



CREATE. COLLABORATE. THRIVE.

N. FIRST STREET, DAGGETT DRIVE & ZANKER ROAD

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NORTHFIRSTOS.COM

 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)

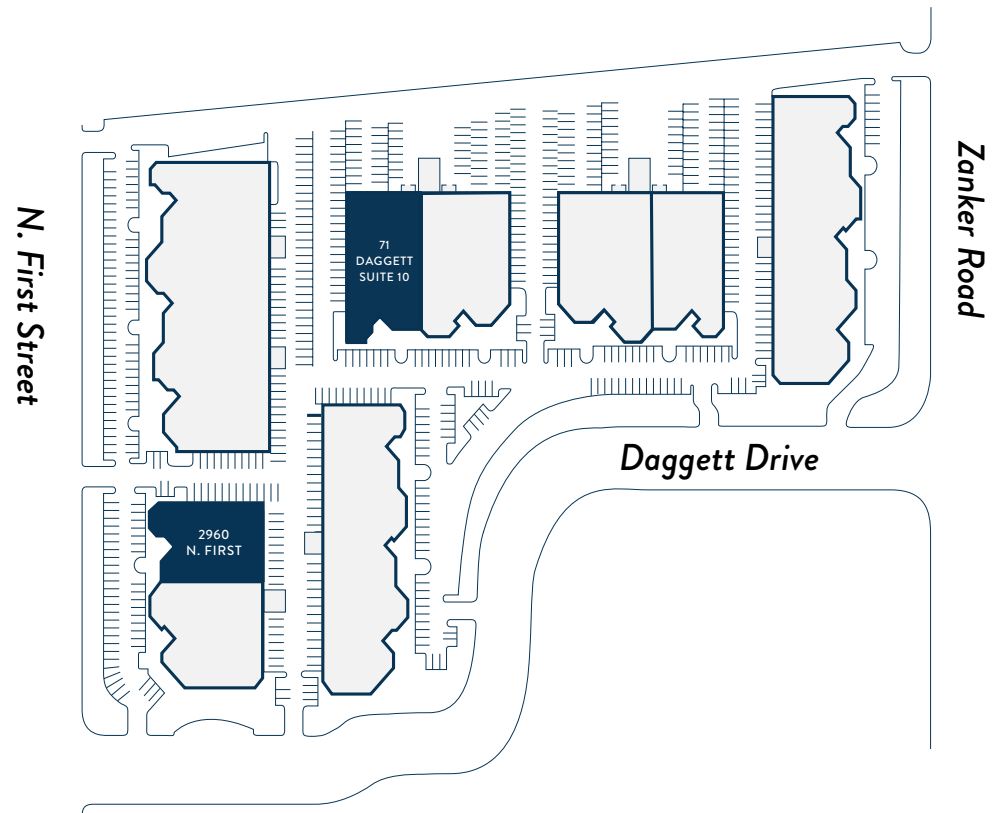
6

BUILDINGS

3.36/1K

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 |

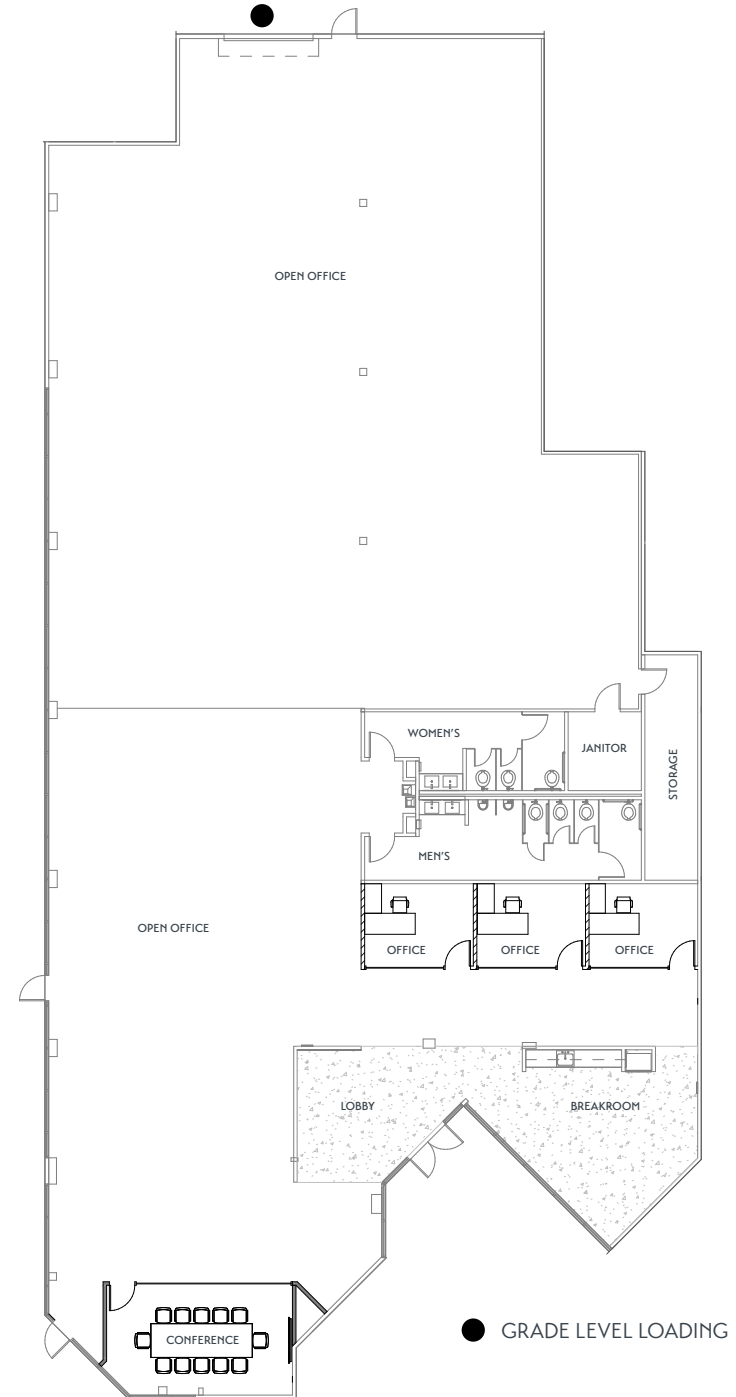
Newly built interiors include: Kitchen, Bathrooms,
Flooring, Lighting, Ceiling, Lobby.
Landscape upgrades.

±18'
CLEAR HEIGHT

GRADE
LOADING

400
AMPS

277/480
VOLTS



● GRADE LEVEL LOADING

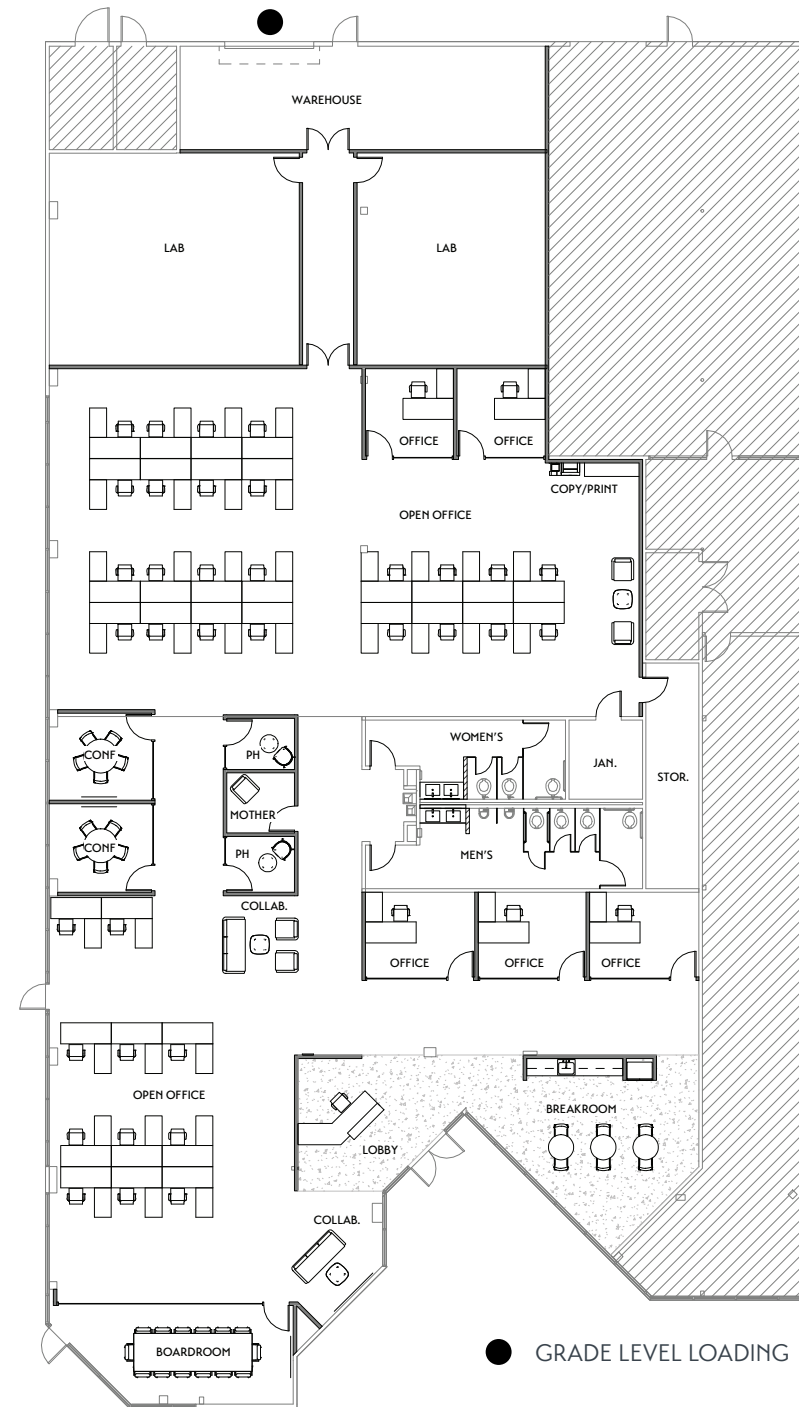
HYPOTHETICAL PLAN

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 |



● GRADE LEVEL LOADING





EXISTING PLAN

71 DAGGETT SUITE 10

±20,340 SF

BUILDING DETAILS

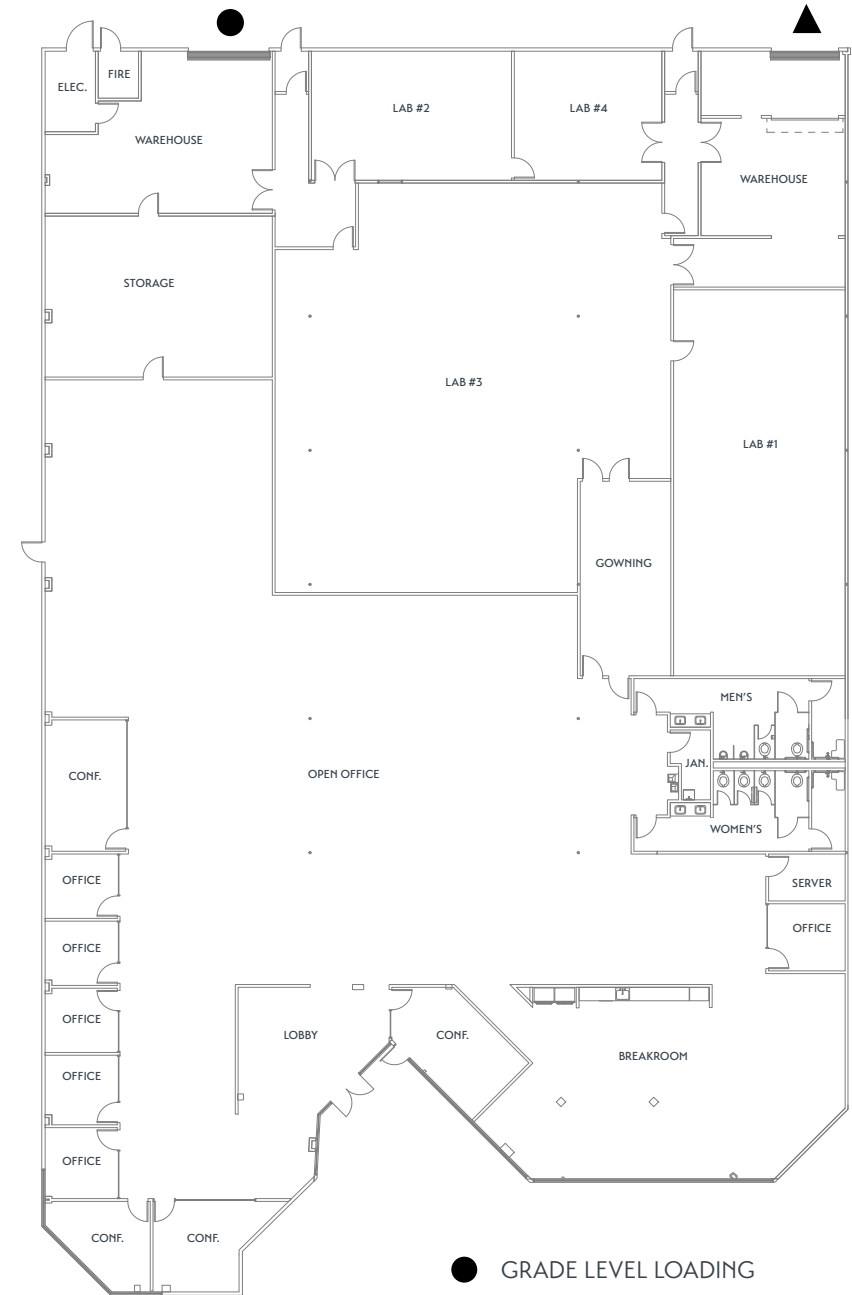
| | |
|---------------------|---|
| OFFICES | 6 |
| GOWNING ROOM | 1 |
| CONFERENCE ROOMS | 4 |
| BREAKROOM | 1 |
| DOCK LEVEL LOADING | 1 |
| GRADE LEVEL LOADING | 1 |
| LOBBY / RECEPTION | 1 |
| LABS | 4 |
| WAREHOUSE | 2 |
| STORAGE | 1 |

±18'
CLEAR HEIGHT

1000
AMPS

GRADE
LOADING

277/480
VOLTS



● GRADE LEVEL LOADING
▲ DOCK LEVEL LOADING

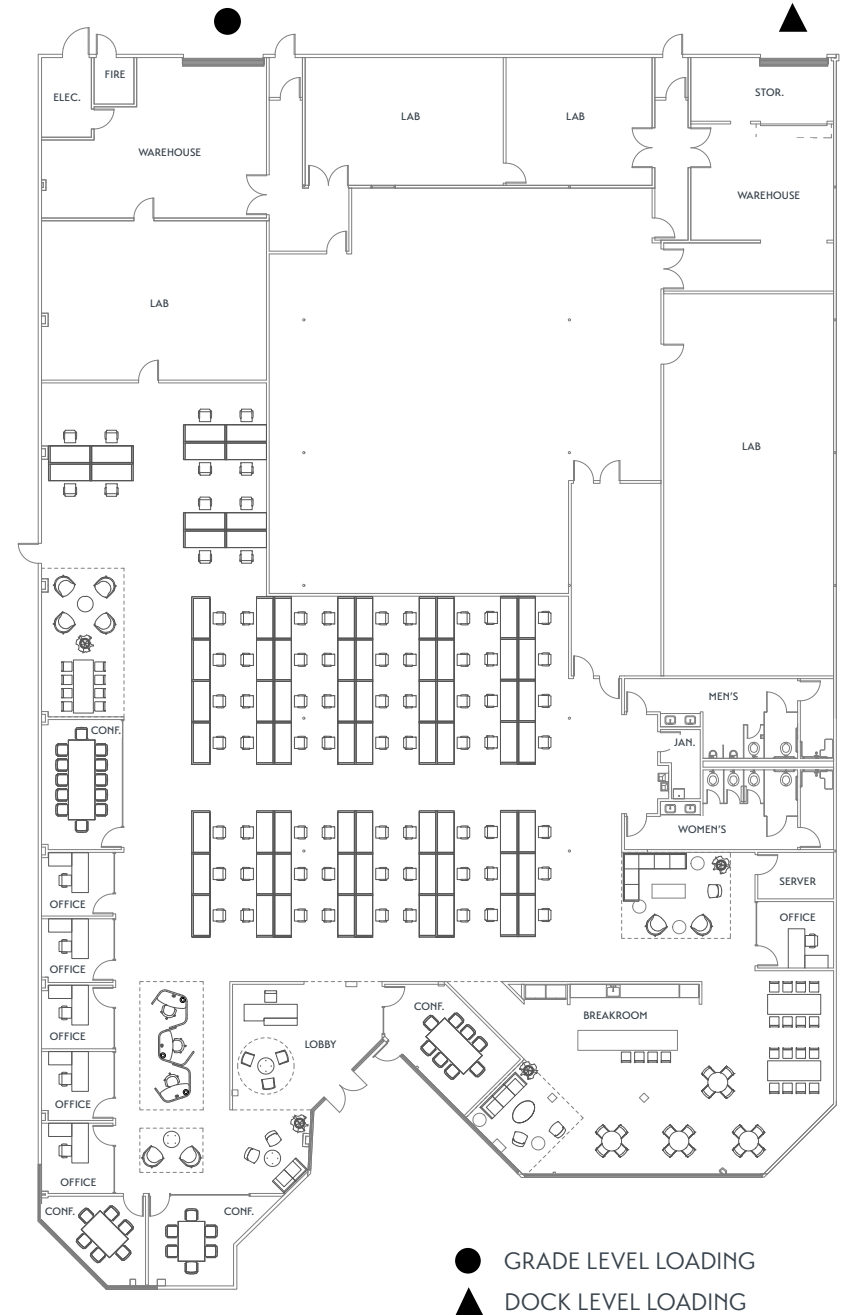
HYPOTHETICAL PLAN

71 DAGGETT SUITE 10

±20,340 SF

PROGRAM SUMMARY

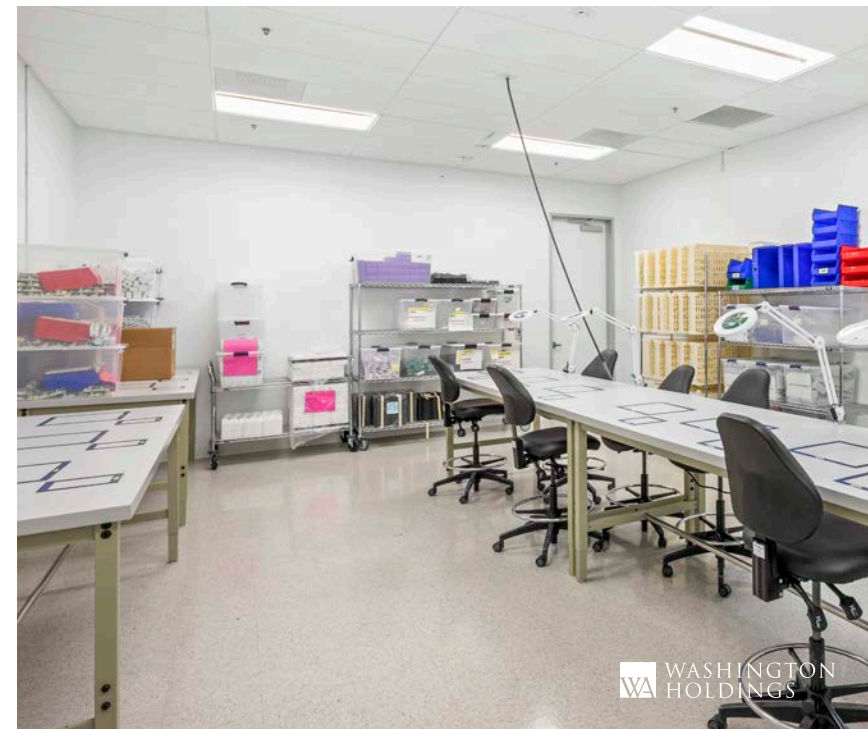
| | |
|---------------------|----|
| 6X6 WORKSTATIONS | 75 |
| OFFICES | 6 |
| GOWNING ROOM | 1 |
| CONFERENCE ROOMS | 4 |
| BREAKROOM | 1 |
| DOCK LEVEL LOADING | 1 |
| GRADE LEVEL LOADING | 1 |
| LOBBY / RECEPTION | 2 |
| LABS | 4 |
| WAREHOUSE | 2 |
| STORAGE | 1 |



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

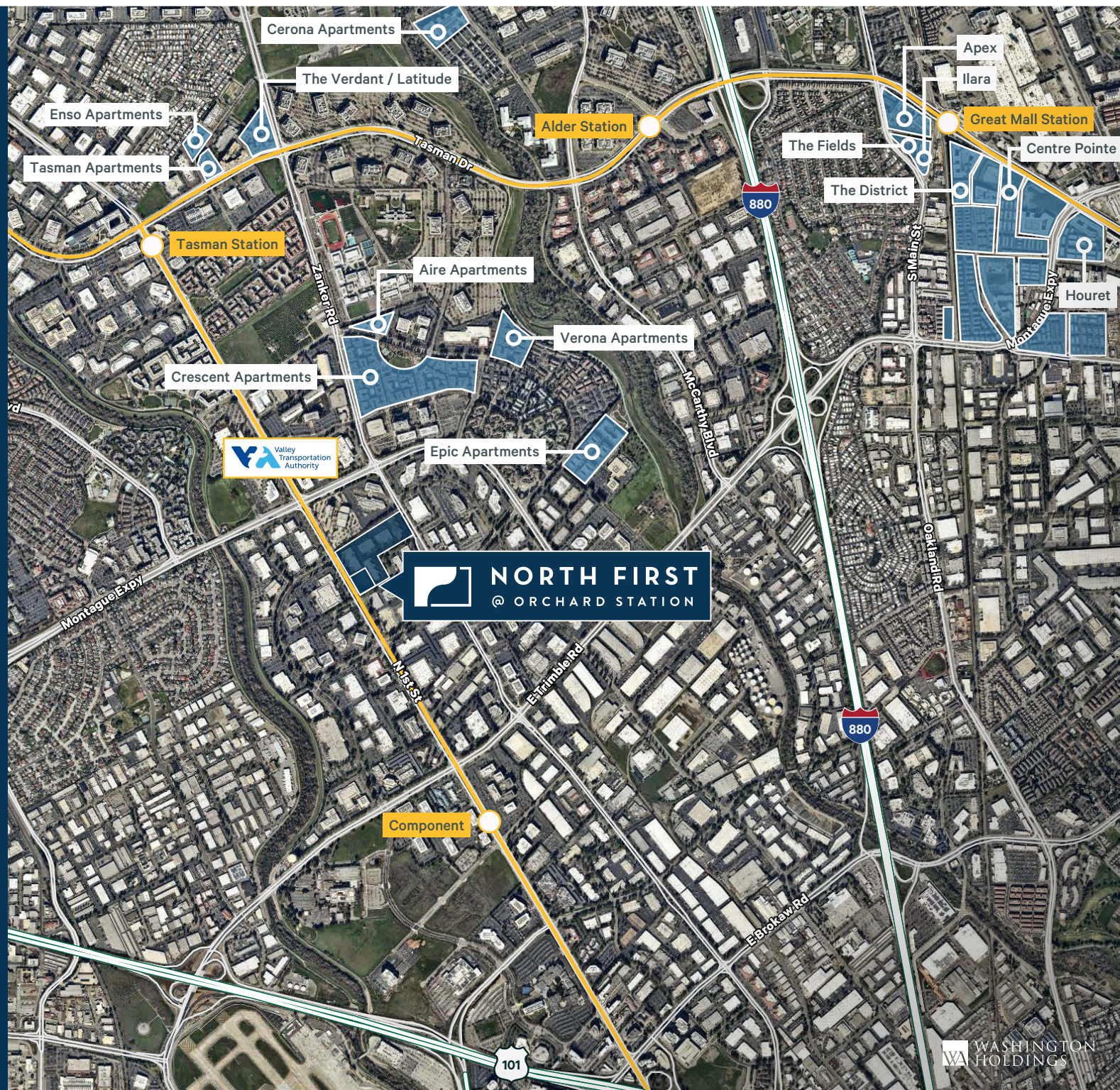
15+
RETAIL

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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NORTH FIRST
@ ORCHARD STATION

FOR LEASING INFO

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