



# Silicon Valley Center



±22,282 SF | 2540 NORTH FIRST STREET, SUITE 400  
SAN JOSE, CA

 IRVINE COMPANY | 

# Property Highlights

- **Energize** at the **premier KINETIC fitness center** featuring cardio, strength training, stretching areas, and locker rooms
- **Conference center** offers 1,706 SF of meeting and training space – fully equipped with audio-visual equipment and complimentary WiFi
- **Extend productivity** to the **outdoor workspace** with plush, comfortable seating and collaboration tables
- Nearby dining, lodging, recreation, and retail amenities
- **Light rail station** directly in front of the property
- **Direct access** to Highway 101 and the 880 Freeway
- **Less than one mile** to San Jose International Airport

## SIX CLASS A OFFICE BUILDINGS, TOTALING ±438,988 SF

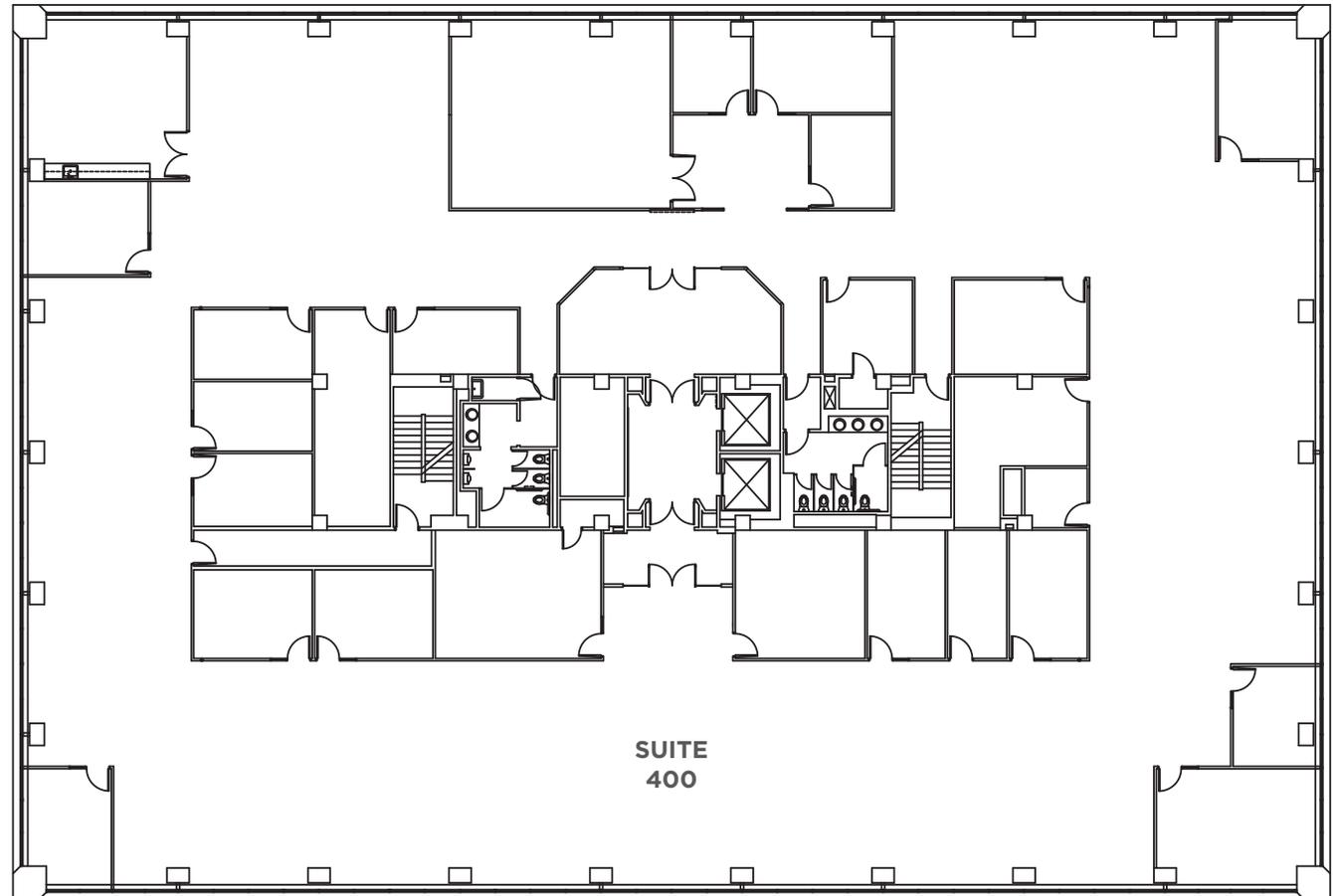
- Parking: 3,331,000
- LEED®-Silver Certification with Green Operating Principles
- Newly renovated lobbies
- Prominent corporate identity featuring visibility along North First Street, one of Silicon Valley's primary thoroughfares



# Floor Plan

SUITE 400 AS BUILT | ±22,282 SF

- Full Floor
- ±22,282 SF
- Available 5/1/2025
- Secured Lobby
- Private Restrooms (Newly Renovated)
- 11 Private Offices
- Board Room
- 6 Conference Rooms
- Break Room
- IT Room
- Wellness Room
- 3 Storage Rooms
- Copy Room
- Open Workspace





**2540 NORTH FIRST STREET**  
 SUITE 400 | ±22,282 SF

- Bike Racks
- The Commons
- Conference Center
- EV Charging
- Flower Flour
- Game Room
- KINETIC Fitness Center
- Outdoor Workspace
- WiFi-Enabled Workplace

**DRIVING TIMES**

VTA Station **6 MINS**

San Jose International Airport **6 MINS**

**THE MARKET PLACE WITH MORE THAN 10 RESTAURANTS AND STORES**

**OWNED AND MANAGED BY**



**LINDA CANNATELLI**  
 DIRECTOR, LEASING  
 408.330.0129  
 lcannatelli@irvinecompany.com  
 CA Lic. 01766061

**FOR LEASING**



**BEN KNIGHT**  
 EXECUTIVE VICE PRESIDENT  
 408.453.7441  
 ben.knight@cbre.com  
 CA Lic. 01850353

**WILL SCHMIDT**  
 SENIOR VICE PRESIDENT  
 408.453.7408  
 will.schmidt@cbre.com  
 CA Lic. 01988485

**GEOFF GONZALEZ**  
 SENIOR ASSOCIATE  
 408.453.7413  
 geoff.gonzalez@cbre.com  
 CA Lic. 02038965

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