

4500

NORTH FIRST STREET

SAN JOSE, CA | ±8,200 — ±83,185 SF FOR LEASE

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Gemdale USA Corporation



BUILDING OVERVIEW

±8,200–±80,185 SF



HIGHLIGHTS

- Flexible Floor Plans from ±8,200–±83,185 SF
- New Class A Interiors and Exteriors
- ±3.3/1,000 Parking Ratio
- Floor-to-Ceiling Glass with Abundant Natural Light
- 2-Story Statement Lobby
- Option for Open Interior Stairwells
- Private Meeting Areas
- Outdoor Kitchen, Patio and Collaboration Area
- Easy Access to Highway 237



FEATURES

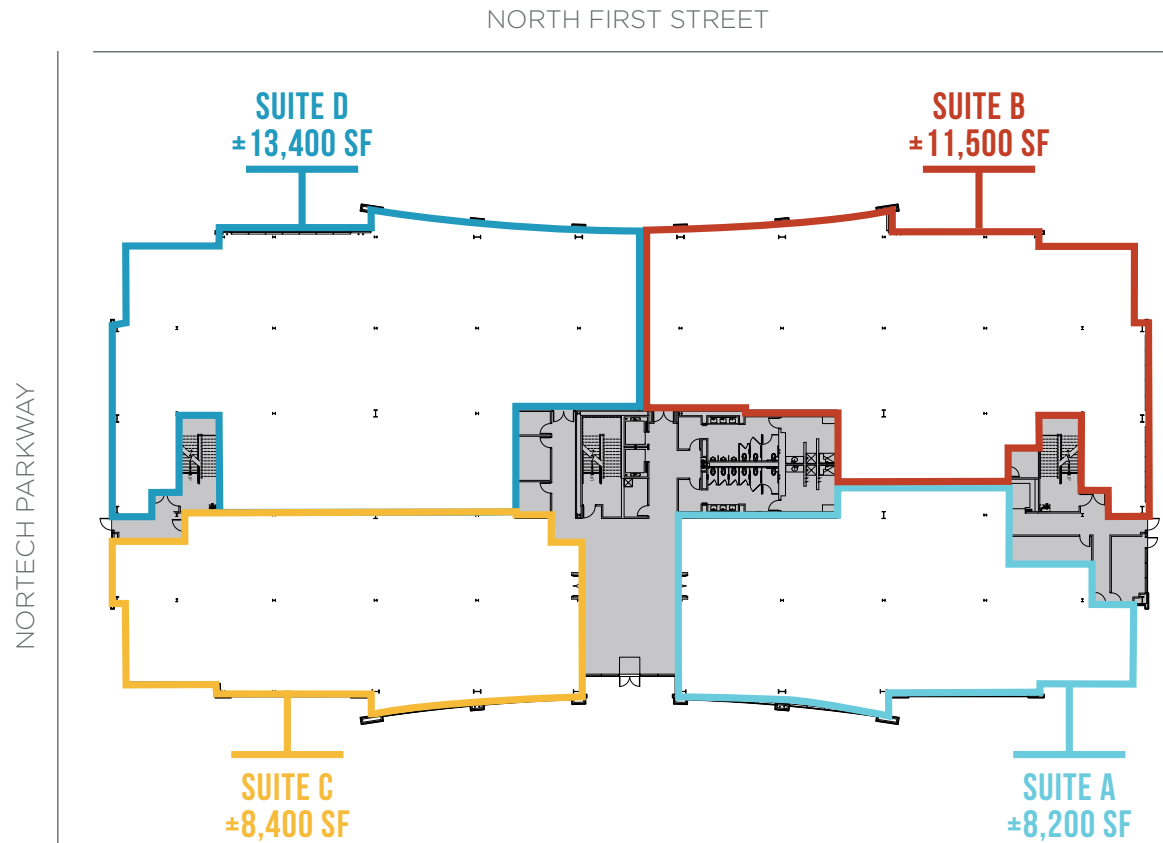
- All-Hands Meeting Space
- Casual Lounges
- Common Space Amenities
- Gym & Shower Access
- Outdoor Patios & BBQs
- Game Areas
- Bay Walking & Hiking Trails
- LEED Certified Silver
- Quick Access to Local Retail Amenities

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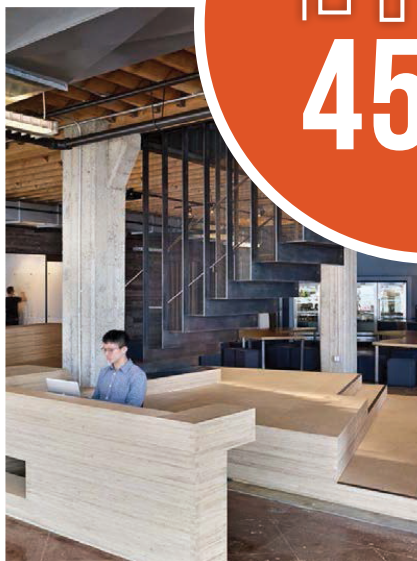
FIRST FLOOR

CONCEPTUAL MULTI-TENANT PLAN


- Flexible Floor Plans Available
- Full Building Available $\pm 80,881$ SF
- Contact for Hypothetical Layouts





COMMON AREA




AMENITY MAP

 Maria Elena's/El Taco De Oro/Vahl's

 **PROPOSED**
The Shops @ Terra
±110,000 SF Retail

 Aloft Santa Clara

 **PROPOSED**
CityPlace - ±240 Acres
Mixed-Used Development

 Hyatt Regency

 Hilton Santa Clara

 **MERCADO**
 Walmart
TJMaxx & Homegoods
Subway
Mexicali Grill
Starbucks
AMC Mercado
In-N-Out
Krispy Kreme
SmokeEaters
Jamba Juice

 **SANTA CLARA SQUARE**
 Fleming's Steakhouse
Chase Bank
Specialty's Café
CorePower Yoga
Gong Cha
Sur la Table
OPA!
Whole Foods
Puesto
Il Fornaio



237

4500




 **TOP GOLF**


 **PROPOSED MICROSOFT CAMPUS**
±66 Acre Parcel, ±1.2 Million SF of Light Industrial


 Homewood Suites

 **@FIRST**
Target
Panera
Five Guys
Sweet Tomatoes
Chipotle
Coffee Bean & Tea Leaf
Premier Pizza
CVS
Chick-Fil-A
Fresh & Easy
Fish's Wild Rok


 Hyatt House
Courtyard Marriott

 Starbucks
Safeway
Fantasia Coffee & Tea
Red Robin
Piatti
Cold Stone
Peet's Coffee
Smashburger
Premier Pizza
Jamba Juice
The Prolific Oven
Chipotle
Posh Bagel
YoYo Sushi
Jersey Mike's

 Hyatt House


 Amarin Thai
Café Falafel
House of Bagels
Iguanas
Round Table Pizza
Togo's


 Birk's Pedro's

 La Quinta Inn & Suites


 **MCCARTHY RANCH**
 Bank of America
In-N-Out Burger
McDonald's
Best Buy
Starbucks
PetSmart
Ross
Dollar Tree
Black Angus
Dishdash Grill
On the Border

 Hilton Garden Inn
Larkspur Landing

 Sheraton San Jose

 Sonesta Silicon Valley

 Starbucks
Ume Chinese Food
T&T Fusion
Pho Viet
Dish n Dash

 Homewood Suites by Hilton

101

SAN JOSE INTERNATIONAL AIRPORT

ENTERTAINMENT



Topgolf is a premier global sports entertainment community headquartered in Dallas, Texas with locations throughout the United States and the UK. Topgolf operates

40 venues worldwide, employs more than 10,000 Associates, serves 13 million guests annually, and has the world's largest digital golf audience. The Topgolf games can be enjoyed by all ages and skill levels, and the microchipped golf balls score themselves, providing players with instant feedback on each shot's accuracy and distance. Each Topgolf venue features climate-controlled hitting bays for year-round play, food, beverage, music and hundreds of HDTVs on which various sports games are shown, such as football, rugby and boxing as well as golf. Topgolf also offers golf lessons, leagues, tournaments, corporate and social events and more.



TRANSPORTATION MAP

4500



NEARBY COMPANIES

101

Abbott

CITRIX

Levi's
STADIUM

VERB
SURGICAL

flex

Polycom

DELL

Hewlett Packard
Enterprise

4500

OWNER USER

TIVO

Bloomenergy

first

CISCO

Micron

237

maxim
integrated.

CISCO

SAMSUNG

RIVERMARK
MALL

f5

MONTAGUE EXPRESSWAY

hynix

VIA

Canon

NORTH FIRST STREET

E TASMAN DRIVE

ZANKER ROAD

ABB

SANMINA

NIO

BROADCOM

Hewlett Packard
Enterprise

CISCO

CORPORATE CAMPUS RETAIL

ALVISO TRAIL MAP

ALVISO MARINA COUNTY PARK TRAIL

ALVISO SLOUGH TRAIL

SAN TOMAS AQUINO CREEK TRAIL

ALVISO RIVER TRAIL

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VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN

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