



REFRAME THE WORKDAY

4453 N. FIRST STREET
SAN JOSE, CA 95134



Craig Fordyce SIOR, CCIM
Vice Chair
408 282 3911
craig.fordyce@colliers.com
CA Lic. 00872812

Mike Rosendin SIOR, CCIM
Vice Chair
408 282 3900
michael.rosendin@colliers.com
CA Lic. 00826095

John Colyar
Executive Vice President
408 282 3913
john.colyar@colliers.com
CA Lic. 01918293

Jake Smart
Executive Vice President
408 282 3913
Jake.Smart@colliers.com
CA Lic. 02031308

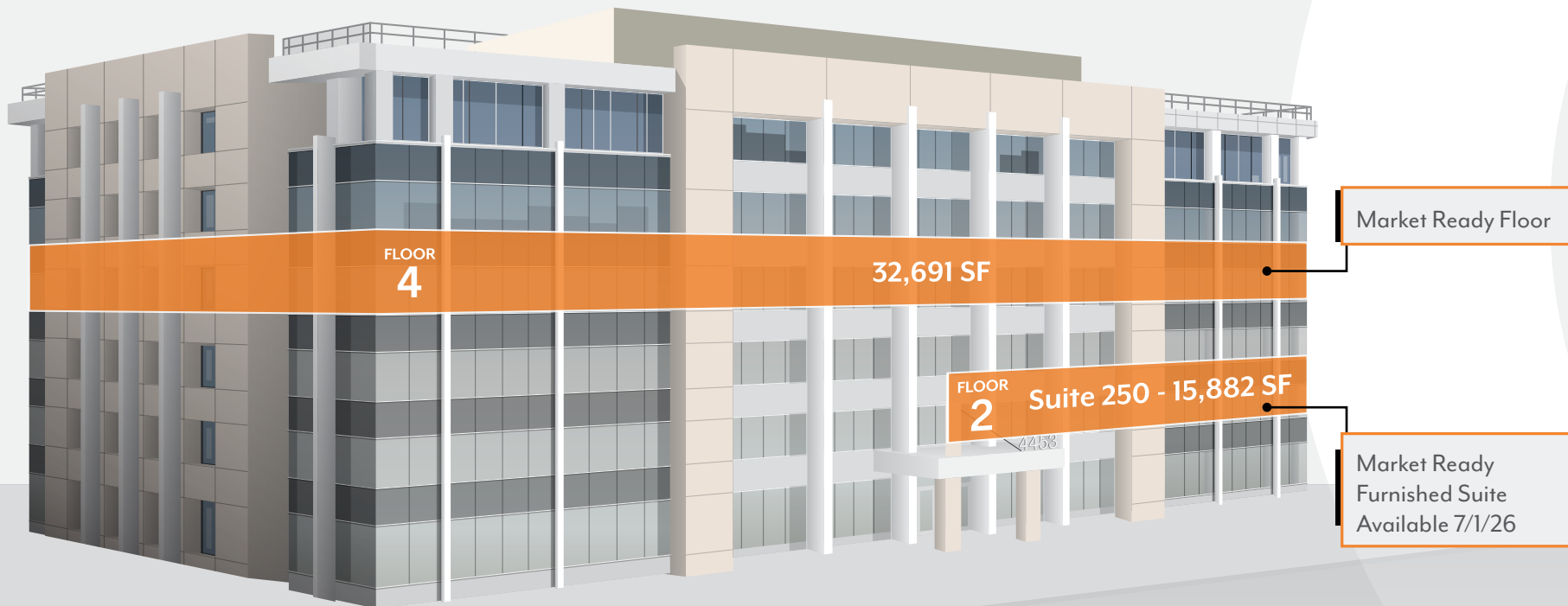


A DESTINATION FOR A BETTER WAY TO WORK

Today's hybrid workforces demand office spaces that are
MORE THOUGHTFUL, ELEVATED AND DYNAMIC.

237@First has reimagined the entire working experience - supporting an active, thriving lifestyle in the center of everything.

4453 N.FIRST STREET



SPACE FOR THOSE WHO DREAM BIG

HIGH-END FINISHES IN A MOVE-IN READY SPACE



TOUR THE SPACE

FLOOR 4

32,691 SF

Market Ready Condition

Available Now

- Executive Offices - 2
- Offices - 5
- Huddle Rooms - 6
- Lounge Rooms - 3
- Conference Rooms - 9
- Boardroom - 1
- Phone Rooms - 4
- Wellness Room - 1



HYPOTHETICAL FURNITURE PLAN

FLOOR 4

GALLERY



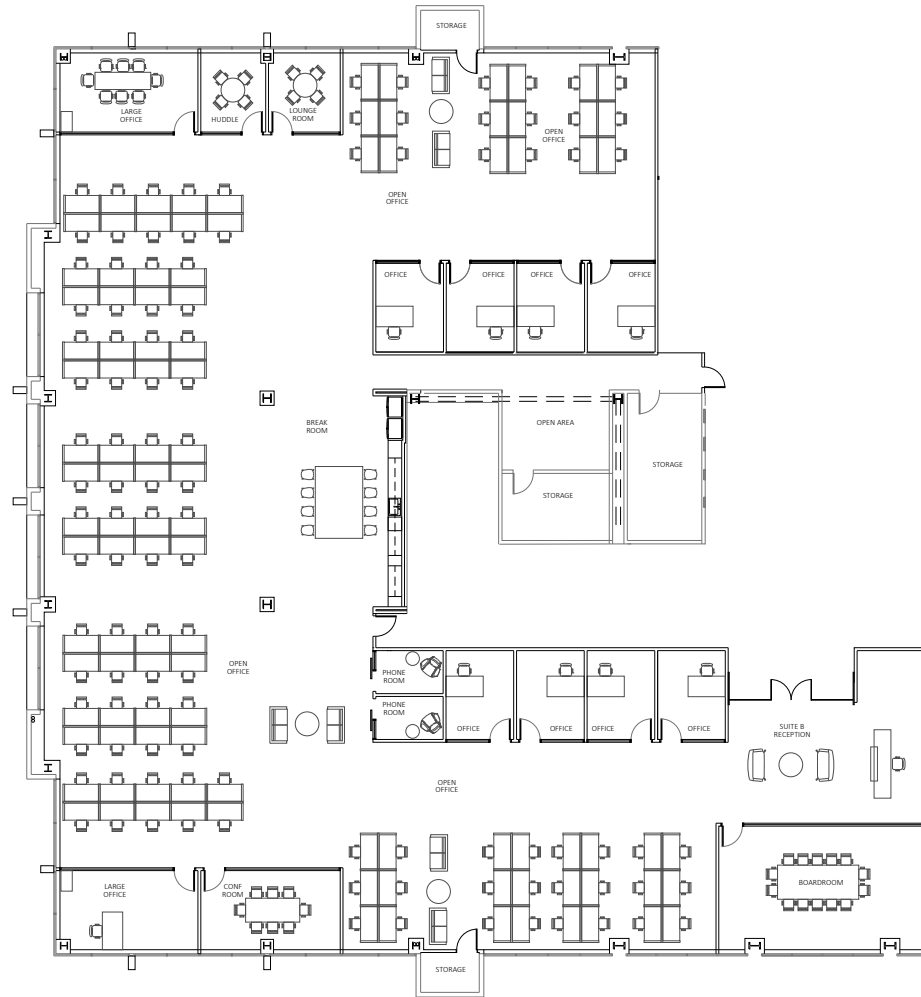
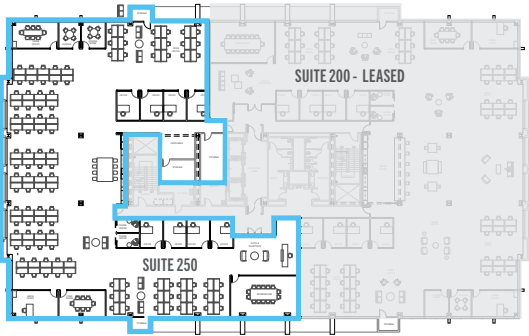
FLOOR 2

SUITE 250 15,882 SF

Market Ready Condition

Furnished Suite

Available 7/1/26



- Workstations - 110
- Large Office - 2
- Offices - 8
- Huddle Room - 1
- Lounge Room - 1
- Conference Room - 1
- Boardroom - 1
- Phone Rooms - 2



IT'S ALL HERE

- Two mid-rise buildings enable tenants to use stairs instead of elevators
 - High technology-enhanced design reduces direct daily contact with others
 - On-site fitness center with spa-quality facilities
 - On-site cafe planned - estimated completion in summer 2026
 - Indoor/Outdoor office integration
 - Social distancing-friendly floorplans with sanitation stations
 - HVAC systems with 450 tons of cooling capacity per building
 - TI allowances for additional air-filtration systems for tenant spaces
 - LEED Gold certification
 - 3.17/1,000 SF surface parking with EV plug-in stations
 - Recently renovated common areas and building lobby
-

**PLUS A PRIORITY
ON WELL BEING
AND PEACE OF MIND**



FRESH AIR ADDED TO YOUR DAY

At 237@First, you can extend your office footprint outside and enjoy further opportunities to collaborate in diverse, more inspiring environments.

The expansive outdoor plaza features open-air conference rooms and breakout areas - with both covered and sunlit seating options - for meetings and training sessions



ABUNDANT, TRANQUIL GREEN SPACES, PLUS:

- Newly renovated outdoor and collaboration areas
- Expansive covered seating area that includes BBQ's and TV's for entertaining
- Sand volleyball court
- USB-enabled areas with lounge and professional seating
- Nearby walking and biking trails



COMPLETE CONNECTIVITY

MAKE YOUR COMMUTE SEAMLESS

We're located immediately next to the 237 and N. 1st Street interchange in North San Jose.

237@First's easily accessible location is designed to make your commute hassle-free

UNMATCHED LOCATION

IN THE HEART OF SILICON VALLEY

You're in good company.

237@First is surrounded by prestigious corporations such as Google, Microsoft, Dell, Samsung, HPE and Cisco.

And when you're ready to leave the office, stop by Top Golf or explore the abundant dining and retail options in At First or take in a game at Levi's Stadium.



- SHOP
- BANK
- DINE
- STAY
- PLAY
- NEIGHBOR





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