

Silicon Valley Center



±3,608 SF

2550 N FIRST STREET, SUITE 525
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 sq. ft. of meeting and training space – fully equipped with audio visual equipment and complimentary WiFi
- **Extend productivity** to the **outdoor workspace** with plush, comfortable seating, collaboration tables and complimentary WiFi for the ideal mobile office
- Nearby dining, lodging, recreation, retail amenities
- **Light Rail Station** directly in front of 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: 3.33:1,000
- 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

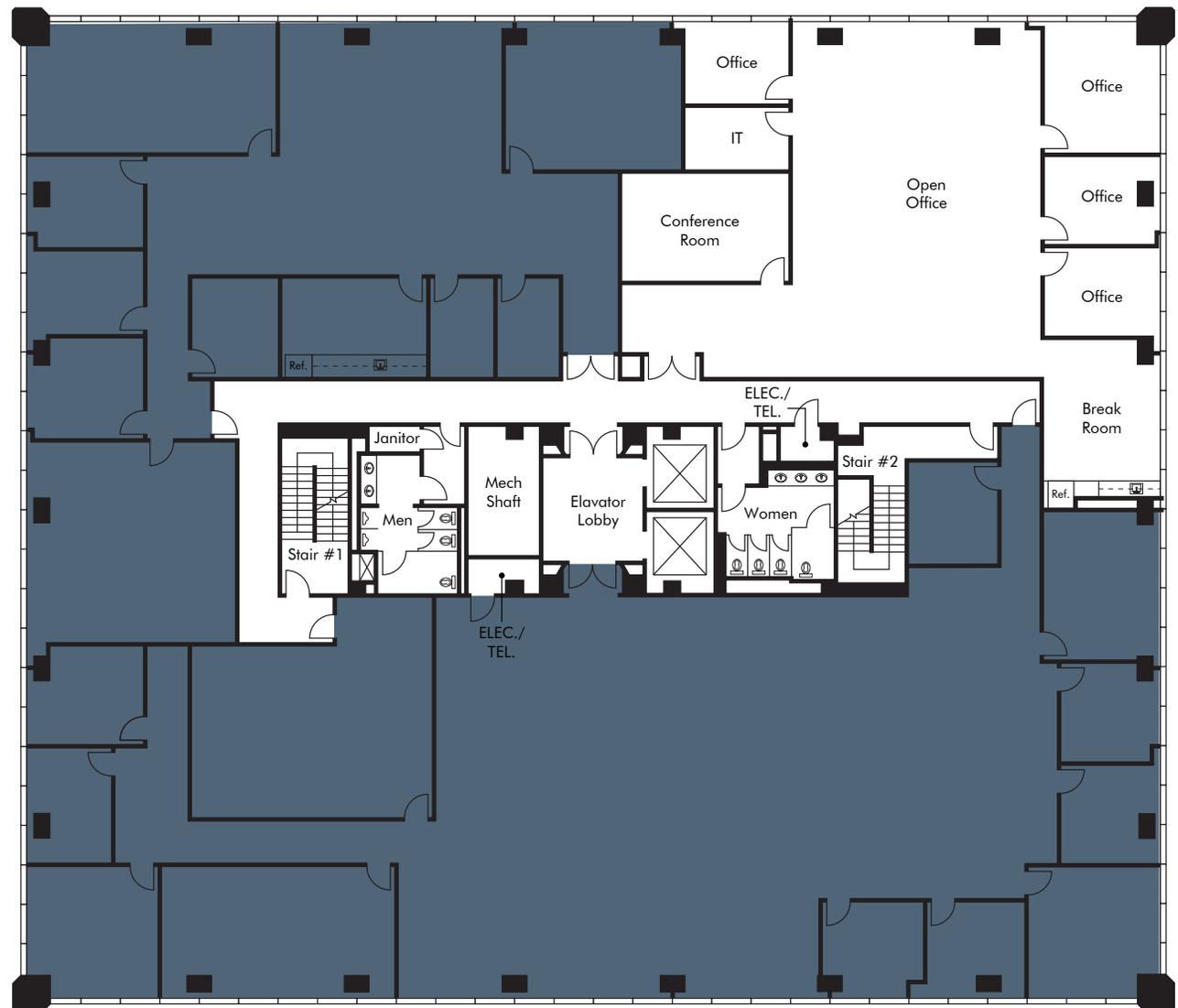


Floor Plan

Flex+

SUITE 525

- Available 7/1/2026
- ±3,608 SF
- Double entry doors
- 1 reception / lobby
- 1 conference room
- 1 IT closet
- 4 private offices
- 1 break room
- Open workspace





2550 NORTH FIRST STREET

SUITE 525 | ±3,608 SF

- Bike Racks
- The Commons
- Conference Center
- EV Charging
- Flower Flour
- KINETIC Fitness Center
- Lounge
- 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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