



Silicon Valley Center



±3,170 SF | 2540 NORTH FIRST STREET, SUITE 101
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
- **On-site** dining, Flower Flour, features a sweet and savory menu along with illy coffee
- **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

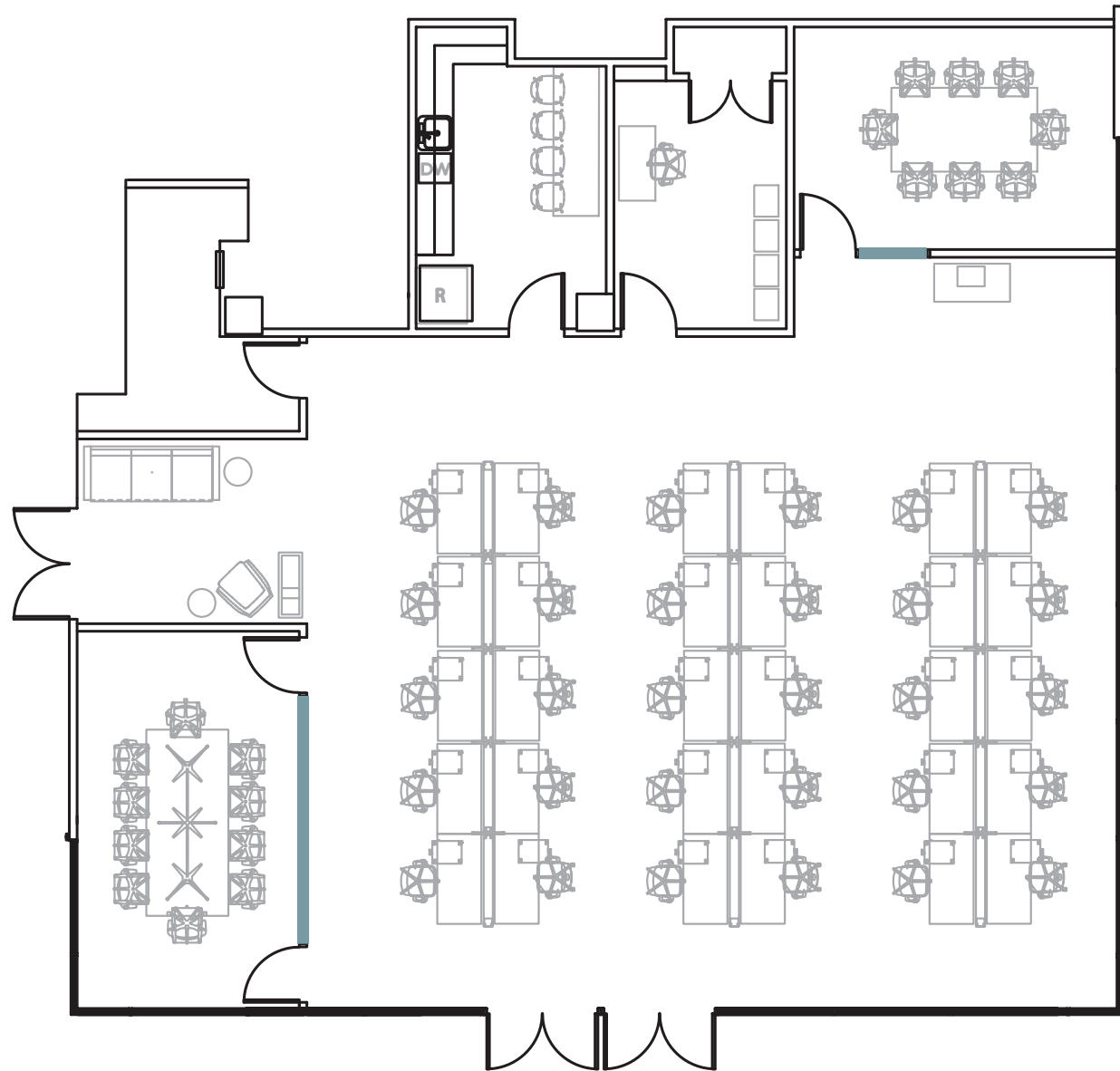
- Parking: 3,331,000
- LEED® Silver Certification with Green Operating Principles
- Newly renovated lobbies
- Prominent corporate identity featuring visibility along North First Street, one of Silicon Valley's primary thoroughfares



Floor Plan

2540 N FIRST STREET
SUITE 101

- Available now
- +/- 3,170 SF
- 2 conference rooms
- 1 storage room
- 1 IT room supported by 12.5T supplemental HVAC.
- 1 break room
- Open workspace





2540 NORTH FIRST STREET
 SUITE 101 | ±3,170 SF

- Bike Racks
- The Commons
- Conference Center
- EV Charging
- Flower Floor
- 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



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