



# 3200

## North First Street

NORTH SAN JOSE, CA

- **100% Vacant** Class A Office/R&D Building For Sale
- **Opportunity** to Assume Favorable In-Place Financing
- **Transit Oriented** Premier Location
- **±85,017** Square Feet



Douglas Wilson Companies

Colliers

INSTITUTIONAL  
CAPITAL  
MARKETS

A wide-angle photograph of a modern, two-story office building with a curved facade and large glass windows. The building is surrounded by trees and a parking lot. In the background, there are mountains under a clear blue sky.

  
**3200**  
North First Street  
SAN JOSE, CA

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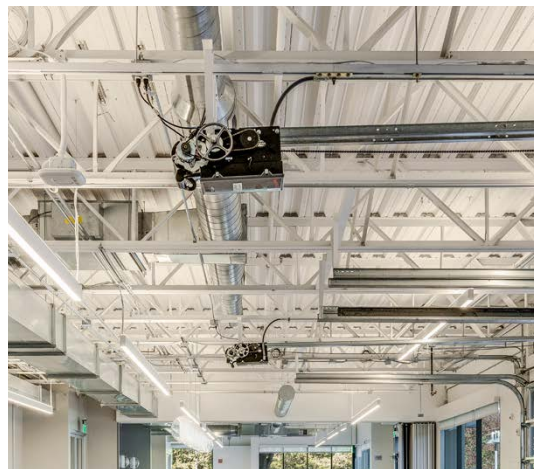
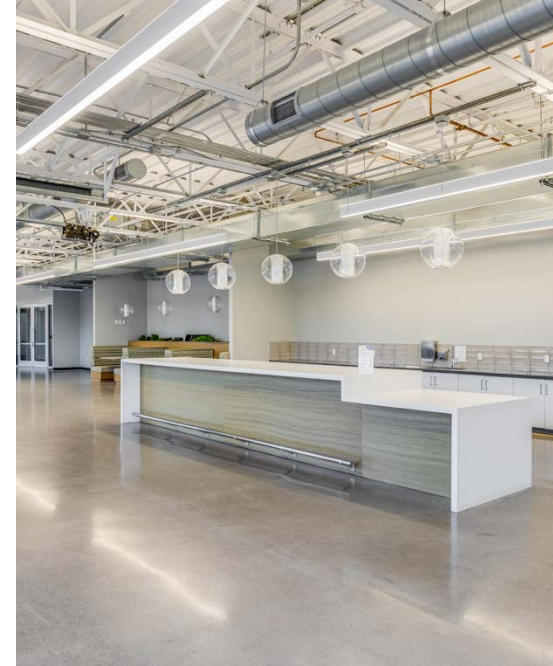
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## PROPERTY HIGHLIGHTS



Market Ready Class A Office/R&D Building



Opportunity to Assume Favorable In-Place Financing

- Existing Loan Balance: \$19,800,000
- Interest Rate: 4.6%
- Full Term Interest Only
- Maturity Date: 3/11/2028



Modern On-Site Amenities including

- On Site Gym & Showers
- Indoor/Outdoor Café Style Break Room
- Enclosed Outdoor Amenity Area



Rare Two Story Warehouse Area with 22' clear height



Ideal Mix of Creative Office and R&D Space



Generous Parking: 3.0/1,000 Parking Ratio with 9 Charging Stations on Site



3 Dock High Doors & 1 Grade Level Door










Strategic Main & Main Location in North San Jose



Transit Oriented Location:

- Directly Adjacent to Light Rail
- 10 Minute Drive to Norman Minetta International Airport
- Immediate access to Montague Expressway, US 101, and Highway 880

## PROPERTY DETAILS

-  Building RSF: ±85,017
-  100% Vacant
-  Partial 2 Story (warehouse features full 22' foot clear to the ceiling)
-  Year Built: 1997
-  Parking: 260 Stalls, 3.05/1,000
-  Ceiling Heights: 10' 1st floor and 2nd Floor
-  2,000 Amps 408/277 volt, 3 Phase



# STRATEGIC GOLDEN TRIANGLE LOCATION WITH SUPERIOR FREEWAY AND TRANSPORTATION ACCESS



NXP CDK Global

INFINITI SOLUTIONS

Google

MICROCHIP

Infineon

SAMSUNG

Kawasaki Robotics

cisco

River View  
BANK OF AMERICA  
BLAST & BREW  
BRILLIANCE Dental Care  
corepower YOGA  
INCH'S  
Pike's Peak  
saladfarm  
Stanford HEALTH CARE  
STARBUCKS COFFEE

Crescent Village Retail  
CURRY UP  
TANDOORI PIZZA  
STARBUCKS COFFEE

North Park  
CARED COFFEE  
The Market at Montague

River Oaks Station  
Canon

intel

BROADCOM

cadence

NETGEAR

align

TESLA

SANMINA

PayPal

FICO

NUTANIX

Clavax

SJC  
SAN JOSE  
MINETA  
INTERNATIONAL  
AIRPORT

GlobalLogic

US  
101

INTERSTATE  
880



Caltrain

3200  
North First Street

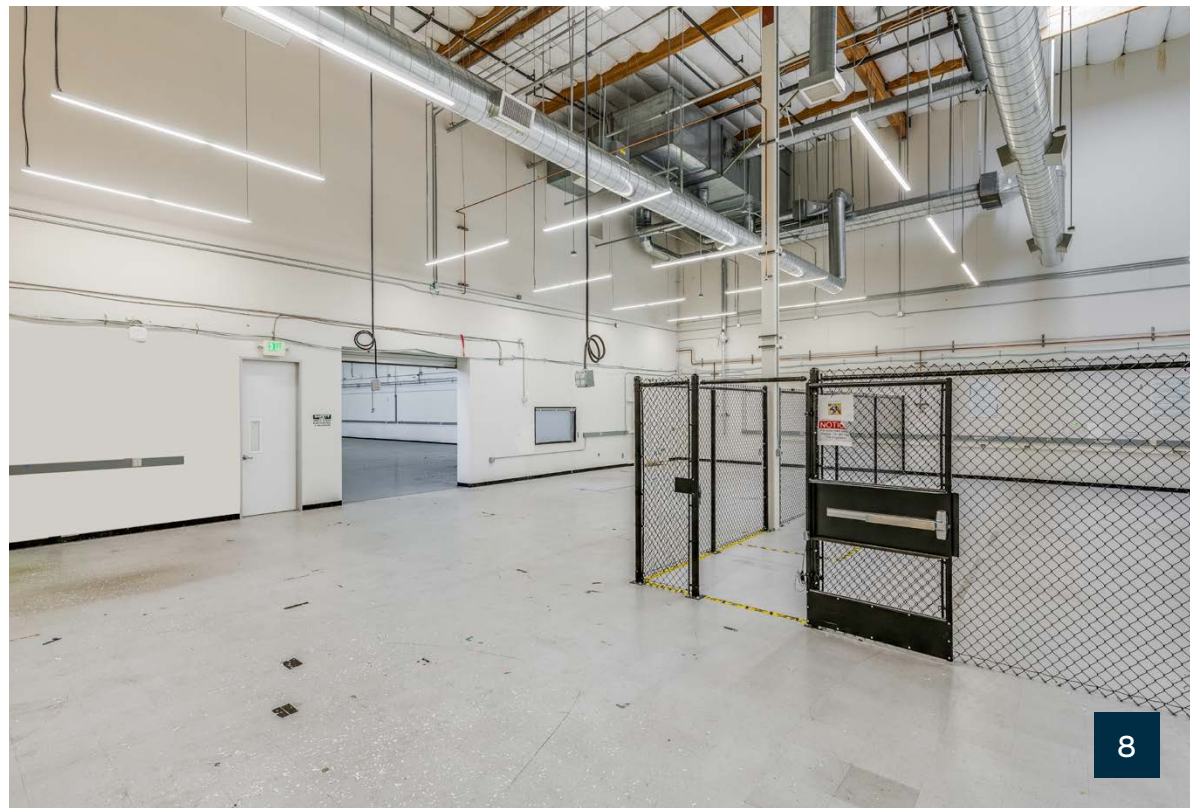
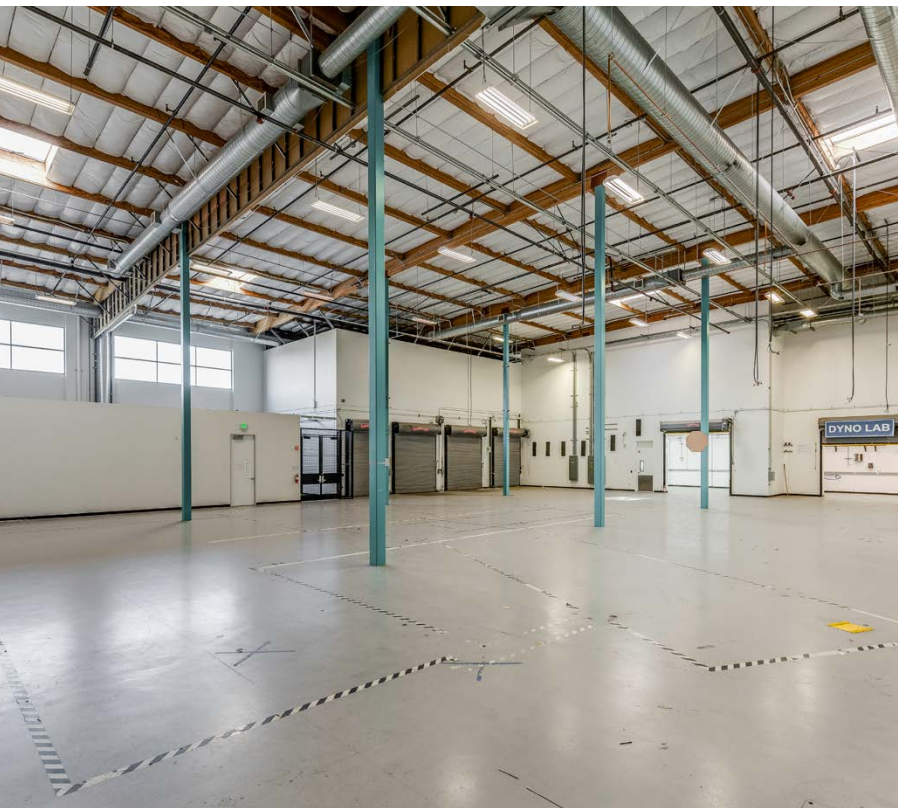
## Dense Surrounding Housing Stock

1	Crescent Village	2188 Units
2	North Park Apartments	445 Units
3	Riverview Apartments	1,308 Units
4	Elan At River Oaks Apartments	941 Units
5	Epic At River Oaks	770 Units
6	Mansion Grove	1,000 Units
7	550 Moreland	430 Units
8	Estancia Santa Clara Apartments	450 Units

## PREMIER TRANSIT ORIENTED NORTH FIRST STREET LOCATION



North First Street



# BEST IN-CLASS INSTITUTIONALLY MAINTAINED ASSET

## Market Ready Class A Office/R&D Building

- Full Height Windows on First Floor
- Prominent Building Signage and Identity

## On-Site Amenities

- On Site Gym & Showers
- Indoor/Outdoor Café Style Breakroom
- Enclosed Outdoor Amenity Area

## Generous Onsite Parking 3.0/1,000 with 9 Charging Stations on Site

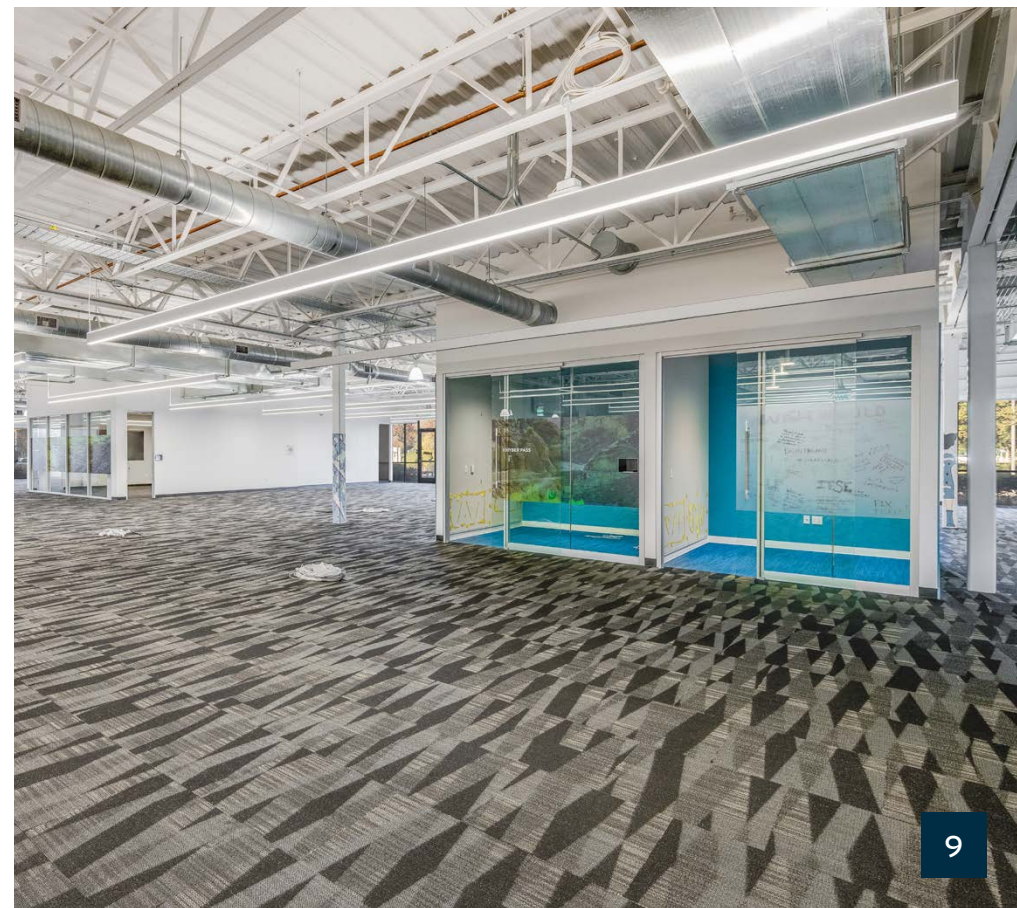
## Impeccably Maintained Asset

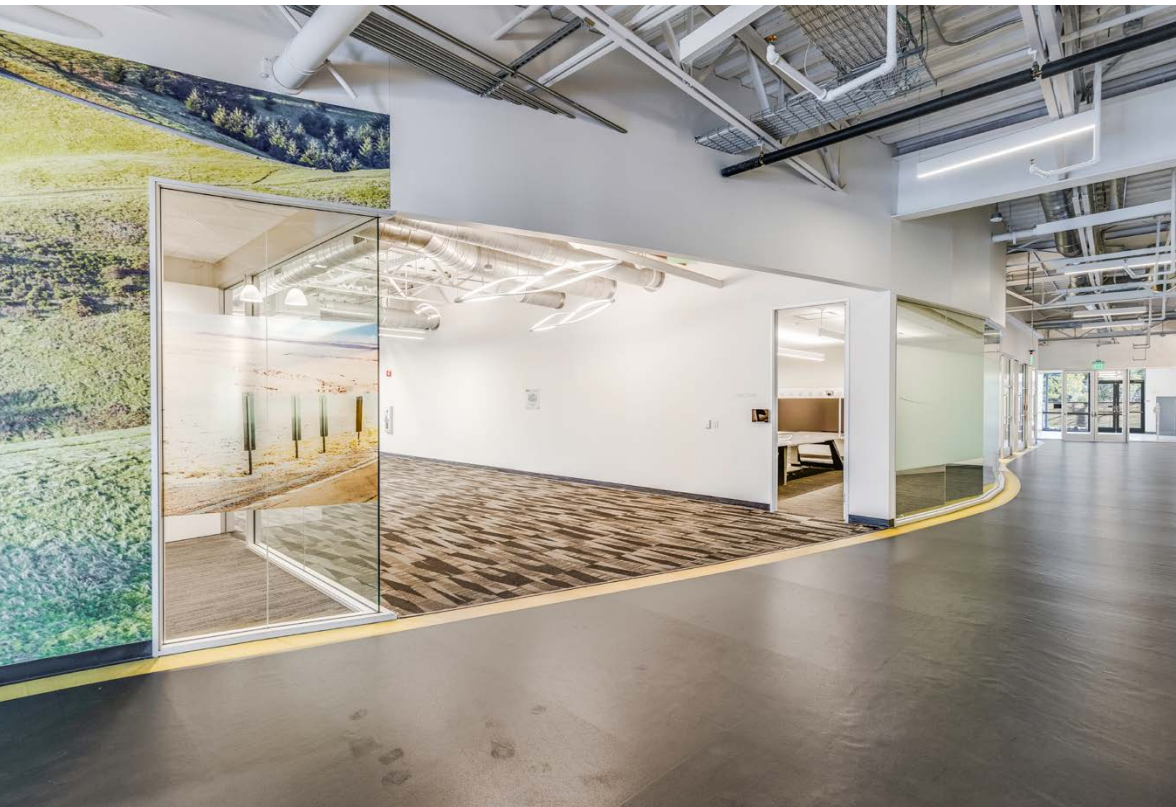
- Rare Two Story Warehouse Area with 22' clear height
- 10' Ceilings in Office/Lab Areas
- 3 Dock High Doors/1 Grade Level Door

## Ideal Mix of Creative Office and R&D Space



3200  
North First Street  
SAN JOSE CA





# PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

Address:	3200 N 1st San Jose, CA 95134
Number of Buildings:	One (1)
Square Footage:	±85,017 SF
Year Built:	1997
Land Area:	206,910 SF (4.75 Acres)
Floor Area Ratio (FAR):	0.41
Number of Floors:	Partial 2 Story (warehouse features full 22' foot clear to the ceiling).
Parking:	260 Stalls including 7 ADA Stalls and 10 EV Charging Stalls.
Parking Ratio:	3.05/1,000
Landscaping:	Mature landscaping consisting of lawn areas, trees and ground coverings.
Irrigation:	Perimeter landscaped areas and planters contain automatic-irrigation systems consisting of PVC piping and risers, drip irrigation, multi-zone controllers, and digital-electronic timers.

## BUILDING SYSTEMS

Building Construction:	Tilt-Up Concrete, Type III
Roof Systems:	Low-slope, flat roofs with built-up roof (BUR) membrane
Roof Age:	Original to Building (1997)
HVAC:	Office spaces in the building are air conditioned and heated by rooftop-mounted, box-car-type cooling units and gas-fired furnace units manufactured by Trane and Reznor, respectively. Five, rooftop-mounted, split system heat-pump units manufactured by Fujitsu serve the various computer labs and data centers located throughout the building. All HVAC Systems original to the building.
Elevators:	One (1) Elevator
Fire and Life Safety:	The building contains a Honeywell Fire Lite Model MS-4050UD addressable, main fire-alarm-control panel (FACP), located in the Floor 1 electrical room.
Sprinkler System:	All areas of the building are provided with automatic fire-sprinkler protection. A primary main fire-water supplies with dual-check backflow preventer is located on the side of the building on Innovation Drive that serves four main risers within the building.
Electrical:	2,000 Amps. The building main service is rated at 480Y/277-volts, 3-phase, 4-wire. Step-down transformers at various locations provide reduced primary 480/277 voltage to 208/120 volts for general house power and other specific uses.
Emergency Power:	Emergency-generated power is being provided to the building by a Kohler Model 40REOZLC 40-Kw generator. The generator provides emergency power to the buildings emergency lighting, BMS and elevator.
Façade / Windows:	There is a curved two-story projection at the front of the building that is constructed with metal framing, and faced with painted stucco.
Foundation:	The foundation consists of shallow pad footings at each column, and shallow continuous spread footings at bearing walls. Floor 1 is a concrete slab on grade.

# PROPERTY DESCRIPTION

## UTILITY PROVIDERS

Electricity: Pacific Gas & Electric

Gas: Pacific Gas & Electric

Sewer: City of San Jose

Water: City of San Jose

## SITE

Number of Parcels: Two (2)

Assessor Parcel Number: 097-09-037  
097-09-034

## ZONING/RESTRICTIONS

Zoning Designation: IP (Industrial Park)

## FLOOD ZONE / SEISMIC STATUS

Flood Zone: Zone AE and Zone X500

Earthquake Disclosure: Zone 4

## INTERIOR BUILDING INFORMATION

**Walls:** Walls are painted gypsum wallboard installed over metal-stud framing.

**Windows:** There are large aluminum-framed windows around the perimeter at both floors of the building. Most of the windows at the lower floor are 8' and 10' tall, and 18'-8" wide, with divided lites. Windows at the upper floor are the same width, but only approximately 6' tall.

**Restrooms:** There are three each of men's and women's restrooms at Floor 1, and one each at Floor 2. The eastern men's and women's restrooms at Floor 1 each have two showers, and one in each is a roll-in disabled-access shower.

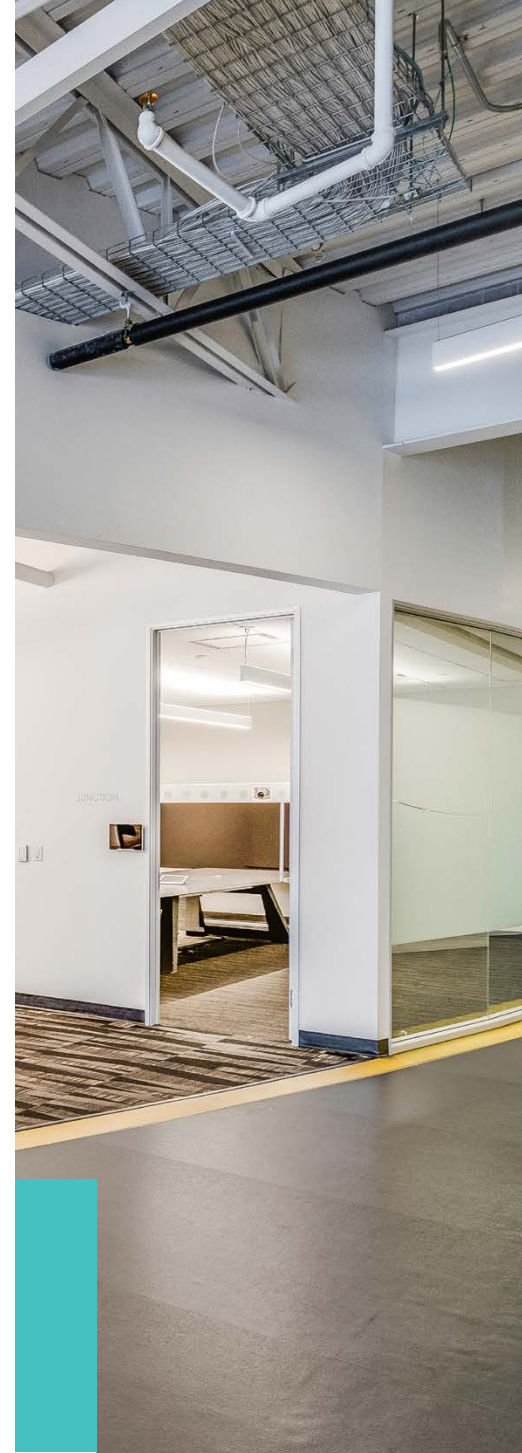
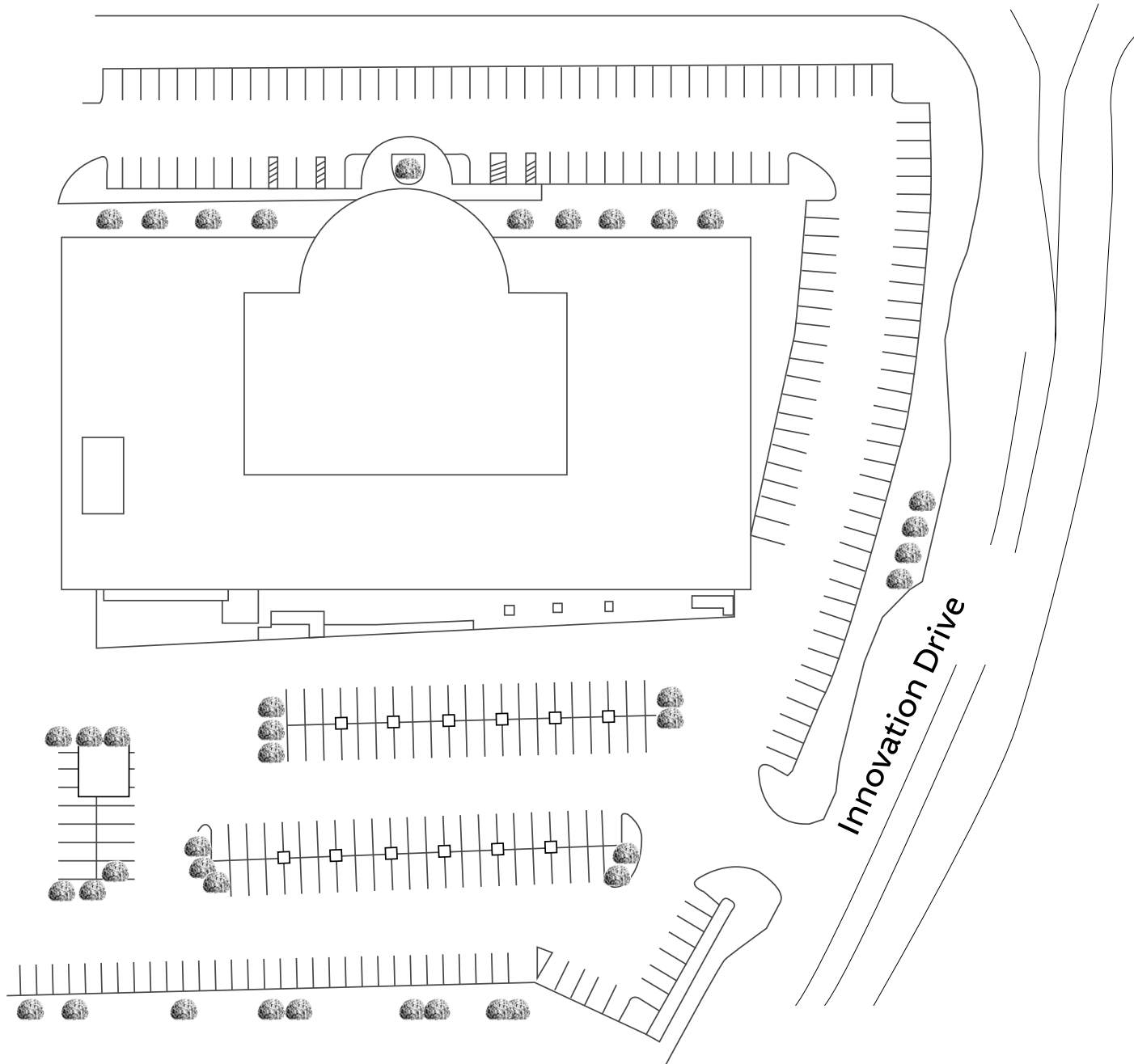
**Lobbies:** The main entry lobby/reception area has laminate wood flooring with carpet walk-off mats at the entrance, and inset carpet in the reception seating area. Hard flooring is finished with vinyl topset base at wall intersections. Walls are painted gypsum wallboard installed over metal-stud framing. Ceilings are painted (white) open structure, with integrated strips of suspended, geometric-shaped, gypsum-board-clad sound buffers. Recessed can lights are inset within the suspended structures.

**Security / Communication Systems:** Security systems are installed in the telecommunications equipment room. Perimeter entrances and doorways between the warehouse/lab areas and main office are provided with keypad or cardkey entrance, and are protected with door alarms. Surveillance cameras are present at various locations within the building, and at building exteriors.

**Lighting:** Interior lighting in the office areas, corridors, and open workspaces consist of designer, ceiling-mounted LED type fixtures. The lobby contains additional ceiling mounted recessed-can fixtures. Restrooms contain recessed compact-fluorescent (CFL) down lights, and ceiling soffit-mounted fluorescent fixtures along the walls above toilet stalls and lavatories. Utility closets contain surface-mounted, two-lamp fluorescent fixtures.

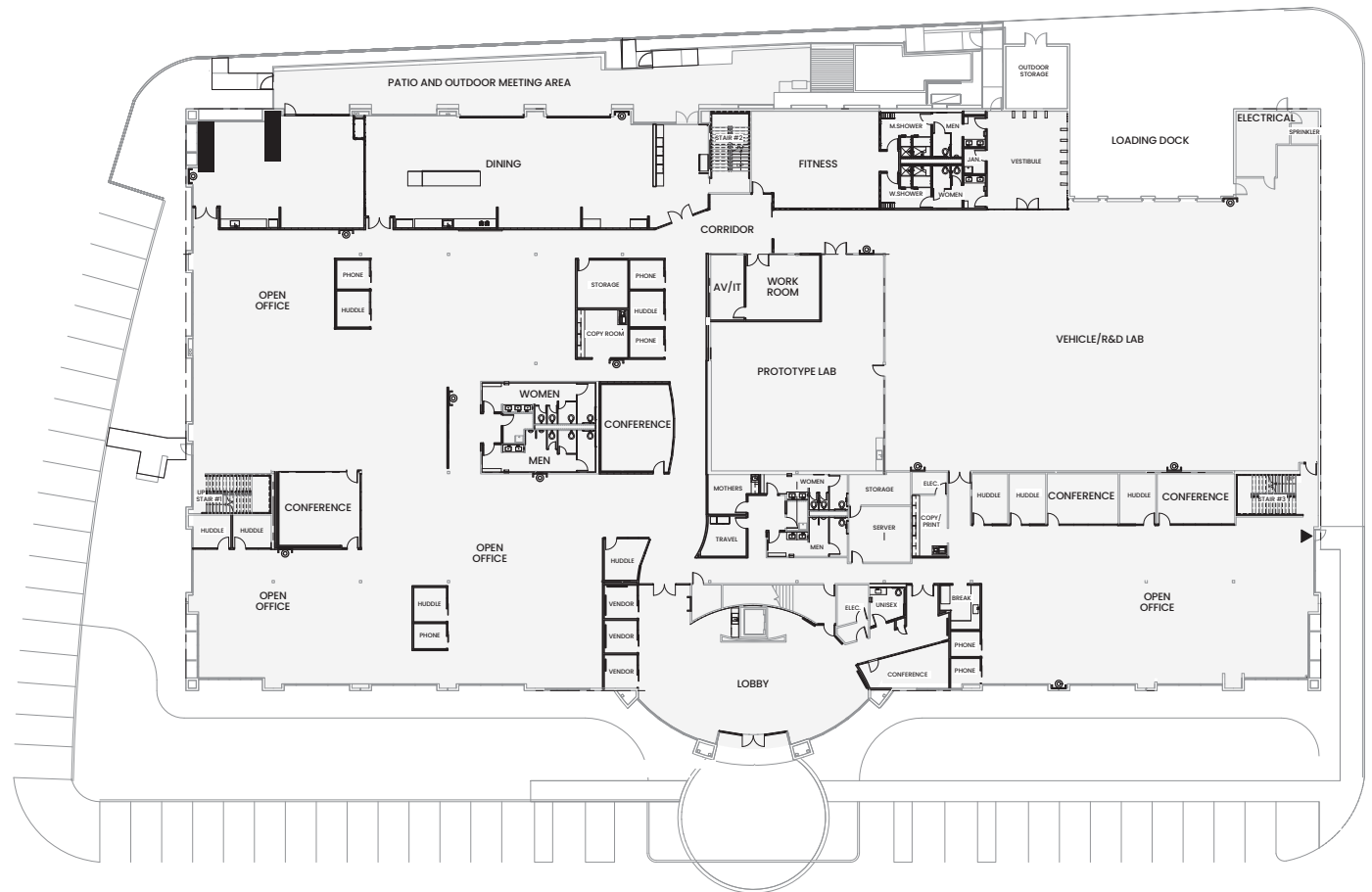
# SITEPLAN

North First Street



# FLOORPLAN

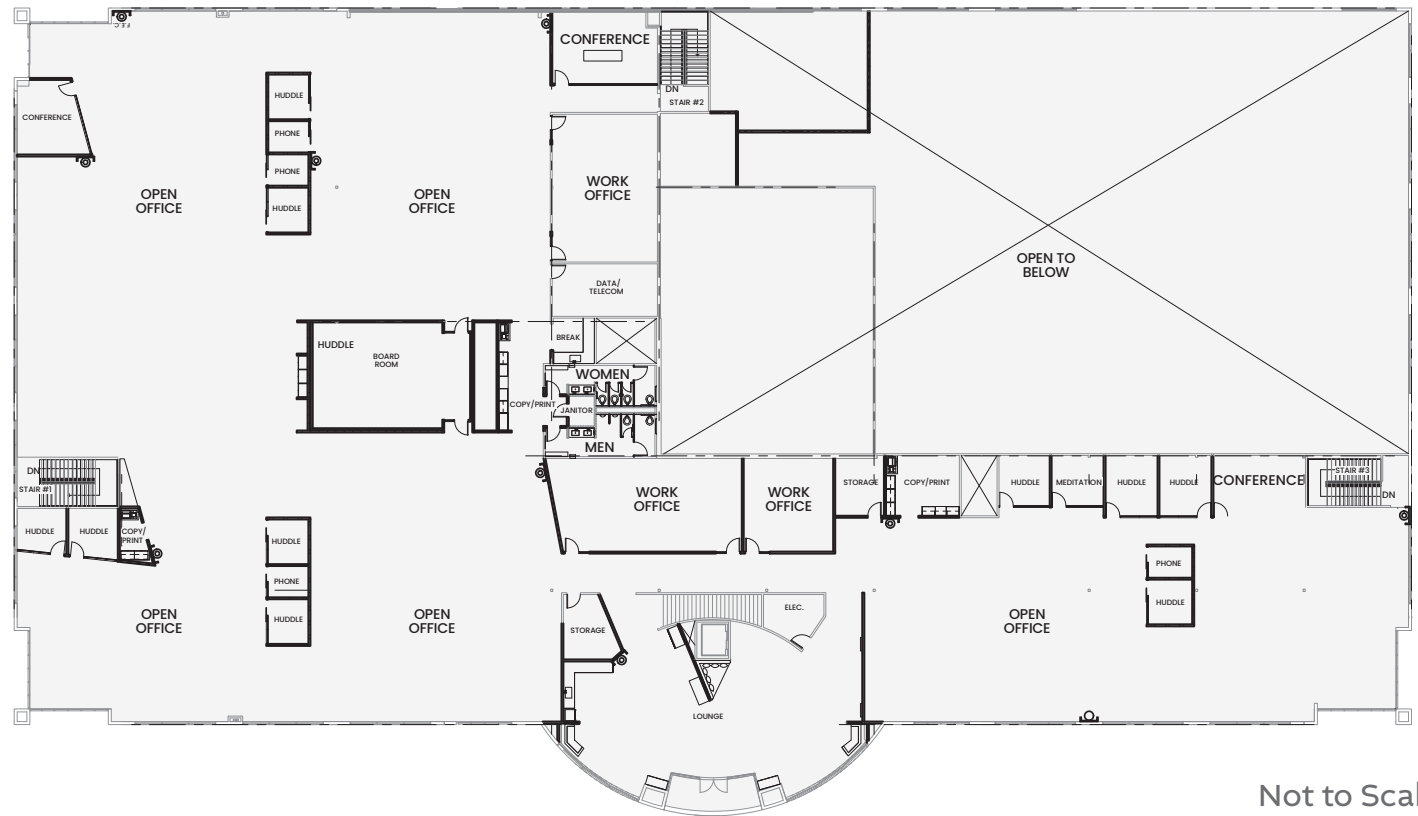
## FIRST FLOOR



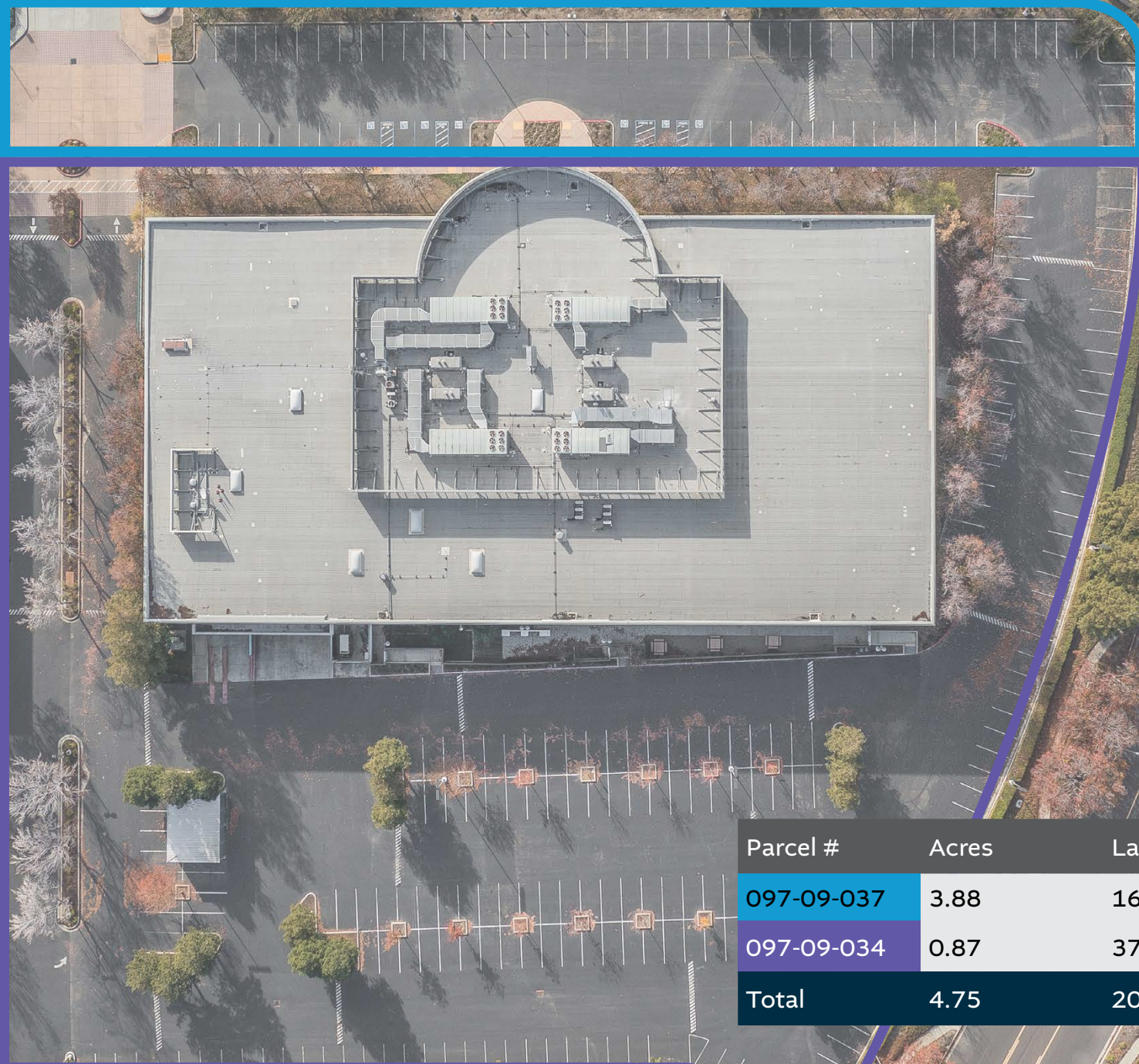
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## FLOORPLAN

# SECOND FLOOR



# PARCEL MAP



Parcel #	Acres	Land Square Feet
097-09-037	3.88	169,013
097-09-034	0.87	37,897
Total	4.75	206,910

# LEASE vs OWN ANALYSIS

Own		Lease	
Assumptions		Assumptions	
Purchase Price	\$19,800,000*	Monthly Lease Payment	\$212,543
Total Project Cost	\$19,800,000		
Property Square Footage	85,017	Leased Property Square Footage	85,017
Total Price Per SF	\$233	Rent/SF/Month NNN	\$2.50
Up Front Costs		Up Front Costs	
Down Payment (0%)		Prepaid Rent	\$212,543
Estimated Loan Assumption Fee (1%)	\$198,000	Security Deposit (2 Months Rent)	\$425,085
Acquisition Cost (1%)	\$198,000		
Total Cash Required	\$396,000	Total Cash Required	\$637,628
Monthly Costs		Monthly Costs	
Mortgage Payment	\$75,900	Lease Payment	\$212,543
Monthly Expenses	\$45,800	Operating Expenses*	\$46,446
Total Monthly Cash Outlay	\$121,700		
Total Monthly Cash Outlay PSF	\$1.43		
Average Principal Paydown Benefit			
Total Effective Monthly Costs	\$121,700	Total Monthly Costs	\$258,988
Monthly Cost PSF	\$1.43	Monthly Cost PSF	\$3.05
Monthly Cost Summary			
Own	Lease	Monthly Savings of Ownership Versus Lease	
\$121,700	\$258,988	\$137,288	
Existing Loan Terms			
Principal Balance	\$19,800,000		
Interest Rate	4.60%		
Amortization	Full Term Interest Only		
Maturity Date	3/11/2028		
Assumptions			
- Assumes a loan assumption has been negotiated with the existing lender based on existing terms			
- Monthly Expenses Reflect Property Taxes Reassessed to Purchase Price , Insurance, Management Fee of 3% of EGR			
- Plus CAM & R&M expenses based on market expenses			
- Monthly Expenses under the own scenario do not include management fee*			
- Property Tax Millage Rate: 1.2262%			
- Special Assessments: \$5,076			

\*The indicated purchase price is for modeling purposes only and not representative of pricing acceptable to the seller.

# TRANSACTION GUIDELINES

## GUIDELINES & LIMITING CONDITIONS

The office building located at 3200 N. First Street, San Jose, CA 95134 (the “Property”) is currently the subject of a receivership proceeding in the Superior Court of the State of California for the County of Santa Clara (the “Court”), Case No. 24CV442387. The Property is being sold subject to Court approval by and through Douglas Wilson, solely in his representative capacity as court appointed receiver (the “Receiver”). The Receiver has hired Colliers International CA, Inc. (“Colliers”) and the Douglas Wilson Companies (“DWC”) as the exclusive marketing agents for the Property (the “Brokers”).

### Pricing

The Property is being marketed “unpriced”.

### Offering Method

Managed-bid format via court-appointed Receiver. Property to be sold as-is, where-is condition with all known and unknown faults and defects.

### Bid Deadline

To be established by the Brokers with consent of the Receiver.

### Tours & Inspections

The Property will be held open for prospective purchasers to tour and inspect by appointment with the Brokers.

### Due Diligence Documents

Available for Download Upon Request.

## QUALIFIED MINIMUM BID

Only qualified bids (“Qualified Bids”) will be entertained. A Qualified Bid must be submitted by the Bid Deadline that meets a minimum of the following criteria:

- The purchase price is cash
- Proof of ability to close
- No financing contingencies; or alternatively a written confirmation of a commitment for financing
- Acknowledgement that sale is subject to Court approval and possible overbid

### Additional Conditions

Any sale of the Property must be approved by the Court, which approval shall be a precondition to closing.

The sale will be subject to overbid by other qualified bidders in accordance with overbid procedures established by the Receiver and approved by the Court.

The Receiver in his sole and absolute discretion may consider any other criteria he deems relevant as to whether a bid is a Qualified Bid. Further, the Receiver may at any time and for any reason accept, reject, or counter any offer. The Receiver, at his sole discretion, may at any time and for any reason, elect not to sell the Property.

### All Inquiries & Bids to be Submitted to:

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#### Tom Olson

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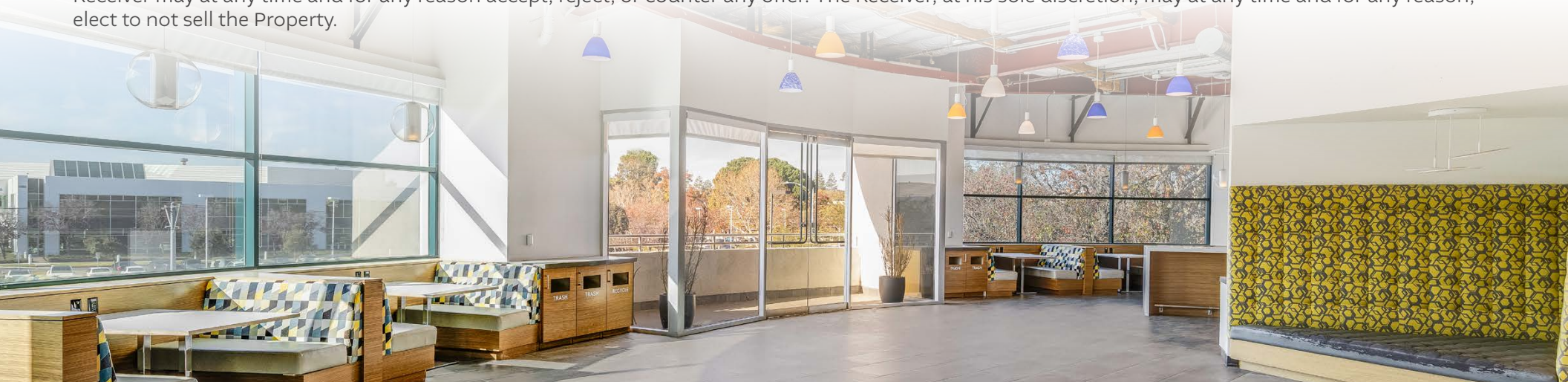
# NOTICE AND DISCLAIMER

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The information contained in this investment offering material (“Offering Memorandum”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of Colliers and DWC. The material is based upon information obtained by Colliers and DWC from sources deemed reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by Colliers, DWC or Receiver, or any of their respective affiliates, as to the accuracy of completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions, without reliance upon the material contained herein and conduct their own independent due diligence, including engineering, and environmental inspections to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

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