

4453 NORTH FIRST STREET

**±94,296** SF DIVISIBLE TO **±31,432** SF  
WITH EXPANSION TO **±340,403** SF

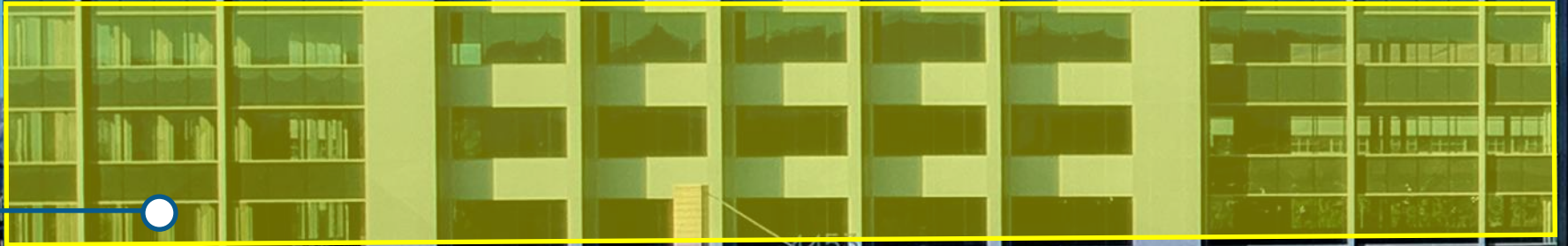
**AVAILABLE FOR LEASE**

SIGNAGE ON HIGHWAY 237

**NEW POST COVID-19 FLOOR PLAN**



@ FIRST STREET





4453 N FIRST

4353 N FIRST

NEW POST COVID-19  
FLOOR PLAN

## project highlights

- Reshaping Offices Post COVID-19
- Newest VFR HVAC System
- Allows for 30% more fresh air than required for most office buildings
- TI allowance to accommodate additionally filtered systems to individual spaces.
- Potential WELL Certification interiors
- Safe distancing circulations, disinfecting wipe and trash receptacles, hand sanitizers, Safe-T-Gard, materials with antimicrobial properties, cleanable surfaces, deconstructed workstations etc...)

## WARM SHELL READY

- Class A 6 Story Office Building
- **4453 N. FIRST:** Floors 2, 3 and 4 are Available (±31,432 SF Each Floor)
- Fitness Center with Yoga Studio and Lockers/Showers
- Interior Columnless Design
- Dramatic New Lobby
- Building Visibility on Hwy 237 and First Street with Unprecedented Signage on Hwy 237
- Large Open Outdoor Collaboration Areas

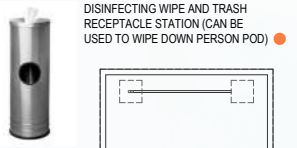
- Shuttle Service to Nearby Retail Amenities
- Provisions up to 300 Tons of Cooling for Labs
- New Top Golf Facility And Retail Next Door
- New 150 Room Hotel on Site
- Abundant Recharging Stations
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- Bay Walking /Bike Trails Accessible from Project
- Expansion Phase 2 Two Buildings of ±153,473 and ±92,634 or BTS.

## new social distancing hypothetical floorplan

4453 N FIRST: Hypothetical Floor 2  
±31,432 SF



EXAMPLE OF FLOOR 'STANDING SPACE' INDICATORS AT ELEVATORS



DISINFECTING WIPE AND TRASH RECEPTACLE STATION (CAN BE USED TO WIPE DOWN PERSON POD)



PERSONAL BREAK-OUT POD



WALL MOUNTED TOUCH-FREE PURELL HAND SANITIZER AT ENTRANCE TO PANTRY GRAB & GO AREAS AND COPY AREAS



SAFE-T-GUARD DOOR TISSUE AND TRASH RECEPTACLE STATION LOCATED OUTSIDE AND INSIDE OF DOORS

EXAMPLE OF DIVIDER PARTITIONS AT WALKWAYS AND WORKSTATION ZONES (WOULD BE TRANSLUCENT 3-FORM)



EXAMPLE OF CIRCULATION ARROWS AT FLOORING SHOWING DIRECTION OF TRAVEL



EXAMPLE OF SUPPLEMENTAL CEILING UV DISINFECTING LIGHT FIXTURES THROUGHOUT ENTIRE SPACE



EXAMPLE OF 6' X 6' WORKSTATION WITH HIGH PANELS IN CLEANABLE FABRIC & GLASS (CLEAR OR FROSTED)



EXAMPLE OF BENCHING WORKSTATION WITH 3-FORM BACK PANEL AND SIDE STORAGE TOWERS



'JUMPSEAT' WALL MOUNTED SEATING AT CONFERENCE ROOMS



LAPTOP TABLE AT CONFERENCE ROOMS



EXAMPLE OF BENCHING STATIONS WITH FABRIC PRIVACY PANELS AT SIDE AND BACK. FABRIC TO BE BLEACH CLEANABLE (CORRECT SPACING SHOWN ON PLAN - NOT IN IMAGE)

# NEW SAFE SPACE CUBICLE LAYOUT

With Personal Breakout Pods





# DEDENSIFICATION

Flexible Jump Seat Conference Room



237

@ FIRST STREET



# CREATING TEAM SYNERGY

Open Outdoor Collaboration Areas



# ENTERTAINING RECRUITMENT DRAWS

Expansive Volleyball Court





# KEEPING TONED

State-of-the-Art Fitness Center







# INVITING SPACES



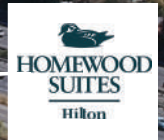
Modern Lobby Featuring Living Wall



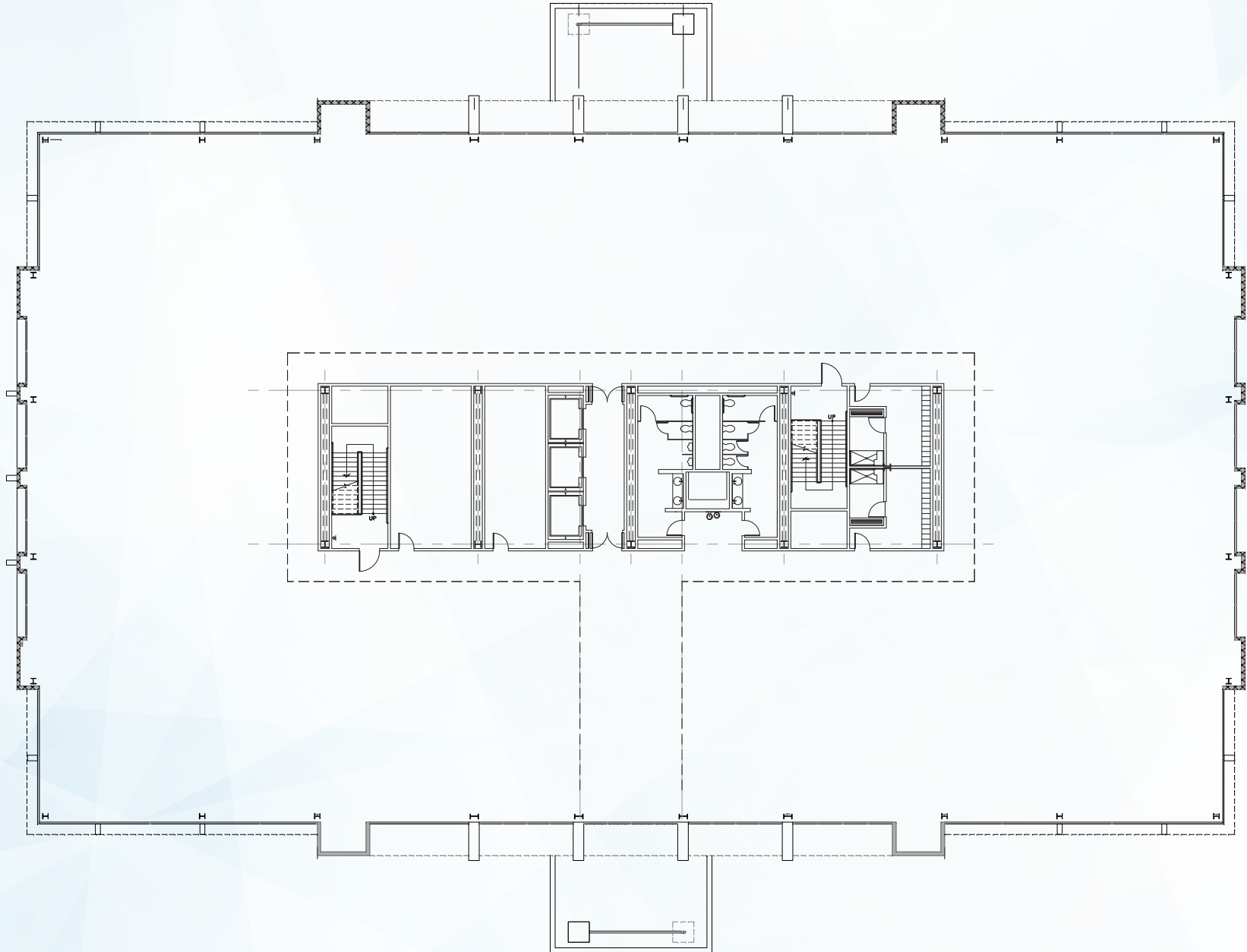
@ First Retail



Shuttle/ Valet  
Service to Retail  
and Transportation



First Street



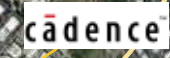
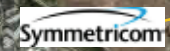
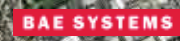
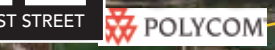
# New State of the Art Interiors



# 237

@ FIRST STREET

## tenant map



# amenities map



# transportation map



- LIGHT RAIL STATIONS
- CALTRAIN STATIONS
- ACE TRAIN STATIONS
- SHUTTLE SERVICE



@ FIRST STREET



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