

HIGH IDENTITY CAMPUS OPPORTUNITY NORTH SAN JOSE, CA

FOR LEASE 224,052 SF | TWO BUILDING CAMPUS





2315 - 2345 N 1ST ST SAN JOSE, CA 95131

CAMPUS HIGHLIGHTS



- ULTRA HIGH IDENTITY PRESENCE ON HIGH TRAFFIC CORNER
- CLASS A CAMPUS TOTALING 224,052 SF



TWO-4 STORY BUILDINGS



PROPOSED SOLAR INSTALLATION IN PARKING AREA



3.3/1,000 SURFACE PARKING



EXCELLENT SIGNAGE OPPORTUNITIES



HIGHLY EFFICIENT FLOOR PLATE DESIGNS



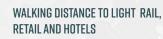
- **DOCK & GRADE LOADING**
- **CLEAR HEIGHTS TO FLOOR DECK:** IST FLR: 14'6", 2ND & 3RD FLRS: 13'9", 4TH FLR: 14'8"

EXTERIOR COOLING TOWER: PROVIDES DEDICATED 280 TONS COOLING CAPACITY TO BLDG 2345

SKIP THE ELEVATORS VIA TWO OVERSIZED GLASS ENCLOSED STAIRWAYS PLUS ONE INTERSTITIAL INTERIOR STAIRWAY **CONNECTING FLOOR I & 2**

NEW PLANNED OUTDOOR SECURED AMENITY AREA

CONVENIENT ACCESS TO HIGHWAYS 101, 87 AND 880



3,000 AMPS PER BUILDING AND **NEW HVAC UNITS**



FULL SERVICE CAFETERIA



2,510 SF

2345 N FIRST ST 110,742 SF

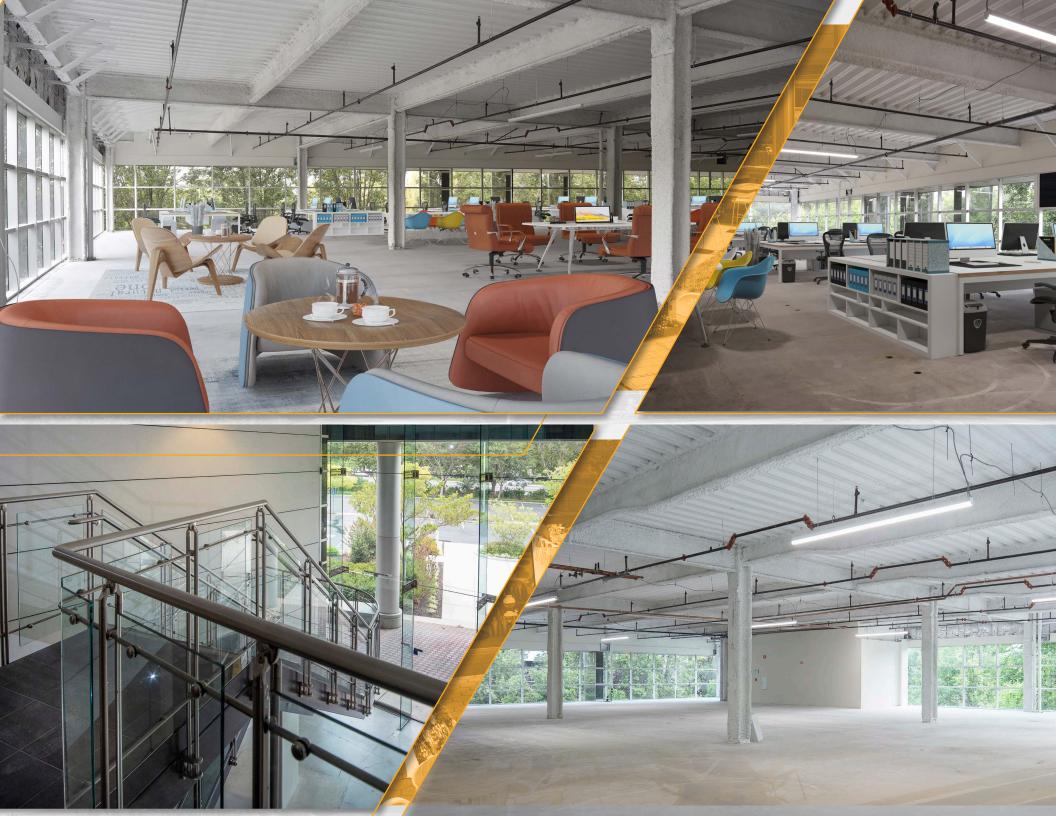
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NEW PROPOSED OUTDOOR AMENITY AREA

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2345 N FIRST ST

HYPOTHETICAL PLAN FIRST FLOOR LAYOUT

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BREAK-OUT / DISPLAY AREA

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EXECUTIVE BRIEFING CENTE

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STANDARD PLAN SUMMARY

- EXECUTIVE BRIEFING CENTER
- SERVER ROOM
- FITNESS CENTER
- FULL-SERVICE CAFETERIA
- SHIPPING AND RECEIVING WITH LOADING DOCK
- **BIKE ROOM**
- COFFEE BAR
- CONFERENCE ROOMS 4

PHONE/HUDDLE ROOMS 3

FITNESS

- MENS LOCKER ROOM
- WOMENS LOCKER ROOM 1
- MENS BATHROOM
- WOMENS BATHROOM
- **DINING AREA** 1

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BREAK OUT AREA

2315 N FIRST ST

HYPOTHETICAL PLAN FOR FLOORS 2-4

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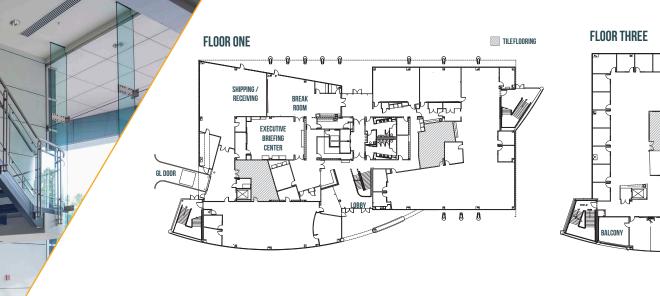




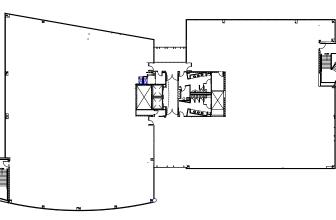
- 12 WORKSTATIONS WITH PRIVACY TOWER
- 87 6' X 8' WORKSTATIONS
- 4 6' X 6'6" WORKSTATIONS
- 103 TOTAL
- 13 CONFERENCE ROOMS
- PHONE ROOMS 9
- COLLABORATION AREAS 6
- **BREAK ROOM**
- COPY ROOM 1
- 1 IDF
- 2 UNISEX RESTROOMS

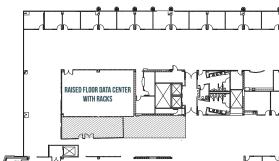
2315 N FIRST ST

EXISTING FLOORPLATES









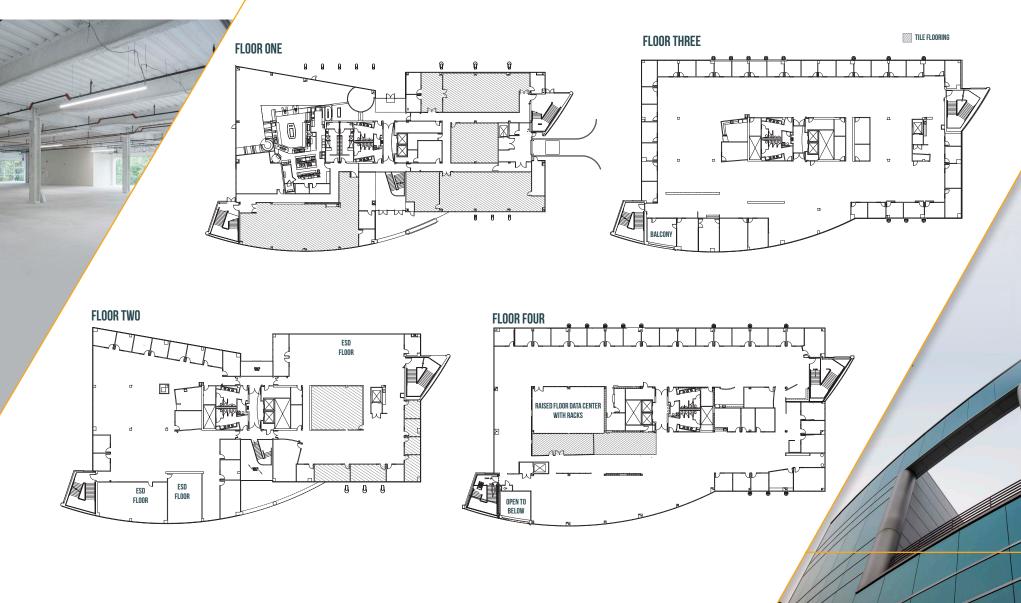
FLOOR FOUR

OPEN TO Below TILEFLOORING

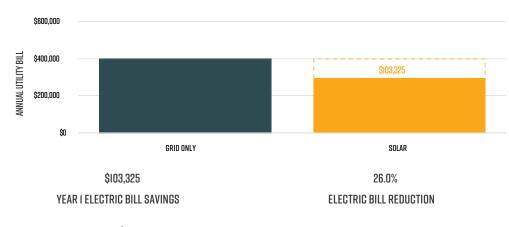
LOBBY

2345 N FIRST ST -

EXISTING FLOORPLATES



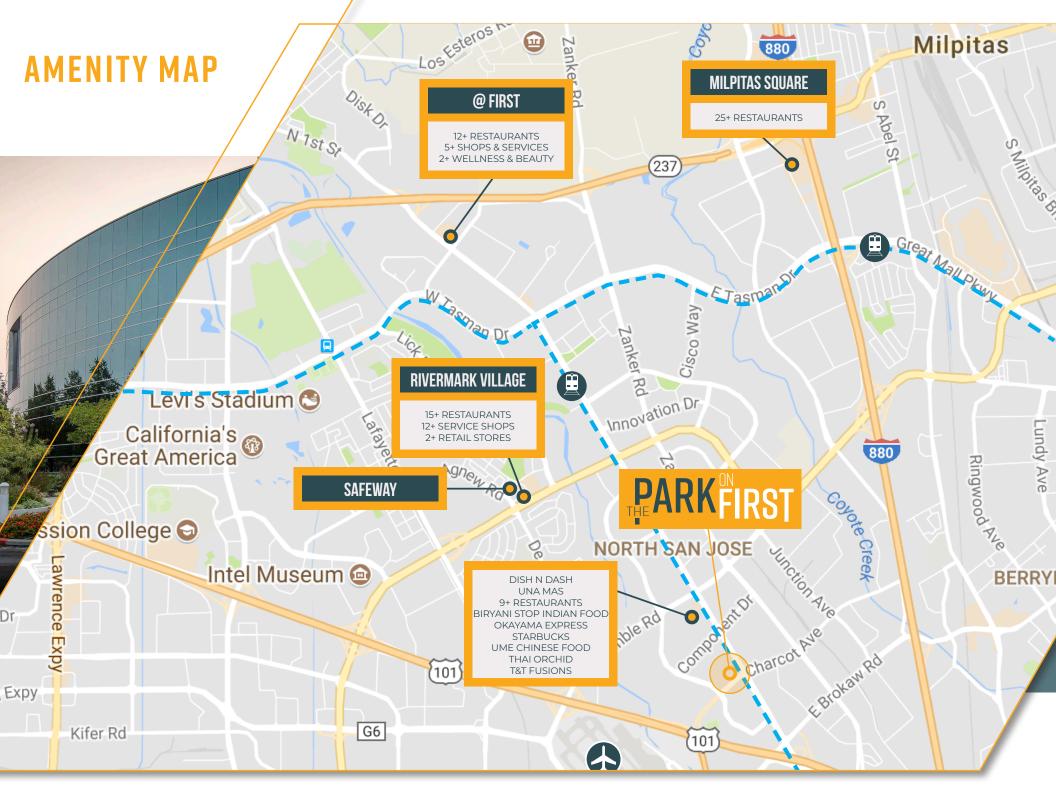
PROPOSED SOLAR PROJECT

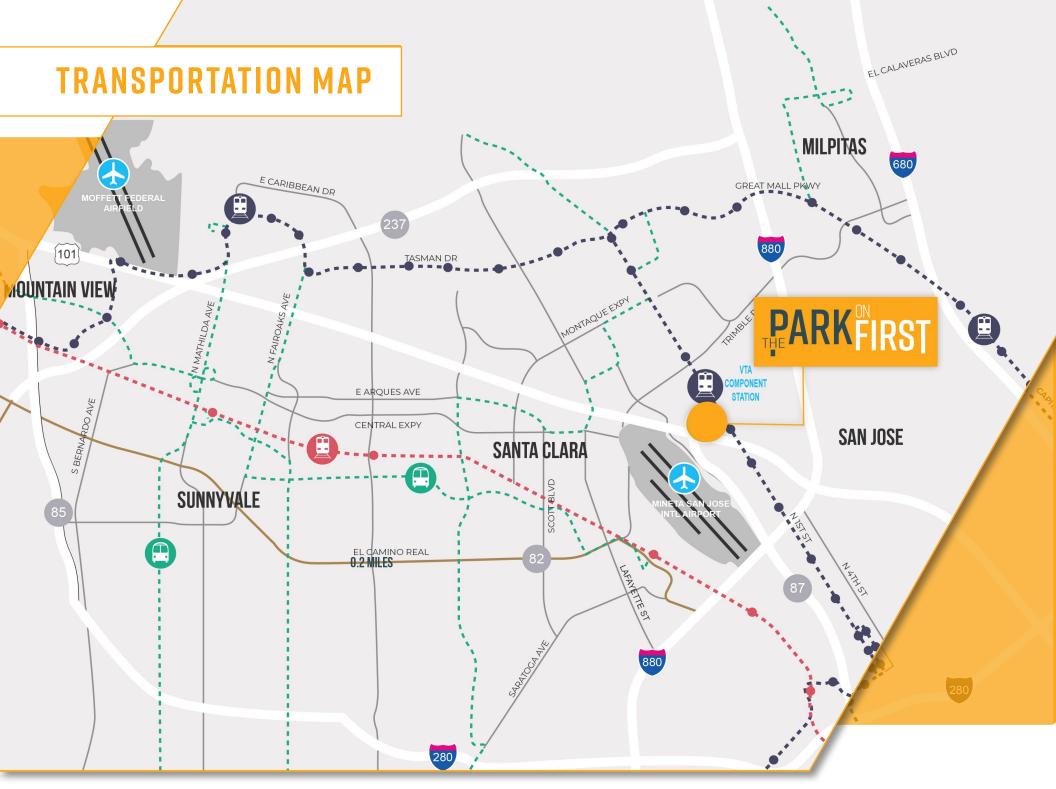


\$1,170,463 - CUMULATIVE SAVINGS OVER 10 YEARS \$3,639,806 - CUMULATIVE SAVINGS OVER 25 YEARS

\$293,674 - ESTIMATED NEW ANNUAL PG&E BILL WITH SOLAR

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PARKFIRST

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