

THE PARK ON FIRST

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

The
SOBRATO
Organization

CBRE

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:
1ST 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 1 & 2



NEW PLANNED OUTDOOR SECURED AMENITY AREA



CONVENIENT ACCESS TO HIGHWAYS 101, 87 AND 880



WALKING DISTANCE TO LIGHT RAIL,
RETAIL AND HOTELS



3,000 AMPS PER BUILDING AND
NEW HVAC UNITS



FULL SERVICE CAFETERIA



2345 N FIRST ST
110,742 SF

2315 N FIRST ST
110,800 SF

**HORNE HOUSE HISTORICAL SITE:
EXECUTIVE BRIEFING CENTER**
2,510 SF

NEW PROPOSED OUTDOOR AMENITY AREA



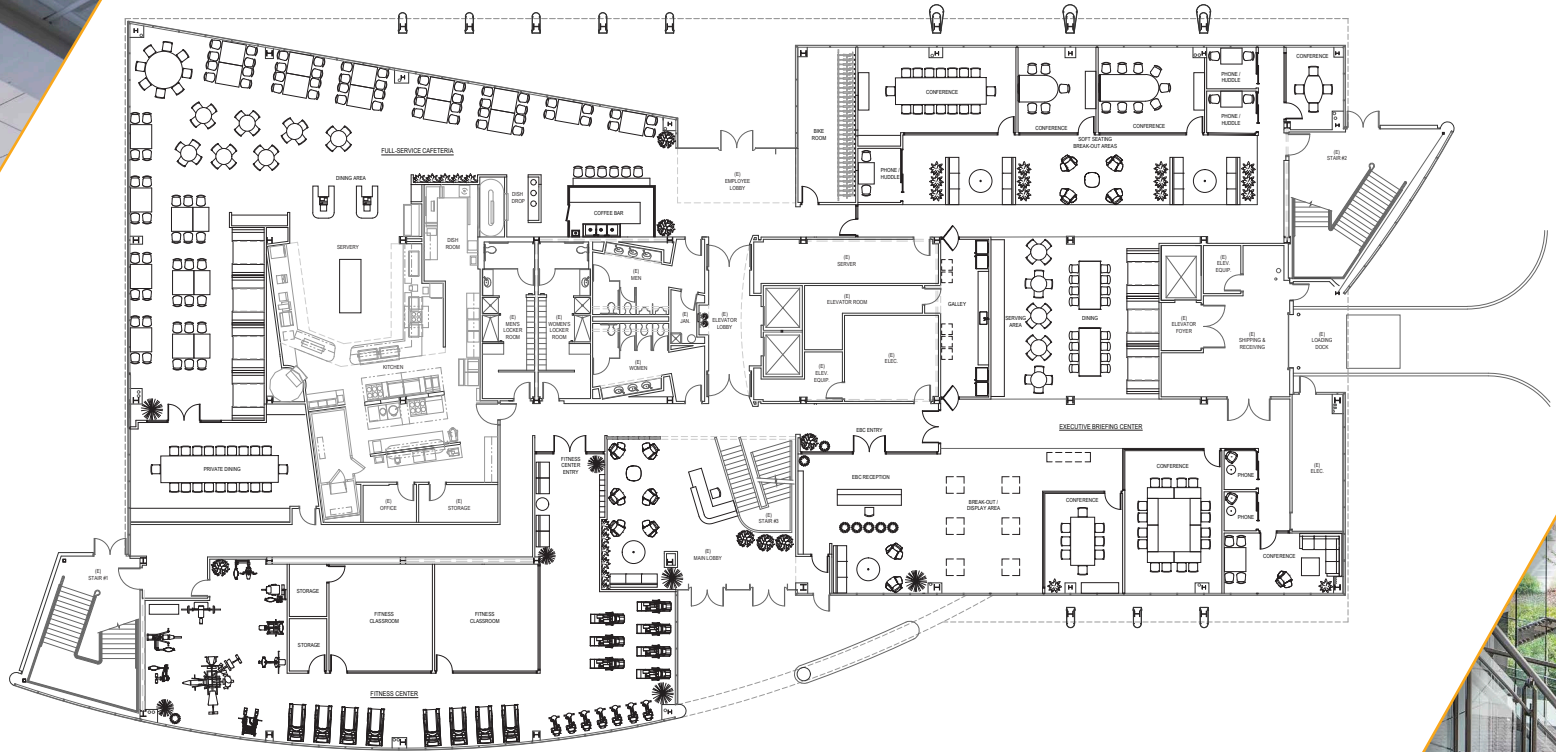
NEW PROPOSED OUTDOOR AMENITY AREA





2345 N FIRST ST

HYPOTHETICAL PLAN FIRST FLOOR LAYOUT

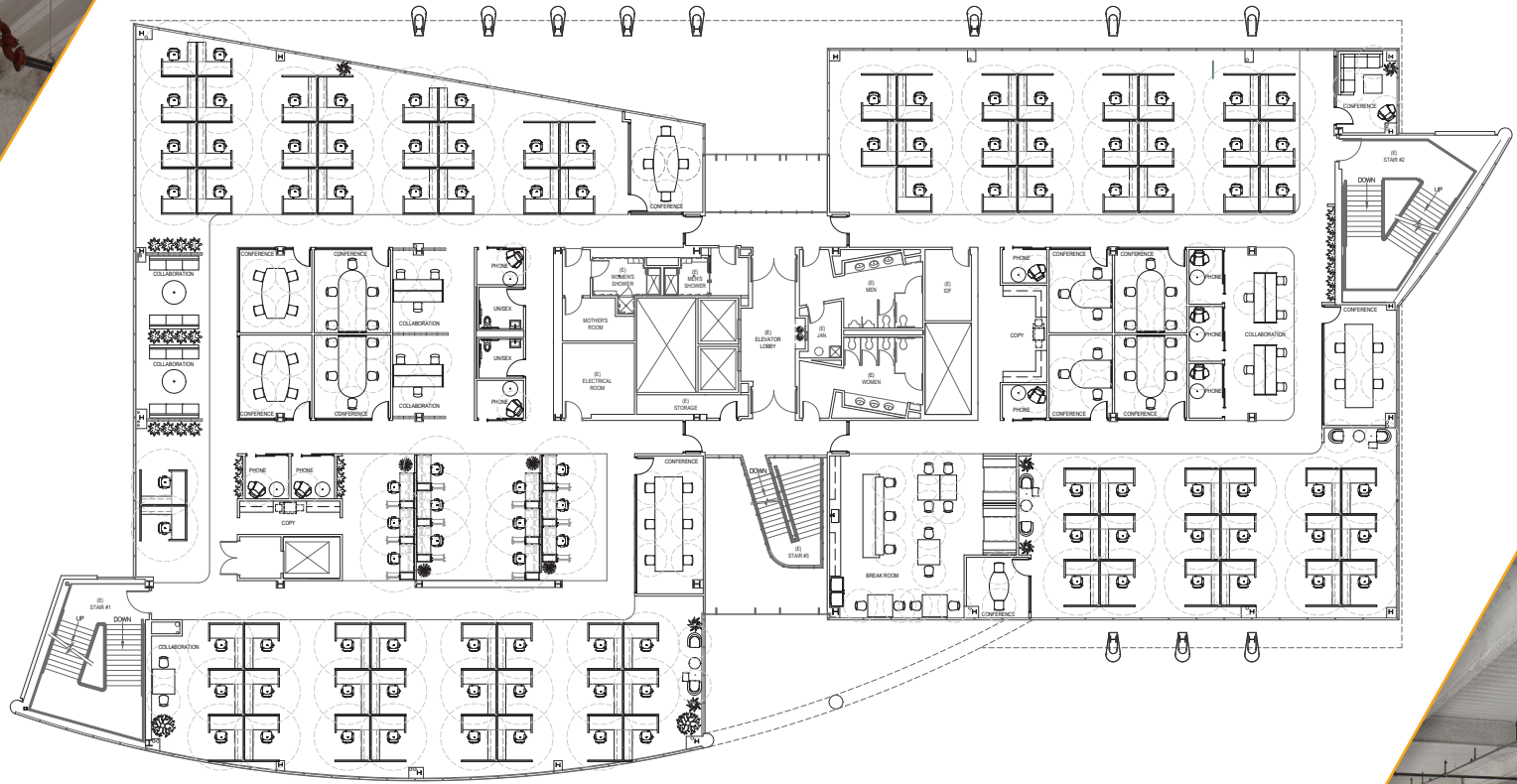


STANDARD PLAN SUMMARY

- | | | | |
|---|--|---|--------------------|
| 1 | EXECUTIVE BRIEFING CENTER | 3 | PHONE/HUDDLE ROOMS |
| 1 | SERVER ROOM | 1 | MENS LOCKER ROOM |
| 1 | FITNESS CENTER | 1 | WOMENS LOCKER ROOM |
| 1 | FULL-SERVICE CAFETERIA | 1 | MENS BATHROOM |
| 1 | SHIPPING AND RECEIVING WITH LOADING DOCK | 1 | WOMENS BATHROOM |
| 1 | BIKE ROOM | 1 | DINING AREA |
| 1 | COFFEE BAR | 1 | BREAK OUT AREA |
| 4 | CONFERENCE ROOMS | | |

2315 N FIRST ST

HYPOTHETICAL PLAN FOR FLOORS 2-4



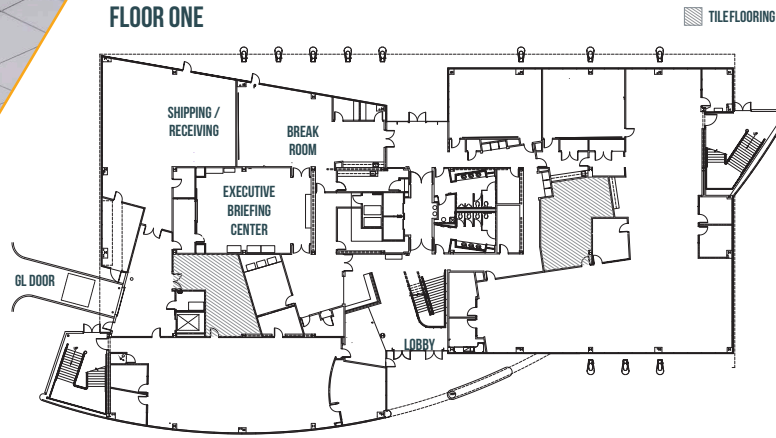
HYPOTHETICAL PLAN SUMMARY

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

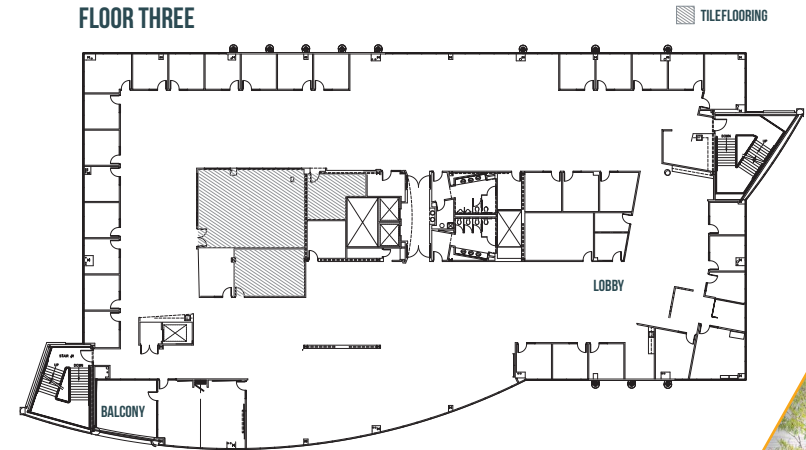
2315 N FIRST ST

EXISTING FLOORPLATES

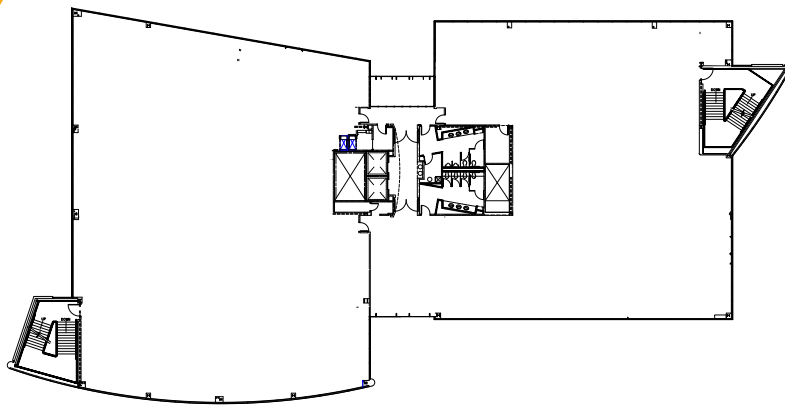
FLOOR ONE



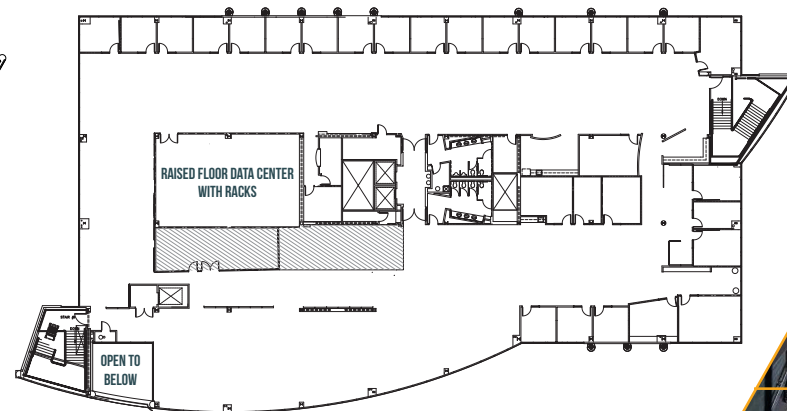
FLOOR THREE



FLOOR TWO



FLOOR FOUR

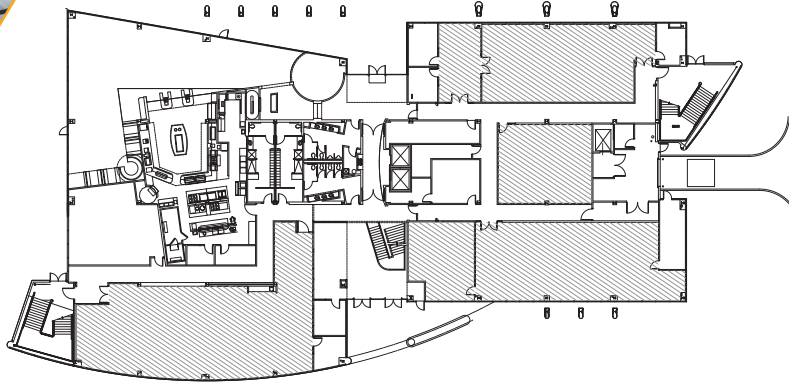


2345 N FIRST ST

EXISTING FLOORPLATES

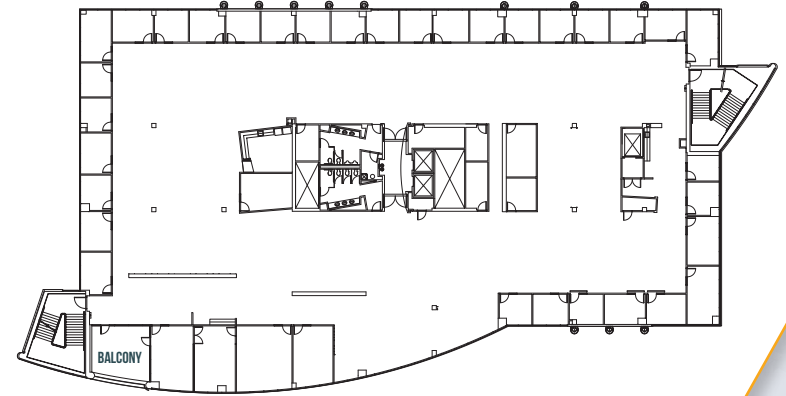


FLOOR ONE

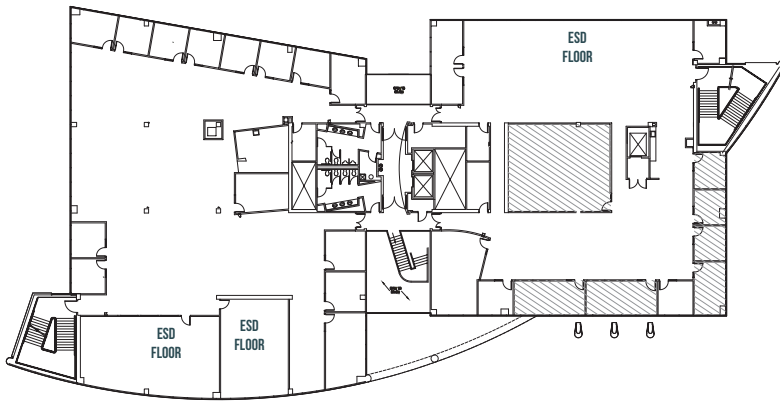


FLOOR THREE

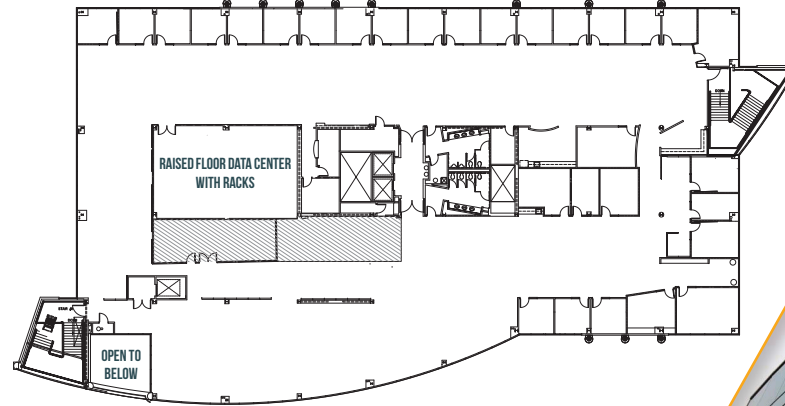
TILE FLOORING



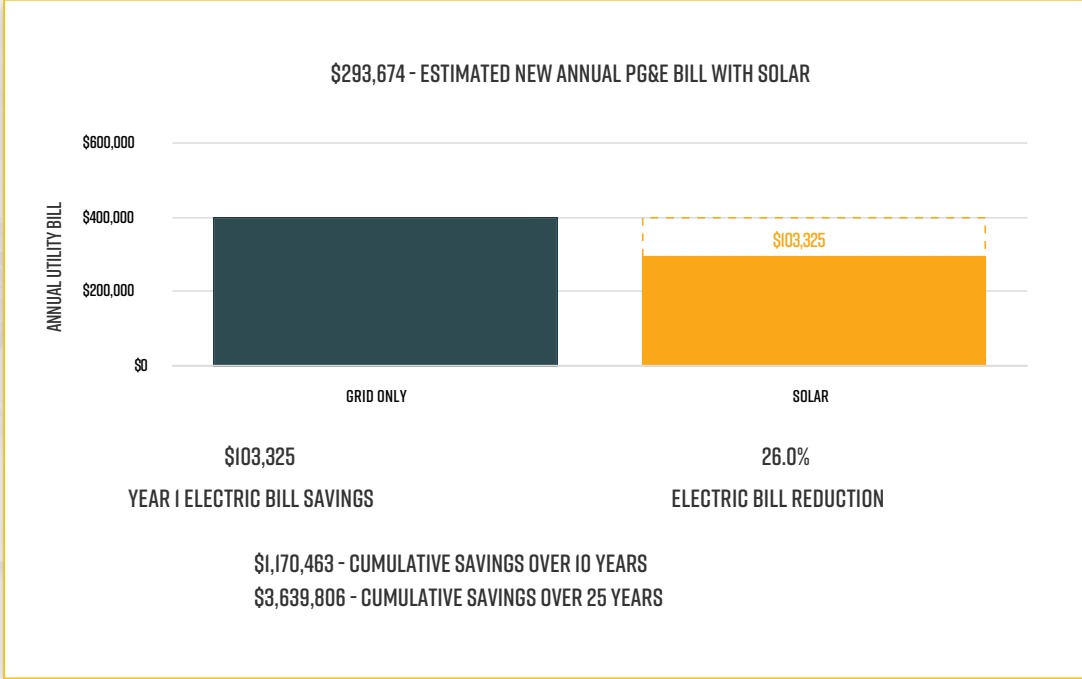
FLOOR TWO



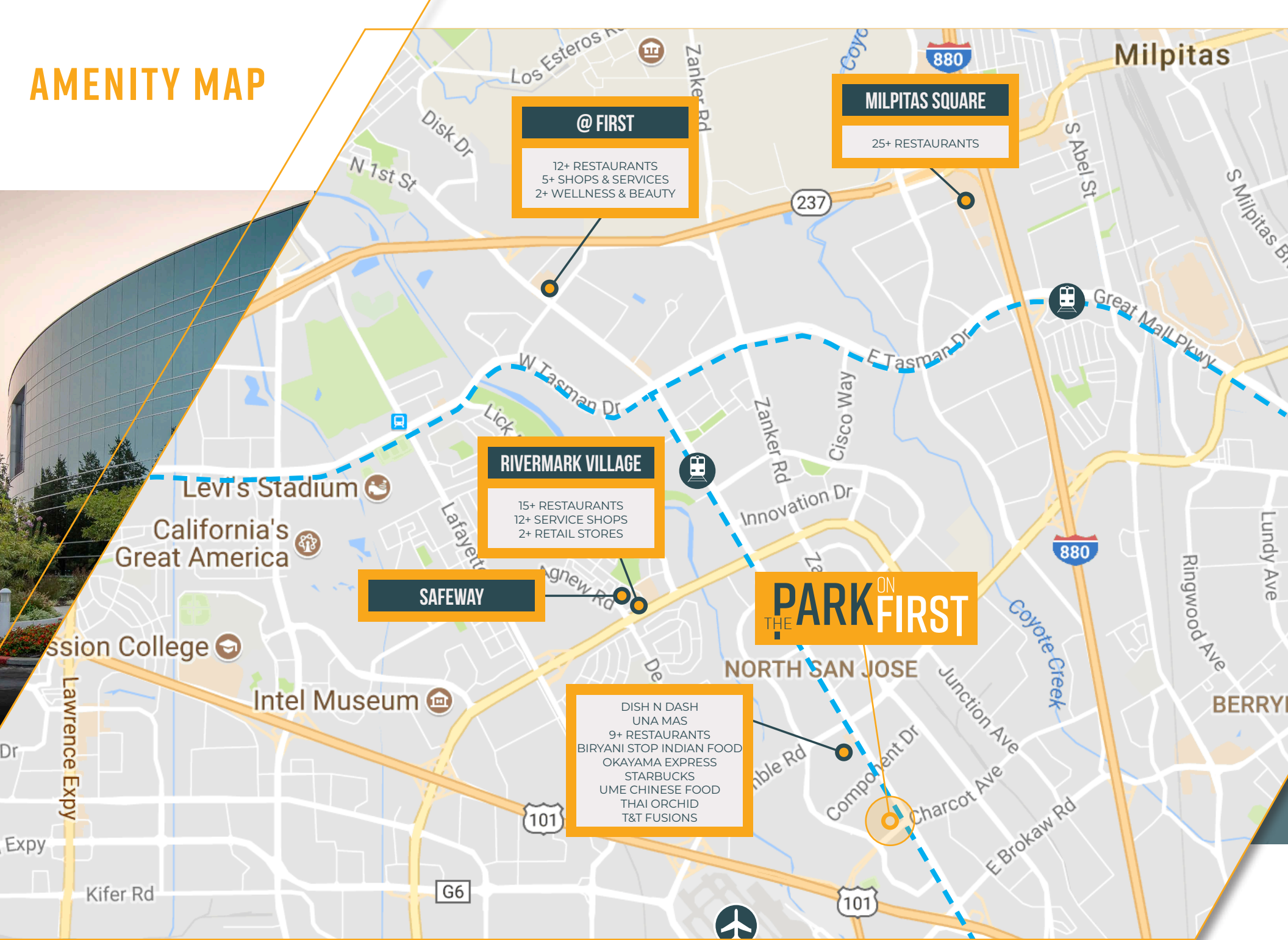
FLOOR FOUR



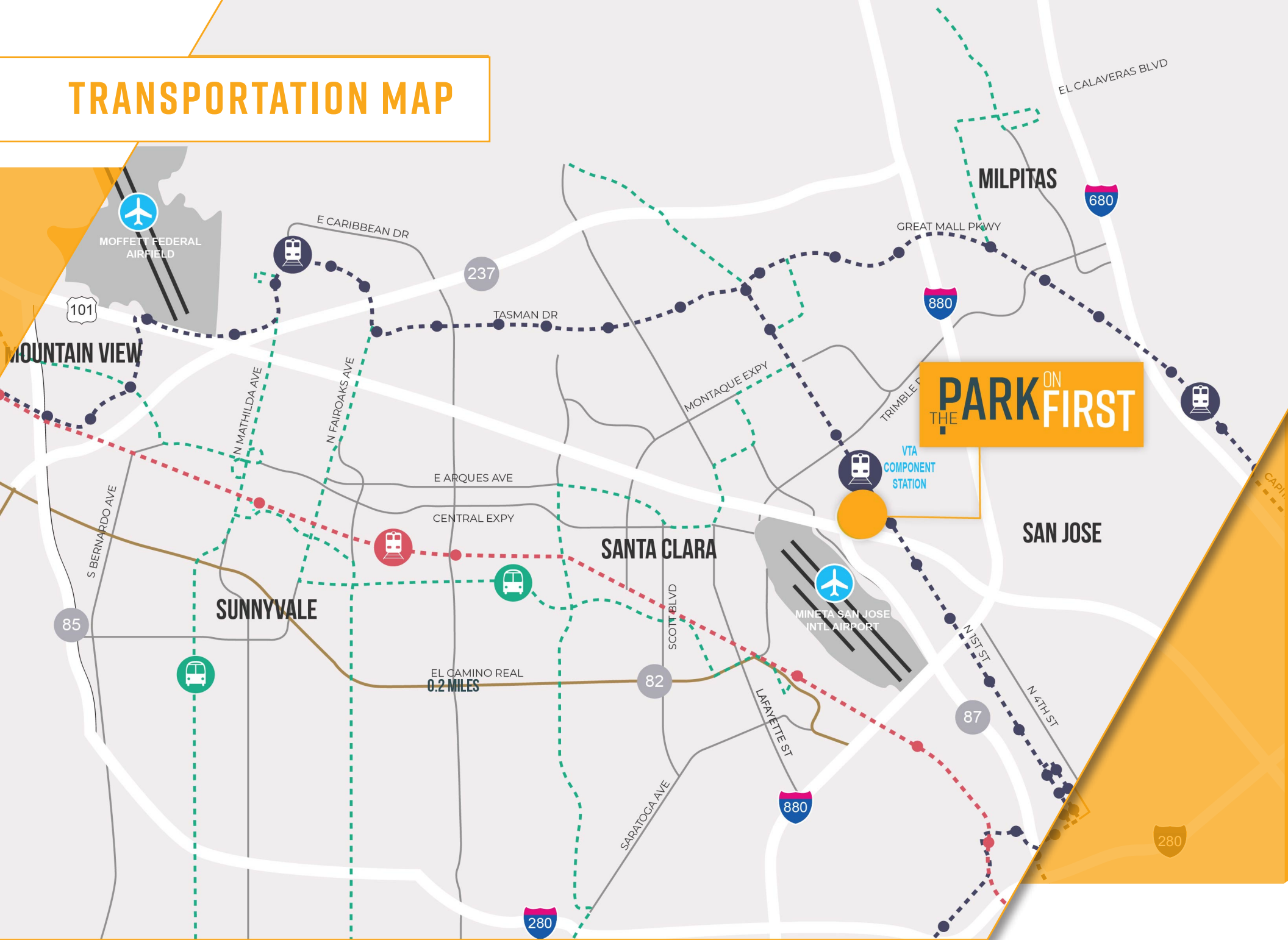
PROPOSED SOLAR PROJECT



AMENITY MAP



TRANSPORTATION MAP



THE **PARK ON FIRST**

VTA
COMPONENT
STATION

THE PARK ^{ON} FIRST



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