

CORPORATE CAMPUS HQ
NEW GAME ROOM + BREAK/ ALL-HANDS AREA
NEW 7,500 SF OUTDOOR PAVILION
NEW FITNESS CENTER
NEW 2,800 SF ROOF DECK

4300 | NORTH
4400 | FIRST ST.
SAN JOSE

FOR LEASE

376,664 SF - **DIVISIBLE**

SAN JOSE, CA



CBRE

THE CARLYLE GROUP



4300 | NORTH
4400 | FIRST ST.
SAN JOSE

PROJECT OVERVIEW

376,664 square foot Class A office/R&D campus consists of two 3-story steel framed, state of the art buildings. The two buildings that comprise the campus are 4300 and 4400 N. First Street, on 21.95 acres.

AVAILABILITY

4300 N. First Street – 188,332 square feet total

► Available August 31, 2020

(can be delivered sooner)

4400 N. First Street – 188,332 square feet total

(Divisible)

► Available now

4300 | NORTH
4400 | FIRST ST.
SAN JOSE

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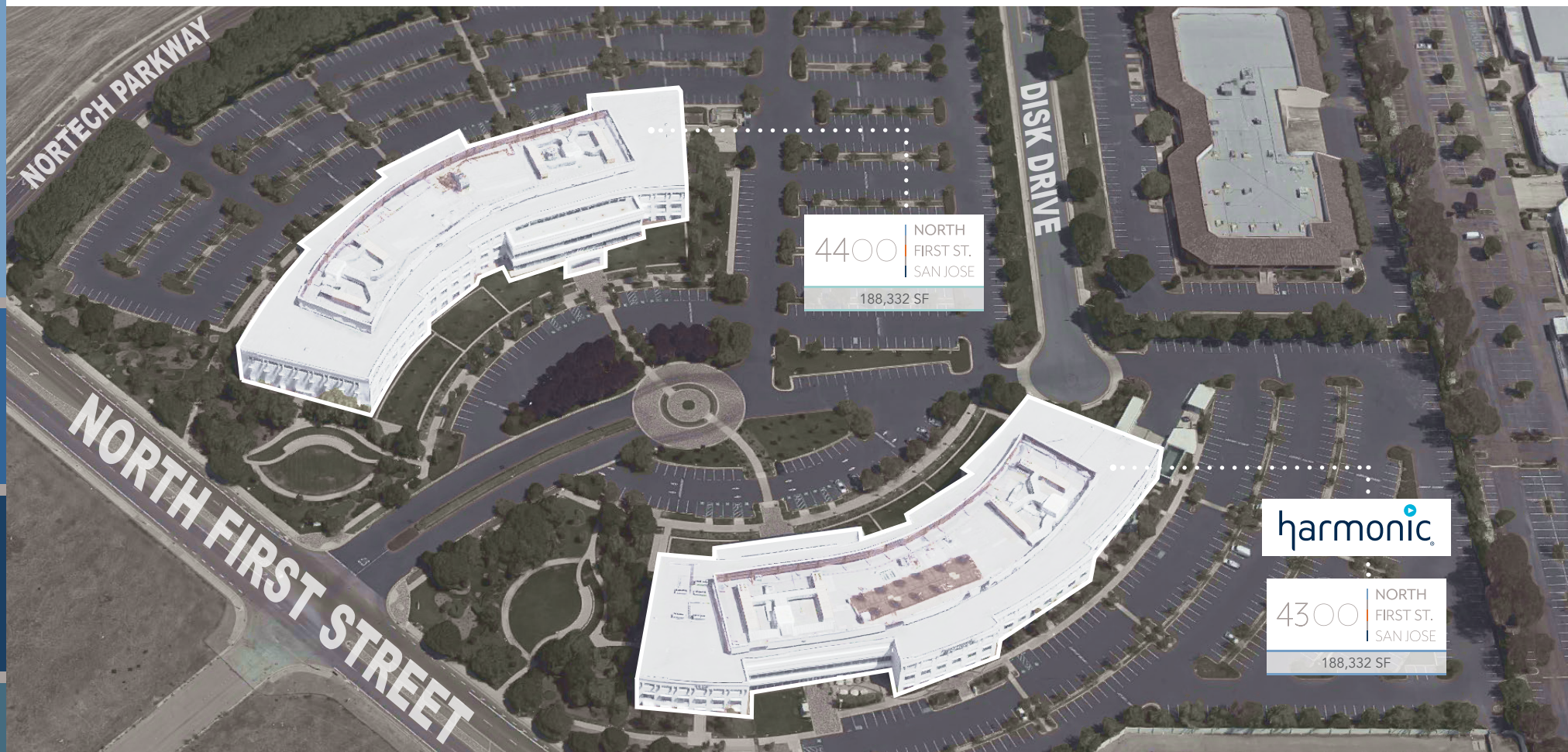
24 YOU'RE IN GOOD COMPANY

25 CONTACT US



SITE PLAN

4300 | NORTH
4400 | FIRST ST.
SAN JOSE



harmonic

4300 | NORTH
FIRST ST.
SAN JOSE
188,332 SF

4400 | NORTH
FIRST ST.
SAN JOSE
188,332 SF

► BUILDING SIZE

Campus Opportunity up to
376,664 square feet

► LOCATION

Prominent identity along
Highway 237

► FEATURES

High visibility signage
opportunities

SIGNAGE

4400 NORTH
FIRST ST.
SAN JOSE



► NEW ENTRY

Prominent identity - offering building, monument, and front entry signage with **Highway 237** and **N. First Street** visibility.

NEW LOBBY ENTRY



NEW OUTDOOR PAVILION

± 7,500 SF

4400 NORTH
FIRST ST.
SAN JOSE



OUTDOOR PAVILION

Covered pavilion with
bar-height counter,
dining tables
and TV wall

Lounge deck with lounge
pods and festoon lighting

Lounge dining patio

NEW GAME ROOM

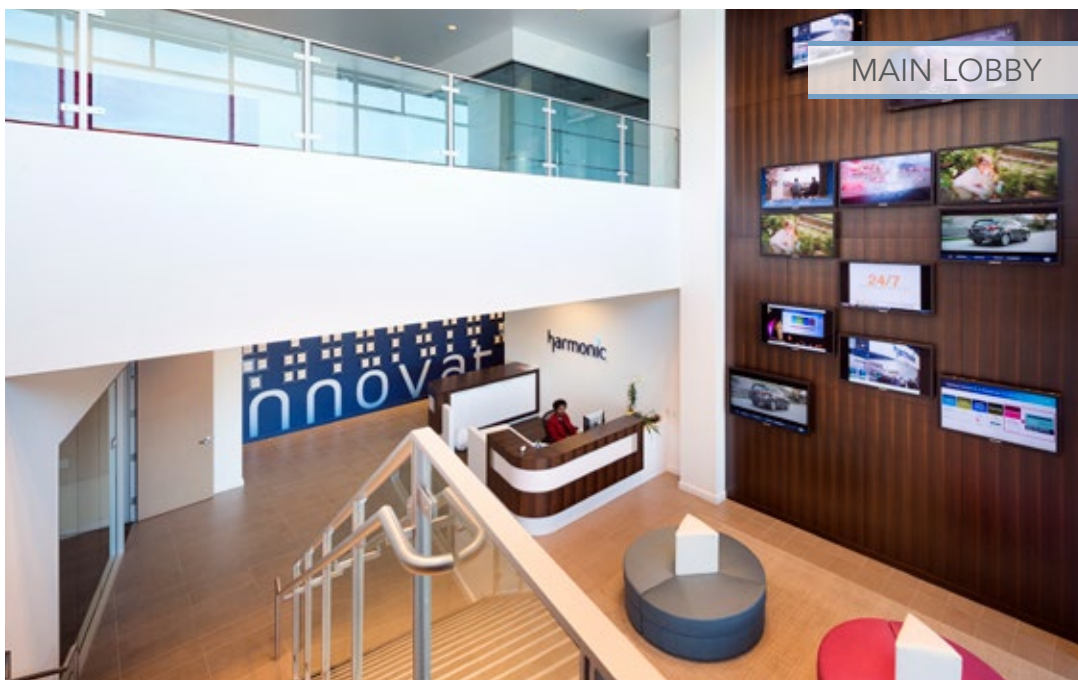
4400 | NORTH
FIRST ST.
SAN JOSE



NEW BREAK/ALL-HANDS AREA

4400
NORTH
FIRST ST.
SAN JOSE

EXISTING INTERIORS

4300
NORTH
FIRST ST.
SAN JOSE

4300

NORTH
FIRST ST.
SAN JOSE

ON-SITE AMENITIES

Training Rooms

Break Rooms

BUILDING DETAILS

► AVAILABILITY

188,332 SF 3-story office/R&D building

► POWER

4,000 amps at 480 volts total servicing building and an emergency diesel generator system

► FLOOR PLATES

60,992-63,670 square feet

► SHIPPING & RECEIVING

1 dock / 1 grade

► HVAC

540 tons total servicing building (4-135 ton box car units)

► PARKING

3.6/1,000
One (1) electric vehicle (EV) charging station w/2 ports

► CLEAR HEIGHT

Slab-to-slab: 14'6" to 15'9"

► FIBER

Fiber optic cable to the building (AT&T)

► ELEVATORS - 2 TOTAL

2 Passenger:
One 2,500-pound capacity;
Marquis 25 Oilraulic
One 4,500-pound capacity;
Continental 45 Oilraulic

FIRST FLOOR 63,670 SQUARE FEET

AVAILABLE AUGUST 31, 2020

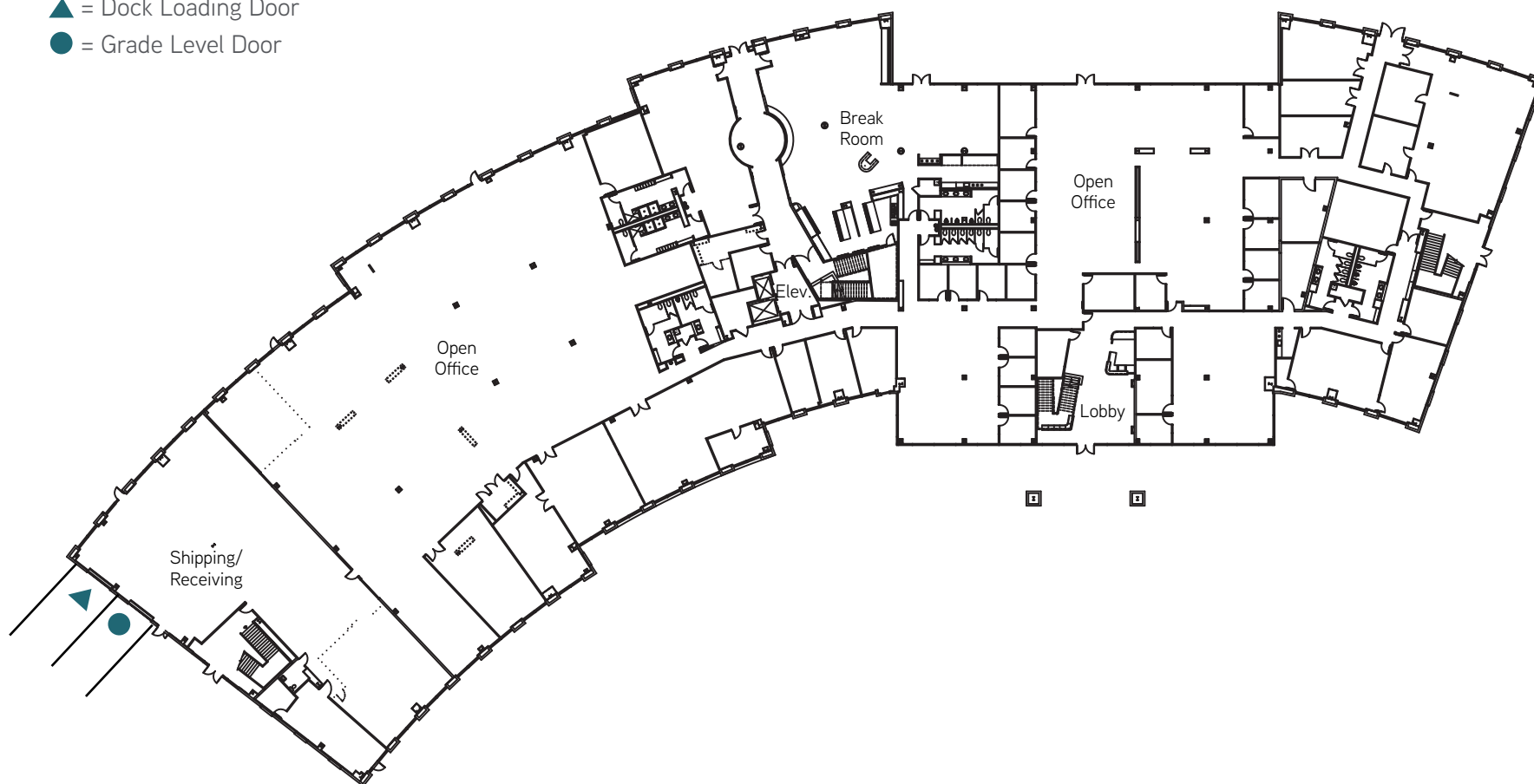
(CAN BE DELIVERED SOONER)

4300

NORTH
FIRST ST.
SAN JOSE

▲ = Dock Loading Door

● = Grade Level Door

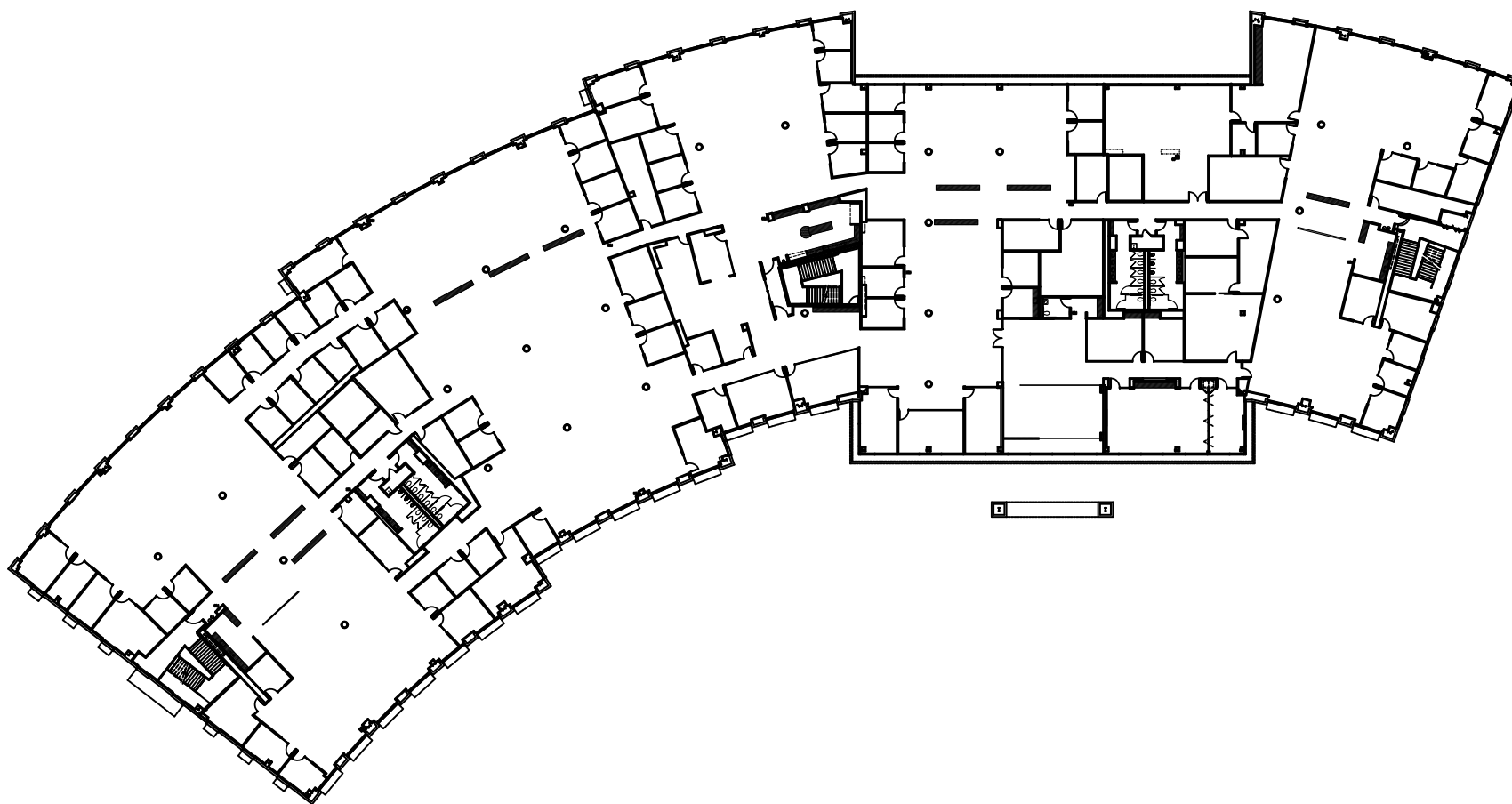


SECOND FLOOR 63,670 SQUARE FEET

AVAILABLE AUGUST 31, 2020

(CAN BE DELIVERED SOONER)

4300

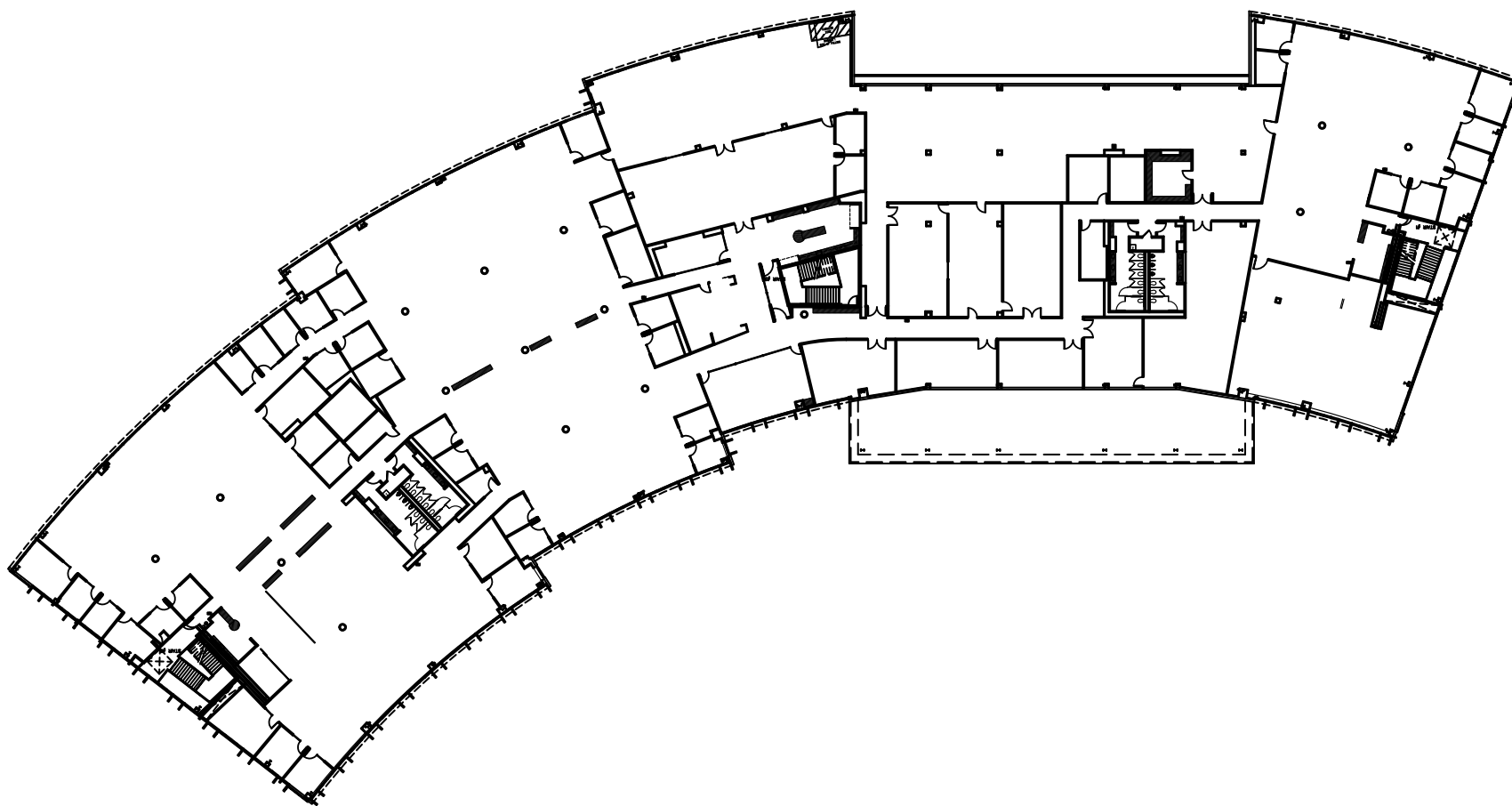
NORTH
FIRST ST.
SAN JOSE

THIRD FLOOR 60,992 SQUARE FEET

AVAILABLE AUGUST 31, 2020

(CAN BE DELIVERED SOONER)

4300

NORTH
FIRST ST.
SAN JOSE

4400

NORTH
FIRST ST.
SAN JOSE

ON-SITE AMENITIES

New Break/All-Hands Area w/access to Outdoor Pavilion

Outdoor Pavilion (±7,500 SF) includes:

- Covered pavilion w/bar-height counter, dining tables & TV wall
- Lounge dining patio
- Lounge deck w/lounge pods & festoon lighting

Fitness Center w/yoga studio, lockers/showers

- Accordion glass doors lead to outdoor activity deck

Game Room

- Roll-up doors lead to outdoor activity deck

Roof Deck (±2,800 SF) - 3rd Floor

Bike Racks

BUILDING DETAILS

► AVAILABILITY

188,332 SF 3-story office/R&D building (Divisible)

► POWER

4,000 amps at 480 volts total servicing building and an emergency diesel generator system

► FLOOR PLATES

60,992-63,670 square feet

► SHIPPING & RECEIVING

1 dock / 1 grade

► HVAC

540 tons total servicing building (4-135 ton box car units)

► PARKING

3.6/1,000
One (1) electric vehicle (EV) charging station w/2 ports

► CLEAR HEIGHT

Slab-to-slab: 14'6" to 15'9"

► FIBER

Fiber optic cable to the building (AT&T)

► ELEVATORS - 3 TOTAL

1 Freight:
4,000 lb capacity;
Schindler 330A Hydraulic

2 Passenger:
One 2,100 lb capacity;
Schindler 330A Hydraulic &
One 4,500 lb capacity;
Schindler 330A Hydraulic

FIRST FLOOR 63,670 SQUARE FEET

MARKET READY FLOOR PLAN

4400

NORTH
FIRST ST.
SAN JOSE

OUTDOOR PAVILION - 7,500 SF

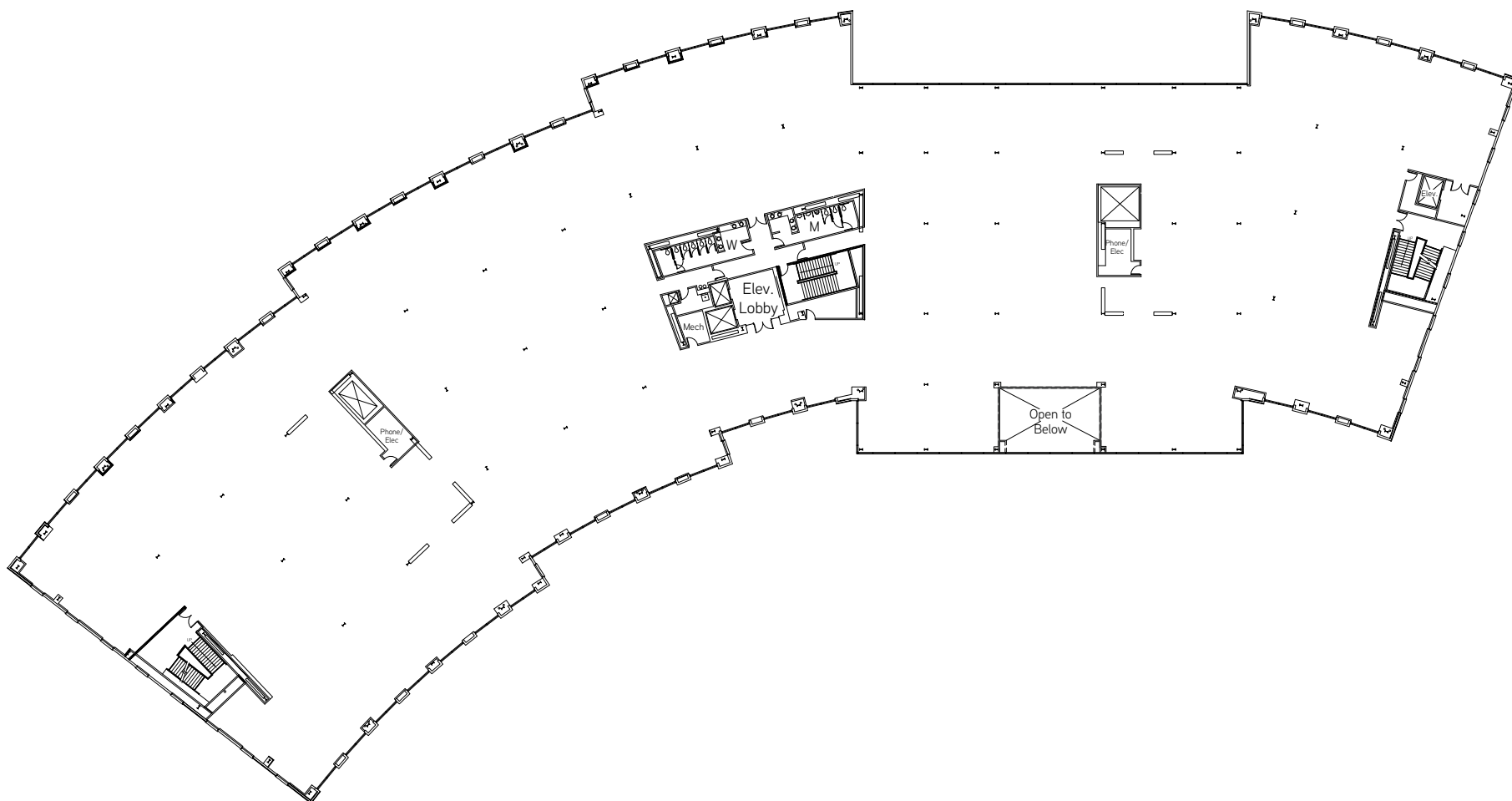
- ▲ = Dock Loading Door
● = Grade Level Door



SECOND FLOOR 63,670 SQUARE FEET

MARKET READY FLOOR PLAN

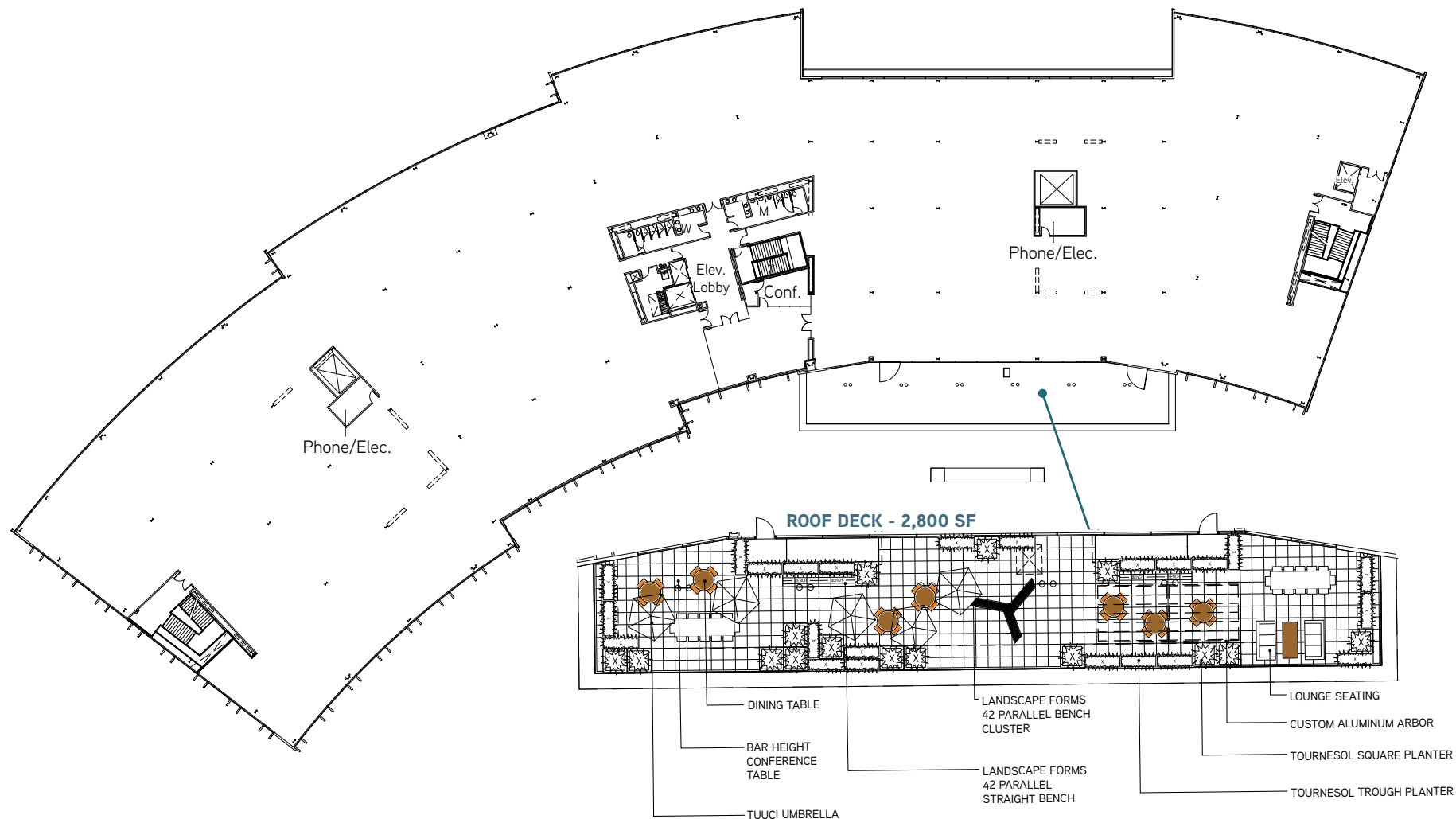
4400

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THIRD FLOOR 60,992 SQUARE FEET

MARKET READY FLOOR PLAN

4400 NORTH
FIRST ST.
SAN JOSE



THIRD FLOOR

ROOF DECK - 2,800 SF

4400

NORTH
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TOPGOLF COMING SOON

4300 | NORTH
4400 | FIRST ST.
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TOPGOLF

► ENTERTAINMENT

Topgolf is a one-of-a-kind experiential concept that is entertaining millions and growing the game of golf.

► FEATURES

Each venue features fun and competitive golf games for all ages, climate-controlled playing “bays” similar to a bowling lane, an impressive food and drink menu, private spaces for groups of any size, HDTVs to watch the big game and a music selection that will make every visit feel like a party.

WALKING DISTANCE AMENITIES MAP

4300 | NORTH
4400 | FIRST ST.
SAN JOSE



HOMWOOD SUITES

4315 N. FIRST STREET



Homewood Suites by Hilton San Jose North opened Oct, 13 2017

It features 145 units, which ranges from 434 sq. ft. room to a 2 bedroom, 793 sq. ft suite, all equipped with full kitchens and separate living and sleeping areas

THE SHOPS @ TERRA

NORTH FIRST STREET & HIGHWAY 237



4-story, 200 room, 100,000 sq. ft. hotel



3-story, 71,456 sq. ft. TopGolf facility, a premier sports and entertainment venue



110,000 sq. ft. of retail

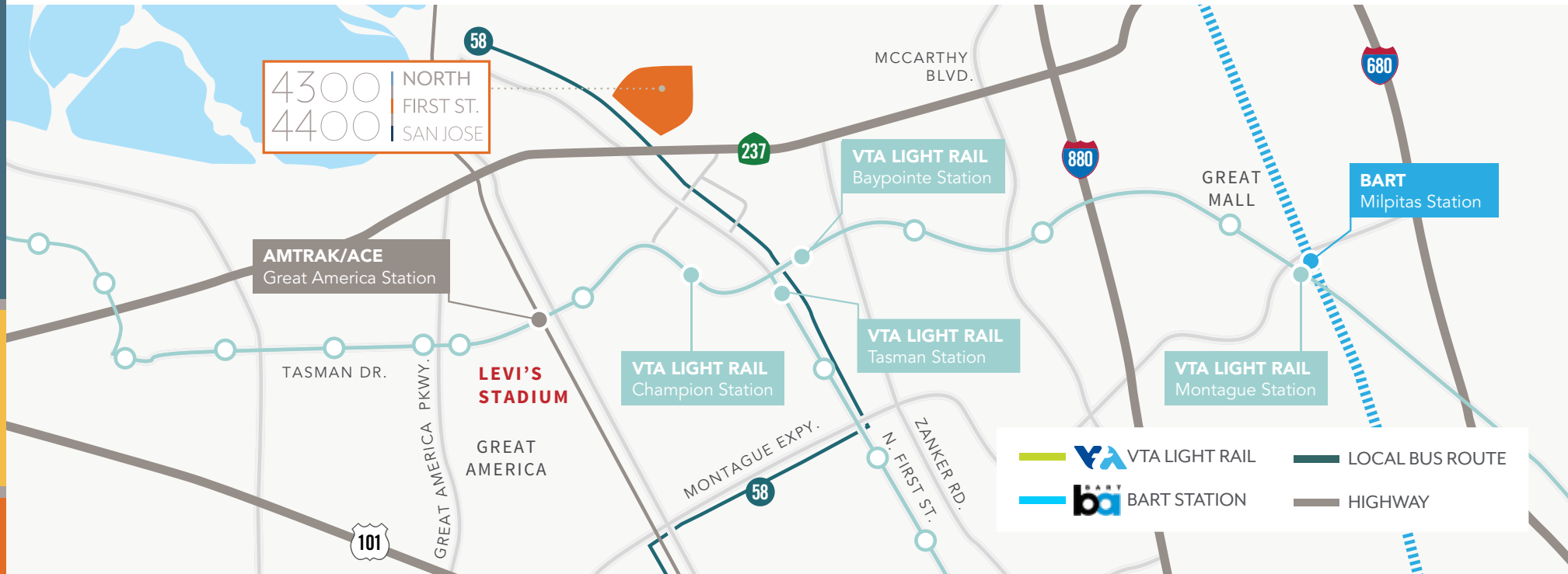
@FIRST

4130 N. FIRST STREET



MAP - TRANSPORTATION

4300 NORTH
4400 FIRST ST.
SAN JOSE



Major highways 237 and 880/17 along with Montague Expressway are within 2.5 miles offering convenient access by car or truck. A short 12 minute drive to Mineta San Jose International Airport makes domestic and international travel very convenient.

	SNAPSHOT	DISTANCE	TIME
	VTA Light Rail – Champion Station	1.3 miles	8 minute bike ride
	Amtrak/Ace – Great America Station	2.3 miles	15 minute bike ride
	Bus – Lines 58	adjacent to site	1 minute walk
	Highways – 237, 880/17 & Montague Expressway	within 2.5 miles	1-5 minute drive
	Mineta San Jose International Airport	5 miles	12 minute drive
	New Milpitas BART Station scheduled to open in 2018 (accessible via VTA Lightrail)		



MAP - RESIDENTIAL DEVELOPMENT

4300 NORTH
4400 FIRST ST.
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NEIGHBORING COMPANIES

4300 NORTH
4400 FIRST ST.
SAN JOSE



4300 | NORTH
4400 | FIRST ST.
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