

2600

N FIRST ST
SAN JOSE



FOR SUBLEASE

±78,325 SF AVAILABLE

Colliers

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PROPERTY HIGHLIGHTS

-  Two-Story Class A Creative Office Interiors
-  Indoor Bike Racks, Personal Lockers and Showers
-  Power: 2,500 amps 480/277V, 3-phase, 4-wire
-  Excellent Identity and Monument Signage Opportunity
-  Parking: 3.5/1000
-  Potential Dock Loading
-  Contiguous with 75 E Trimble for ± 173,992 SF
-  Game Room



LED: 04/30/29

2600
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FLOORPLAN

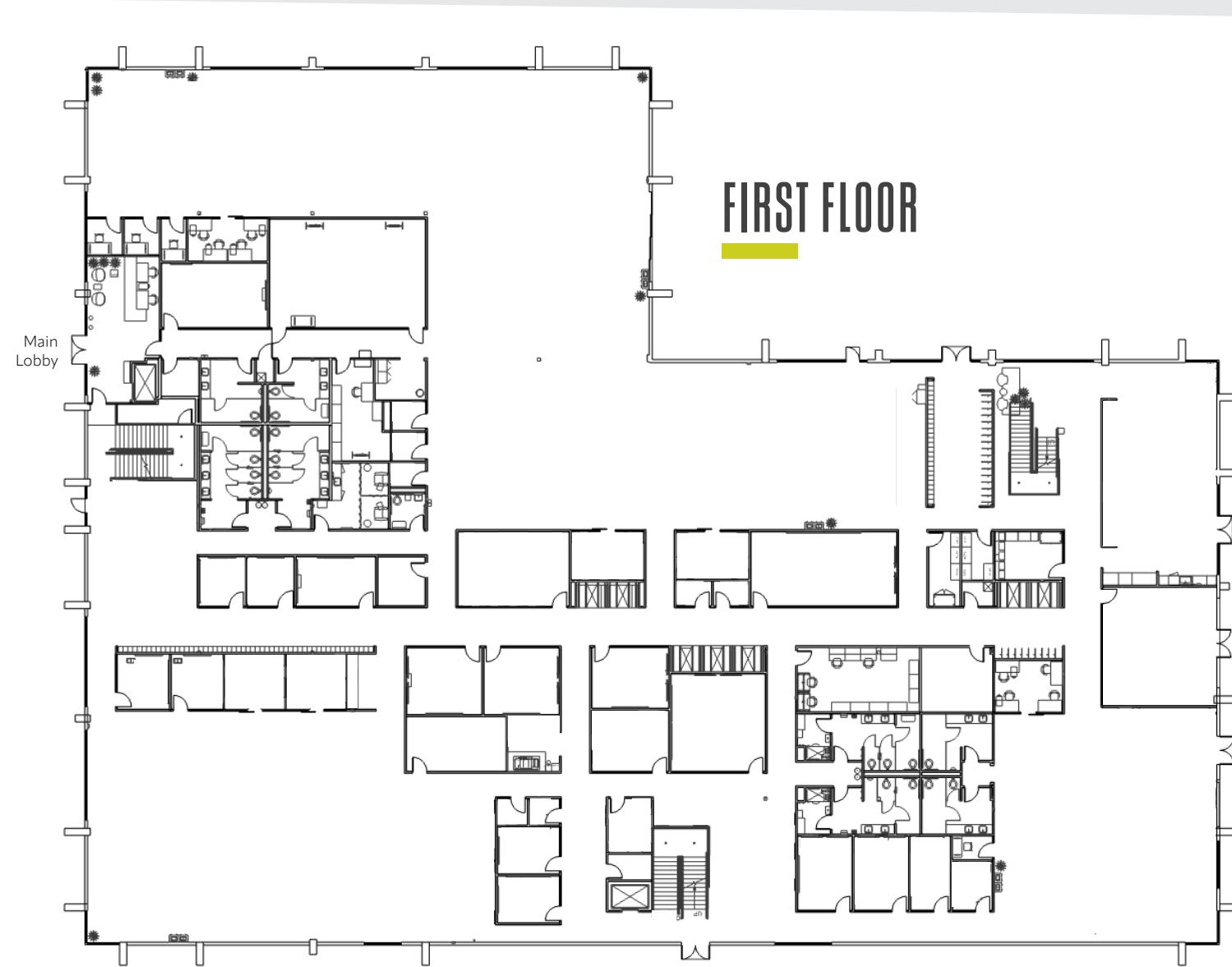
No Furniture

12600

N FIRST ST



N First Street





N First Street



FLOORPLAN

No Furniture

2600

N FIRST ST



N First Street





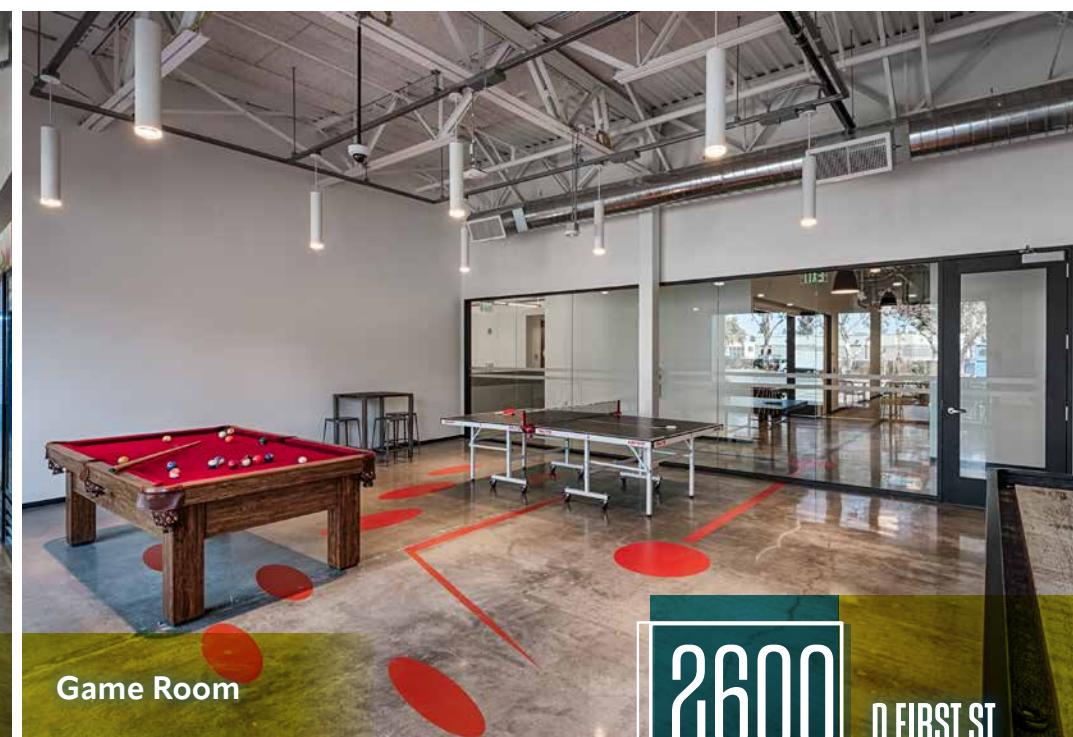
N First Street

E Trimble Road





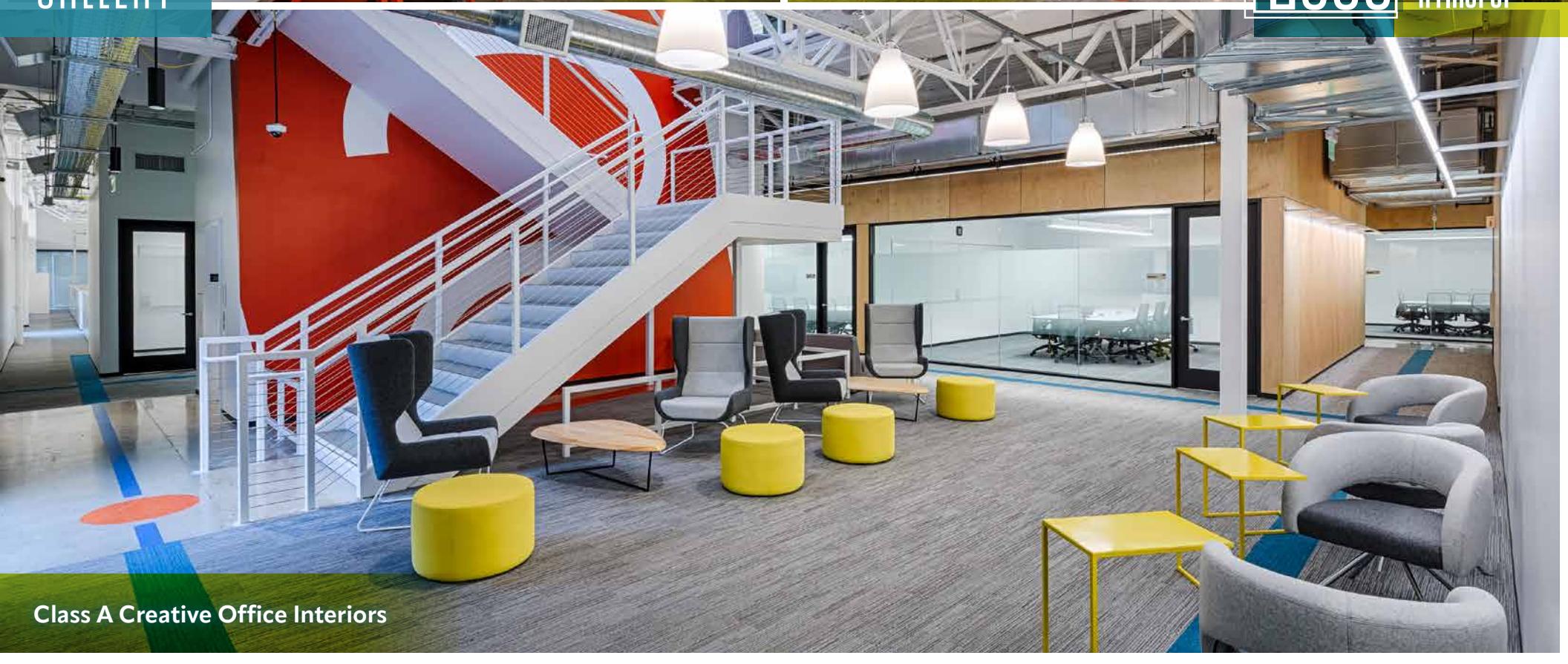
GALLERY



Cafeteria

Game Room

2600
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Class A Creative Office Interiors

AMENITIES



1. @First

Target
The Coffee Bean & Tea Leaf
Panera Bread
Five Guys
CVS
Chick-fil-A
Rok Steakhouse & Grill
Supercut
Chase Back
Courtyard by Marriott San Jose
Hyatt House San Jose

2. Rivermark Village

Chipotle Mexican Grill
T-Mobile
Peet's Coffee
Easterly
Patti Santa Clara
Red Robin Gourmet Burgers

Well's Fargo Bank
Safeway
Starbucks
Cerulean Dental Spa
Fantasia Coffee & Tea

3. The Marketplace

Starbucks
SUBWAY
Okayama Express
Ume Chinese Fast Food
Light Health Center
Philly's Cheesesteak's & Wings

Pho Viet
20/20 Cryotherapy
Dish n Dash
Homewood Suites by Hilton

Hobee's
SUBWAY
Starbucks
Premier Pizza
Go Fish Poke Bar
Falafels N More
Chase Bank

4. River Oak Plaza

Molly Magees
McDonald's
H Mart
Fedex Office Print & Ship Center
Pizza California

TOGO's
Baja Fresh Mexican Grill
Starbucks
Jamba Juice
Panda Express

Sprouts Farmers Market
HomeGoods
Ross
Bank of America
MOD Pizza
Asian Box
Chipotle Mexican Grill

5. Brokaw Commons

City Sports Club
Gobi
AAA San Jose
Yogurtland
Chase Bank
T-Mobile

Noah's Bagels
Koja Kitchen
Five Guys
Chipotle Mexican Grill

Vitality Bowls
Jersey Mike's Subs
Peet's Coffee
Banfield Pet Hospital

6. North Park Plaza

Century 20
Outback Steakhouse
The Home Depot
Starbucks

Bed Bath & Beyond
BevMo!
H&M
Chevron
Marshalls

Chipotle
Red Robin Gourmet Burgers
Bose Factory Store
Burlington
SUBWAY

Anjappar Chettinad
Pepper Lunch USA
Mayflower Seafood

10. McCarthy N Bellew

Taco Bell
McDonald's
Applebee Grill + Bar
In-N-Out Burger
Bank of America
Sevens Bar and Grill
Hampton Inn
Extended Stay America

11. McCarthy Ranch Marketplace

Walmart Supercenter
Black Angus Steakhouse
Dishdash Grill
Well's Fargo Bank
Starbucks
PetSmart
Ross
Best Buy
Banana Leaf

Staybridge Suites
Starbucks
Chevron
Crowne Plaza
Sevens Bar and Grill
Hampton Inn
Extended Stay America

Close Proximity to
Rivermark Village



3 THE
MARKETPLACE

NORMAN
Y. MINETA
SAN JOSE
INTERNATIONAL
AIRPORT

BE IN GOOD COMPANY

Numerous Prestigious Companies Nearby



LOCAL TRANSPORTATION



Amtrak/Ace
Santa Clara/
Great America Station
3.6 Miles
10 Min Drive
11 Mins to/from Orchard Station
(VTA Light Rail)

VTA Light Rail
Lick Mill Station

Tasman Dr.

VTA Light Rail
Orchard Station
0.8 Miles

1

McCarthy

10

10

60

TR

10

11

AT

10

BART
Milpitas Station
2.4 Miles
7 Min Drive
15 Mins to/from Orchard Station
(VTA Light Rail)

Highway 680
Landess Ave
2.9 Miles
7 Min Drive

Highway 880
Montague Exp.
0.9 Miles
2 Min Drive

Bus - Lines 321, 828
Montague & River Oaks Station
Across Street
1 Min Walk

Highway 87
Charcot Ave
2.1 Miles
6 Min Drive

SAN JOSE
INTERNATIONAL
AIRPORT
2.9 Miles
10 Min Drive



Caltrain/Amtrak/Ace
Santa Clara Station
4.7 Miles
14 Min Drive



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