

# **NORTH 1ST** **AT ORCHARD STATION** **3010 N. FIRST** **NORTH SAN JOSE**

±54,180 SF (DIVISIBLE)

CLASS A OFFICE + R&D PROJECT

[www.cbre.us/North1stAtOrchard](http://www.cbre.us/North1stAtOrchard)

COMING FALL 2018



**CBRE**



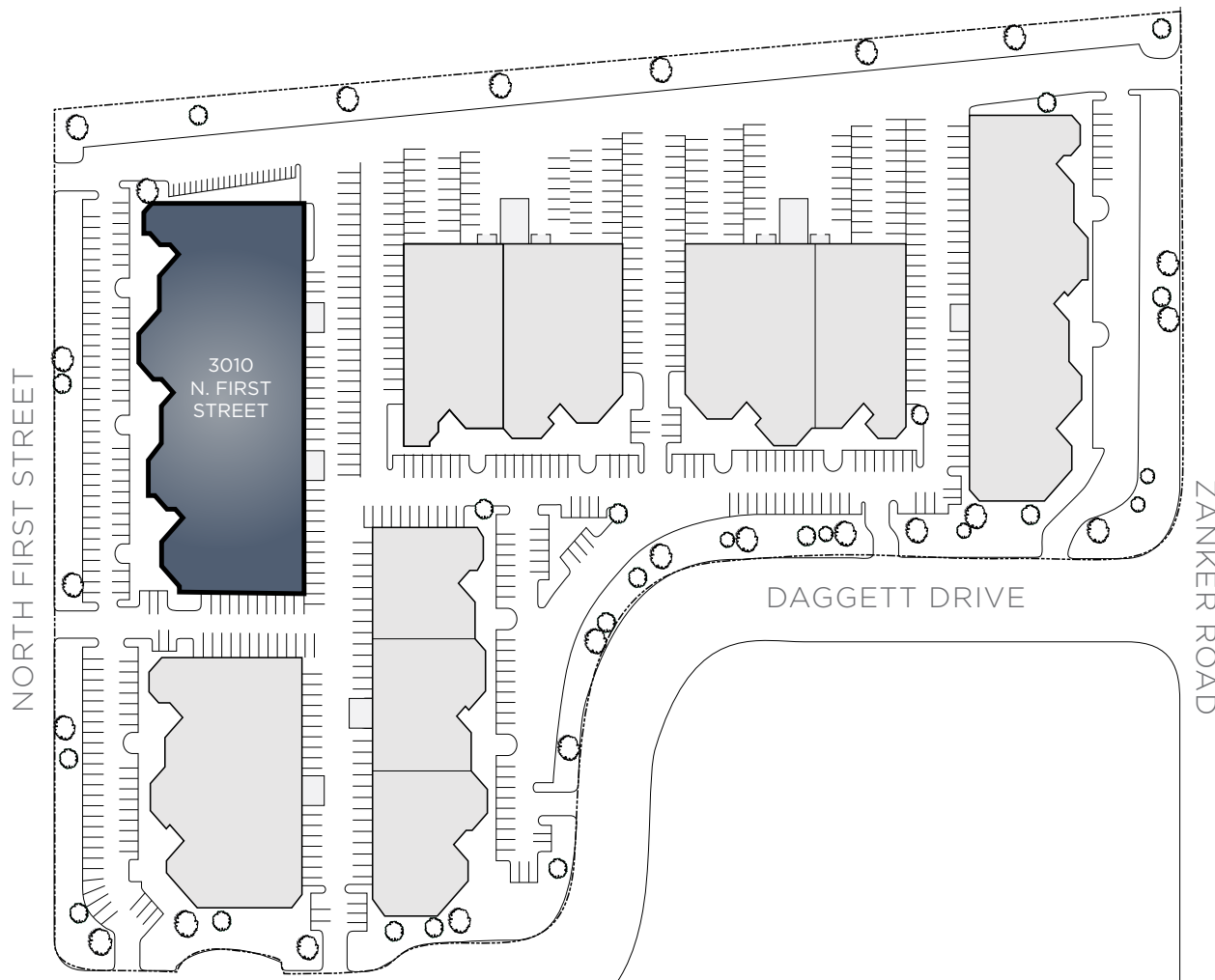
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# PROPERTY OVERVIEW



## PROPERTY AVAILABILITY

3010 N. FIRST STREET  
N. SAN JOSE

± 54,180 SF

Divisible to ±34,456 SF and ±19,724 SF

## PROPERTY FEATURES

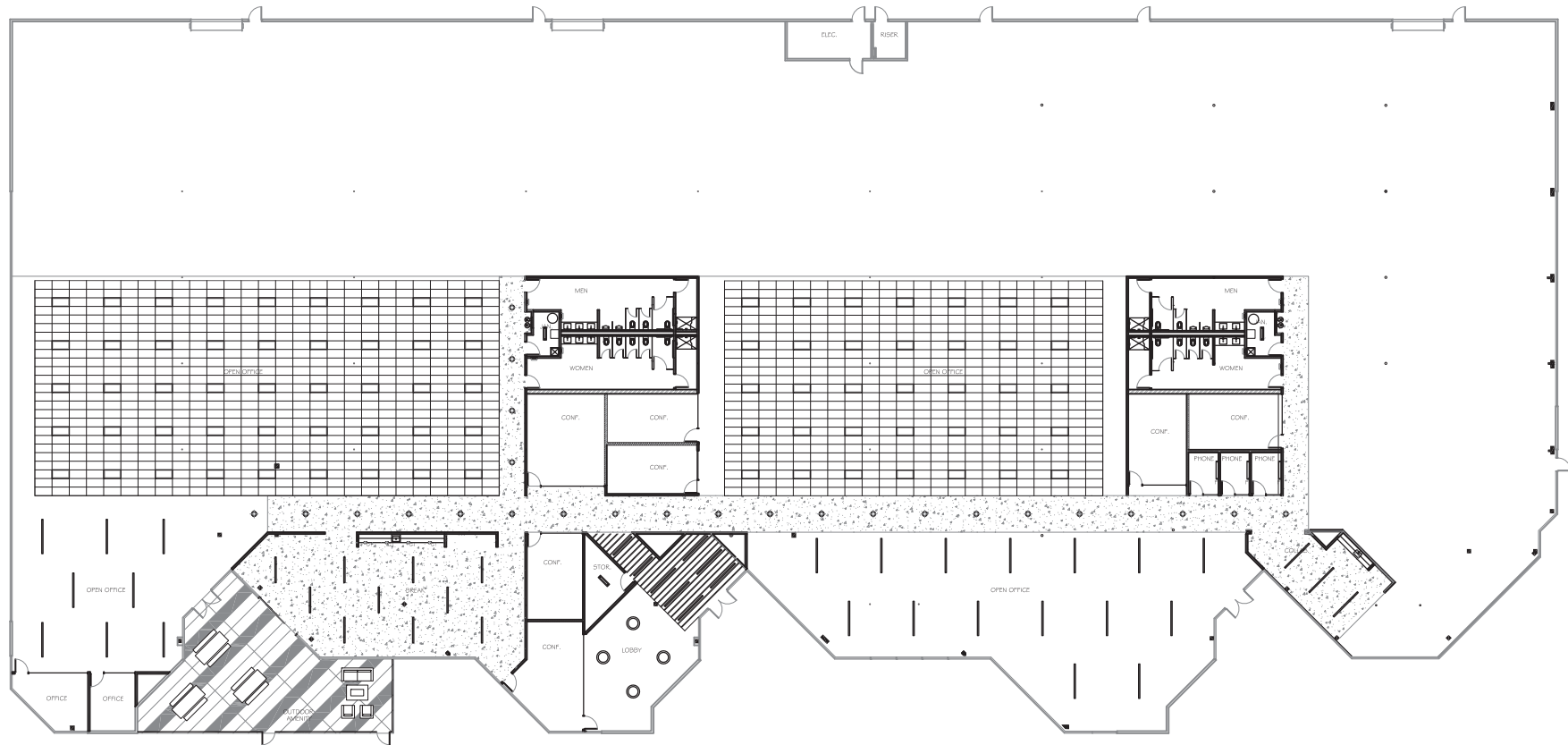
- 6 Building Office / R&D Project
- Building & Monument Signage Available
- Expansion Opportunities
- Ample Power
- Dock and Grade Level Loading
- 3.36 / 1,000 Parking
- Walk to restaurants, retail services and lodging
- Light Rail Stop in front of Project
- Convenient access to Highway 101/237/87 and 1-880
- Large outdoor amenity area with fencing for security

# DEDICATED OUTDOOR AMENITY AREA

OUTDOOR TABLES, WORK SPACE AND LOUNGE



# MARKET READY FLOOR PLAN



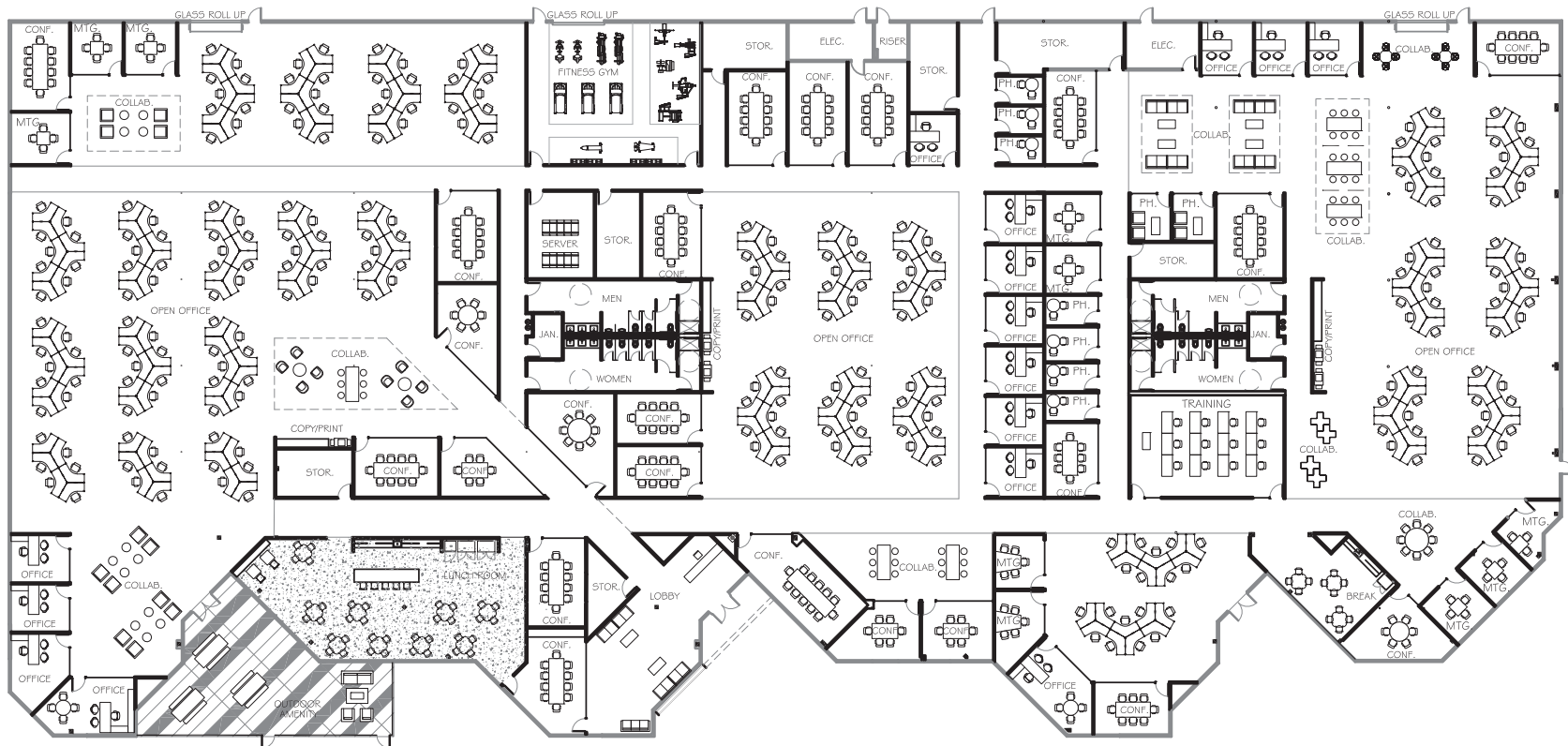
## SPACE HIGHLIGHTS

- ± 54,180 RSF
- Creative Open Ceiling Office Environment
- Designed by Studio G
- Dedicated, Enclosed Outdoor Amenity Space
- Showers with Premises
- Grade Level and Dock Level Loading
- 3,000a @ 480v

# HYPOTHETICAL FLOOR PLAN 1 - OFFICE

## PROGRAM SUMMARY

Conference	21	Training Room	1
Offices	15	Storage	7
Meeting	10	Copy & Print	3
Phone	11	Collaboration Areas	9
Workstations (30"x60")	252	Lobby	2
Fitness Gym	1	Break Room	1
Server	1	Lunch Room	1
Show Room	1	Gated Outdoor Amenity	1



# HYPOTHETICAL FLOOR PLAN 2 - OFFICE/R&D

## PROGRAM SUMMARY

Conference	22	Storage	5
Offices	22	Copy & Print	3
Phone	6	Collaboration Areas	4
Workstations	21	Lobby	2
Cubicles	110	Break Room	1
Showroom	1	Lunch Room	1
Server	1	Game Room	1
Lab	5	Gated Outdoor Amenity	1
Shipping & Receiving	1		



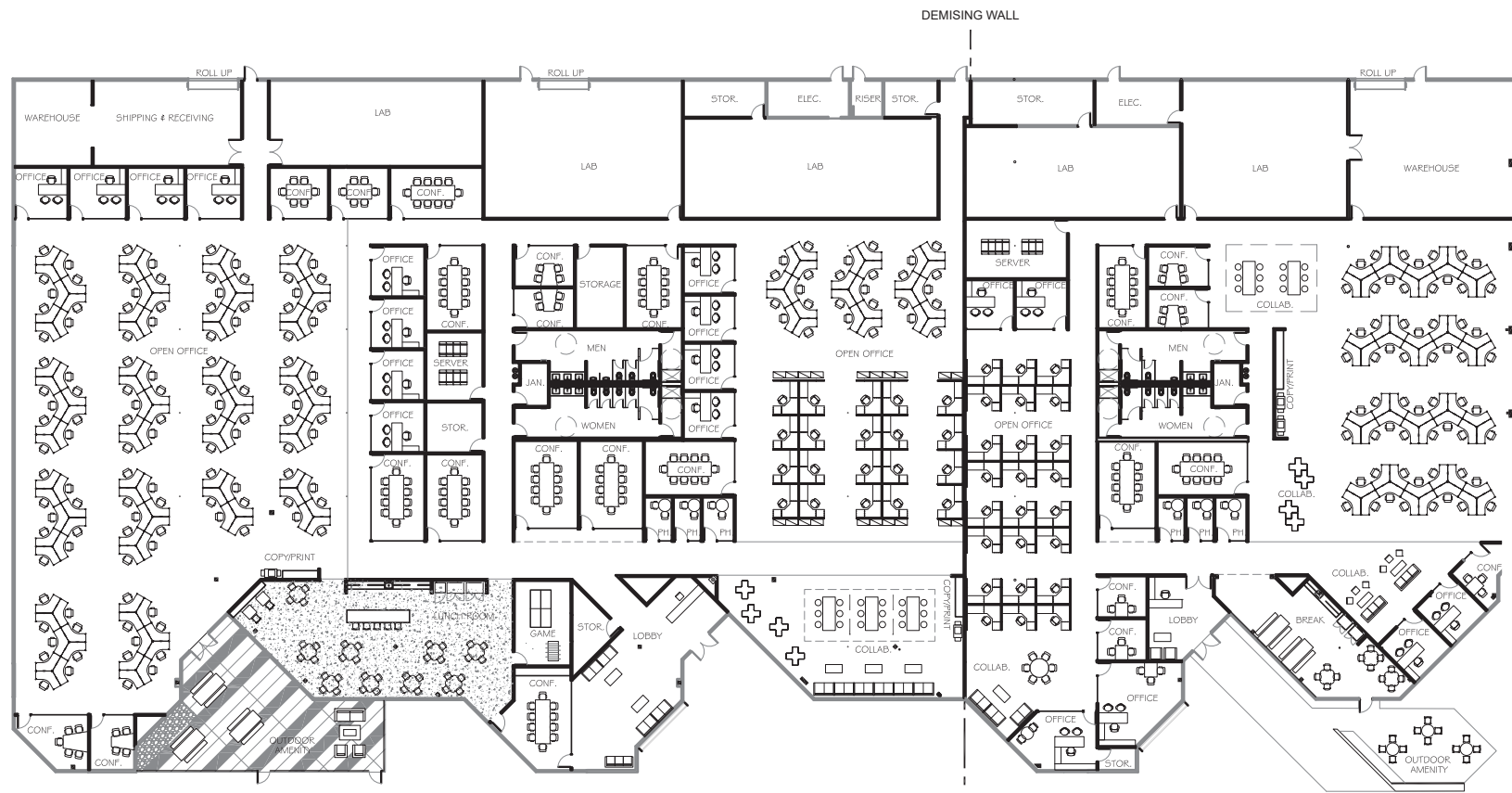
# TWO TENANT FLOOR PLAN

## TENANT #1 PROGRAM SUMMARY: ± 34,456 SF

Conference	15	Server	1
Offices	12	Game Room	1
Phone	3	Storage	5
Cubicles (6'x8')	20	Copy & Print	2
Workstations (120°)	147	Collaboration Areas	1
Lab	3	Lobby	1
Warehouse	1	Lunch Room	1
Shipping & Receiving	1	Gated Outdoor Amenity	1

## TENANT #2 PROGRAM SUMMARY: ± 19,724 RSF

Conference	8	Warehouse	1
Offices	6	Copy & Print	1
Phone	3	Collaboration Areas	4
Cubicles (6'x8')	24	Lobby	1
Workstations (120°)	60	Break Room	1
Lab	2	Outdoor Amenity	1
Server	1		
Storage	2		



# TRANSPORTATION MAP

## ROUTE LEGEND



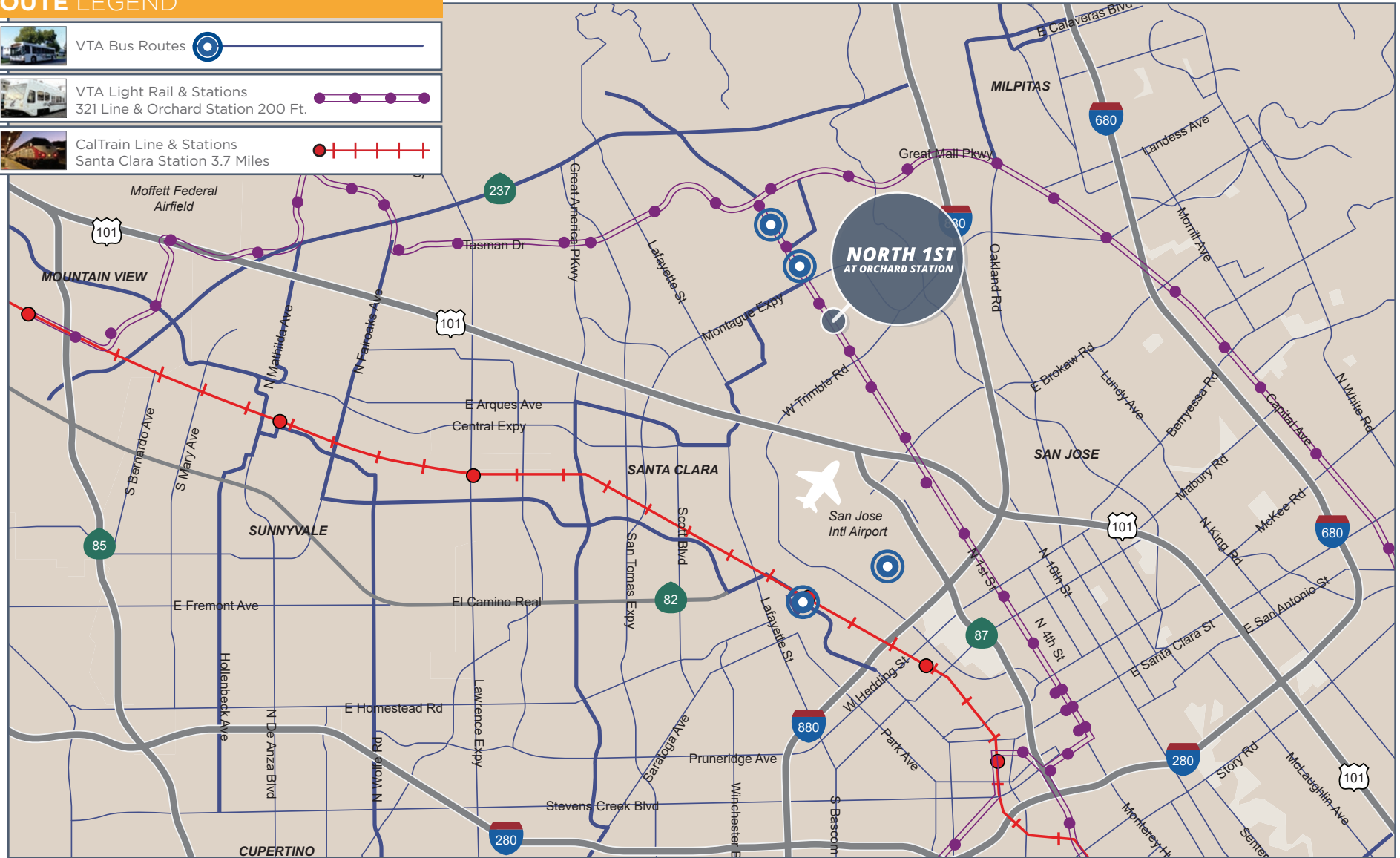
VTA Bus Routes



VTA Light Rail & Stations  
321 Line & Orchard Station 200 Ft.



CalTrain Line & Stations  
Santa Clara Station 3.7 Miles



# AMENITIES MAP



# ***NORTH 1ST AT ORCHARD STATION***

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### **CONTACT INFORMATION**

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