


Golden Triangle — Silicon Valley

the  
campus  
at first



3060 & 3080 North First Street, San Jose, CA  
264,964 SF Class A Offices / R&D Campus (Divisible)



**SOARING HIGH** above bustling North First Street and Montague Expressway, The Campus at First buildings are two of San Jose's most impressive office / R&D buildings.

Luxury abounds from the moment you set foot in these distinctive buildings. From the lobbies and building exteriors finished in polished marble and granite to the astounding views of the Bay Area.

Come see why The Campus at First is among the finest addresses in Silicon Valley.



## PROMINENT IMAGE

The Campus at First offers a Class A headquarters identity at the southeast corner of North First Street and Montague Expressway in San Jose, CA. Being centrally located within the world renowned "Golden Triangle" of Silicon Valley, The Campus at First offers prominent signage opportunities along well-travelled Montague Expressway and North First Street. No expense was spared in the construction of this campus with dramatic 2-story glass entry lobbies at each building, expansive glass lines throughout and best of class finishes.

## BUILDING INFRASTRUCTURE

The Campus at First, constructed between 1995 - 1999 by Devcon Construction, consists of one 3-story steel frame Class A office / R&D building (3060 N. First Street) and one 6-story steel frame Class A office building (3080 N. First Street). No expense was spared in the construction at The Campus at First which even shows in the 100% concrete parking surface and the fact that the campus was constructed 12 inches above the 100 year flood plain.

## CAMPUS AT FIRST AVAILABILITY

The Campus at First is a two building 264,964 square foot project with flexibility to divide by building.

- **3080 N. First Street - 6-story Class A office** **119,780 SF**
- **3060 N. First Street - 3-story Class A office / R&D** **145,184 SF**





3080 N. First Street lobby

## HIGHLIGHTS SUMMARY

- **Prominent Class A Office / R&D Campus**
  - 3080 N. First St.: 6-Story Class A Office
  - 3060 N. First St.: 3-Story Class A Office / R&D
- **264,964 SF (Divisible by Building)**
- **Corner Class A Headquarter** Identity Along N. First Street / Montague Expressway
- **Outstanding Signage Opportunities**
- **3.32 / 1,000 Parking (100% Concrete Parking Surface)**
  - Includes 32 Parking Stalls in Secure Underground Garage at 3080 N. First Street
- **Built Between 1995 - 1999** (Project Constructed 12 Inches Above 100 Year Flood Plain)
- **On-Site Fitness Area** Restrooms and Showers at Both Buildings
- **Extensive Lab Infrastructure**
- **Dramatic 2-story Glass Entry Lobbies at Each Building**
- **Telecom Highlights** AT&T Fiber Optic Services the Project with Fiber Optic Interconnect Linking the Buildings. Plenum-Rated CAT6 Cable Network Throughout Buildings.
- **Available Now**



## LAB INFRASTRUCTURE

There are existing labs throughout both buildings complete with ESD flooring, CDA and vacuum risers that run vertical through the building core for distribution on each floor. Both buildings include existing data centers with UPS systems and N+1 redundancy at 3060 N. First Street. 3060 N. First Street was constructed with the capacity for below grade distribution capabilities through existing recessed flooring on the ground floor.

### Power & HVAC Highlights

- HVAC and Power Controlled by Computerized Software Program from Automated Logic System
- 3 Trane Chillers and 3 Baltimore Air Coil Cooling Towers Service Both Buildings; Separately Metered with 1,100 Tons of Chilled Water Capacity
- 21,000 KW PG&E Substation On-Site Servicing Project
- Total of 7,000 Amps at 480 / 277 Volts Currently Distributed between Both Buildings with Capacity for an Additional 3,000 Amps at 480 / 277 Volts
- 2 Back-Up Generators - 1 for Each Building



3060 N. First Street lobby

## FLEXIBILITY

The Campus at First, is a *two building 265,054 square foot project with flexibility to divide by building*. 3080 N. First is a 6-story Class A - 119,870 square foot office building and 3060 N. First is a 3-story Class A - 145,184 square foot office / R&D building. Both buildings have flexible floor plans, restroom core placements and window mullions designed to be very adaptable to various business environments.



PRESTIGIOUS COMPANIES IN THE AREA







The bay area at your feet.



## AMENITIES

Being centrally located within the world renowned "Golden Triangle" of Silicon Valley puts The Campus at First in the epicenter of many existing, new and up and coming amenities in the area. **There are over 50 restaurants less than 5 minutes away** offering employees extensive dining options – nearby amenity rich retail centers consist of The Market Place, Rivermark Village, @First and River Oaks Market Place.

Major entertainment centers in the area include the **new San Francisco 49ers Stadium (Levi's Stadium)** which is currently under construction and scheduled to kick off the 2014 NFL season and the highly anticipated Santana Row style **"Centennial Gateway"** and **"City Place Santa Clara"** luxury hotel, office and entertainment centers which are currently in the early planning phase.

Site amenities include an on-site fitness area and a secure underground parking garage. Additionally, both buildings offer training rooms, conference centers, showers and balconies with unobstructed views of the Silicon Valley.





## TRANSPORTATION MAP

Located at the intersection of North First Street and Montague Expressway, The Campus at First is easily accessible to both employees and customers travelling from all corners of the Silicon Valley. Direct ingress and egress to Montague Expressway and North First Street coupled with quick access to highways 101, 237, 880 and 87 makes driving quick and convenient. VTA light rail is conveniently accessed via a short 1 minute walk to Orchard Station, which is adjacent to the property. A short 5 minute drive to Mineta San Jose International Airport makes domestic and international travel very convenient.









### Snapshot:

Service	Location	Distance	Time
VTA Light Rail	Orchard Station	Across Street	1 min walk
Airport	Mineta San Jose International Airport	3.2 miles	10 min drive
Highways / Expressways	Montague Expressway & N. First Street; Highways 101, 880, 237 and 87	Less than 2.5 miles	less than 5 min drive
Bus	321 Bus Line	Across Street	1 min walk



anta  
lara

**VTA Service**

-  Local Bus Routes
-  Limited Stop Bus Routes
-  Express Bus Routes
-  Light Rail: Mountain View – Winchester
-  Light Rail: Alum Rock – Santa Teresa
-  Light Rail Station
-  Light Rail Transfer Station
-  Active Carpool Lane

## AREA RESIDENTIAL DEVELOPMENT

North San Jose is quickly transitioning into a live / work urban uptown environment as the city of San Jose has implemented a 4 phase policy for the development of industrial, regional commercial, new hotel and residential in North San Jose. There are many new residential options available to employees on top of the existing home base. More information can be found at [www.sanjoseca.gov](http://www.sanjoseca.gov).





Project/Development	Dwelling Units
1. Crescent Village Apartments	1,750
2. Domain Apartments	444
3. North Park Apartment Village	2,700
4. The Verdant / Latitude Apartments	704
5. Enso Apartments	183
6. 121 Tasman Apartments	240
7. Aire Apartments	293
8. Epic Apartments	769
9. Brandon Park Apartments	1,579
10. Tasman Apartments	554
11. Verona Apartments	438
<b>Total:</b>	<b>9,654</b>

# 3060 N. FIRST STREET, SAN JOSE



## HIGHLIGHTS

3060 N. First Street:	Class A 3-story office/R&D building
Year Constructed:	1995
Contractor:	Devcon Construction
Construction Type:	Steel Frame
Total Rentable Area:	±145,184 SF
Typical Floor Size:	±48,000 SF
Extensive Lab Infrastructure:	<ul style="list-style-type: none"><li>&gt; Existing recessed flooring on ground floor for below grade distribution capabilities (accessed via basement)</li><li>&gt; Existing lab infrastructure on all 3 floors with CDA and Vacuum riser that runs vertical through building core for distribution on each floor</li></ul>
Power:	<ul style="list-style-type: none"><li>&gt; 4,000 Amps @ 480/277 Volts - Primary Power - purchased as a "wholesale" customer of PG&amp;E for cost savings</li><li>&gt; 175 KW Back-Up Generator with 180 gallon capacity (connected to life safety)</li><li>&gt; 2 Electrical Rooms Per Floor (each copper encased with 600 amps @ 480/277 volts)</li></ul>
Total Cooling Capacity:	<ul style="list-style-type: none"><li>&gt; 1,100 Tons of Chilled Water Capacity (total to project)</li><li>&gt; 2 Boilers Servicing Building</li><li>&gt; HVAC Forced Air Venting - main duct lines installed with full loop on each floor</li><li>&gt; HVAC hot and cold water loops installed throughout each floor</li></ul>
Clear Height (Slab to Slab):	1st & 3rd Floors - 16'0" 2nd Floor - 15'0"
Elevators:	3 Schindler Hydraulic Elevators
Freight:	1
Passenger:	2
Parking:	3.32/1,000 Parking - (100% Concrete Parking Surface)
Loading:	1 Covered/Enclosed Secure Dock High Door 1 Covered/Enclosed Secure Grade Level Door
Showers:	Fitness Area, Showers & Lockers on 1st Floor
Balconies:	4 Outdoor Balconies and 1 Ground Floor Patio Area (not included in square footage)








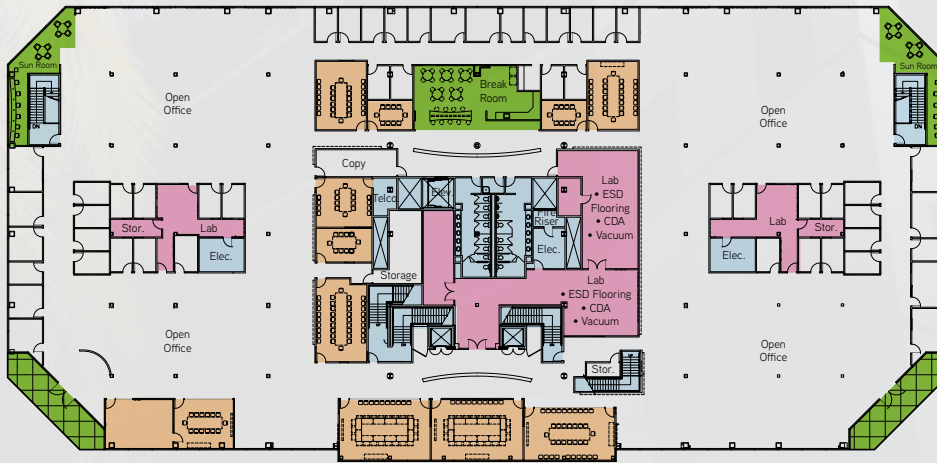




3060 N. FIRST STREET, SAN JOSE

## THIRD FLOOR

-  = Amenities
-  = Common Area
-  = Conference Rooms  
3 small  
3 medium  
6 large
-  = Lab
-  = Balcony



FLOOR PLAN



# 3080 N. FIRST STREET, SAN JOSE



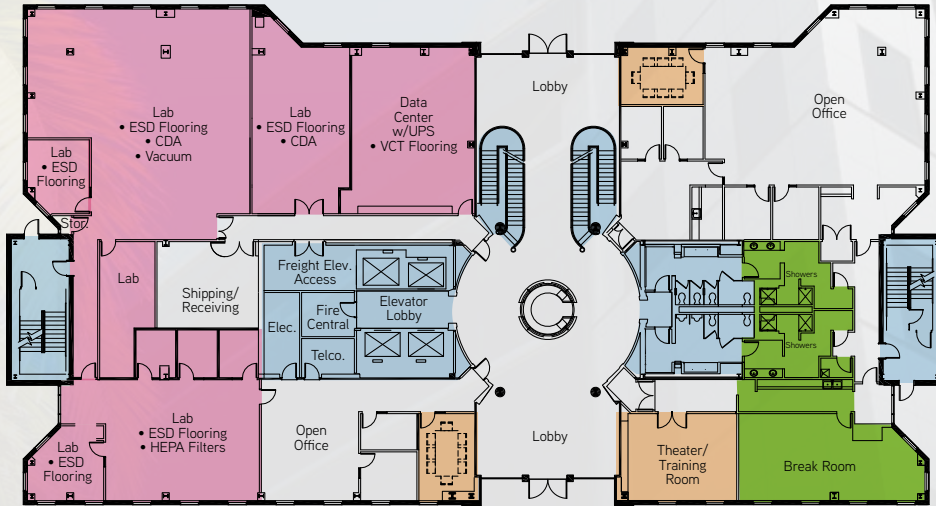
## HIGHLIGHTS

3080 N. First Street:	Class A 6-story office building
Year Constructed:	1998
Contractor:	Devcon Construction
Construction Type:	Steel Frame
Total Rentable Area:	±119,870 SF
Typical Floor Size:	±20,500 SF
Extensive Lab Infrastructure:	Existing lab infrastructure on floors 1-5 with CDA and Vacuum riser that runs vertical through building core for distribution on each floor
Power:	<ul style="list-style-type: none"> <li>&gt; 3,000 Amps @ 480/277 Volts - Primary Power - purchased as a "wholesale" customer of PG&amp;E for cost savings</li> <li>&gt; 275 KW Back-Up Generator with 240 gallon capacity (connected to life safety)</li> <li>&gt; Copper bus ducting runs vertical through building core with a transformer and panels installed on each floor for existing distribution with significant unused capacity</li> </ul>
Total Cooling Capacity:	<ul style="list-style-type: none"> <li>&gt; 1,100 Tons of Chilled Water Capacity (total to project)</li> <li>&gt; 2 Boilers Servicing Building</li> <li>&gt; HVAC Forced Air Venting - main duct lines installed with full loop on each floor</li> <li>&gt; HVAC hot and cold water loops installed throughout each floor</li> </ul>
Clear Height (Slab to Slab):	1st & 2nd Floors - 19'0" Upper Floors - 15'6"
Elevators:	4 Otis High-Speed Traction Elevators
Freight:	1
Passenger:	3
Parking:	<ul style="list-style-type: none"> <li>&gt; 332/1,000 Parking - (100% Concrete Parking Surface)</li> <li>&gt; Includes 32 Secure Underground Garage Parking Stalls</li> </ul>
Loading:	Freight Elevator Access Through Underground Garage
Showers:	Showers & Lockers on 1st Floor
Balconies:	5 Outdoor Balconies (not included in square footage)

# 3080 N. FIRST STREET, SAN JOSE

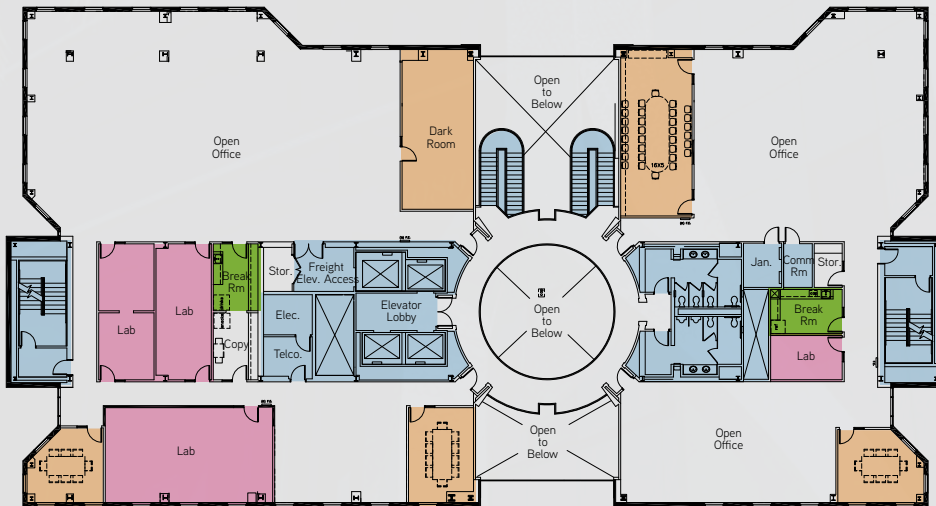
## FIRST FLOOR

- = Amenities
- = Building Utilities
- = Conference Rooms  
2 medium  
1 training room/  
theater
- = Lab



## SECOND FLOOR

- = Amenities
- = Building Utilities
- = Conference Rooms  
3 medium  
1 large  
1 dark room
- = Lab








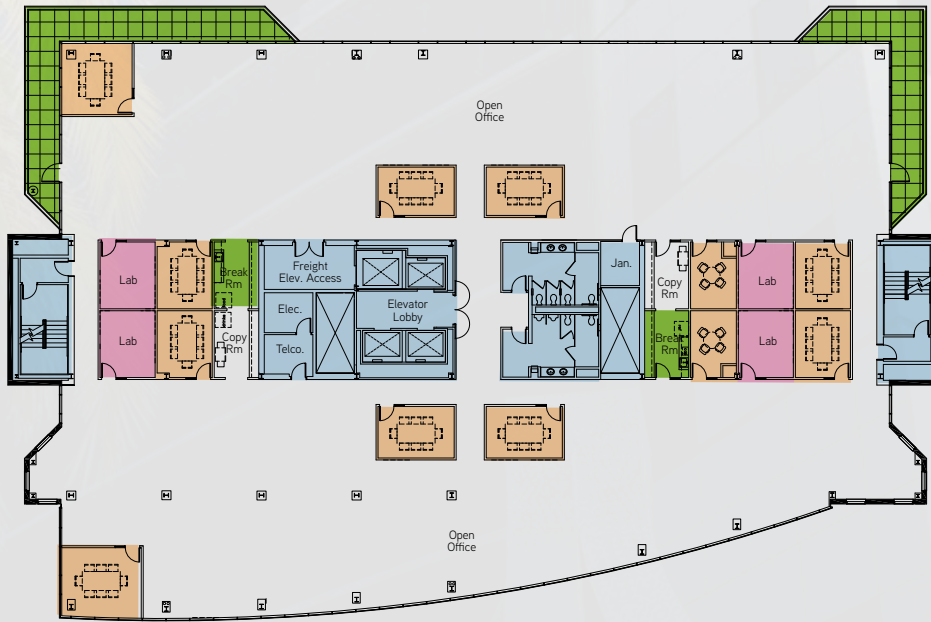
FLOOR PLAN



3080 N. FIRST STREET, SAN JOSE

## THIRD FLOOR

-  = Amenities
-  = Building Utilities
-  = Conference Rooms  
2 small  
10 medium
-  = Lab
-  = Balcony



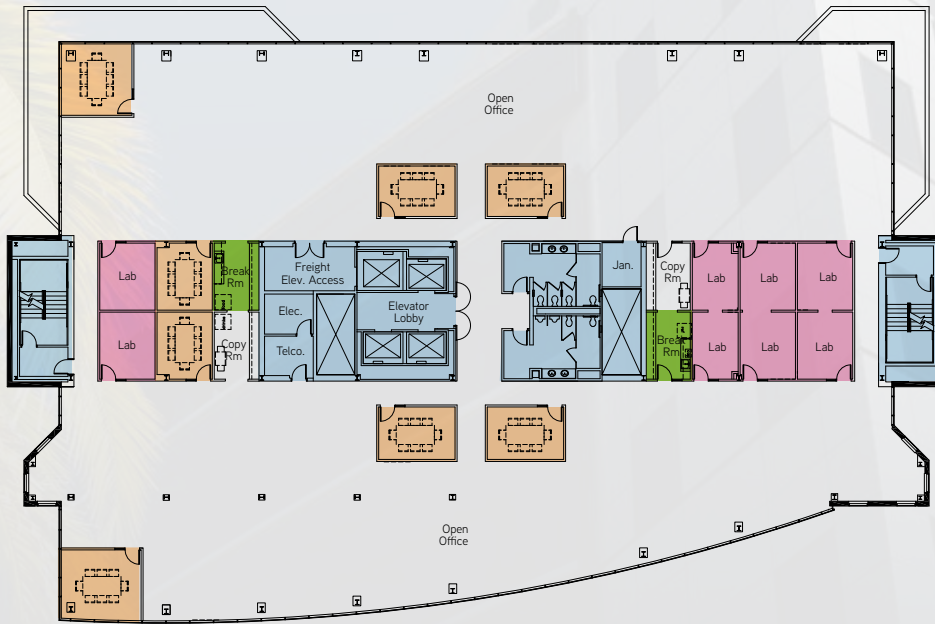
FLOOR PLAN



# 3080 N. FIRST STREET, SAN JOSE

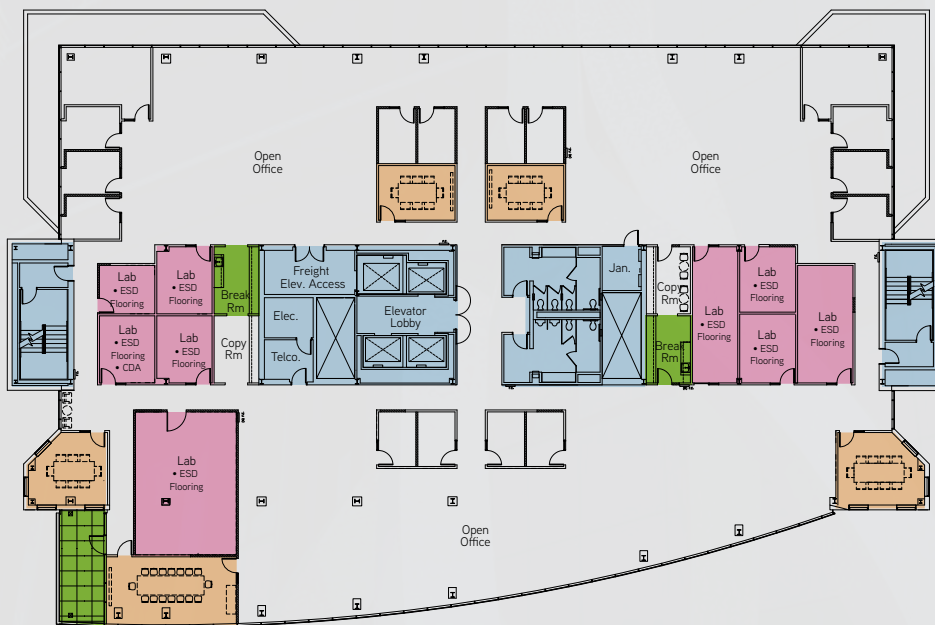
## FOURTH FLOOR

- = Amenities
- = Building Utilities
- = Conference Rooms  
2 medium  
1 training room/  
theater
- = Lab



## FIFTH FLOOR

- = Amenities
- = Building Utilities
- = Conference Rooms  
3 medium  
1 large  
1 dark room
- = Lab



FLOOR PLAN



# SIXTH FLOOR

- = Amenities
- = Building Utilities
- = Conference Rooms  
2 small  
10 medium
- = Lab
- = Balcony

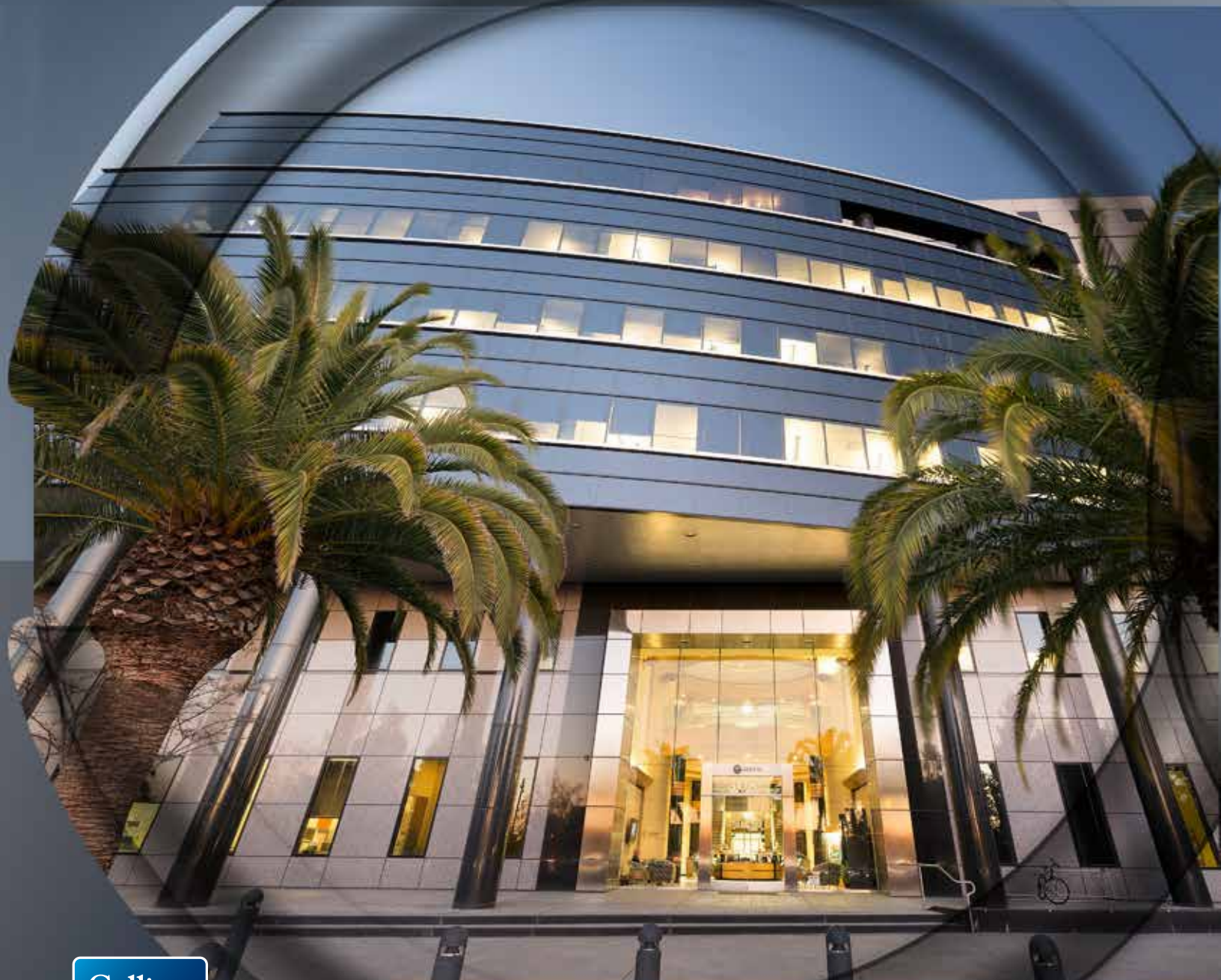


FLOOR PLAN





3060 & 3080 North First Street, San Jose, CA



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