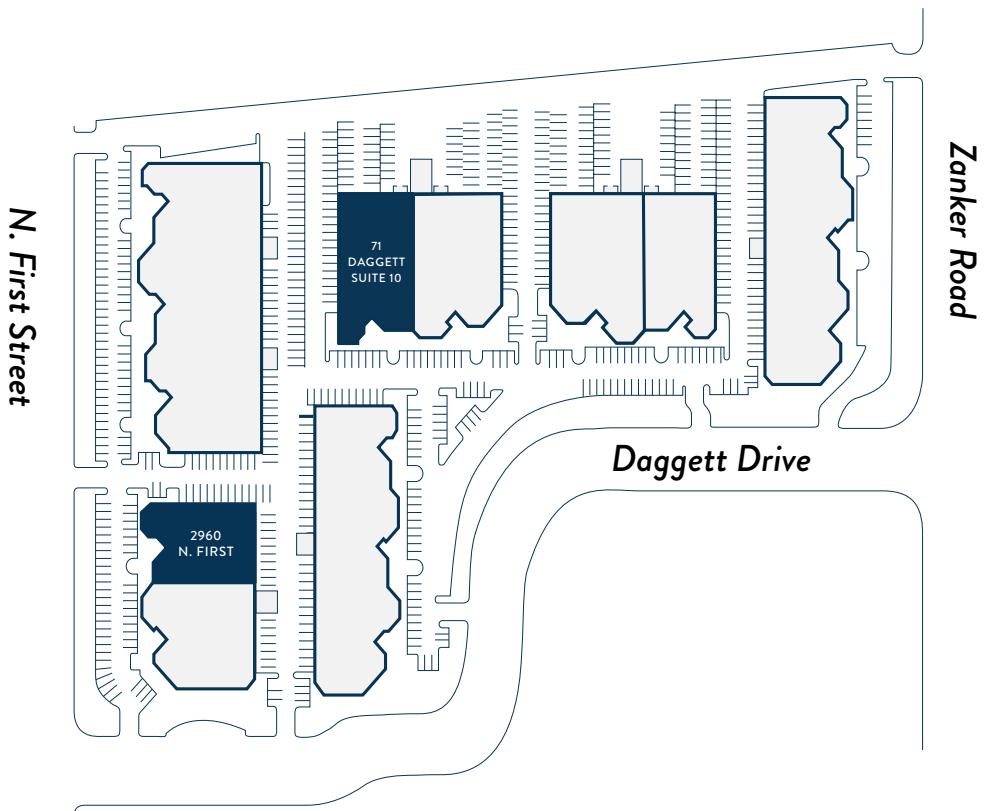
Easy **access to transportation** (Hwy 101, 237, 87, i880 and VTA light rail)

6 **3.36/1K**

BUILDINGS

PARKING

251,450 SF



| PROPERTY | AVAILABILITY | SQUARE FOOTAGE |
|-----------------------------------|---------------|----------------|
| 2960 N. FIRST ST. MARKET-READY | AVAILABLE NOW | ±10,983 SF |
| 71 DAGGETT SUITE 10 | AVAILABLE NOW | ±20,340 SF |

EXISTING PLAN

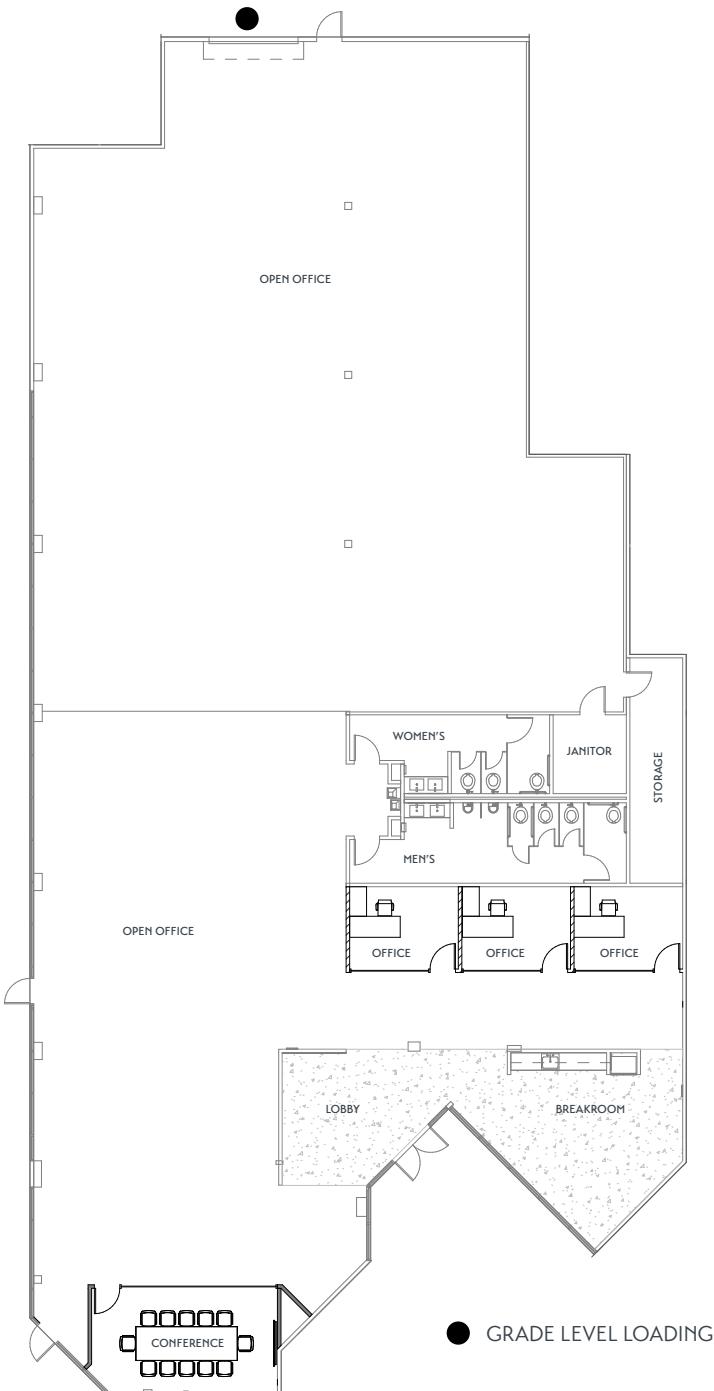
2960 N. FIRST ST.
±10,983 SF

BUILDING DETAILS

| | |
|---------------------|---|
| LOBBY / RECEPTION | 1 |
| BREAKROOM | 1 |
| GRADE LEVEL LOADING | 1 |

Newly built interiors include: Kitchen, Bathrooms, Flooring, Lighting, Ceiling, Lobby. Landscape upgrades.

±18'
CLEAR HEIGHT
400
AMPS
GRADE
LOADING
277/480
VOLTS

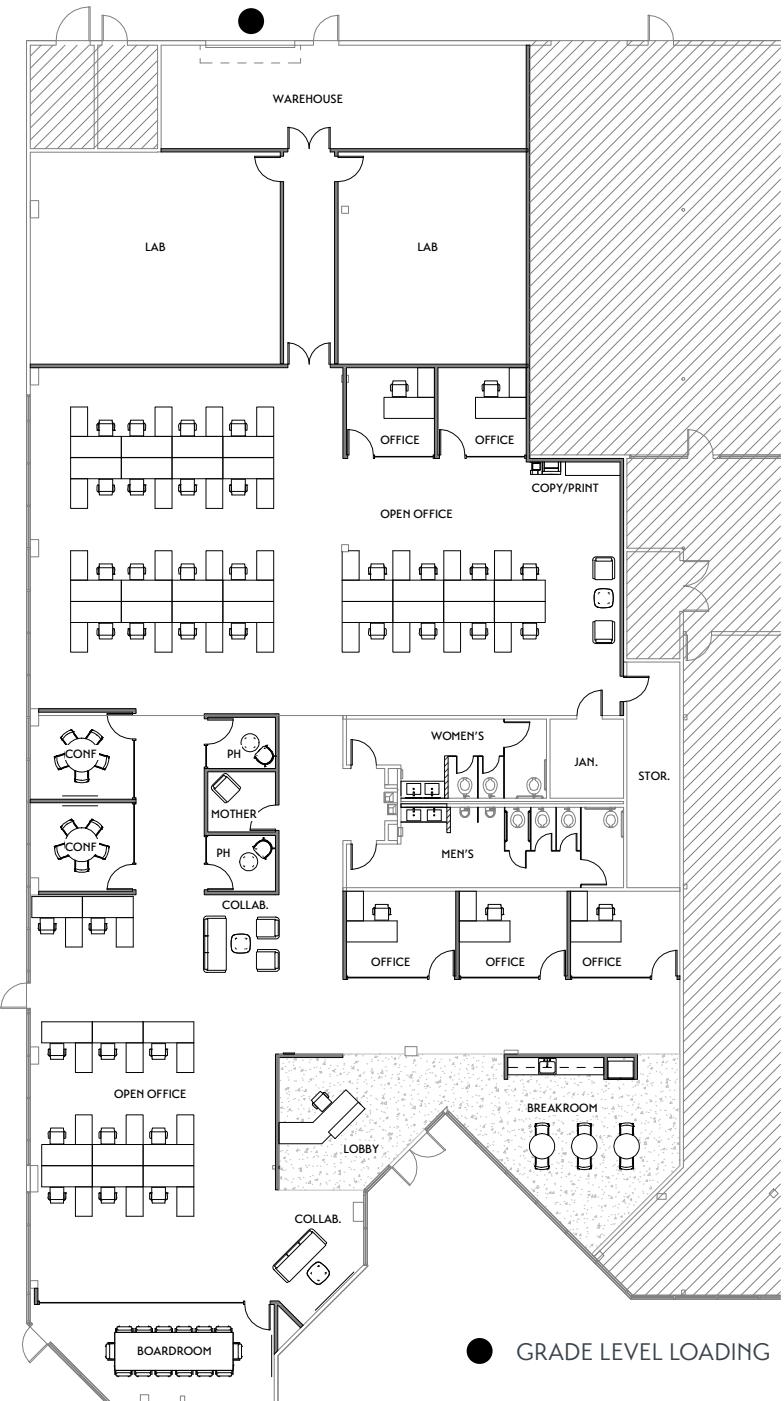


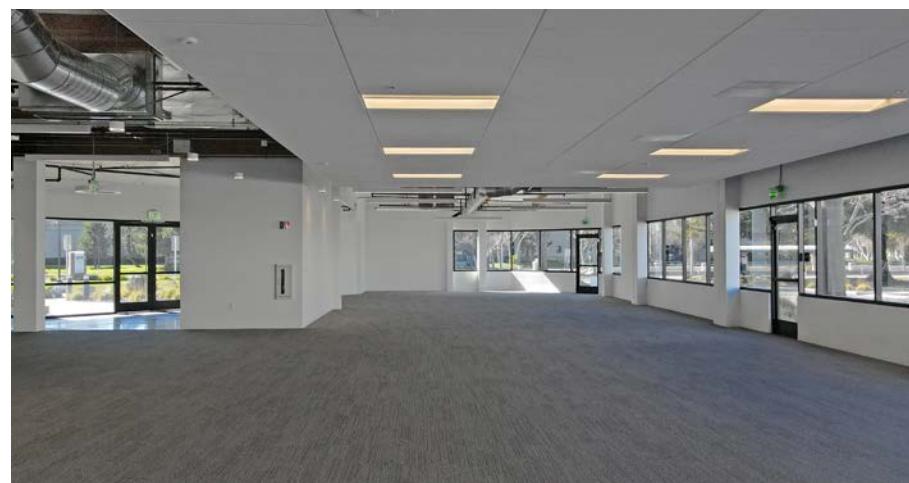
HYPOTHETICAL PLAN

2960 N. FIRST ST.
±10,983 SF

PROGRAM SUMMARY

| | |
|---------------------|----|
| 6X6 WORKSTATIONS | 35 |
| OFFICES | 5 |
| BOARDROOM | 1 |
| CONFERENCE ROOMS | 2 |
| PHONE ROOMS | 2 |
| MOTHER'S ROOM | 1 |
| COLLABORATION AREA | 2 |
| BREAKROOM | 1 |
| LOBBY / RECEPTION | 1 |
| LABS | 2 |
| WAREHOUSE | 1 |
| STORAGE | 1 |
| GRADE LEVEL LOADING | 1 |





EXISTING PLAN

71 DAGGETT SUITE 10
±20,340 SF

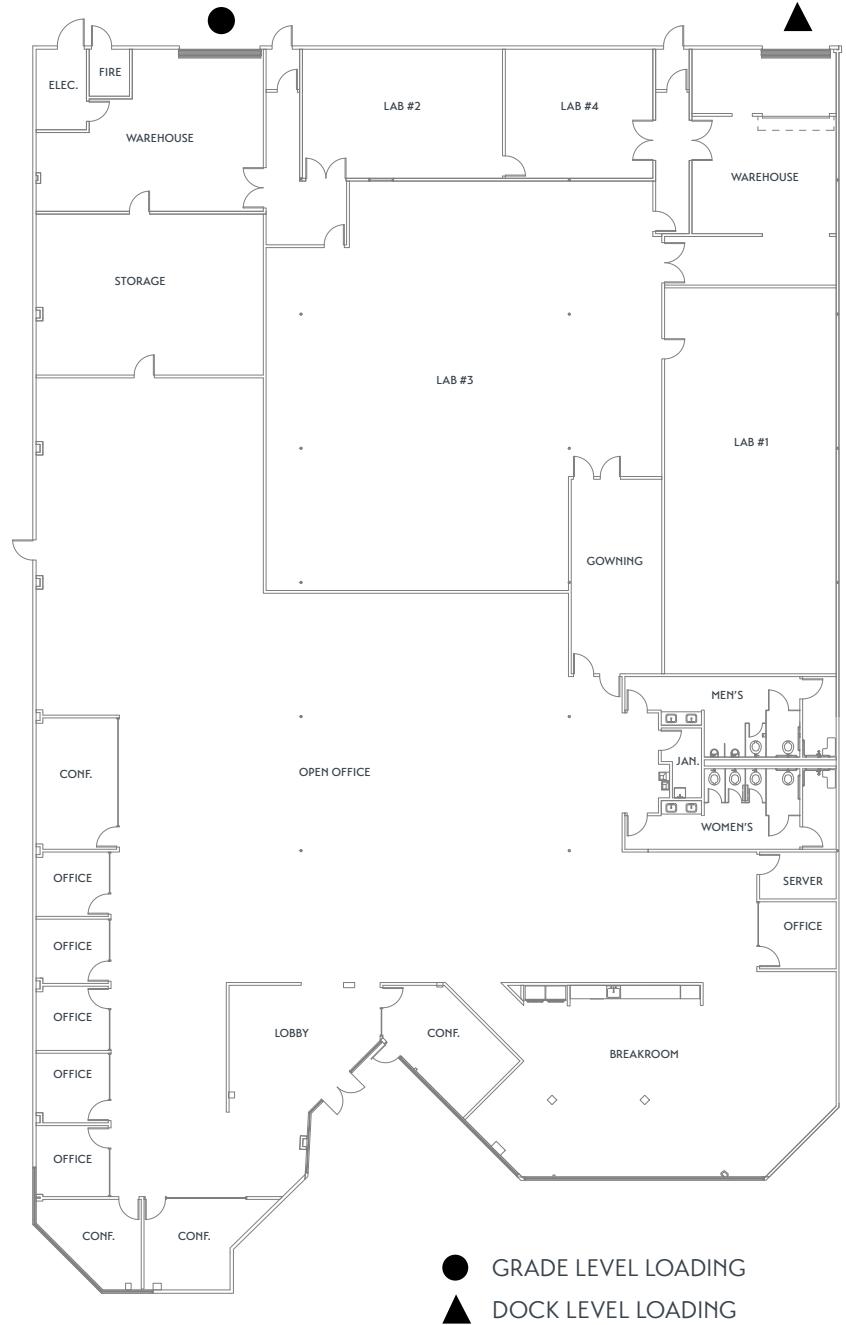
BUILDING DETAILS

| | |
|---------------------|---|
| OFFICES | 6 |
| GOWNING ROOM | 1 |
| CONFERENCE ROOMS | 4 |
| BREAKROOM | 1 |
| DOCK LEVEL LOADING | 1 |
| GRADE LEVEL LOADING | 1 |
| LOBBY / RECEPTION | 1 |
| LABS | 4 |
| WAREHOUSE | 2 |
| STORAGE | 1 |

±18'
CLEAR HEIGHT

1000
AMPS

GRADE
LOADING
277/480
VOLTS



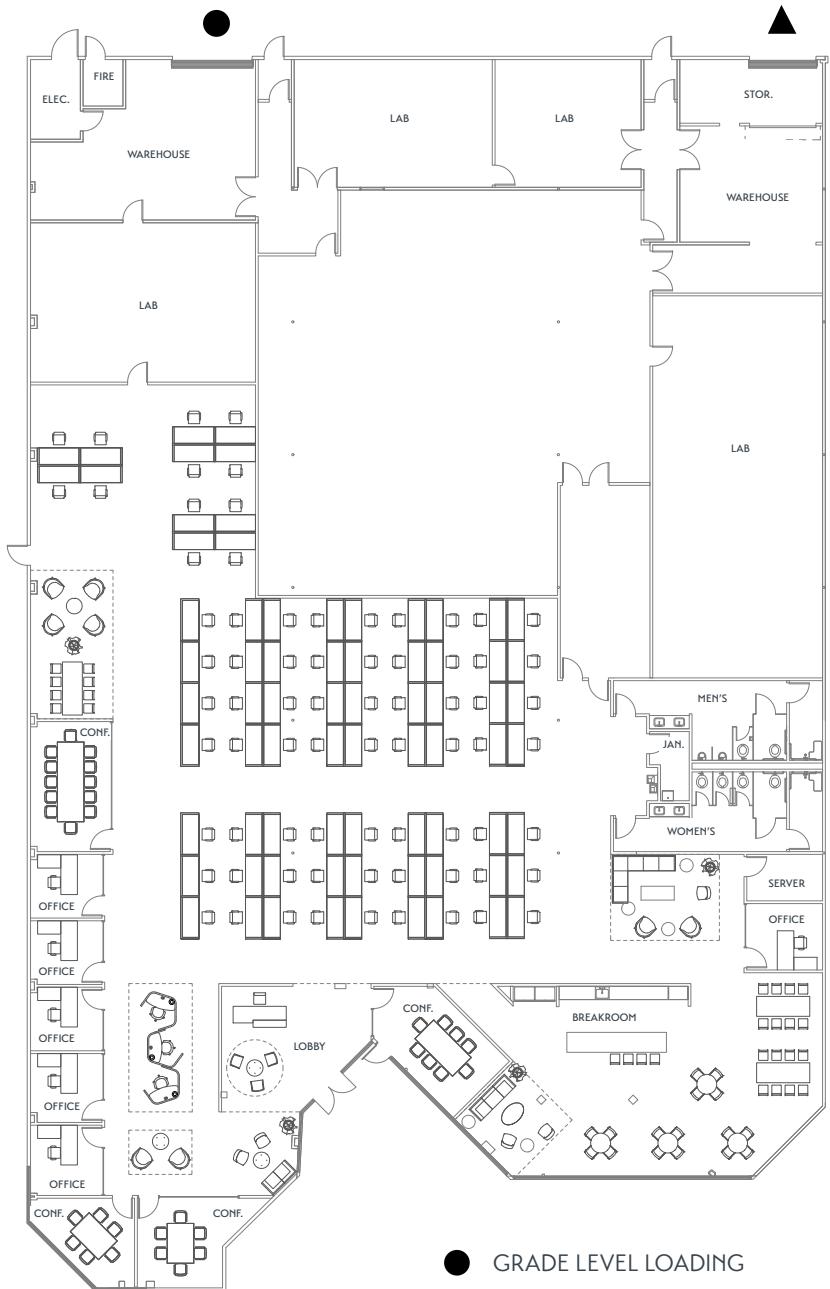
HYPOTHETICAL PLAN

71 DAGGETT SUITE 10

$\pm 20,340$ SF

PROGRAM SUMMARY

| | |
|---------------------|----|
| 6X6 WORKSTATIONS | 75 |
| OFFICES | 6 |
| GOWNING ROOM | 1 |
| CONFERENCE ROOMS | 4 |
| BREAKROOM | 1 |
| DOCK LEVEL LOADING | 1 |
| GRADE LEVEL LOADING | 1 |
| LOBBY / RECEPTION | 2 |
| LABS | 4 |
| WAREHOUSE | 2 |
| STORAGE | 1 |



71 DAGGETT

LAB SPECIFICATIONS

LABS

LAB #1

| |
|--------------------------------------|
| ±394 SF GOWNING AREA |
| CLEAN DRY AIR SUPPLY |
| 480V POWER WITH 3 PANELS |
| DI WATER SUPPLY & CLEAN WATER SUPPLY |

LAB #2

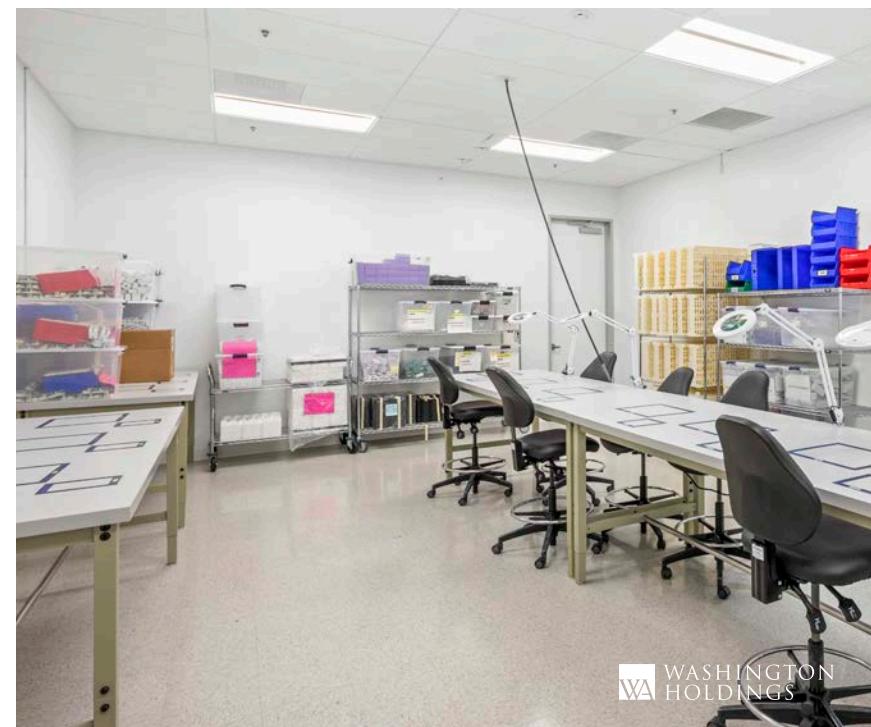
±570 SF WET LAB

LAB #3

| |
|--------------------------------|
| ±1,472 SF |
| CLEAN COMPRESSED DRY AIR LINES |
| ROLL-UP WAREHOUSE DOOR |

LAB #4

| |
|----------------------|
| ±423 SF DRY LAB |
| CLEAN DRY AIR SUPPLY |





LOCAL AMENITIES

WITHIN 2 MILES

25+
RESTAURANTS

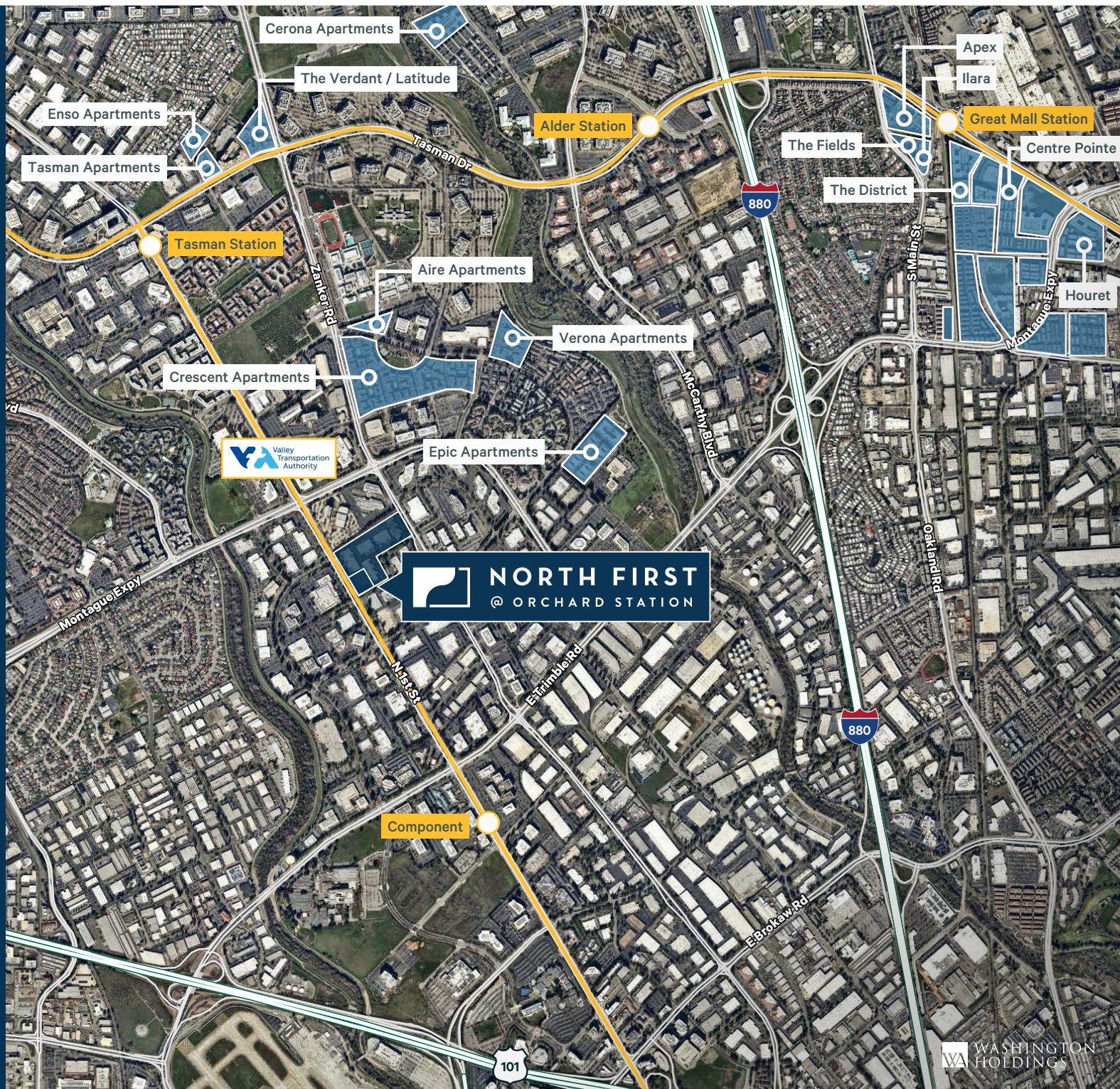
15+
RETAIL

5+
HOTELS

5+
FITNESS



RESIDENTIAL DEVELOPMENT



TRAVEL TIMES

10

MINUTE DRIVE TO
SJC AIRPORT

40

MINUTE DRIVE TO
SFO AIRPORT

25

MINUTE DRIVE TO
PALO ALTO

60

MILE DRIVE TO
SAN FRANCISCO

BART TIMES (MINUTES)

90 - SAN FRANCISCO

70 - OAKLAND

72 - PLEASANTON



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FOR LEASING INFO

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