

AVAILABLE NOVEMBER 1, 2023 OR SOONER

3100

N FIRST STREET, SAN JOSE, CA

FOR LEASE
±99,494 SF



CBRE

PROPERTY HIGHLIGHTS



±99,494 SF



**Main and Main Location-Corner
of N. First St and Montague Expwy**



**Central Atrium for
Abundant Natural Light**



Two-Story Lobby



Light Rail Stop 300 Yards Away



Monument and Building Signage



Corporate Image



**3.32/1000 Parking
(Secure Parking Structure)**



**Market Ready Improvements
to Commence Shortly**



**2,000 Amps @277/480
3 Phase Power**



Studio G-Architect



**Dock and Grade
Level Loading**



PHOTOS



LOCATION HIGHLIGHTS



VTA Light Rail | Tasman Station
3 min drive



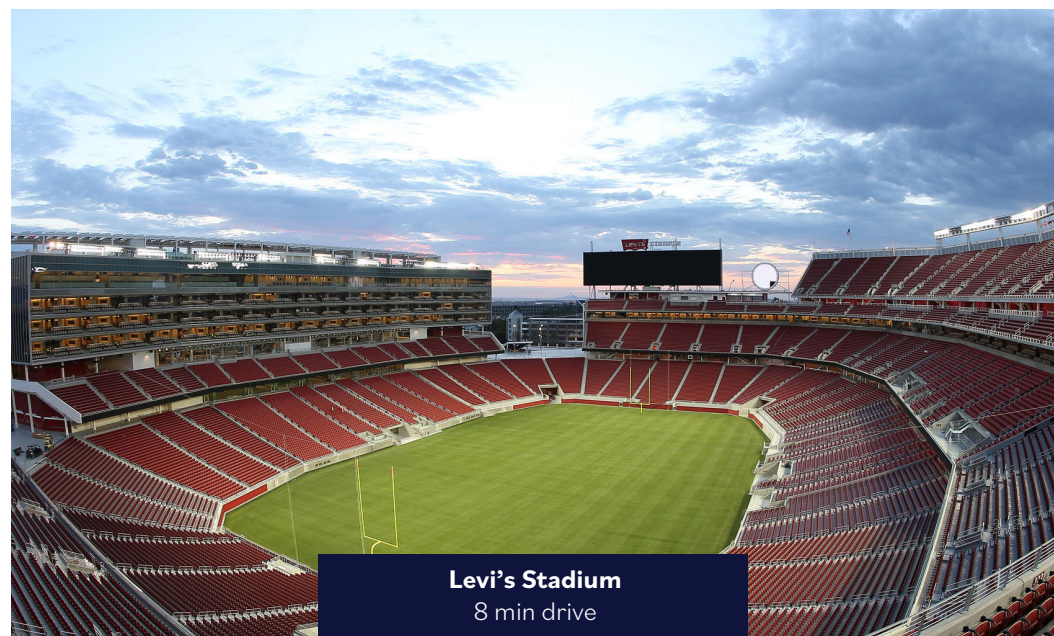
San Jose International Airport
10 min drive



Downtown San Jose
15 min drive



Great Mall
12 min drive



Levi's Stadium
8 min drive

AREA MAP

HOTELS

- 1 Sheraton Hotels and Resorts
- 2 Quality Inn
- 3 Hyatt House
- 4 Homewood Suites by Hilton
- 5 Holiday Inn Express
- 6 Hampton
- 7 Motel 6
- 8 Hyatt House
- 9 La Quinta Inns and Suites
- 10 TownePlace Suites by Marriott
- 11 Hyatt House Santa Clara
- 12 Comfort Suites San Jose Airport
- 13 Sonesta Select San Jose Airport
- 14 Valley Inn San Jose
- 15 Extended Stay America
- 16 SureStay Plus
- 17 Sonesta Simply Suites Silicon Valley
- 18 Homewood Suites
- 19 DoubleTree by Hilton Hotel San Jose
- 20 Sheraton San Jose Hotel

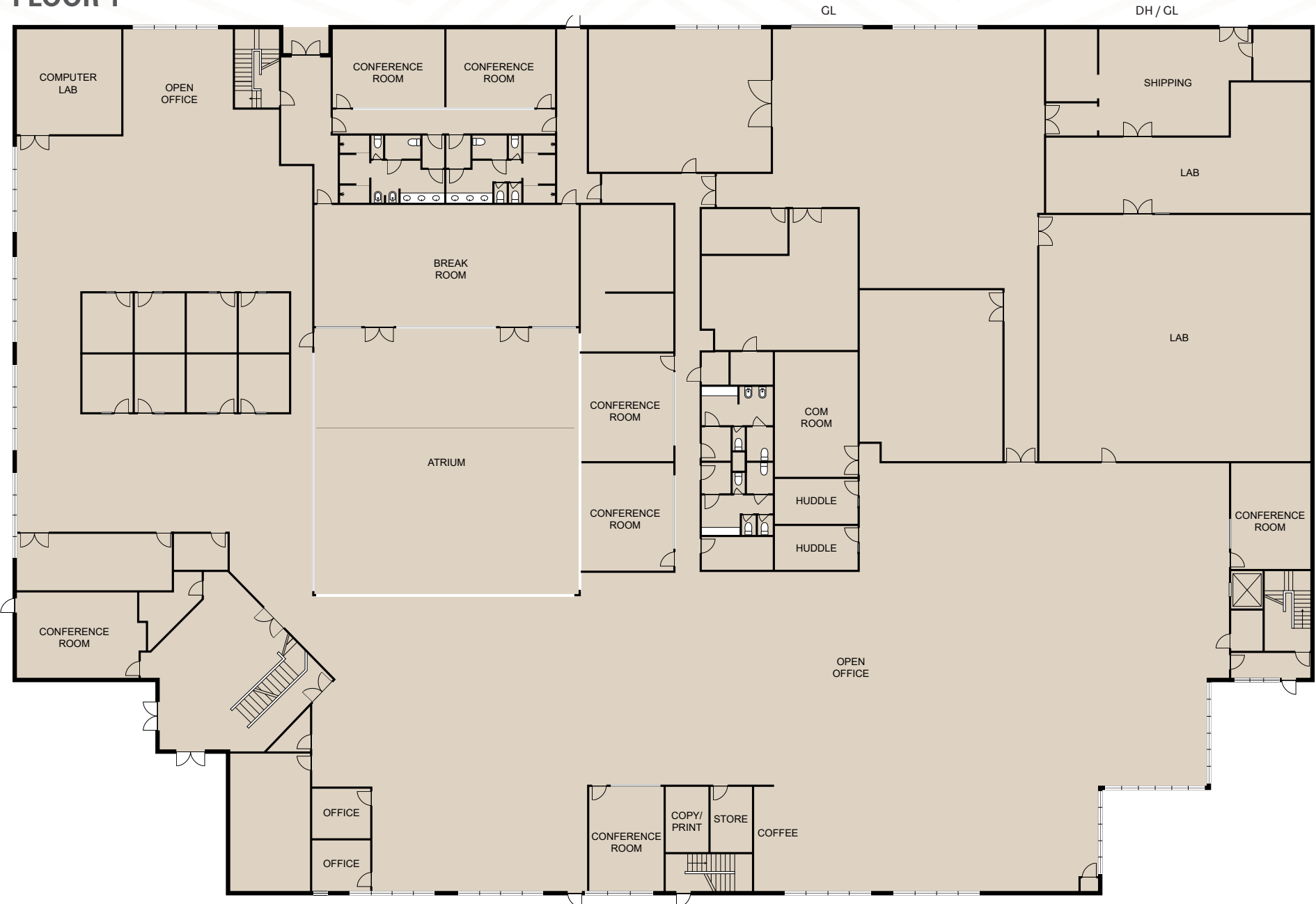
RESTAURANTS

- 1 Starbucks
- 2 Starbucks
- 3 Subway
- 4 Jack in the Box
- 5 Carl's Jr.
- 6 Starbucks
- 7 Jersey Mike's Subs
- 8 Peet's Coffee and Tea
- 9 Red Robin
- 10 Little Caesar's
- 11 Santa Clara Marriott
- 12 Fremont Kabob Restaurant
- 13 Iguanas Burritozilla
- 14 Tomatina
- 15 World Wrapps
- 16 Chef P's Restaurant
- 17 Phở Saigon Noodle House
- 18 Five Guys
- 19 Rok Steakhouse & Grill
- 20 Thanh Huong Restaurant



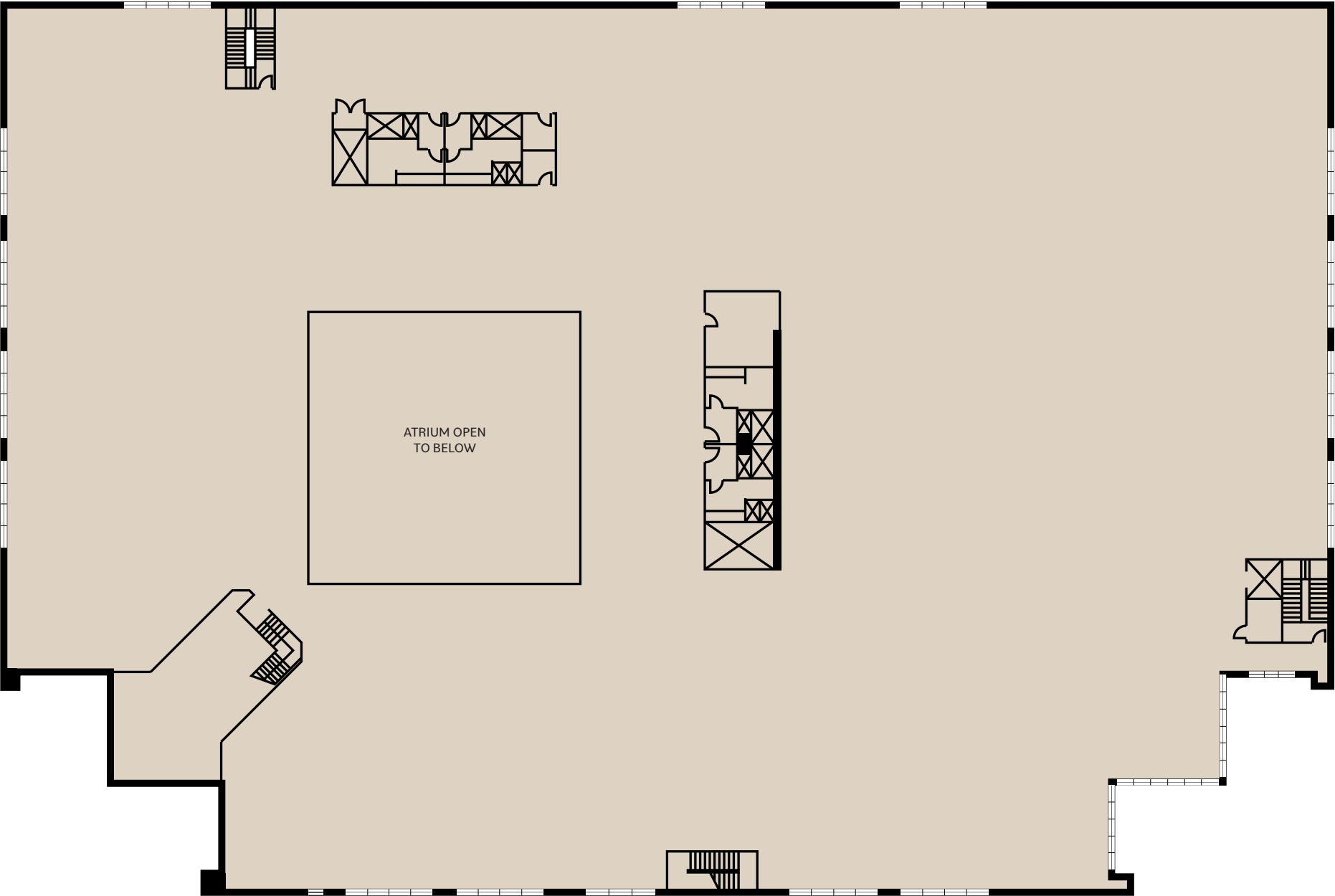
FLOOR PLAN

FLOOR 1



FLOOR PLAN

FLOOR 2



3100

N FIRST STREET, SAN JOSE, CA

FOR MORE INFORMATION CONTACT:

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