



PHASE 1 | 300,000 SF AVAILABLE NOW

DESIGN & CONNECT

[www.AssemblyAtNorthFirst.com](http://www.AssemblyAtNorthFirst.com)

ASSEMBLY  
AT NORTH FIRST

# ASSEMBLY

(as-sem-bly, /e'semble/)

- a. A gathering together of people
- b. The putting together of machinery

## Mission Statement:

Offer a **state of the art work environment** that encourages maximum worker productivity.

- Assembly is a **27-acre** low density, sustainable campus, which combines walkable access to offsite retail, hotel and residential amenities; state of the art office and R&D workspaces; and **The Grove**, a **one-acre** amenity-rich environment designed to maximize workforce productivity.
- Assembly is responsive to the needs of today's technology tenants. It offers flexible and programmed spaces designed to foster collaboration for groups of different sizes and disciplines, through delivery of extraordinary buildings, private porches and well landscaped and merchandised outdoor spaces.
- Assembly acknowledges that its tenants' campus needs will change over time and is designed to satisfy this need, indoors and in common areas.



PROJECT OVERVIEW

THE SPACE

THE GROVE

THE LOCATION

DESIGN & CONNECT

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## THE SPACE

- Leading edge design by Gensler, offering large floor plates, abundant natural light, high ceilings, LEED Gold Core & Shell
- With 90k SF to 1.3MM SF+, Assembly will accommodate your growth needs
- Distinctive, signature lobbies and Main Street to feature your corporate identity

## THE GROVE

- One acre of flexibly programmed amenity space is the backbone of the campus
- 3,000 SF+ of Indoor/Outdoor fitness center with locker room facilities
- Several outdoor eating and gathering areas featuring BBQ grills, pizza ovens and fire pit

## THE LOCATION

- Immediate pedestrian friendly access to premium shopping, dining, living to attract and retain the best workforce
- Proximate to the entire Silicon Valley via immediate 237 East / West access
- 1,000 lineal feet of frontage, directly on North First Street creates high visibility for your corporate identity

CONNECTOR

EV STATION

LOADING

MAIN LOBBY

FITNESS CENTER

PHASE 2

PHASE 1







## FLOOR PLATES

50,000 to 100,000 SF floor plates in single and two-story configurations foster collaboration and increase workforce interaction

## HEIGHT & LIGHT

Abundant natural light achieved via new full height glass and ceiling heights ranging from 18' to 22'

## CORPORATE IDENTITY

All buildings offer distinctive, prominent lobbies and multiple signage opportunities to feature your corporate identity



# CONNECT

THE SPACE





# EXCHANGE

THE SPACE





# DESIGN

THE SPACE





# SHAPE

THE SPACE







**THE GROVE** is a **one acre** contiguous, car free area that extends **500'** in length (greater than the size of a football field) and sets the standard today for **“Work Lifestyle”** in the Silicon Valley.

### POTENTIAL ON-SITE SERVICES:

- Concierge-style attention for your workforce means dining options from morning to evening, laundry pick up, bike storage, car wash, and car fueling
- Morning breakfast service offering freshly pressed juices, roasted coffee and herbal teas all made to order
- Afternoon beverage service and fresh, healthy snacks to keep the team focused and nearby
- Host your next company event at The Grove by reserving selected areas/cooking stations and letting us handle your party or meeting setup/breakdown

### OUTDOORS:

- Distinct zones for the individual seeking quiet outdoor workspace, group breakout areas under trees, fire pits for collaboration
- A comprehensive kitchen and trellis-covered patio (seating for 80)
- Stay productive anywhere at The Grove with complimentary high speed WiFi

### ON-SITE FITNESS:

- 2,200 SF Indoor Fitness Center fully equipped with the latest cardio machines, weights and training equipment
- 650 SF Outdoor Fitness/Yoga deck
- New men's and women's locker rooms, shower facilities and towel service



## a day in the life of THE GROVE

**6:00AM:**

- o FITNESS CENTER and Yoga Deck open  
*Fitness Center is 2,200 SF | Yoga Deck is 650 SF*

**7:00AM ----- 11:30AM:**

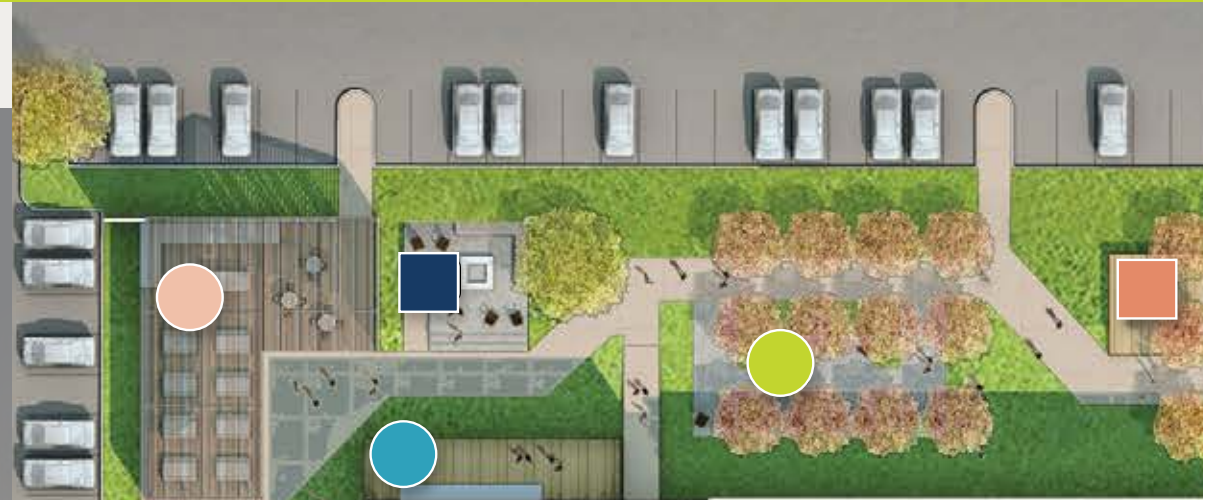
- o Yoga Classes open
- o Coffee, Smoothies and Continental Breakfast at the GALLERY

**11:30AM ----- 1:30PM:**

- o Lunch at the OFF-THE-GRID FOOD TRUCK PLAZA or Catered at the GALLERY and Patio or at the GRILL Pizza Oven

**5:00PM ----- 7:00PM:**

- o Private events at the GALLERY or the STAGE



-  **THE GALLERY**  
Under counter refrigerators, grills in island, storage, picnic tables, overhead shade structure and market lighting
-  **THE GARDEN**  
Adirondack chairs in small rooms on crushed stone paving
-  **THE LOUNGE**  
Concrete fire pit in crushed stone paving
-  **THE STAGE**  
Wood deck with casual seating
-  **FITNESS CENTER DECK**
-  **"OFF-THE-GRID" FOOD TRUCK PLAZA**
-  **THE GRILL**  
BBQ, large umbrellas, tables, and chairs on crushed stone paving
-  **ASSEMBLY PLAZA**
-  **3960 AMENITY SPACE PORCH**
-  **PEDESTRIAN WALK**  
Retail center next door





## DESIGN

Meet or relax in a unique environment with elements of luxury residential and resort properties integrated into a office setting to create a tranquil ambiance throughout the campus

## FEATURES

Wide range of amenities include fire pits, BBQ grills, wood stage, fitness area, lawns, food truck plaza, electric car charging

## WORK

Several areas are designed for group meetings or just relaxation space, to keep workers engaged with each other and close to work



# REJUVENATE







SHOPPING & DINING

VISTA MONTAÑA PARK

HYATT house

COURTYARD  
MARRIOTT

ASSEMBLY  
AT NORTH FIRST

237

NORTH FIRST STREET

THE LOCATION

Immediate pedestrian friendly access to shopping, dining & living keeps your work force close



# ASSEMBLY AT NORTH FIRST



THE LOCATION

Excellent access to all local and regional transportation options





THE LOCATION

10,000 class A housing units within 2.5 miles



# ASSEMBLY

AT NORTH FIRST

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